



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151
Calendar
Monday, November 8, 2021, 6:00 PM

5:00PM Ways & Means Sub-Committee Meeting

5:30PM Appointments Sub-Committee Meeting

5:50PM Zoning Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**

2. Approval of the Journal of the Regular Meeting of October 25, 2021

3. **21-334** Motion presented by Councillor Morabito, Councillor Keefe: That the City Council award Certificates of Commendation to the Patriettes for winning the 2021 Revere Youth Girls Softball Championship.

Public Hearings

4. **21-277** Hearing called as ordered on the following: An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere 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 four 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 four 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 four units” after the word “units” in the first sentence.

5. **21-355** Hearing called as ordered on the following: An Ordinance Further Amending Title 6 of the Revised Ordinances of the City of Revere Relative to Non-domesticated Animals.

6. **21-361** Hearing called as ordered on a loan order in the amount of \$2,589,359 for the costs of replacing the water boiler at the Beachmont School.

7. **21-368** Hearing called as ordered on the following: An Ordinance Establishing Regulations for Sustainable Food Ware and Packaging. (language attached)

8. **21-380** Hearing called as ordered application of 128 Revere Street Realty Trust, Revere, MA 02151 requesting an amendment to the Zoning Map of the City of Revere as follows: Section 1. The Zoning Map of the City of Revere is hereby amended by changing the zoning district designation of Map Block and Parcels 17-281-1, 17-280-1, 17-280-2, and 17-280-3 from the Residential B District to the General Business District.

Ways & Means Sub-Committee Report

9. **21-061** Communication from Fire Fighter Kevin O'Hara, President Local 926 requesting approval of the attached special legislation: An Act Relative to the Reserve Time of Public Safety Personnel in the City of Revere.
10. **21-100** Motion presented by Councillor Rotondo: That the City of Revere investigate the feasibility of a resident entrepreneur grant program to assist local residents with seed money for solo-entrepreneurs, remote workers, free lancers, small businesses and other startups.
11. **21-112** Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of utilizing funding from the American Rescue Plan to create a homeless shelter in Revere.
12. **21-113** Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of creating a healthcare trust fund to increase the City's resiliency against future pandemics.
13. **21-114** Motion presented by Councillor Rotondo: That the Mayor be requested to investigate the feasibility of purchasing military surplus portable medical tents utilizing American Rescue Plan funds. These units can be used for emergency housing for Revere residents displaced from fire, natural disaster, and medical use such as treatment and quarantine capacities.
14. **21-215** Motion presented by Councillor Morabito, Councillor Giannino, Councillor McKenna, Councillor Serino: That the Mayor be requested to dedicate all parking meter revenue generated at the Central Avenue / Sprague Street Municipal Parking Lot for building maintenance and improvement purposes for the Rossetti Cowan Senior Center.
15. **21-266** Motion presented by Councillor Rotondo: That the City of Revere provide public wifi at city-owned parks and squares utilizing ETP funds, online advertisers, and donations.
16. **21-320** Motion presented by Councillor Rotondo: That the City of Revere establish a Revere Futures Committee. The purpose of the committee would be to act as a think tank for Revere in the realm of education, business, and infrastructure. In addition, committee members would also help to foresee and mitigate future problems and challenges, then present several proposals and solutions to be presented to the Mayor. This group would also be instructed to actively search for future potential candidates that could help the membership grow and evolve.

Appointments Sub-Committee Report

17. **21-339** Communication from the Mayor relative to the Appointment of Jan Dumas to the Affordable Housing Trust Fund Board of Trustees
18. **21-340** Communication from the Mayor relative to the Reappointment of John Dove to the Library Board of Trustees
19. **21-341** Communication from the Mayor relative to the Reappointment of Mark Ferrante to the Library Board of Trustees
20. **21-342** Communication from the Mayor relative to the Reappointment of Frank Schettino to the Library Board of Trustees
21. **21-343** Communication from the Mayor relative to the Reappointment of Nancy Sponinato to the Library Board of Trustees
22. **21-357** Communication from the Mayor relative to the Appointment of Feeney Brothers Excavation LLC as Licensed Drain Layer.

Zoning Sub-Committee Report

23. **21-353** 333 Lee Burbank, LLC, 333 Lee Burbank Highway, Revere, MA 02151 requesting permission from the Revere City Council to convert the existing office building to establish twelve (12) apartment units, therein, by the filing of Planned Unit Development for the property located at 333 Lee Burbank Highway, Revere, MA 02151.

Rule 23's: In accordance with Rule 23 of the City Council Rules of Order, the following Council Orders will be placed on file.

24. **20-034** Communication from the Mayor relative to municipal building improvements.
25. **20-039** Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of adding zoning to permit vertical farming within the city limits.
26. **20-040** Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of creating micro unit zoning for 55 and older persons and disabled veterans. (Micro unit is less than 300 sq feet and includes bathroom and kitchenette).
27. **20-041** Motion presented by Councillor Rotondo: That the City of Revere look into the feasibility of installing a camera and telephone in every playground and park within the city limits similar to the safety cameras and telephones on college campuses. Furthermore, that the City of Revere hire staff or fulfill this need with trained volunteers to monitor cameras to aid dispatch.
28. **20-082** Motion presented by Councillor Keefe: That the City Council request the McMackin Little League Board of Directors to appear before the City Council to explain the intentions of their organization to restore the use of the property as a baseball field.
29. **21-030** Motion presented by Councillor Giannino, Councillor Serino: That the City Council approve the attached Resolution: Resolution Urging Fair and Full Employment Opportunities at Amazon.

30. **21-070** Communication from the CFO/City Auditor relative to the adoption of MGL Chapter 32B, Sections 21-23.
31. **21-089** Communication from the City Auditor relative to a presentation on Municipal Health Insurance.
32. **21-133** Motion presented by Councillor Rotondo: That the following proposed ordinance amendment be ordered to a public hearing: An Ordinance Further Amending the Requirements for the Storage of Trash Section 1. Section 8.06.020(C) Requirements for the Storage of Trash of the Revised Ordinances of the City of Revere is hereby amended by inserting "containers that have a city waiver sticker" after the words "rodent-proof material".
33. **21-137** Hearing called as ordered on An Ordinance Amending Street and Sidewalk Openings - Construction Procedures.
34. **21-164** Motion presented by Councillor Morabito: That the Mayor request the Fire Chief to conduct an inspection of all city-owned buildings and provide the City Council with an inspection report, determining whether buildings pass or fail fire safety codes.
35. **21-167** Motion presented by Councillor Serino: That the Mayor request representatives from Capitol Waste to appear before the City Council to discuss consistent missed pickups. A similar motion was filed in July, 2020, and went totally ignored by Capitol Waste.
36. **21-216** Motion presented by Councillor Novoselsky: That the Mayor request the Traffic Commission to consider adjusting the number of visitor permits from 1 to 2 per household.
37. **21-236** Motion presented by Council President Zambuto, Councillor Novoselsky, Councillor Rotondo: That the Mayor investigate the feasibility of remodeling and repairing the Veterans' Memorial on the American Legion Lawn as requested by Veteran Affairs Director Silvestri.
38. **21-242** Motion presented by Councillor Rotondo: That the City of Revere investigate the feasibility of providing space at the McKinley School or other city-owned building to non-profits in the City of Revere which educate, advocate, and advance the rights of immigrants, refugees, low income women, and their families through organizing leadership development and service delivery.
39. **21-264** Motion presented by Councillor Rotondo: That the City Council order to a public hearing the following amendment to the Revised Ordinances of the City of Revere: Title 17 of the Revised Ordinances of the City of Revere is hereby amended by adding a new Chapter 17.27 Affordable Housing and Section 17.27.010 Percentage of Rental Units Designated for Affordable Housing - Any new development of housing with 100 units or more must designate at least 15% of all units as affordable rental units per state and federal guidelines. In conjunction with the proposed ordinance above, that \$2 million from the Affordable Housing Trust Fund be dedicated to home improvement infrastructure.

Communications

40. **21-381** Communication from the Election Commissioner requesting approval of the in-person early voting schedule.
41. **21-382** Communication from Attorney Evan James Pilavis requesting that the City Council accept a donation of land for open space and conservation purposes MBP 4-90-002 Revere Beach Parkway presently owned by Mr. Paul Ferragamo.
42. **21-383** COMMUNICATIONS FROM THE CITY AUDITOR RELATIVE TO THE PARITY SALARY ORDINANCE
43. **21-384** Communication from the Chairman of the Board of Assessors requesting that the City Council hold a public hearing for the purpose establishing the Minimum Residential Factor for adoption of the Fiscal Year 2022 tax rate.
44. **21-385** Communication from the Mayor relative to the 2021 Proposed Ward and Precinct Map

Motions

45. **21-386** Motion presented by Councillor Giannino: That the Revere City Council proclaim November 8, 2021 as World Pancreatic Cancer Day. Proclamation attached.
46. **21-387** Motion presented by Councillor Rotondo: That the Mayor be requested to have the Inclusionary Committee provide an update to the City Council on a weekly basis. Furthermore, that the committee provide the City Council with a copy of any polls they are using to gather community input.
47. **21-388** Motion presented by Council President Zambuto: That the City Council order to a public hearing an ordinance repealing Section 2.03.050(E) of the Revised Ordinances of the City of Revere.
48. **21-389** Motion presented by Councillor Rotondo: That the City Council create an Inclusionary Zoning and Affordable Housing Sub-Committee.
49. **21-390** Motion presented by Councillor Rotondo: That the City Council award a Certificate of Appreciation to WBZ reporter and Revere resident Cheryl Fiandaca for her diligence and reporting on the removal of parking meters on Revere Beach. Without her coverage the meters would have never been removed.
50. **21-391** Motion presented by Councillor Novoselsky: That the Mayor request the Board of Health and the License Commission to take the necessary actions to ban the sale of nips from all establishments in the City of Revere effective as soon as possible.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, October 25, 2021

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

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Jessica A. Giannino	Councillor	Absent	
Arthur F. Guinasso	Councillor	Absent	
Patrick M. Keefe	Councillor	Present	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
John F. Powers	Councillor	Present	
Richard J. Serino	Councillor	Present	
George J. Rotondo	Councillor	Present	
Gerry Visconti	Councillor	Present	
Anthony T. Zambuto	Council President	Present	

2 Approval of the Journal of the Regular Meeting of October 4, 2021

RESULT: ACCEPTED

Public Hearings

- 3 21-344 Hearing called as ordered on a Loan Order in the amount of \$1,300,000 for the MWRA Lead Service Line Replacement Loan Program.

Proponents

Don Ciaramella, Chief of Infrastructure
Rich Viscay, CFO
Nick Rystrom, City Engineer

Opponents

none

It was discussed that the lead service replacement program will be at no cost to homeowners.

“SHALL THE CITY COUNCIL APPROVE A LOAN ORDER IN THE AMOUNT OF \$1.3 MILLION DOLLARS FOR THE MWRA LEAD SERVICE LINE REPLACE LOAN PROGRAM?”

**Approved Loan Order
\$1,300,000 - MWRA Water Bonds**

ORDERED: That \$1,300,000 is appropriated to pay costs of designing and construction of lead service line replacements including 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 M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the “Authority”) pursuant to the Authority’s local water service assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

FURTHER ORDERED: That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

FURTHER ORDERED: 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 - ROLL CALL [UNANIMOUS]
AYES:	Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto
ABSENT:	Giannino, Guinasso

4 21-345 Hearing called as ordered on a Loan Order in the amount of \$300,000 for Infiltration/Inflow Removal Design Projects.

Proponents

Don Caramella, Chief of Infrastructure
Rich Viscay, CFO
Nick Rystrom, City Engineer

Opponents

none

Minutes Acceptance: Minutes of Oct 25, 2021 6:00 PM (Salute to the Flag)

“SHALL THE CITY COUNCIL APPROVE A LOAN ORDER IN THE AMOUNT OF \$300,000 DOLLARS FOR INFILTRATION/INFLOW REMOVAL DESIGN PROJECTS?”

**Approved Loan Order
\$300,000 - MWRA Infiltration/Inflow Bonds**

ORDERED: That \$300,000 is appropriated to pay costs of program management, investigating and designing of Infiltration/Inflow removal projects including 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 M.G.L. c.44, §7(1) or §8(14), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the Mayor, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the “Authority”) pursuant to the Authority’s Infiltration/Inflow Local Financial Assistance program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the Mayor is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

FURTHER ORDERED: That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

FURTHER ORDERED: 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 - ROLL CALL [UNANIMOUS]
AYES:	Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto
ABSENT:	Giannino, Guinasso

- 5 21-350 Hearing called as ordered on the application of the City of Revere, 281 Broadway, Revere, MA 02151 seeking a special permit from the Revere City Council to reconstruct a non-conforming structure to enable the appellant to construct a 37,500 s.f. public works building, at the Department of Public Works site, 321A Charger Street, Revere, MA 02151.

Proponents
Simon Tempest, Project Manager

Minutes Acceptance: Minutes of Oct 25, 2021 6:00 PM (Salute to the Flag)

David Kelly, Meridian Associates

Opponents

none

Mr. Kelly indicated that the new DPW building will almost have twice the square footage of the existing structure. There will also be repair bays for on-site repair of fleet vehicles. Projected cost of the project will exceed \$20 million dollars. Estimated timeline for completion is anywhere between 12-18 months. Cinder block storage bays and a retaining wall at the rear of the property will prevent any encroachment into conservation and marsh area. Adequate parking for city staff and visiting public is provided.

RESULT:	REFERRED TO ZONING	Next: 11/22/2021 6:00 PM
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- 6 21-351 Hearing called as ordered on the application of Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing non-conforming residential structure and permit the operation and construction of a brand new funeral home at the corner of Mountain Avenue and School Street at 9 Mountain Avenue, Revere, MA 02151.

Proponents

Chris Cridler, Esq., Attorney for the Applicant
approximately 26 individuals in attendance by raise of hands

Opponents

Marie Shand, 130 School Street, Revere, MA
Joseph Cardarelli, 22 McClure Street, Revere, MA
John & Talia Rocaberte, 4 Grand Avenue, Revere, MA
Dennis Sasso, 19 Grand Avenue, Revere, MA
Steven Jones, 45 Grand Avenue, Revere, MA
John Mercado, 5 Oliver Terrace, Revere, MA
Lisa Micciulla, 50 E. Moutain Avenue, Revere, MA
Maria & Regina Gnerre, 38 E. Mountain Avenue, Revere, MA
Petition with 27 signatures filed and made part of the record
approximately 14 opponents in attendance by raise of hands

Attorney Cridler indicated that Vertuccio's is a long standing business in the City of Revere and has assisted with funeral arrangement for countless Revere families. The parking lot adjacent to the current location of Vertuccio's at 773 Broadway has been purchased and in the future will no longer be able to be used as a parking lot for the funeral home. To help address concerns with parking, the property located at 100 School Street plans to be used as a parking lot to enable the appellatant to meet the required parking needs for a funeral home use. In addition, the appellatant has reached out to the School Department for the possibility of utilizing the Revere High School parking lot as overflow parking in the event of a large wake and/or funeral procession. It was further noted by Attorney Cridler that wakes and funerals would take place during hours in

Minutes Acceptance: Minutes of Oct 25, 2021 6:00 PM (Salute to the Flag)

which students would not be commuting to and from school and therefore would not impact school traffic.

Opponents to the special permit request cited potential increase in traffic congestion, concerns of overflow parking on side streets, inappropriate location of a commercial business in a residential zone, and potential decrease in property values as reasons for opposition. One opponent stated that there will be no benefit to the neighbor and the project will only benefit the funeral home. Opponents also requested that the appellant provide a traffic study.

RESULT:	REFERRED TO ZONING	Next: 11/22/2021 6:00 PM
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- 7 21-352 Hearing called as ordered on the application of Danny S. Smith, Vertuccio & Smith Funeral Home, 773 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to raze the existing residential structure and construct a private parking lot on Lot D at 100 School Street, Revere, MA 02151 to enable the appellant to meet the require parking needs for a proposed funeral home at 9 Mountain Avenue, Revere, MA 02151.

Proponents

Chris Cridler, Esq., Attorney for the Applicant
approximately 26 individuals in attendance by raise of hands

Opponents

Marie Shand, 130 School Street, Revere, MA
Joseph Cardarelli, 22 McClure Street, Revere, MA
John & Talia Rocaberte, 4 Grand Avenue, Revere, MA
Dennis Sasso, 19 Grand Avenue, Revere, MA
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Maria & Regina Gnerre, 38 E. Mountain Avenue, Revere, MA
Petition with 27 signatures filed and made part of the record
approximately 14 opponents in attendance by raise of hands

Attorney Cridler indicated that Vertuccio's is a long standing business in the City of Revere and has assisted with funeral arrangement for countless Revere families. The parking lot adjacent to the current location of Vertuccio's at 773 Broadway has been purchased and in the future will no longer be able to be used as a parking lot for the funeral home. To help address concerns with parking, the property located at 100 School Street plans to be used as a parking lot to enable the appellant to meet the required parking needs for a funeral home use. In addition, the appellant has reached out to the School Department for the possibility of utilizing the Revere High School parking lot as overflow parking in the event of a large wake and/or funeral procession. It was further noted by Attorney Cridler that wakes and funerals would take place during hours in which students would not be commuting to and from school and therefore would not impact school traffic.

Opponents to the special permit request cited potential increase in traffic congestion, concerns of overflow parking on side streets, inappropriate location of a commercial business in a residential zone, and potential decrease in property values as reasons for opposition. One opponent stated that there will be no benefit to the neighbor and the project will only benefit the funeral home. Opponents also requested that the appellant provide a traffic study.

RESULT:	REFERRED TO ZONING	Next: 11/22/2021 6:00 PM
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- 8 21-353 Hearing called as ordered on the application of 333 Lee Burbank, LLC, 333 Lee Burbank Highway, Revere, MA 02151 requesting permission from the Revere City Council to convert the existing office building to establish twelve (12) apartment units, therein, by the filing of Planned Unit Development for the property located at 333 Lee Burbank Highway, Revere, MA 02151.

Proponents

Attorney Lawrence Simeone, Attorney for the Applicant

Opponents

none

Ward Councillor McKenna indicated that she is in favor of the project as it will have no negative impact to the neighborhood.

RESULT:	REFERRED TO ZONING	Next: 11/22/2021 6:00 PM
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- 9 21-354 Hearing called as ordered on a petition submitted by National Grid to install a new underground electrical service from pole #2456 to a new house at 570 Proctor Avenue, Revere, MA 02151.

Proponents

Abdelwahed Nabat, National Grid

Opponents

none

“SHALL THE CITY COUNCIL APPROVE THE PETITION OF NATIONAL GRID TO INSTALL UNDERGROUND ELECTRICAL SERVICE FROM POLE #2456 TO A NEW HOUSE AT 570 PROCTOR AVENUE?”

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto
ABSENT:	Giannino, Guinasso

Ways & Means and Zoning Joint Meeting Report (10/18 at 5:00PM)

- 10 21-277 Motion presented by Councillor Keefe: That the following ordinance amendment be ordered to a public hearing: An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere 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 four 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 four 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 four units” after the word “units” in the first sentence.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 11/8/2021 6:00 PM
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Health & Human Services Sub-Committee Report

- 11 21-346 Motion presented by Councillor Rotondo: That the Mayor, SUDI or his designee appear before the City Council to discuss the available position for a harm reduction nurse.

Chairman Rotondo cancelled the Health & Human Services Sub-Committee meeting scheduled earlier this evening and has requested that this motion remain in committee.

RESULT:	REFERRED TO HEALTH & HUMAN SERVICES
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Communications

- 12 21-355 Communication from the Public Health Director requesting a public hearing on An Ordinance Further Amending Title 6 of the Revised Ordinances of the City of Revere Relative to Non-domesticated Animals.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 11/8/2021 6:00 PM
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- 13 21-356 Communication from the Mayor relative to the Toys for Tickets amnesty program for the 2021 holiday season.

Addressing the City Council on this request was Zach Babo, Director of Parking and Rich Viscay, CFO.

UPON PAYMENT OF AN UNPAID PARKING FINE AND THE DONATION OF A NEW, UNUSED TOY OF SIMILAR OR GREATER VALUE FOR DONATION TO A WORTHY CHARITABLE PURPOSE, THE PARKING DIRECTOR, BEGINNING ON

NOVEMBER 19, 2021 AND ENDING AT THE CLOSE OF BUSINESS ON DECEMBER 10, 2021, SHALL WAIVE UP TO \$30.00 DOLLARS PER TICKET, MAXIMUM FIVE TICKETS, IN UNPAID PARKING FINES, AS PROVIDED IN R.R.O. 10.48.160. NOTWITHSTANDING THE FOREGOING, THE PARKING DIRECTOR SHALL NOT WAIVE ANY SURCHARGE IMPOSED BY THE MASSACHUSETTS REGISTRY OF MOTOR VEHICLES IF THE PARKING DIRECTOR HAS NOTIFIED THE REGISTRY OF MOTOR VEHICLES OF AN UNPAID FINE AND A NON-RENEWAL OF LICENSE AND/OR REGISTRATION HAS BEEN RECORDED BY THE REGISTRY OF MOTOR VEHICLES.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto
ABSENT: Giannino, Guinasso

14 21-357 Communication from the Mayor relative to the Appointment of Feeney Brothers Excavation LLC as Licensed Drain Layer.

RESULT: REFERRED TO APPOINTMENTS **Next: 11/8/2021 6:00 PM**

15 21-358 Communication from the Mayor relative to the 2021 Holiday Free Parking period.

THAT THE CITY COUNCIL ALLOW FOR NO ENFORCEMENT OF PARKING METERS ON SATURDAY, DECEMBER 4TH, DECEMBER 11TH, AND DECEMBER 18TH.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto
ABSENT: Giannino, Guinasso

16 21-359 Communication from the Mayor relative to the MOA between the City and Laborer's Local 22 - Revere Unit A

Rich Viscay, CFO addressed the Council and was available for any questions.

“SHALL THE CITY COUNCIL APPROPRIATE THE NECESSARY FUNDS TO FUND THE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF REVERE AND LABORER’S LOCAL 22 - UNIT A COVERING THE PERIOD BETWEEN JULY 1, 2021 AND JUNE 30, 2024?”

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto
ABSENT: Giannino, Guinasso

17 21-360 Communication from the Mayor relative to the MOA between the City and Laborer's Local 22 - Revere Unit B

Minutes Acceptance: Minutes of Oct 25, 2021 6:00 PM (Salute to the Flag)

Rich Viscay, CFO addressed the Council and was available for any questions.

“SHALL THE CITY COUNCIL APPROPRIATE THE NECESSARY FUNDS TO FUND THE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF REVERE AND LABORER’S LOCAL 22 - UNIT B COVERING THE PERIOD BETWEEN JULY 1, 2021 AND JUNE 30, 2024?”

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Keefe, McKenna, Morabito, Novoselsky, Powers, Serino, Rotondo, Visconti, Zambuto
ABSENT:	Giannino, Guinasso

- 18 21-361 Communication from the Mayor relative to a loan order for the costs of replacing the water boiler at the Beachmont School.

**Proposed Loan Order
Boiler Replacement - Beachmont School**

That \$2,589,359 is appropriated to pay costs of replacing the boiler at the Beachmont Veterans Memorial School located at 15 Everard Street, Revere, Massachusetts, including the payment of all costs incidental and related thereto (the “Project”), which proposed Project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the “MSBA”), said amount to be expended under the direction of the School Committee; 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) or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six percent (76%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA.

That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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.

Minutes Acceptance: Minutes of Oct 25, 2021 6:00 PM (Salute to the Flag)

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 11/8/2021 6:00 PM
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Motions

- 19 21-362 Motion presented by Councillor Serino, Councillor Giannino: That the City Council proclaim the month of October 2021 as Breast Cancer Awareness month (see attached Proclamation).

***City of Revere, Massachusetts
Proclamation***

WHEREAS, breast cancer has the second highest mortality rate in women, and is the second most diagnosed cancer; and

WHEREAS, every two minutes a woman is diagnosed with breast cancer, and 30% of new women's cancer diagnoses will be for breast cancer; and

WHEREAS, 1 out of every 8 women in the United States will be diagnosed with breast cancer during her lifetime; and

WHEREAS, by the end of December, 2021, there will be an estimated 281,550 new cases of invasive breast cancer diagnosed, and 49,290 cases of non-invasive, for a total of 330,840 new cases; and

WHEREAS, men can also get breast cancer, and an estimated 2,650 men will be diagnosed with it in 2021; and

WHEREAS, as of January, 2021, there were 3.8 million breast cancer survivors in the United States; and

NOW, THEREFORE, be it resolved that we, the Revere City Council, do hereby proclaim the month of October, 2021 as:

“Breast Cancer Awareness Month”

The City of Revere urges all citizens of the City of Revere to encourage all women and men to learn more about how this disease may affect their lives, to take the necessary steps for early detection and prevention, to recommit ourselves to standing by survivors and their families, and to support organizations that work tirelessly to find a cure.

This Proclamation is presented by the City Council of the City of Revere, Massachusetts, on behalf of its citizens, this twenty-fifth day of October in the year of Our Lord, two thousand and twenty-one and of the Independence of United States of America the two hundred and forty-fifth.

RESULT: ORDERED - VOICE VOTE

- 20 21-363 Motion presented by Councillor Rotondo: That the Mayor, Superintendent Kelly, and the School Building Committee provide a date in which they will present all three selection sites before the City Council.

Councillor Keefe indicated that the MSBA has allowed for additional time for site selection with a due date of February 2022.

RESULT: ORDERED - VOICE VOTE

- 21 21-364 Motion presented by Councillor Rotondo: That every public meeting conducted by a board, council, commission, and/or any group meeting in the Revere City Council Chambers begin all meetings with the Pledge of Allegiance.

RESULT: REFERRED TO LEGISLATIVE AFFAIRS

- 22 21-365 Motion presented by Councillor Rotondo: That the Mayor provide the City Council with an update on healthcare vendors used by SUDI and the City of Revere.

RESULT: WITHDRAWN

- 23 21-366 Motion presented by Councillor Morabito: That the Mayor be requested to establish a Citizens Planning Committee which promotes citizen participation in planning throughout the City. Participation has been recognized as an important tool in the process and functioning of effective planning. This technique is seen as a method to involve citizens in the planning process and to develop a sense of community responsibility for a plan.

RESULT: REFERRED TO ECONOMIC DEVELOPMENT

- 24 21-367 Motion presented by Councillor Keefe: That the Mayor and the School Department be requested to review the use of ARPA funds to renovate the McKinley School for the use of a city-wide Kindergarten program.

RESULT: REFERRED TO WAYS & MEANS

- 25 21-368 Motion presented by Councillor McKenna, Councillor Giannino: That the City Council order to a public hearing the following: An Ordinance Establishing Regulations for Sustainable Food Ware and Packaging. (language attached)

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 11/8/2021 6:00 PM
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- 26 21-369 Motion presented by Councillor McKenna, Councillor Guinasso: That the Mayor request MassDOT to install flashing warning lights or signs at Brown Circle instructing trucks that the rotary is a roll over hazard and to proceed with caution. This motion is made in the interest of public and environmental safety due to the number of roll overs occurring at this location in prior years.

Councillor Zambuto is recorded as recused from discussion on this motion.

RESULT:	ORDERED - VOICE VOTE
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- 27 21-370 Motion presented by : That the Mayor request the DEP or the EAP to install hay bails along the Saugus River bank to protect the waterway, plants, and wild life from another oil disaster at Brown Circle.

RESULT:	ORDERED - VOICE VOTE
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- 28 21-371 Motion presented by Council Vice-President Visconti: That the Mayor request the DCR to remove the permit and meter parking signs on Revere Beach Boulevard and Ocean Avenue. Some poles have approximately four signs attached indicating regulations that are no longer in effect. This is confusing for residents living in and or visiting the Revere Beach Reservation.

RESULT:	ORDERED - VOICE VOTE
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- 29 21-372 Motion presented by Councillor Rotondo: That the Mayor request the Traffic Commission to investigate the feasibility of installing elevated sidewalk in locations where speeding is an issue (i.e. Park Avenue, Broadway, Malden Street, Sargent Street, and Shirley Avenue). Further, that the City lower the speed limit to 25 mph on all residential roadways in Revere as we are in a densely populated and under served community.

RESULT:	WITHDRAWN
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- 30 21-373 Motion presented by Councillor Powers: That the Mayor be requested to provide an update on Council Order 21-282 regarding the seawall on Rice Avenue. Further, in the event that the repairs are the City's responsibility and there is no other funding available, that the Mayor consider using ARPA funds to make any required repairs.

RESULT: ORDERED - VOICE VOTE

- 31 21-374 Motion presented by Councillor Powers: That the Mayor request the Fire Chief to appear before the City Council to provide an update on the construction timeline for the Point of Pines Fire Station.

Chief Bright addressed the City Council and provided an update on the Point of Pines Fire Station. Chief Bright also addressed rumors that have been circulating on social media that Engine 5 on Freeman Street is closing, which is entirely not true.

RESULT: ORDERED - VOICE VOTE

- 32 21-375 Motion presented by Councillor Novoselsky: That the Mayor, with assistance from our State Delegation, request the DCR Commissioner and Governor Baker to direct DCR to install a pedestrian traffic control light at the crosswalk located at 376-382 Ocean Avenue. There exists a very dangerous situation for pedestrians crossing Ocean Avenue.

RESULT: ORDERED - VOICE VOTE

- 33 21-376 Motion presented by Councillor Powers: That the Mayor request the Municipal Inspections General Counsel Cheryl McCormick, Attorney Gerry D'Ambrosio, and Short-Term Rental Enforcement Director Nick Catinazzo to appear before the City Council to discuss the property operating as a short-term rental on Pines Road.

Cheryl McCormick, General Counsel addressed the City Council on this request. The City is currently in litigation with the property owner. The property owner has ignored the Cease and Desist order issued by the City. In the coming weeks the City will be able to start issuing fines in concert with the newly adopted Short-Term Rental ordinance. Unfortunately the City is at the mercy of the court system due to a backlog of court dockets stemming from the Covid pandemic. The City can assure the neighbors that every legal option has been used to demand compliance of the property owner. The City is looking forward to receipt of a court order to stop the illegal use of the property as a short-term rental unit and will fine daily once the short-term rental software is live.

David Zimmeran, 20 Pines Road, addressed the City Council and expressed that he believes the City is not moving fast enough to rectify the ongoing situation at the property.

RESULT: ORDERED - VOICE VOTE

- 34 21-377 Motion presented by Councillor Powers: That the Mayor request MassDOT to install flashing warning lights or signs at all rotaries instructing trucks that the rotaries are a roll over hazard and to proceed with caution. This motion is made in the interest of public and

environmental safety due to the number of roll overs occurring at rotaries in prior years.

RESULT: ORDERED - VOICE VOTE

Late Motions

35 21-378 Motion presented by Councillor Rotondo: That the City of Revere provide a tiered water free system, similar to that of the City of Malden.

RESULT: REFERRED TO WAYS & MEANS

36 21-379 Motion presented by Councillor Rotondo: That the City of Revere offer an owner-occupied residential tax exemption.

RESULT: REFERRED TO WAYS & MEANS

Ordered adjourned at 8:40 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Oct 25, 2021 6:00 PM (Salute to the Flag)

City of Revere, Massachusetts

Lauren Buck

Director of Public Health

Department of Public Health

25 Winthrop Ave, Revere, MA 02151 781. 485. 8486



Brian M. Arrigo

Mayor

Revere City Council
c/o Ashley E. Melnik, City Clerk
Revere City Hall
281 Broadway
Revere, MA 02151

October 20, 2021

To the Honorable Revere City Council:

On behalf of the Revere Board of Health and the City Solicitor, I am submitting the following proposed amendment to Title 6 of the Revised Ordinance of the City of Revere. This amendment will align Title 6 with the newly adopted Urban Farming Ordinance, 17.16.470. I hereby request that this amendment be referred to a public hearing at the next meeting of the Revere City Council on Monday, November 8, 2021.

Thank you,

Lauren Buck RN, BSN, MPH
Public Health Director
City of Revere
lbuck@revere.org
office: 781-485-8486
work cell: 781-808-6015

October 20, 2021

I. AN ORDINANCE FURTHER AMENDING TITLE 6 OF THE ORDINANCES OF THE CITY OF REVERE.

SECTION 1. Title 6, Chapter 6.02, Section 6.02.020 of the Revised Ordinances of the city of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following:

6.02.020 – Nondomesticated exception – Keeping.

Notwithstanding section 6.02.010 above, chickens only may be kept in accordance with Urban Agriculture Ordinance 17.16.470, the implementation of which carries its own rules, procedures, and penalties.



CITY OF REVERE

Brian M. Arrigo
Mayor

October 21, 2021

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council,

Please find attached a suggested loan order to pay for the costs of replacing the boiler at the Beachmont Veterans Memorial School. I request that this order be presented at a public hearing on November 8th.

Regards,

Brian M. Arrigo
Mayor

--

City of Revere, Massachusetts

Suggested form of Loan Order from Hinckley Allen

Beachmont School Boiler Replacement Bonds

Ordered: That \$2,589,359 is appropriated to pay costs of replacing the boiler at the Beachmont Veterans Memorial School located at 15 Everard Street, Revere, Massachusetts, including the payment of all costs incidental and related thereto (the “Project”), which proposed Project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the “MSBA”), said amount to be expended under the direction of the School Committee; 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) or Chapter 70B of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six percent (76%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA.

Further Ordered: That any premium received by the City upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Further Ordered: 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.

AN ORDINANCE ESTABLISHING REGULATIONS FOR SUSTAINABLE FOOD WARE AND PACKAGING

Section 1. The Revised Ordinances of the City of Revere are hereby amended by inserting the following new section.

Section 8.04.100 Sustainable Food Ware and Packaging Regulations

A. **DEFINITIONS.** The following words and phrases shall, unless context clearly indicates otherwise, have the following meanings:

1. **BIODEGRADABLE** Entirely made of organic materials such as wood, paper, bagasse or cellulose; or bioplastics that meet the American Society for Testing and Materials (ASTM) D7081 standard for Biodegradable Plastics in the Marine Environment or any other standard that may be developed specifically for an aquatic environment and are clearly labeled with the applicable standard.
2. **COMPOSTABLE** Refers to bioplastic materials certified to meet the American Society for Testing and Materials International Standards D6400 or D6868, as those standards may be amended. ASTM D6400 is the specification for plastics designed for compostability in municipal or industrial aerobic composting facilities. D6868 is the specification for aerobic compostability of plastics used as coatings on a compostable substrate. Compostable materials shall also include products that conform to ASTM or other third-party standards (such as Vinçotte) for home composting. Any compostable product must be clearly labeled with the applicable standard on the product.
3. **DISPOSABLE FOOD SERVICE WARE** All food and beverage containers, bowls, plates, trays, cartons, cups, lids, straws, stirrers, forks, spoons, knives, film wrap, and other items designed for one-time or non-durable uses on or in which any food vendor directly places or packages prepared foods or which are used to consume foods. This includes, but is not limited to, service ware for takeout foods and leftover food from partially consumed meals prepared at food establishments.
4. **DIRECTOR** refers to the Director of Municipal Inspections or the Director's designee.
5. **FOOD ESTABLISHMENT** An operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption. This includes, without limitation, restaurants and food trucks.
6. **PACKING MATERIAL** Polystyrene foam used to hold, cushion, or protect items packed in a container for shipping, transport, or storage. This includes, without limitation, packing "peanuts"; and shipping boxes, coolers, ice chests, or similar containers made, in whole or in part, from polystyrene foam that is not wholly encapsulated or encased within a more durable material.
7. **POLYSTYRENE** There are two basic forms, Foam and Rigid Polystyrene. Foam includes without limitation blown, expanded (EPS), and extruded foams such as "Styrofoam," a Dow Chemical Co. trademarked form of insulation. Foam Polystyrene is generally used to make opaque cups, bowls, plates, trays, clamshell containers, meat trays and egg cartons. Rigid or

8. oriented polystyrene is generally used to make clear clamshell containers, cups, plates, straws, lids and utensils.
9. PREPARED FOOD Food or beverages, which are served, packaged, cooked, chopped, sliced, mixed, bottled, frozen, squeezed or otherwise prepared on the food establishment's premises within the City, regardless of whether it is consumed on or off the premises.
10. RECYCLABLE Material that can be sorted, cleansed, and reconstituted using the City's curbside municipal collection programs for the purpose of using the altered form in the manufacture of a new product. "Recycling" does not include burning, incinerating, converting, or otherwise thermally destroying solid waste.
11. RETAIL ESTABLISHMENT Any commercial business facility that sells goods directly to the consumer including but not limited to grocery stores, pharmacies, liquor stores, convenience stores, restaurants, retail stores and vendors selling clothing, food, and personal items, and dry-cleaning services.
12. REUSABLE Products that will be used more than once in its same form by a food establishment. Reusable also includes cleanable durable containers, packages, or trays used on-premises or returnable containers such as soft drink bottles and milk containers that are designed to be returned to the distributor and supplier for reuse as the same food or beverage container.

B. PROHIBITED USE AND DISTRIBUTION OF FOOD WARE AND PACKAGING

1. Food establishments are prohibited from providing prepared food to customers using polystyrene, polyvinyl chloride or polyethylene terephthalate food service ware.
2. Food establishments using any disposable food service ware shall use biodegradable, compostable, reusable or recyclable food service ware. All food establishments are strongly encouraged to use reusable food service ware in place of using disposable food service ware for all food served on premises.
3. Retail establishments are prohibited from selling or distributing polystyrene food service ware to customers.
4. Retail establishments are prohibited from selling or distributing polystyrene foam packing material to customers.

C. EXEMPTIONS

1. Foods prepared or packaged outside the City are exempt from the provisions of this chapter.
2. Food establishments and retail establishments will be exempted from the provisions of this Article for specific items or types of disposable food service ware if the Director or

3. designee finds that a suitable biodegradable, compostable, reusable, or recyclable alternative does not exist for a specific application and/or that imposing the requirements of this chapter on that item or type of disposable food service ware would cause undue hardship to the establishment.
4. Any establishment may seek an exemption from the requirements of this chapter by filing a request in writing with the Director or designee. The Director or designee may waive any specific requirement of this chapter for a period of not more than one year if the establishment seeking the exemption has demonstrated that strict application of the specific requirement would cause undue hardship. For purposes of this chapter, an “undue hardship” is a situation unique to the food establishment where there are no reasonable alternatives to the use of disposable food service ware and compliance with this provision would cause significant economic hardship to that food establishment. An establishment granted an exemption must re-apply prior to the end of the one-year exemption period and demonstrate continued undue hardship if the establishment wishes to have the exemption extended. The Director’s decision to grant or deny an exemption or to grant or deny an extension of a previously issued exemption shall be in writing and shall be final.

D. PENALTIES AND ENFORCEMENT

1. Each Food or Retail establishment as defined above, operating in [Community Name] shall comply with this law.
2. If it is determined that a violation has occurred, the Director shall issue a warning notice to the Food or Retail establishment for the initial violation.
3. If an additional violation of this law has occurred within one year after a warning notice has been issued for an initial violation, the Director shall issue a notice of violation and shall impose a penalty against the Food or Retail establishment.
4. The penalty for each violation that occurs after the issuance of the warning notice shall be no more than:
 - i. \$50 for the first offense
 - ii. \$100 for the second offense and all subsequent offenses.
 - iii. Payment of such fines may be enforced through civil action in Chelsea District Court or Suffolk Superior Court.
5. No more than one (1) penalty shall be imposed upon a Food or Retail establishment within a seven (7) calendar day period.
6. A Food or Retail establishment shall have fifteen (15) calendar days after the date that a notice of violation is issued to pay the penalty.

E. SEVERABILITY

If any provision or section of this ordinance shall be held to be invalid, then such provision or section shall be considered separately and apart from the remaining provisions or sections of this law, which shall remain in full force and effect.

F. EFFECTIVE DATE

The provisions of this ordinance shall take effect on July 1, 2022.

CZ-21-05

**CITY OF REVERE, MA
PUBLIC HEARING**

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Sections 17.12.010 – 17.12.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, November 8, 2021 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, November 16, 2021 at 5:30PM in the Office of the Planning Board, 3rd Floor, Revere City Hall, 281 Broadway, Revere, Massachusetts 02151 on the application of 128 Revere Street Realty Trust, Revere, MA 02151 requesting an amendment to the Zoning Map of the City of Revere as follows:

Section 1. The Zoning Map of the City of Revere is hereby amended by changing the zoning district designation of Map Block and Parcels 17-281-1, 17-280-1, 17-280-2, and 17-280-3 from the Residential B District to the General Business District.

A copy of the aforementioned application is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:
Ashley E. Melnik
City Clerk

Attest:
Louis Ciarlone
Planning Board, Chairman

Revere Journal
Check attached: 10323
10/20/2021
10/27/2021

Attachment: CZ2105.128RevereStreetRBtoGB (21-380 : Zoning Map Amendment - 128 Revere Street RB to GB)

FORM A

APPLICATION NO. 02-21-05
DATE: 10/5/2021

**City of Revere, Massachusetts
Revere City Council
Application For
Change of Zoning Ordinance
or Zoning Map**

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

- A. Application for change of zoning (Revised Ordinances of the City of Revere, Title 17, Chapter 17.56, Sections 17.56.010 – 17.56-030).
- B. Application for change of zoning map (Revised Ordinances of the City of Revere, Title 17, Chapter 17.12, Sections 17.12.010 – 17.12.030).

1. Applicant submitting this application is:

Name: 128 Revere St Realty Trust / Paul Buonfiglio
 Address: 128 Revere St Revere MA
 Tel. #: 781-248-3000

2. Applicant is: Tenant Licensee Prospective Purchaser
 Owner Other (Describe)

FILED
 2021 OCT -5 PM 3:23
 OFFICE CITY CLERK
 REVERE, MASS

Attachment: ZoningMapAmendment128RevereStreetRBtoGBCZ2105 (21-380 : Zoning Map Amendment - 128 Revere Street RB to GB)

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: Paul Buonfiglio

Title: OWNER

Address: 20 Wing Rd Lynnfield MA 01940

Tel. #: 781-334-248-3000

4. The land for which this application is submitted is owned by:

Name: 128 Revere St Realty Trust / Paul Buonfiglio

Address: 128 Revere St, Revere MA 02151

Tel. #: 781-248-3000

5. The land described in this application is recorded in Suffolk County Registry of Deeds

17-280-1 Book 58725, Page 40. Certificate # (if registered) _____

17-280-2 Book 57751, Page 20.

17-280-3 60434 61

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

Lot # _____ Sq. Ft. _____

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

8. A locus map (8 1/2" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes

(no)

do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean; N/A

Attachment: ZoningMapAmendment128RevereStreetRBtoGBC22105 (21-380 : Zoning Map Amendment - 128 Revere Street RB to GB)

_____ do not know; _____ no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

Lot 17-281-1 is a Funeral Home currently served by
Municipal Infrastructure and Util 9514 sqft

Lot 17-280-2 is a Two family dwelling currently served by
Municipal Infrastructure and Util 5436 sqft

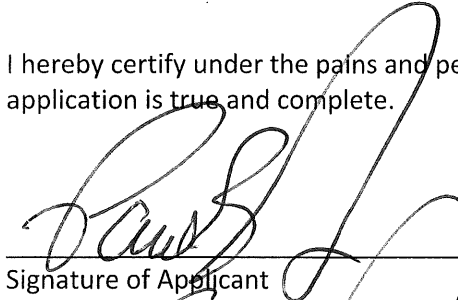
Lot 17-280-3 is a Single family Dwelling currently served by
Municipal Infrastructure and Util 5876 sqft

Lot 17-281-1 is a Parking lot 11,000 sqft

11. What is the nature of the change of zoning ordinance or change of zoning map requested in this application?

Requesting a continuation of use / General Business (G)
District on zoning Map
* ZONING MAP change

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.



Signature of Applicant

OCT 5, 2021
Date



Signature of Owner

OCT 5, 2021
Date

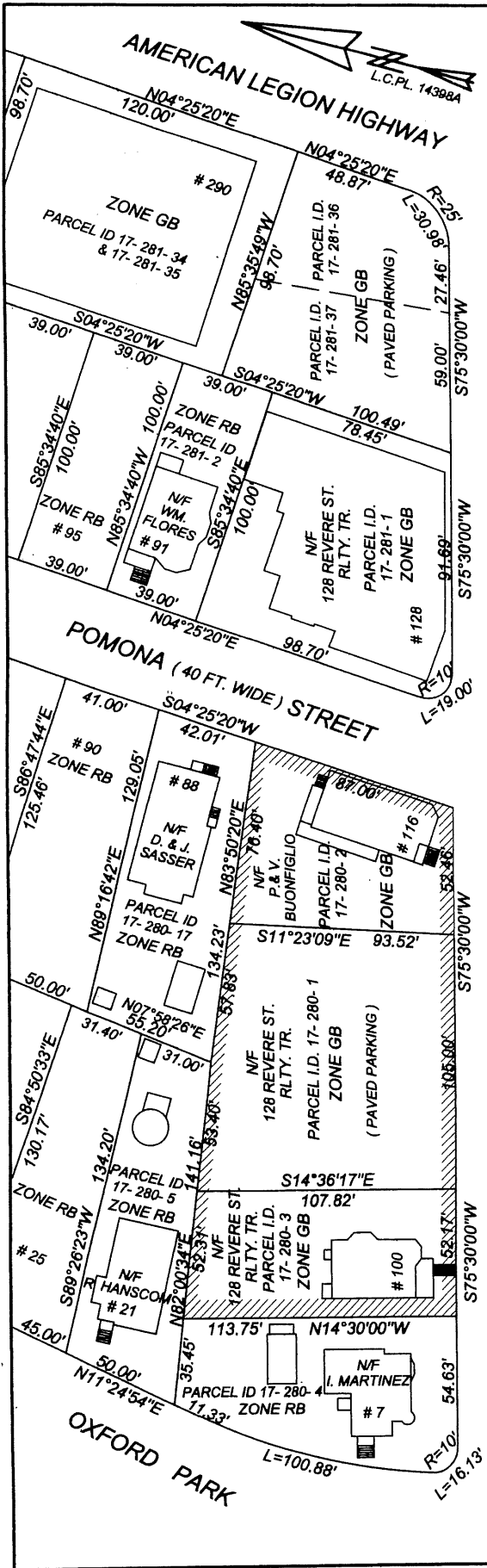


Signature of Designated Representative

OCT 5, 2021
Date

Received from above applicant, the sum of \$ _____ to apply against administrative and mailing costs.

Date Submitted to the Revere Planning Board:



FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



John J. Russell
 JOHN J. RUSSELL, P.L.S.
 645 SUMMER AVE.
 READING, MA
 (781) 710-2641

 = AREA REZONED GB FROM RB

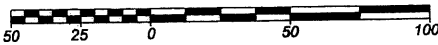
REVERE (PUBLIC- 50 FT. WIDE) STREET

**PLAN OF LAND
 FOR
 ZONING MAP CHANGE
 RB TO GB**

PARCEL I.D. 17- 280- 1
 PARCEL I.D. 17- 280- 2
 PARCEL I.D. 17- 280- 3

**REVERE STREET
 REVERE, MA**

SCALE : 1" = 50' SEPTEMBER 10, 2021



INTRODUCED BY: Mayor Brian M. Arrigo

CITY OF REVERE
IN COUNCIL

ORDER NO:

ORDERED:

Be it ordained by the City Council of the City of Revere that the City hereby petitions the General Court to enact a special law pursuant to the provisions of clause 1 of section 8 of Article II, as amended, of the Amendments to the Constitution of the Commonwealth of Massachusetts in substantially the following form.

**AN ACT RELATIVE TO THE RESERVE TIME OF PUBLIC SAFETY PERSONNEL IN THE
CITY OF REVERE**

Be it enacted by the Senate and House of Representatives in General Court assemble, and by the authority of the same, as follows:

SECTION 1. Notwithstanding the provisions of any general or special law to the contrary, and in order to promote the public good, the Revere Retirement Board is hereby authorized and directed to provide creditable service for so-called “Reserve Time” to certain public safety personnel in the City of Revere in the same manner as it was allowed prior to the issuance of PERAC Memo #11/2020.

SECTION 2. The change, referenced in Section 1 above, shall be available to any member of the Revere Fire Department and Revere Police Department who was a member of the Revere Retirement System on or before February 11, 2020.



REVERE RETIREMENT SYSTEM
 14 Yeamans Street, Unit C2, Revere, MA 02151
 Telephone (781) 286-8173 Fax (781) 286-3316

Retirement Board

Richard Viscay, Chair
 Gennaro Cataldo
 James Cullen
 John J. Henry
 Sean Manion

September 7, 2021

Honorable City Council
 c/o Ashley Melnik, Clerk
 281 Broadway
 Revere, MA 02151

Dear Councilors:


This letter is in response to your email dated March 15, 2021, concerning a Home Rule Petition submitted by Lt. Kevin O'Hara, President of the Revere Firefighters Local 926, concerning creditable service for "permanent reserve time" for public safety personnel in the City of Revere.

In accordance with Revere Ordinance Sec. 2.12.120, at its last meeting, the Revere Retirement Board voted 3-1 in favor of the home rule petition. Also enclosed is a detailed analysis of the full cost of the petition prepared by the actuarial firm Stone Consulting Inc.

Stone Consulting Inc. estimates that the effect of the added service on the present value of future benefits would be \$1.7M. The ultimate cost would be higher if paid for on a 12-year funding schedule. Additional details on the cost and funding options are included in the analysis. The Board would note that the additional creditable service provided by this home rule petition was included in the Board's actuarial valuation as of January 1, 2019, but by virtue of the Supreme Judicial Court ruling on December 3, 2019 that nullifies some "reserve service credit," it was excluded in the actuarial valuation as of January 1, 2021.

Please contact this office if you have further questions.

Sincerely,


 Richard Viscay
 Chairman

Enclosure

FILED
 2021 SEP - 8 PM 2:09
 OFFICE CITY CLERK
 REVERE, MASS



stoneconsulting, inc

July 28, 2021

Revere Retirement Board
14 Yeamans St., Unit C2
Revere, MA 02151

Re: Study on the effect of Granting service as described in Home Rule Petition

To the Revere Retirement Board:

The Revere Retirement Board has retained Stone Consulting, Inc. to perform a study on the effect of the Home Rule Petition introduced by Mayor Brian M. Arrigo, regarding "Reserve Time" related to PERAC Memo #11/2020. A copy is included as an appendix. Under the provisions of this memo, a subset of the members of the Revere Retirement System who were appointed as permanent reserve firefighters would receive service related to their time on the permanent reserve list. The employees affected, and the amount of service they would receive, are shown on page 3.

The effect of the additional service was projected by performing an actuarial valuation of the affected members with the amount of credited service they had as of 12/31/2020, and another valuation where the additional years of service were applied. Based on a January 1, 2021 valuation, the effect of the added service is to increase the Present Value of Future Benefits by \$1.7 million. Results are presented in greater detail on the following pages.

We are members of the American Academy of Actuaries, and meet the Qualification Standards of the American Academy of Actuaries to render the actuarial opinion contained herein.

Sincerely,

Lawrence B. Stone, President
Member, American Academy of Actuaries

Colin Edgar, A.S.A.
Member, American Academy of Actuaries



stoneconsulting, inc

Actuarial Results

Stone Consulting, Inc. performed an actuarial valuation of retirement benefits for the members affected by the Home Rule Petition, as of January 1, 2021, based on employee data as of December 31, 2020. The key actuarial assumptions used in the valuation are consistent with the January 1, 2021 valuation of the Revere Retirement System by PERAC. The assumptions are shown starting on page 4.

This valuation was performed under two scenarios:

- Members have the amount of credited service recorded in the member data
- Members have an additional amount of service applied for reserve firefighter service

The amounts of service applied are shown on the following page.

The value of the added service was measured by calculating the liability with and without the service, and comparing the two scenarios. The results are as follows:

Present Value of Future Benefits, original service	\$ 28,015,418
Present Value of Future Benefits, with added service	\$ 29,723,648
Value of added service	\$ 1,708,230

Adding permanent reserve service increased the value of projected benefits for the affected members by \$1.7 million. In order to represent this cost in terms of an impact to funding effort, we can convert the value of the added service into 12 payments, consistent with the 12-year length of the most recent funding schedule accepted by the Revere Retirement Board, which concludes in Fiscal Year 2033.

If the value of added service were paid for with 12 level payments, these payments would be \$201,000 for each year. The schedule adopted by the Board increases contributions by 6.32% each year; if the value of added service were to be paid for with a series of 12 payments that increase by 6.32% each year, the first payment would be \$147,397 and the final payment would be \$289,236.

Increase to 12-year funding payments (January 1 timing)	
Level payments	\$201,000
Increasing payments	\$147,397 increasing to \$289,236

The adopted funding schedule is based on a series of pre-determined contribution increases; if the home rule petition is adopted the actual impact on funding appropriations will not occur until the end of the schedule. This would defer the impact, increasing it with interest.

Members Affected

Stone Consulting, Inc. was furnished member data by the Revere Retirement System's administrative staff. Although examined under broad parameters for reasonableness, the data was not audited by the actuary. With the assistance of the staff of the Revere Retirement Board, we were able to develop a database sufficient for the purpose of this study.

The members included in this study, and the amount of service they would receive according to the Home Rule Petition, are as follows:

Name	Applicable Reserve Service (Years)	Name	Applicable Reserve Service (Years)
Amato, Michael	0.545	Heard, Joseph	1.019
Belliveau, Robert	2.221	Hill, Jason	4.986
Bianchino, Jason	4.846	Iovine, Louis Jr.	4.200
Bonasoro, Anthony	1.632	Johnson, Barry	0.706
Bonito, Brendan	3.273	Lally, Justin	2.263
Bowen, Gregg	0.449	Laurano, Richard III	2.263
Bulla, Philip	1.035	Levasseur, George	1.019
Buonfiglio, Paul	1.632	MacDonald, Samuel	2.780
Buonopane, Nicholas	2.221	MacMillan, William	1.019
Cadogan, Timothy	3.274	Mansfield, Robert	2.975
Capuano, William	2.263	Messina, Jason	3.967
Churchill, William	2.263	Mullen, Michael	1.019
Ciampoli, Brian	2.780	Mullen, Steven	2.263
Conley, Michael, Jr.	2.263	Muniz, Ariel	3.967
D' Ambrosio, Joseph	1.019	Nadworny, Jamie	2.780
DeMauro, Robert	0.706	Noll, Joseph	2.221
DiBartolomeo, Leonard	5.000	O' Hara, Michael	2.263
DiCarlo, Ryan	2.701	Ortega, Jeffrey	1.632
DiGiovanni, Michael	2.263	Palleschi, Michael	4.200
DiMartino, Michael	4.200	Pani, Giancarlo	5.000
Doherty, Daniel IV	4.200	Parlante, Matthew	1.632
Doherty, Kevin	0.706	Rizzo, Ryan	3.967
Dusvitch, Joseph	1.136	Roosa, Patrick	2.701
Dwyer, Andrew	2.701	Russo, Nicholas	2.701
Ferragamo, Michael	2.263	Sarcia, Kristopher	4.200
Ferrante, Steven Jr.	2.701	Serino, David	4.200
Festa, Gerard	4.293	Stankovski, David	2.263
Forte, Michael	3.328	Stuart, Michael	2.780
Foster, Charles	2.701	Tata, Matthew	1.632
Gibson, Eric	4.293	Trichilo, Joseph	2.780
Griffin, Sean	2.263	Velez, Manuel	4.200
Hartman, Brian	4.293	Viviano, Stephen	2.263
		Warren, Michael	3.967

Actuarial Methods and Assumptions

Actuarial Cost Method

The Entry Age Normal Actuarial Cost Method has been used in this valuation. Under this method, the normal cost is the amount calculated as the level percentage of compensation necessary to fully fund the prospective benefits from each member's entry age to retirement age.

The actuarial accrued liability represents the theoretical accumulation of all prior years' normal costs for the plan members as if the program had always been in effect. The unfunded actuarial accrued liability is the portion of the actuarial accrued liability over plan assets. The use of the Entry Age Normal actuarial funding method is consistent with the requirements of Chapter 32 of the Massachusetts General Laws.

Valuation Date

January 1, 2021

Investment Return

7.00% per year

Salary Increases

Members are assumed to receive the following increases:

Service (Years)	Salary Increase
0	7.00%
1	6.50%
2	6.00%
3	5.75%
4	5.25%
5	5.25%
6	4.75%
7	4.75%
8	4.75%
9	4.75%
10+	4.75%

Actuarial Methods and Assumptions (Continued)

Regular Interest Rate Credited to Annuity Savings Account

2% per year.

Credited Service

All service is assumed to be due to employment with the municipality.

Family Composition

Members assumed married with 2 dependent children – one male and one female both age 15; age difference between member and spouse assumed to be 3 years (the male being older).

Cost-of-Living Increases

A 3% COLA on the first \$13,000 of a member's retirement allowance is assumed to be granted every year.

Mortality

- Pre-retirement: RP-2014 Blue Collar Employees table, projected generationally using MP-2020 (sex distinct)
- Post-retirement: RP-2014 Blue Collar Healthy Annuitants table, projected generationally using MP-2020 (sex distinct)
- Disabled: RP-2014 Healthy Annuitants table, set forward one year, projected generationally using MP-2020 (sex distinct)

Death is assumed to be due to the same cause as the disability 40% of the time. Both Disability and In-Service Death are assumed to be 10% ordinary and 90% accidental for Group 4.

Withdrawal Prior to Retirement

For members of group 4, who account for the entire set of members valued in this study, withdrawal rates are set to 1.5% for each year of service, up to and including 10 years, and 0% for all other years.

Actuarial Methods and Assumptions (Continued)

Disability Prior to Retirement

The rates shown at the following sample ages illustrate the assumption regarding the incidence of disability:

Age	Rate of Disability
20	0.10%
30	0.30%
40	0.30%
50	1.25%
60	0.85%

Rates of Retirement

The rates shown at the following ages illustrate the assumption regarding the incidence of retirement, once the member has achieved 10 years of service:

Age	Rate of Retirement
45-49	1.0%
50	2.0%
51	2.0%
52	2.0%
53	5.0%
54	7.5%
55	15.0%
56	10.0%
57	10.0%
58	10.0%
59	15.0%
60	20.0%
61	20.0%
62	25.0%
63	25.0%
64	30.0%
65+	100.0%

INTRODUCED BY: Mayor Brian M. Arrigo

CITY OF REVERE

IN COUNCIL

ORDER NO:

ORDERED:

Be it ordained by the City Council of the City of Revere that the City hereby petitions the General Court to enact a special law pursuant to the provisions of clause 1 of section 8 of Article II, as amended, of the Amendments to the Constitution of the Commonwealth of Massachusetts in substantially the following form.

AN ACT RELATIVE TO THE RESERVE TIME OF PUBLIC SAFETY PERSONNEL IN THE CITY OF REVERE

Be it enacted by the Senate and House of Representatives in General Court assemble, and by the authority of the same, as follows:

SECTION 1. Notwithstanding the provisions of any general or special law to the contrary, and in order to promote the public good, the Revere Retirement Board is hereby authorized and directed to provide creditable service for so-called "Reserve Time" to certain public safety personnel in the City of Revere in the same manner as it was allowed prior to the issuance of PERAC Memo #11/2020.

SECTION 2. The change, referenced in Section 1 above, shall be available to any member of the Revere Fire Department and Revere Police Department who was a member of the Revere Retirement System on or before February 11, 2020.



CITY OF REVERE

Brian M. Arrigo
Mayor

September 30, 2021

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Jan Dumas to the Affordable Housing Trust Fund Board of Trustees. I also advise Councilors that our ordinance establishing the Affordable Housing Trust Fund and its Board of Trustees requires a tenant from a deed-restricted affordable unit to serve on said board.

Jan is a dynamic community leader and advocate eager to support our mission to promote housing affordability in our city. An engaged member of the Revere Community Committee and organizer of public events in the Shirley Ave neighborhood, Jan will deliver a key perspective as an RHA tenant to the inaugural cohort of trustees of the Affordable Housing Trust Fund. I am fully confident of Jan Dumas's capability and dedication to serve the City of Revere as an inaugural trustee of the Affordable Housing Trust Fund.

Regards,

Brian M. Arrigo
Mayor

Attachment: J. Dumas Appointment (21-339 : Appointment of Jan Dumas to Affordable Housing Trust Fund)

Janice Dumas
 Revere MA
 857-417-2051
fibrowitch@gmail.com

Looking to become Tenant Representative on the Revere Housing Authority Board of Directors

Summary: I have a BS in Occupational Health and Safety Engineering and an AS in Social Work.

Specialties: Occupational Safety Accessibility, Community Engagement, Convention Management, Presentations, Writer, Artist, Animal Rescue

I have a service dog named Neelix.

Education:

Central Connecticut State University 1991 - 1996
 B.S. Occupational Health and Safety Management
 Engineering Student of the year 1993, American Society of Safety Engineer
 Student of the year 1993
 Activities and Societies: American Society of Safety Engineers

Manchester Community College 1982 – 1985
 A.S. Social Work

Volunteer History:

Revere Community Committee Mar 2013 – current
 Community Engagement Team Member

Woman Encouraging Empowerment Jan 2014 – Nov 2015
 Community Organizer

Readercon 2013- 2019 Accessibility Manager

Arisia 2002 – 2021 Accessibility; Convention services

Albacon 2002 – 2021 Registration; Panelist; Convention services; Programming manager

Vernon to Vernon Bike Ride 1997 – 2004

Organized 100 and 80 mile bicycle ride from Vernon VT to Vernon CT

Employment History

Allegheny Ludlum

Safety and Security Director Sept 2001 – Jan 2003 - Left for health reasons
Responsible for Wallingford and Waterbury Ct facilities, over site and review for New Bedford, MA facility, Management of workers' compensation program, 24 hr. hazardous materials responder, Certified respirator fit tester, BBS programs, job observations, supervisor of security CT facilities, Safety committee, Ergonomic committee, Local Emergency Planning Committee AL representative, employee training

SuperValu

Risk Control Supervisor July 1999 – June 2001 - Company Sold
Management of workers' compensation program, developing safety programs, employee training, managing safety committees, Process Safety Management, 24 hr hazardous materials responder, Certified respirator fit tester, BBS programs, job observations, employee training, interview / hiring. PIT training and driver certification.

Hamilton Sundstrand

Health and Safety Technician June 1998 – June 1999 - College Internship
ergonomic assessments / modification of employees workstations; managing employee PPE employee program; training employees in use of same; managing safety committees; EH & S coordinators team; Corporate ergonomic team; Industrial Hygiene sampling (vapor, CO2 sampling, noise levels, dust, vapor, and mist issues) reviewing MSDS; ISO 14000 compliance team

Covenant Insurance

Risk Management Office Staff Dec 1986 – July 1994

State of Massachusetts

Department of Public Welfare July 1980 – Aug 1982



CITY OF REVERE

Brian M. Arrigo
Mayor

September 30, 2021

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my reappointment of John Dove to the Library Board of Trustees. As the Library and its board continue to innovate and deliver key services to our community, board members requested reappointment with the aim of building a sustained presence for our Library.

John Dove has served the City of Revere admirably on the Library Board of Trustees and I support his reappointment with no reservations.

Regards,

Brian M. Arrigo
Mayor

Attachment: J. Dove Reappointment (21-340 : Reappointment of John Dove to Library Board)

Janice Dumas
 Revere MA
 857-417-2051
fibrowitch@gmail.com

Looking to become Tenant Representative on the Revere Housing Authority Board of Directors

Summary: I have a BS in Occupational Health and Safety Engineering and an AS in Social Work.

Specialties: Occupational Safety Accessibility, Community Engagement, Convention Management, Presentations, Writer, Artist, Animal Rescue

I have a service dog named Neelix.

Education:

Central Connecticut State University 1991 - 1996
 B.S. Occupational Health and Safety Management
 Engineering Student of the year 1993, American Society of Safety Engineer
 Student of the year 1993
 Activities and Societies: American Society of Safety Engineers

Manchester Community College 1982 – 1985
 A.S. Social Work

Volunteer History:

Revere Community Committee Mar 2013 – current
 Community Engagement Team Member

Woman Encouraging Empowerment Jan 2014 – Nov 2015
 Community Organizer

Readercon 2013- 2019 Accessibility Manager

Arisia 2002 – 2021 Accessibility; Convention services

Albacon 2002 – 2021 Registration; Panelist; Convention services; Programming manager

Vernon to Vernon Bike Ride 1997 – 2004

Organized 100 and 80 mile bicycle ride from Vernon VT to Vernon CT

Employment History

Allegheny Ludlum

Safety and Security Director Sept 2001 – Jan 2003 - Left for health reasons
Responsible for Wallingford and Waterbury Ct facilities, over site and review for New Bedford, MA facility, Management of workers' compensation program, 24 hr. hazardous materials responder, Certified respirator fit tester, BBS programs, job observations, supervisor of security CT facilities, Safety committee, Ergonomic committee, Local Emergency Planning Committee AL representative, employee training

SuperValu

Risk Control Supervisor July 1999 – June 2001 - Company Sold
Management of workers' compensation program, developing safety programs, employee training, managing safety committees, Process Safety Management, 24 hr hazardous materials responder, Certified respirator fit tester, BBS programs, job observations, employee training, interview / hiring. PIT training and driver certification.

Hamilton Sundstrand

Health and Safety Technician June 1998 – June 1999 - College Internship
ergonomic assessments / modification of employees workstations; managing employee PPE employee program; training employees in use of same; managing safety committees; EH & S coordinators team; Corporate ergonomic team; Industrial Hygiene sampling (vapor, CO2 sampling, noise levels, dust, vapor, and mist issues) reviewing MSDS; ISO 14000 compliance team

Covenant Insurance

Risk Management Office Staff Dec 1986 – July 1994

State of Massachusetts

Department of Public Welfare July 1980 – Aug 1982



CITY OF REVERE

Brian M. Arrigo
Mayor

September 30, 2021

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my reappointment of Mark Ferrarite to the Library Board of Trustees. As the Library and its board continue to innovate and deliver key services to our community, board members requested reappointment with the aim of building a sustained presence for our Library.

Mark Ferrarite has served the City of Revere admirably on the Library Board of Trustees and I support his reappointment with no reservations.

Regards,

Brian M. Arrigo

Mayor

Attachment: M. Ferrante Reappointment (21-341 : Reappointment of Mark Ferrante to Library Board)



CITY OF REVERE

Brian M. Arrigo
Mayor

September 30, 2021

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my reappointment of Frank Schettino to the Library Board of Trustees. As the Library and its board continue to innovate and deliver key services to our community, board members requested reappointment with the aim of building a sustained presence for our Library.

Frank Schettino has served the City of Revere admirably on the Library Board of Trustees and I support his reappointment with no reservations.

Regards,

Brian M. Arrigo

Mayor

Attachment: F. Schettino Reappointment (21-342 : Reappointment of Frank Schettino to Library Board)



CITY OF REVERE

Brian M. Arrigo
Mayor

September 30, 2021

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my reappointment of Nancy Sponpinato to the Library Board of Trustees. As the Library and its board continue to innovate and deliver key services to our community, board members requested reappointment with the aim of building a sustained presence for our Library.

Nancy Sponpinato has served the City of Revere admirably on the Library Board of Trustees and I support his reappointment with no reservations.

Regards,

Brian M. Arrigo

Mayor

Attachment: N. Sponpinato Reappointment (21-343 : Reappointment of Nancy Sponpinato to Library Board)



CITY OF REVERE

Brian M. Arrigo
Mayor

October 21, 2021

Honorable City Council
Revere City Hall
Revere, MA 02151

Dear Members of the Honorable City Council:

Please be advised that in accordance with the provisions of Title 13, Chapter 13.08, Section 13.08.435 of the Revised Ordinances of the City of Revere, as most recently amended, I hereby request that Feeney Brothers Excavation LLC, 103 Clayton Street, Dorchester, MA 02122 be appointed as a Licensed Drain Layer in the City of Revere.

Please take careful notice that all drain layer licenses expire on April 1, annually, unless sooner revoked by the Mayor and the Council.

Feeney Brothers has been advised that they will be contacted *directly* by the Appointment Subcommittee with a date and time to appear before them concerning this re-appointment.

Regards,

Brian M. Arrigo
Mayor

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)



The City of REVERE, MASSACHUSETTS

Water & Sewer Department
321R Charger Street, Revere, MA 02151
(781) 286-8149

22.a

DONALD P. CIARAMELLA
Chief of Infrastructure
& Public Works

To: Brian M Arrigo, Mayor

From: Donald P. Ciaramella, Superintendant Water & Sewer Dept.

Date: October 4, 2021

RE: Drain Layer Approval

Attached please find a drain layer application from ____ Feeney Brothers Excavation LLC. I have reviewed the company's references and I recommend acceptance of their drain layers license for the City of Revere.

Donald P. Ciaramella

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)



Administrative Checklist

- ✓ All Insurance Docs & Required Items from Packet
- ✓ Utility Markers & A Frame Pics
- ✓ Renewal Application
- ✓ Signed Acknowledgement Form
- ✓ \$200 Non-Refundable Application Fee
- ✓ All hoisting licenses are up to date.
- ✓ \$0 Permit Balance
- ✓ No Written or Verbal Warnings



The City of REVERE, MASSACHUSETTS
Water & Sewer Department
321R Charger Street, Revere, MA 02151
(781) 286-8149

DONALD P. CIARAMELLA
Chief of Infrastructure
& Public Works

**ACKNOWLEDGEMENT OF RECEIPT OF CITY OF REVERE
GUIDELINES FOR WATER AND SEWER CONNECTIONS**

It is the drainlayer's responsibility to read, discuss, and understand the information, rules, and procedures provided. By signing below, the drainlayer acknowledges the following:

I/We hereby acknowledge that I/we have received, read, and fully understand the requirements of City licensed drainlayers. Further, I/we agree to abide by the policies and procedures described in the guidelines provided as defined in the drainlayer application requirements. I/we understand that I will be held accountable for all work performed in accordance with said requirements.

Owner Signature *Brandan Feeney* Date: 9.27.21

Print Name Brandan Feeney



Feeney Brothers

EXCAVATION LLC

103 CLAYTON STREET, DORCHESTER, MASSACHUSETTS 02122-2738

PHONE: 617-287-1004 • FAX: 617-282-1669

www.feenebrothers.com

September 21, 2021

City of Revere
Water & Sewer Department
321R Charger Street
Revere, MA 02151

Re: Feeney Brothers Excavation LLC dba Feeney Brothers Utility Services

Dear Engineering Dept.,

Feeney Brothers Utility Services provides comprehensive services to the utility industry throughout the Northeast and services our customers by operating out of strategically located offices and satellite yards. These location also enable us to provide 24/7 emergency service for our customers.

We have contracted utility work in the City of Revere and request to be added to the City's Drainlayer List.

Thank you for your attention in regards to this matter and should you have any questions, please feel free to contact me.

Best,

A handwritten signature in black ink, appearing to read "Brendan Feeney".

Brendan Feeney
President Feeney Brothers Excavation LLC



TOWN of BROOKLINE
Massachusetts
 Department of Public Works
Water & Sewer Division

Erin Chute Gallentine
Commissioner
Frederick W Russell PE
Director

April 6, 2021

Feeney Brothers Corp
 103 Clayton St
 Dorchester, MA 02122

To Whom It May Concern,

According to our records, the above contractor, Feeney Brothers Corp has been license and bonded to perform water, sewer & drain work in the Town of Brookline since 2005.

The company performs all work in an acceptable manner to the Town and remains in good standing.

Please feel free to contact me directly if you have any questions or concerns in this matter.

Sincerely,

Sueretta Channer
 Business Manager
 Brookline Water & Sewer Department
 617-730-2170

333 Washington Street ♦ Brookline, Massachusetts 02445
 Telephone: (617) 730-2170 Facsimile: (617) 713-3727
 email water@brooklinema.gov

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

TOWN OF DEDHAM
Commonwealth of Massachusetts

JOSEPH M. FLANAGAN
 DPW DIRECTOR



55 RIVER STREET
 DEDHAM, MA 02026-2935

(781) 751-9350
 FAX (781) 751-9359
www.dedham-ma.gov

DEPARTMENT OF PUBLIC WORKS

April 13, 2021

Feeney Brothers Excavation LLC
 103 Clayton St
 Dorchester MA 02122

To Whom It May Concern

Please accept this letter of reference for Feeney Brothers Excavation. Feeney Brothers has done some extensive gas main work in the Town of Dedham. While doing this installation they have had to relocate water, sewer and drain infrastructure. These repairs and relocation projects were all done in an efficient, professional manner. Feeney Brothers continues to work in Dedham and their workers continue to be good to work with and are aware of their surroundings and keep a clean jobsite.

Please contact me with any questions.

Sincerely,

Joseph Flanagan
 Director of Public Works
 Town of Dedham

Jflanagan@dedham-ma.gov

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

TOWN OF MILTON

DEPARTMENT OF PUBLIC WORKS
629 RANDOLPH AVENUE
MILTON, MA 02186
www.townofmilton.org

CHASE P. BERKELEY P.E.
Director of Public Works
THOMAS MCCARTHY
Assistant Director of Public Works
JOHN P. THOMPSON, P.E.
Town Engineer

JOHN CALABRO
Manager of Wires and Maintenance
CHRISTOPHER TRUDEL
Civil Engineer
KATHLEEN M. BOWEN
Senior Administrative Clerk – Conservation
ALLAN BISHOP, GISP
Engineering Department/GIS

April 14, 2021

To whom it may concern,

Feeney Brothers has worked in the Town of Milton on many various projects from small gas repairs to large gas main projects. They have been excellent to work with very responsive to any concerns, they have kept their work sites clean and safe.

I have allowed them to stage equipment and supplies at the DPW yard because of their cleanliness and attention to detail.

They have also been working for Milton for the past 4 years during the winter season doing snow plowing operations and have been outstanding in response time and quality of work.

If you have any further questions please feel free to contact me.

Respectfully,


Thomas McCarthy
Assistant Director Milton DPW

LICENSE OR PERMIT BOND

Bond No. 800122727

KNOW ALL MEN BY THESE PRESENTS, That we, Feeney Brothers Excavation LLC of 103 Clayton Street, Dorchester, MA 02122, as Principal, and Atlantic Specialty Insurance Company a corporation organized and existing under the laws of the State of NY and licensed to do business in the State of MA, as Surety, are held and firmly bound unto City of Revere of 321R Charger Street, Revere, MA 02151, hereinafter called the Obligee, in the penal sum of Ten Thousand and 00/100 Dollars (\$10,000.00), lawful money of the United States of America to be paid to said Obligee, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas, the Principal has made application for a license of permit to the Obligee for the purpose of, or to exercise the vocation of Street and Sidewalk.

NOW, THEREFORE, if the Principal shall faithfully comply with all ordinances, rules and regulations which have been or may be hereafter be in force concerning said License or Permit, and shall save and keep harmless the Obligee from all loss or damage which it may sustain or for which it may become liable on account of the issuance of said license or permit to the Principal, then this obligation shall be void; otherwise, to remain in full force and effect.

The Surety may cancel this bond at any time by filing with the Obligee thirty (30) days written notice of its desire to be relieved of liability. The Surety shall not be discharged from any liability already accrued under this bond, or which shall accrue hereunder before the expiration of the thirty day period.

Signed and sealed with our hands this 21st day of September, 20 21.

Feeney Brothers Excavation LLC
Principal

By: *[Signature]*

Atlantic Specialty Insurance Company
Surety

[Signature]
Michelle Halter, Attorney-in-Fact


(Seal)

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

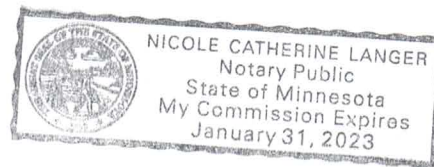
Surety Acknowledgment

State of Minnesota }
County of Hennepin } ss.

On this 21st day of September 2021, before me personally came Michelle Halter, to me known, who being by me duly sworn, did depose and say that she is the Attorney-in-Fact of Atlantic Specialty Insurance Company described in and which executed the above instrument; that she knows the seal of said corporation; that the seal affixed to said instruments is such corporate seal, that it was so affixed by order of the Board of Directors of said corporation, and that she signed her name to it by like order.



Notary Public



Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Heather R. Goedtel, Michelle Halter, Nicole Langer, Kelly Nicole Enghausser, Blake S Bohlig, Melissa Stanton**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Pow of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-i-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact sh be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Compa as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as thou manually affixed.

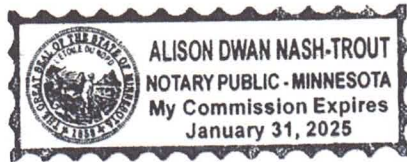
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Comp to be affixed this twenty-seventh day of April, 2020.



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 21st day of September, 2021.



Kara Barrow
Kara Barrow, Secretary

This Power of Attorney expires
January 31, 2025

Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

STOP

**PLEASE WAIT HERE
FOR YOUR JOBSITE
BRIEFING**



FEENEY BROTHERS EXCAVATION LLC

APPROVED
JOBSITE



SAFE ZONE



Please do not
enter job site or
approach crews.

Signicade De

PLASTICADE

800.772.0855
PESTICADE.COM

100-100
7/10/24

MADE IN
THE USA

nationalgrid

**As an essential business,
National Grid has authorized
this critical work to maintain
safe and reliable service.**

**Our workers adhere to
CDC guidelines.**

**Thank you for your patience
and please stay safe.**



**Please do not
enter job site or
approach crews.**

nationalgrid

WORKSITE

800-233-5325

www.nationalgrid.com







Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)



Attachment: [2021] Feeney Bros Complete (21-357 : Appointment of Feeney Bros as Licensed Drain Layer)

105515

Company Name: FEENEY BROTHERS EXCAVATION, LLC

Payee: CITY OF REVERE
WATER & SEWER DEPARTMENT
321R CHARGER STREET, REVERE MA 02151

REFERENCE	DESCRIPTION	AMOUNT
09/21/21 - DRAINLAYER LICENSE	09/21/21 - DRAINLAYER LICENSE	200.00
CHECK DATE: 09/22/21	CHECK NO: 105515	TOTAL AMOUNT: 200.00



FEENEY BROTHERS EXCAVATION LLC
103 CLAYTON STREET
DORCHESTER, MASSACHUSETTS 02122
PHONE (617) 287-1004 • FAX (617) 282-1699



CHECK NO. 105515

Two Hundred Dollars and 00 cents

DATE 09/22/21 AMOUNT **\$200.00**

PAY TO THE ORDER OF
CITY OF REVERE
WATER & SEWER DEPARTMENT
321R CHARGER STREET, REVERE MA 02151

[Signature]
AUTHORIZED SIGNATURE

⑈ 105515⑈ ⑆ 21070175⑆ 1338502473⑈

PUD-21-02
also see
A-21-28

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.20.010 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, October 25, 2021 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 333 Lee Burbank, LLC, 333 Lee Burbank Highway, Revere, MA 02151 requesting permission from the Revere City Council to convert the existing office building to establish twelve (12) apartment units, therein, by the filing of Planned Unit Development for the property located at 333 Lee Burbank Highway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (PUD-21-02) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #3129
10/06/2021
10/13/2021

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

FORM B

FILED
2021 SEP 27 PM 12: 17

Application No. PUD-21-02
Date: September 27, 2021

OFFICE CITY CLERK
REVERE, MASS
City of Revere, Massachusetts
Revere City Council
Application for Special Permit

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the City Council for the following:

- A. *Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.2000 (Revised Ordinances of the City of Revere)*
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 110.
- C. Application for Special Permit for Alteration of Nonconforming Structures (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.030B.

1. Applicant submitting this application is :

Name: 333 Lee Burbank LLC
Address: 333 Lee Burbank Highway, Revere, MA 02151
Tel. #: _____

2. Applicant is : _____ Tenant _____ Licensee _____ Prospective Purchaser
 X Owner _____ Other (Describe).

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

3. The following person is hereby designated to represent the applicant in matters arising hereunder :

Name : _____ Lawrence A. Simeone Jr., Esq _____
Title : _____ Attorney At Law _____
address _____ 300 Broadway, Suite 4, Revere _____
Telephone : _____ (617) 286-1560 _____

4. The land for which this application is submitted is owned by:

Name: _____ 333 Lee Burbank LLC _____
Address: _____ 333 Lee Burbank Highway, Revere, MA 02151 _____
Tel. _____

5. The land described in this application is recorded in Suffolk County Registry of Deeds, Book 64957 Page 215¹, Certificate # (if registered) _____, Book _____, Page _____.

6. Plans describing and defining the Exception to Use Regulations In Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

“FINAL PLAN PLANNED UNIT DEVELOPMENT (PUD) 333 LEE BURBANK HIGHWAY, REVERE, MA prepared by WILLIAMS & SPARAGES, 189 NORTH MAIN STREET, MIDDLETON, MA 01949, September 2, 2021 attached and marked **Exhibit #1.**

“LEE BURBANK APARTMENTS [proposed apartments] prepared Phoenix Architects dated January 27, 2021 attached and marked **Exhibit #2.**

Lot # C Lee Burbank Hwy _____ Sq. Ft. 9,053 _____

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

Yes see attached and marked **Exhibit #3.**

8. A locus map (8½” x 11”) copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application. 9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

Yes see attached and marked **Exhibit #4.**

¹ See deed attached and marked **Exhibit #5.**

9a. Is the site of this application subject to the Wetlands Protection Act (M.G.L. Chapter 131, Section 40A or Chapter 130, Section 105)? No.

9b. Is the location of the site of this application within 100 feet of : a coastal beach ____; saltmarsh ____; land under the ocean ____; do not know ____; no X.

10. Describe the property for which this application is being submitted (including dimensions of the land, existing buildings, if any, availability of utilities, sewer, water etc.....).

The Property is located in the Technology Enterprise District (TED) in accordance with the Revere Zoning Map and the Revere Revised Ordinances.

The Property identified as Lot C Lee Burbank Highway, consists of Nine Thousand, Fifty (9,050) sq. ft. improved by a four (4) story office building consisting of Fourteen Thousand Two Hundred and Eighty (14,280) sq. ft.

Lot C was created by variance (A -06-13) granted in 2006 by the ZBA which allowed the subdivision of Lot #6 Green Street in to Lot C (9,053 sf) with a proposed new building of 14,280 sf and D (13,124 sf) with an existing building of 8,775 sf Lee Burbank Highway and allowed to provision of seven (7) off street parking spaces on Lot D.

The Property's address is 333 Lee Burbank Highway. The Property has frontage of one hundred and seven, fifty-four one hundredths (107.54) feet on Lee Burbank Highway a public way.

The Property is presently serviced by municipal water and sewer; as well as electricity and gas.

11. What is the nature of the exception or special permit requested in this application?

Applicant proposes to convert the existing office building to establish twelve (12) apartment units, therein, by the filing of a Planned Unit Development ("the Project") in accordance with R.R.O. 17.20.010 -17.20.190 and the Table of Use Regulations R.R.O. 17.16.010.

The Applicant received relief from noncompliance with Section R.R.O. 17.20.160², R.R.O. 12.24.010 [the table of dimensional regulations] with respect to minimum lot

² R.R.O. 17.20.160 entitled "Site Area" and states in pertinent part "For both new construction and expansion, there shall be a minimum twenty-five-thousand-square-foot requirement for PUD's. All portions of the project area must be zoned as GB, CB, RC, RC1, RC2, RC3, HB, PDD1, PDD2, NB, TED,

area of Twenty Five Thousand (25,000) square feet and minimum lot frontage requirement of one hundred and fifty (150) feet in the TED district and from noncompliance with R. R.O). 17.20.200 with respect to a minimum of two (2) parking spaces per unit required for all apartment uses within a PUD. See ZBA Decision (A-21-28) attached and marked Exhibit #6.

See also PUD Project Review Board comments filed with the City Clerk on September 8, 2021 *attached and marked Exhibit #7.*


Date of Denial by Building Inspector and/or Planning Board

not required

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

Applicant

Date



Applicant's Representative

9/27/21
Date

Received from above applicant, the sum of \$400.00 to apply against administrative and mailing costs.

LI and IP." (C.O.97-105 § 39; C.O. 90-37D (part); C.O. 85-4A § 36 (part); C.O. 83-508B § 3; C.O. 83-3 § 17-5(X)(10))

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

Now comes the applicant 333 Lee Burbank LLC as aforesaid, which has applied to this Honorable City Council for a special permit for property located at 333 Lee Burbank Highway and requests that said Council make the following findings of fact:

1. That the proposed alterations would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) The proposed facilities will not impede light, air, and space to adjoining properties;
 - (b) the facilities will not over crowd or have any effect on the density of the existing parcel and buildings thereon;
 - (c) said facilities shall remain with a residential use building on the site;
 - (d) the approval of this use will allow 333 Lee Burbank LLC to improve the condition of the property, and therefore benefit the public at large in the community.

2. That the specific site is an appropriate location for such alterations for the following reasons:
 - (a) The subject property is zoned, TED, which allows for the request of this special permit;
 - (b) The location of has a structure which was allowed by variance; similar to the zoning district which has various commercial structures in the neighborhood;
 - (c) the proposed use can exist at this site, without impeding the normal use of the property or surrounding property.

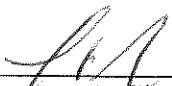
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) The proposed facility is on a public ways which has water and/or sewer services.

4. That the use as proposed will not adversely affect the neighborhood, for the following reasons:
 - (a) The proposed use will not create adverse impact of noise, odor, smoke dust, etc. It will not substantially generate commercial traffic or activity; and

- (b) much of the adjacent property surrounding the property are commercial; the use will have no affect on these adjoining properties and their uses; and
 - (c) the proposed "Apartment use" does not deviate or substantially change the character of this already relative commercial/industrial area of the city, which has business operating similar parking facilities.
5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using the proposed facility in that
- (a) the only traffic generated by the proposed facility shall not substantially effect on the present traffic patterns.
6. That adequate and appropriate facilities will be provided for the proposed use to for the following reasons:

The location is in a general industrial/commercial area known as the Technology Enterprise District (TED) district, the proposed commercial use shall be in harmony with the area, which include oil storage farm(s), a disposal and collection company, commercial retail and wholesale uses, hotel, rental car business, and various commercial storage facilities. The current infrastructure and roadways are sufficient to handle the proposed use in that they currently adequately handle the current needs of this industrial/commercial area.

Date: September 27, 2021

Respectfully submitted by: 
 Lawrence A. Simeone, Jr., Esq.

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

General Disclosure of Constituent Information Relative to Applications Submitted to The Revere City Council for Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals, Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council

1. (Name and residential address of party submitting application.)

Name: 333 Lee Burbank LLC
Address: 333 Lee Burbank Hwy, Revere, MA 02151

2. (Name and residential address of each landowner on whose property subject matter will be exercised.)

Name: See above
Address: _____

(Attach additional pages, if necessary)

3. (If the Party is a Partnership, state the name and residential address of all partners within sixty (60) days of this application.)

Partner's Name: _____
Address: _____

4. (Name and residential address of each party to whom subject authorization will be issued).

5. (If the Party is a Trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this Application.)

6. (If the Party if a Joint Venture, state the name and residential address of each person, form of company that is party to the Joint Venture within sixty (60) days of the filing of this Application.)

7. (If the Party if a Corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application.

8. (If the Party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days from the date of this Application.)

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

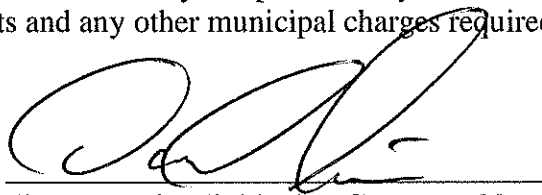
9. (If the Party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this Application).
10. (If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the Certificate required by Mass. General Law, Chapter 110, Section 5, is on file.)

CERTIFICATION

Pursuant to Massachusetts General Laws, Chapter 40, Section 57 (a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that the Authority has paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.



Social Security Number or
Federal Identification Number




Signature of Individual or Corporate Name

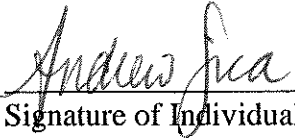
By: _____
Corporate Officer (if applicable)

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

Pursuant to M.G.L. Ch. 62C, Sec. 49A, I certify under the penalties of perjury that, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.



Social Security Number or
Federal Identification Number



Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

TO:

FROM:

SUBJECT:

DATE:

REQUESTED
RETURN DATE:

HEARING DATE:

In accordance with the provisions of Section 57 (a), of Chapter 40 of the Massachusetts General Laws, the Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof;

Name of Applicant: 333 Lee Burbank LLC
(Person, corporation or business enterprise applying for license of permit)

Address of Applicant: 333 Lee Burbank LLC, Revere, MA 02151
(Business address of above person, corporation or business enterprise)

Location Address: 333 Lee Burbank Hwy, Revere, MA 02151
(Location of property for which license or permit is required.)

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

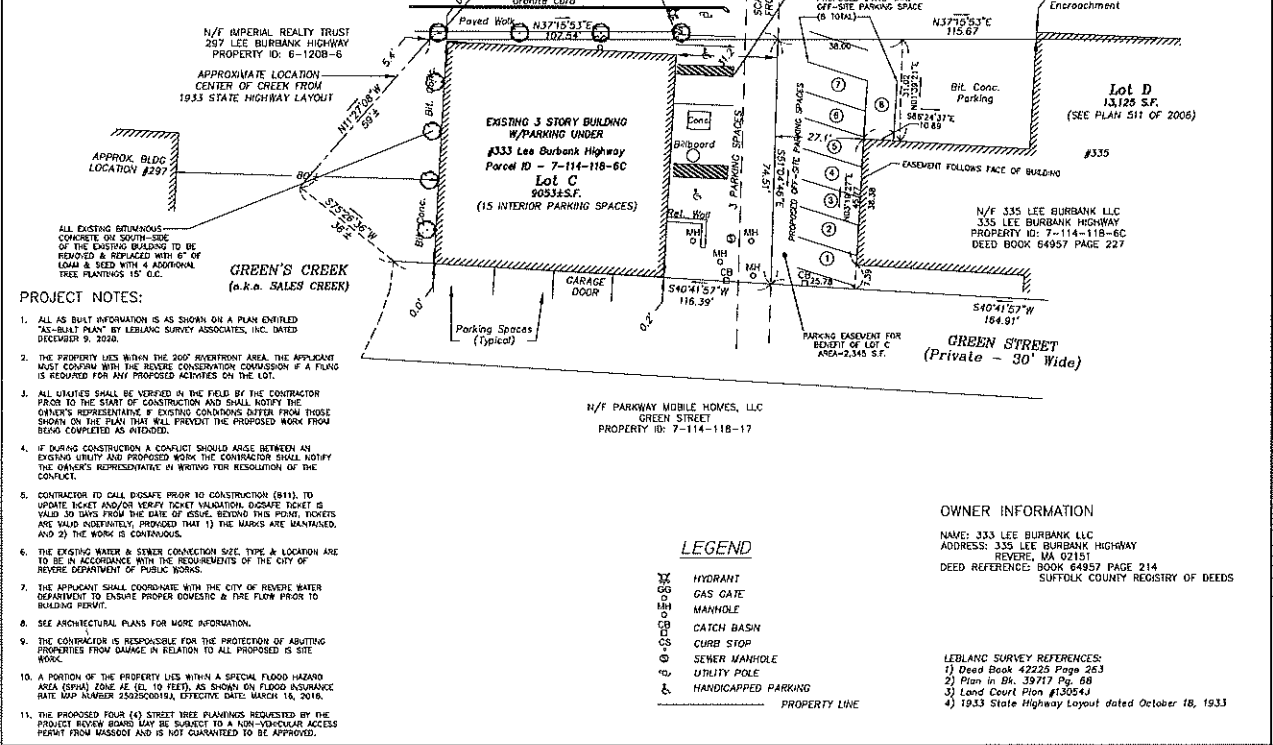
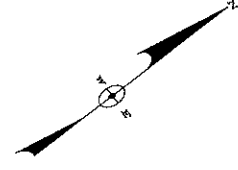
EXHIBIT #1

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

ZONE: TECHNOLOGY ENTERPRISE DISTRICT (TED)		
	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	25,000 sq ft	9,053.4 sq ft
MINIMUM LOT FRONTAGE	150 ft.	107.54 ft.
MINIMUM FRONT SETBACK	50 ft.	0.5 ft.
MINIMUM SIDE SETBACK	35 ft.	5.4 ft.
MINIMUM REAR SETBACK (GREEN STREET)	50 ft.	0.0
MAX. PRINCIPAL BLDG. COVERAGE	50%	53%
USABLE OPEN SPACE	15%	<10%
MAXIMUM HEIGHT	50 ft.	See Architectural Drawings
MAXIMUM STORES	5	W/Parking Under
MAX. FENCE HEIGHT	15 ft.	4 ft.
FLOOR AREA RATIO (FAR)	1.5	See Architectural Drawings

PARKING CALCULATIONS		
CATEGORY	REQUIRED	PROVIDED
PLANNED UNIT DEVELOPMENT (17.28.02)	2 SPACES/UNIT 12 UNITS x 2 = 24	26 TOTAL 15 INTERIOR 3 EXTERIOR 8 OFF-SITE

*THE PROPOSED 8 OFF-SITE PARKING SPACES SHOWN AT 335 LEE BURBANK HIGHWAY REQUIRE A VARIANCE.



PROJECT NOTES:

- ALL AS BUILT INFORMATION IS AS SHOWN ON A PLAN ENTITLED "AS-BUILT PLAN" BY LEBLANC SURVEY ASSOCIATES, INC. DATED DECEMBER 9, 2020.
- THE PROPERTY LIES WITHIN THE 200' RIVERFRONT AREA. THE APPLICANT MUST COMPLY WITH THE REVERSE CONSERVATION COMMISSION IF A FILING IS REQUIRED FOR ANY PROPOSED ACTIVITIES ON THE LOT.
- ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS PROVIDED.
- IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
- CONTRACTOR TO CALL DOWNSIDE PRIOR TO CONSTRUCTION (841), TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DOWNSIDE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
- THE EXISTING WATER & SEWER CONNECTION SIZE, TYPE & LOCATION ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF REVERE DEPARTMENT OF PUBLIC WORKS.
- THE APPLICANT SHALL COORDINATE WITH THE CITY OF REVERE WATER DEPARTMENT TO ENSURE PROPER DOMESTIC & FIRE FLOW PRIOR TO BUILDING PERMIT.
- SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED SITE WORK.
- A PORTION OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SPHA) ZONE AE (1.0 TO FEET), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 55080001A, EFFECTIVE DATE: MARCH 18, 2016.
- THE PROPOSED FOUR (4) STREET TREE PLANTINGS REQUESTED BY THE PROJECT REVIEW BOARD MAY BE SUBJECT TO A NON-VOLUNTARY ACCESS PERMIT FROM MASSDOT AND IS NOT GUARANTEED TO BE APPROVED.

LEGEND

- HYDRANT
- GAS GATE
- MANHOLE
- CATCH BASIN
- CURB STOP
- SEWER MANHOLE
- UTILITY POLE
- HANDICAPPED PARKING
- PROPERTY LINE

OWNER INFORMATION

NAME: 333 LEE BURBANK LLC
 ADDRESS: 335 LEE BURBANK HIGHWAY
 REVERE, MA 02151
 DEED REFERENCE: BOOK 64957 PAGE 214
 SUFFOLK COUNTY REGISTRY OF DEEDS

LEBLANC SURVEY REFERENCES:

- Deed Book 42225 Page 263
- Plan in Bk. 33717 Pg. 68
- Land Court Plan #130543
- 1933 State Highway Layout dated October 18, 1933

FINAL PLAN
PLANNED UNIT DEVELOPMENT (PUD)
333 LEE BURBANK HIGHWAY, REVERE, MA

Designed By: PMB
 Drawn By: PMB
 Project Manager: PMB
 Job File Number: REVE-0083

SHEET 1 OF 1

0' 10' 20'
 SCALE: 1"=20'

SEPTEMBER 2, 2021

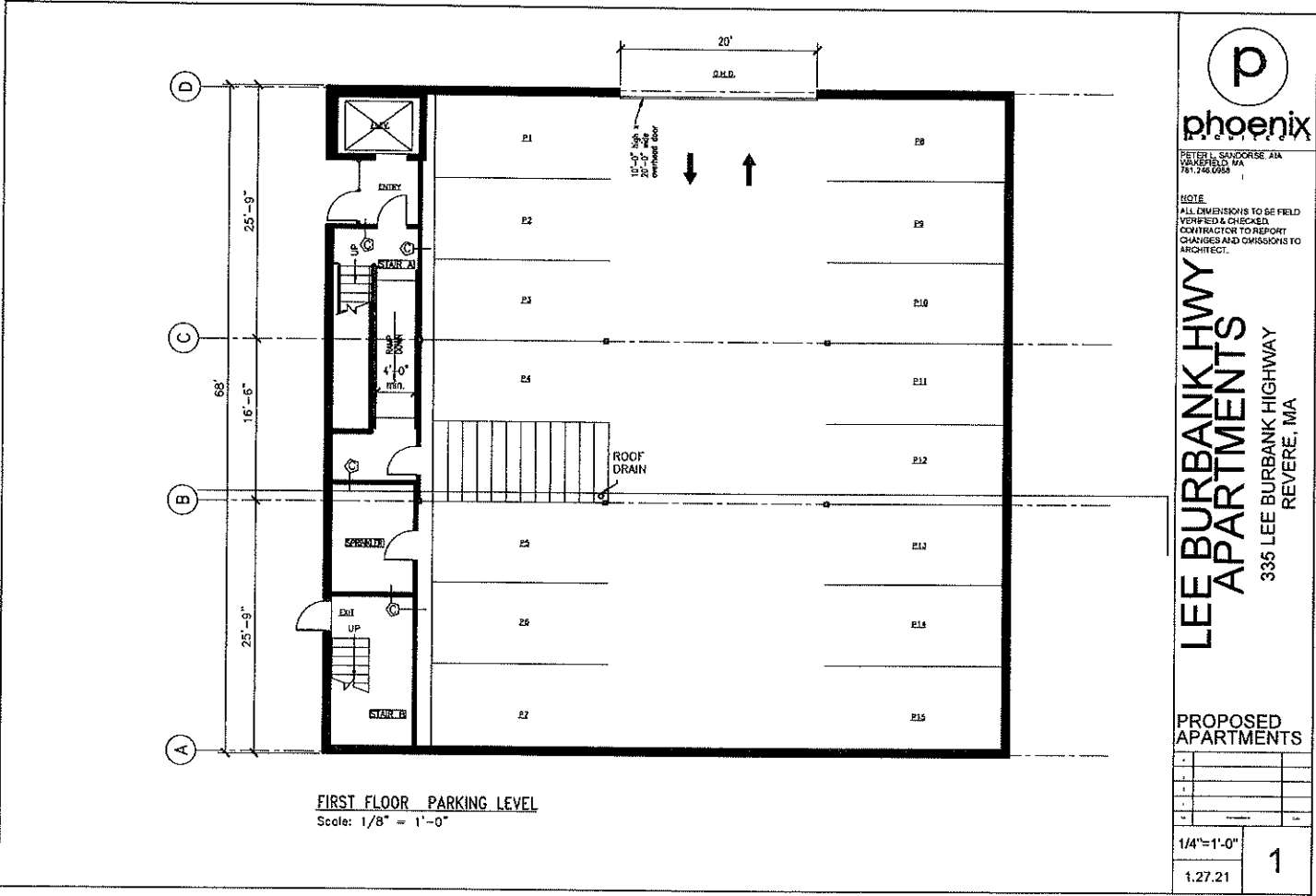
NO.	SITE PLAN REVIEW COMMENTS	DATE
4		
3		
2		
1		

WILLIAMS & SPARAGES
 INCORPORATED IN MASSACHUSETTS
 100 STATE STREET
 SUITE 101
 BOSTON, MA 02109
 TEL: (617) 538-8200
 FAX: (617) 538-8200
 WWW.WSINC.COM

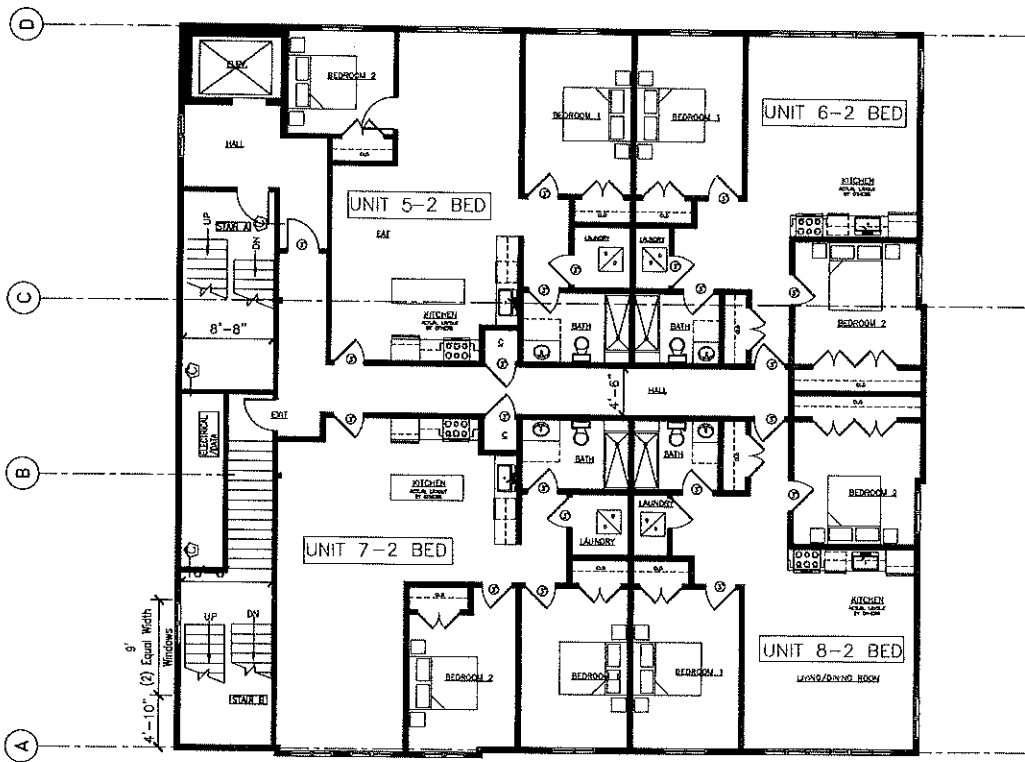
Attachment: PUD-21-02-333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

EXHIBIT #2

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



THIRD FLOOR 4 - (2) BEDROOM UNITS
 Scale: 1/8" = 1'-0"



PETER L. SANDORSE AIA
 WAREFIELD, MA
 781.746.0968

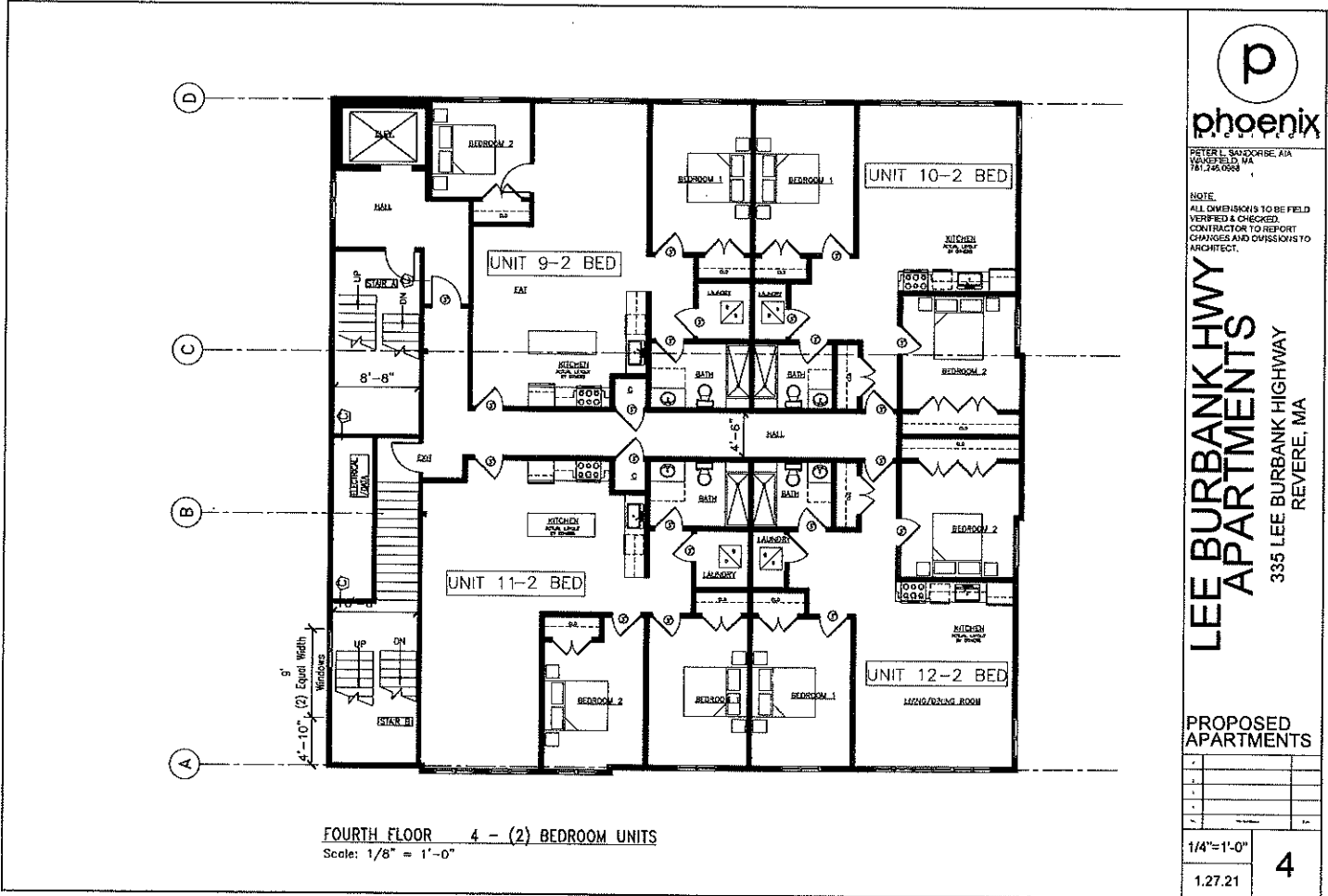
NOTE:
 ALL DIMENSIONS TO BE FIELD
 VERIFIED & CHECKED.
 CONTRACTOR TO REPORT
 CHANGES AND OMISSIONS TO
 ARCHITECT.

**LEE BURBANK HWY
 APARTMENTS**
 335 LEE BURBANK HIGHWAY
 REVERE, MA

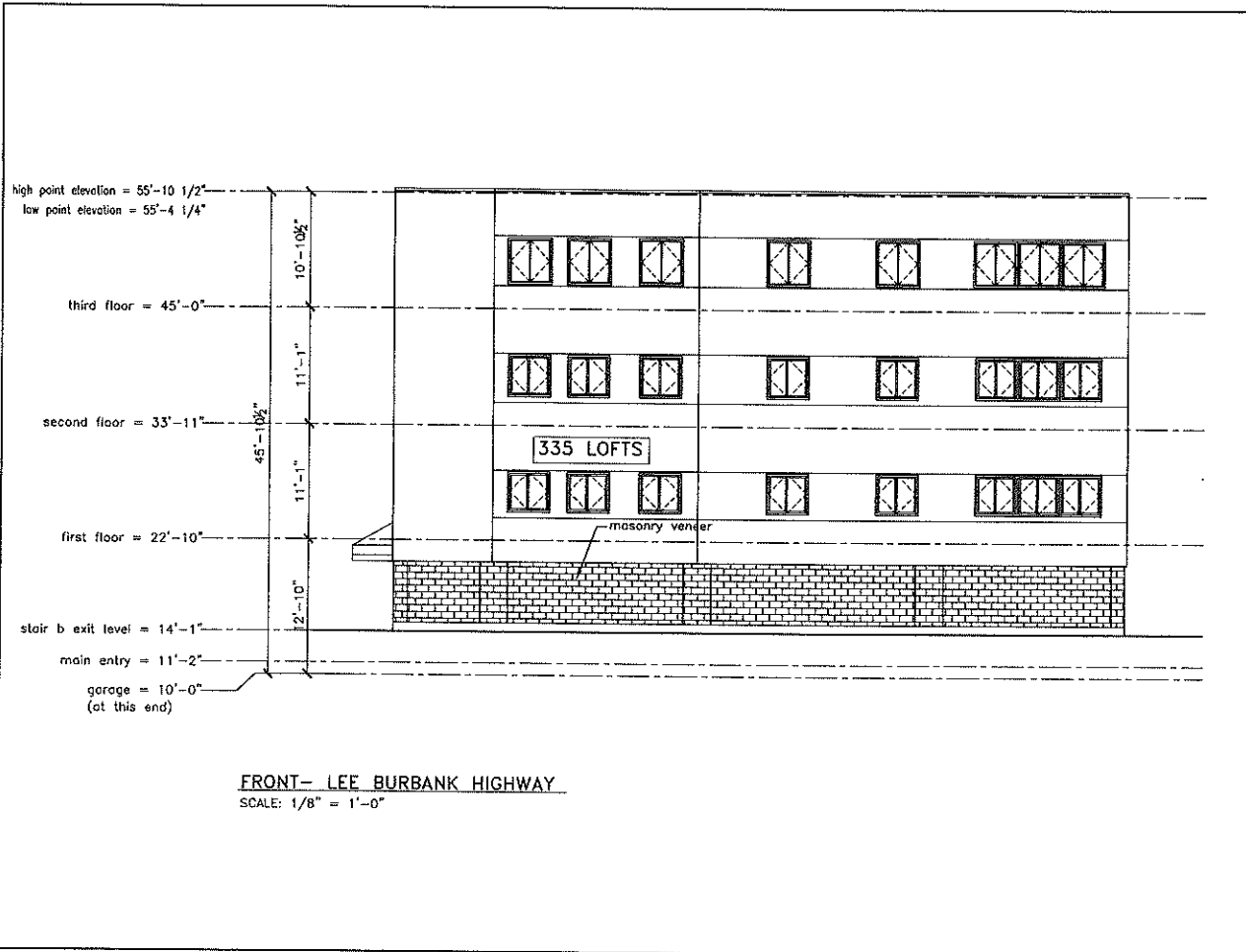
PROPOSED
 APARTMENTS

1/4" = 1'-0"	3
1.27.21	

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



FRONT- LEE BURBANK HIGHWAY
SCALE: 1/8" = 1'-0"



phoenix
CORPORATION

PETER L. SAKORGE, AIA
WAKEFIELD, MA
781.243.0555

NOTE:
ALL DIMENSIONS TO BE FIELD
VERIFIED & CHECKED
CONTRACTOR TO REPORT
CHANGES AND OMISSIONS TO
ARCHITECT.

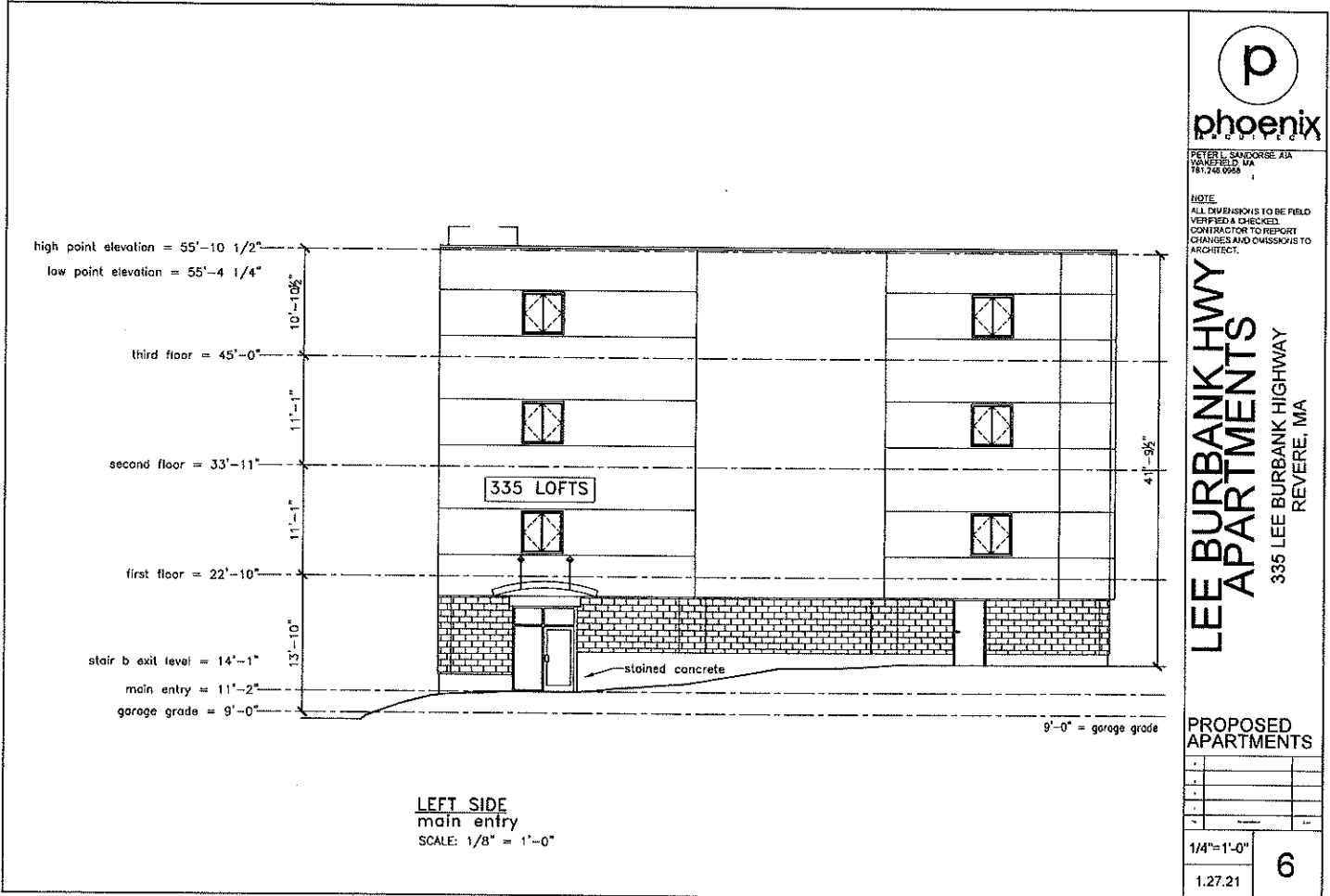
**LEE BURBANK HWY
APARTMENTS**

335 LEE BURBANK HIGHWAY
REVERE, MA

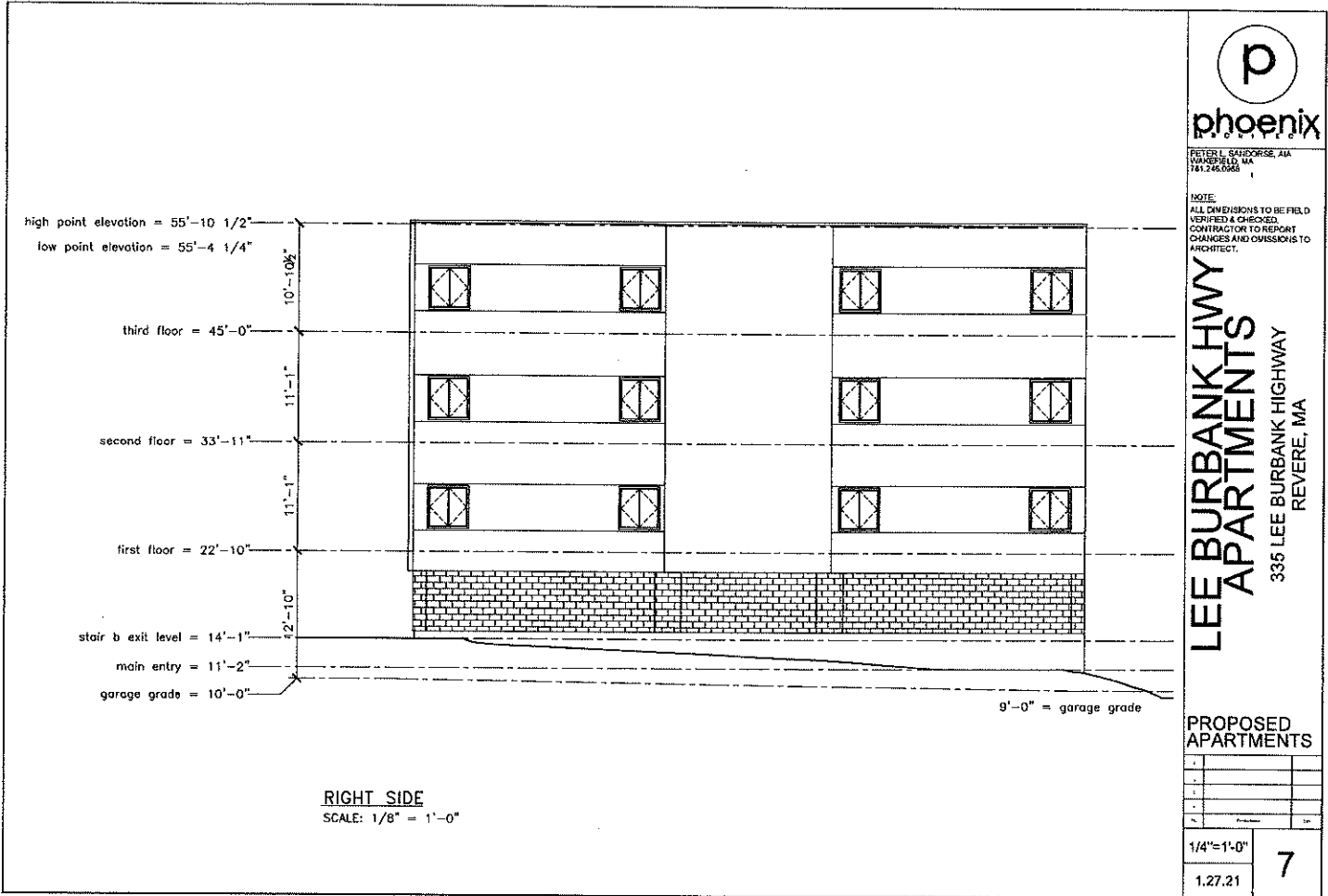
**PROPOSED
APARTMENTS**

1/4" = 1'-0"	5
1.27.21	

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



PETER L. SANDORSE, AIA
 WAREFIELD, MA
 781-265-0465

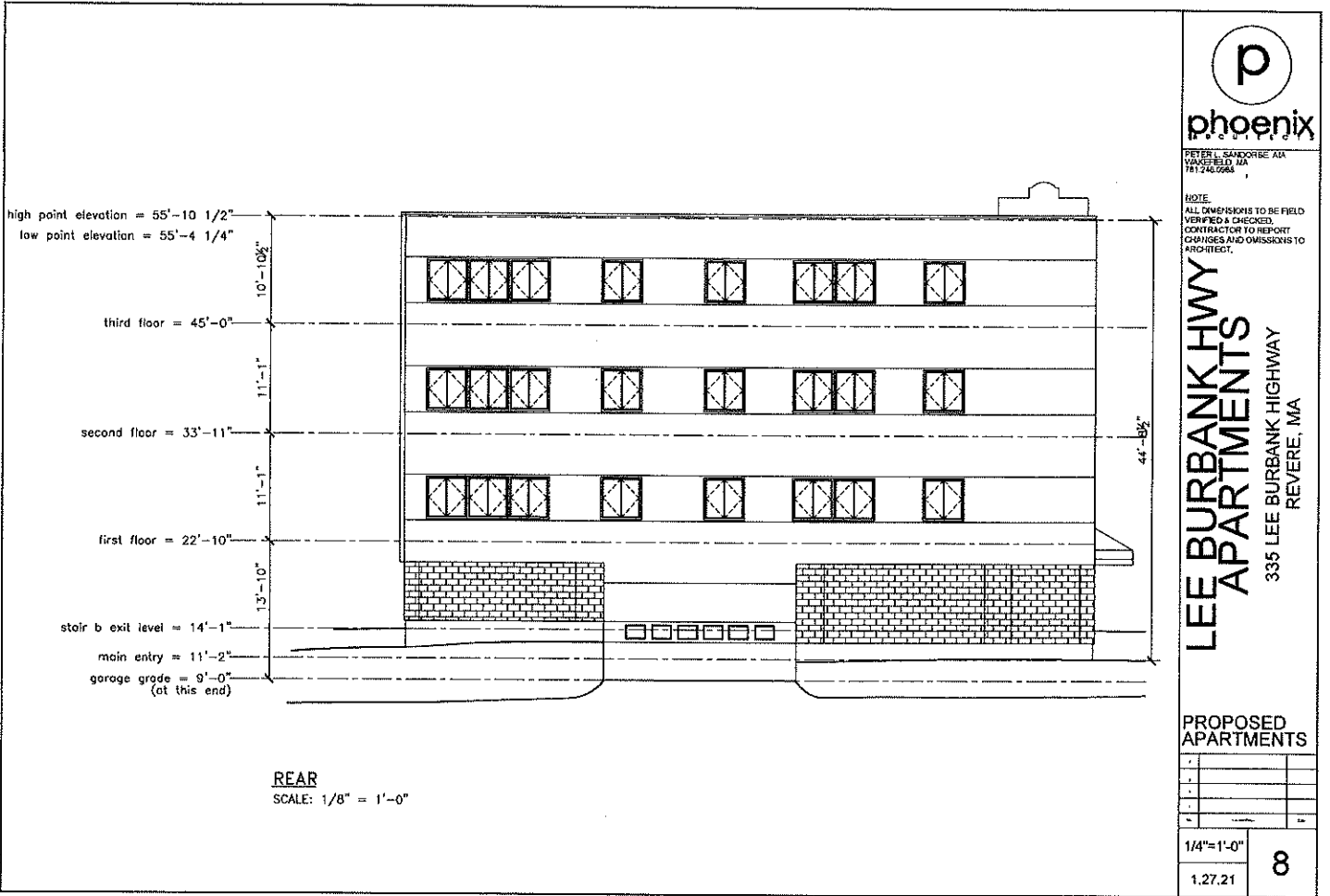
NOTE:
 ALL DIMENSIONS TO BE FIELD
 VERIFIED & CHECKED.
 CONTRACTOR TO REPORT
 CHANGES AND OMISSIONS TO
 ARCHITECT.

**LEE BURBANK HWY
 APARTMENTS**
 335 LEE BURBANK HIGHWAY
 REVERE, MA

PROPOSED
 APARTMENTS

1/4" = 1'-0"	7
1.27.21	

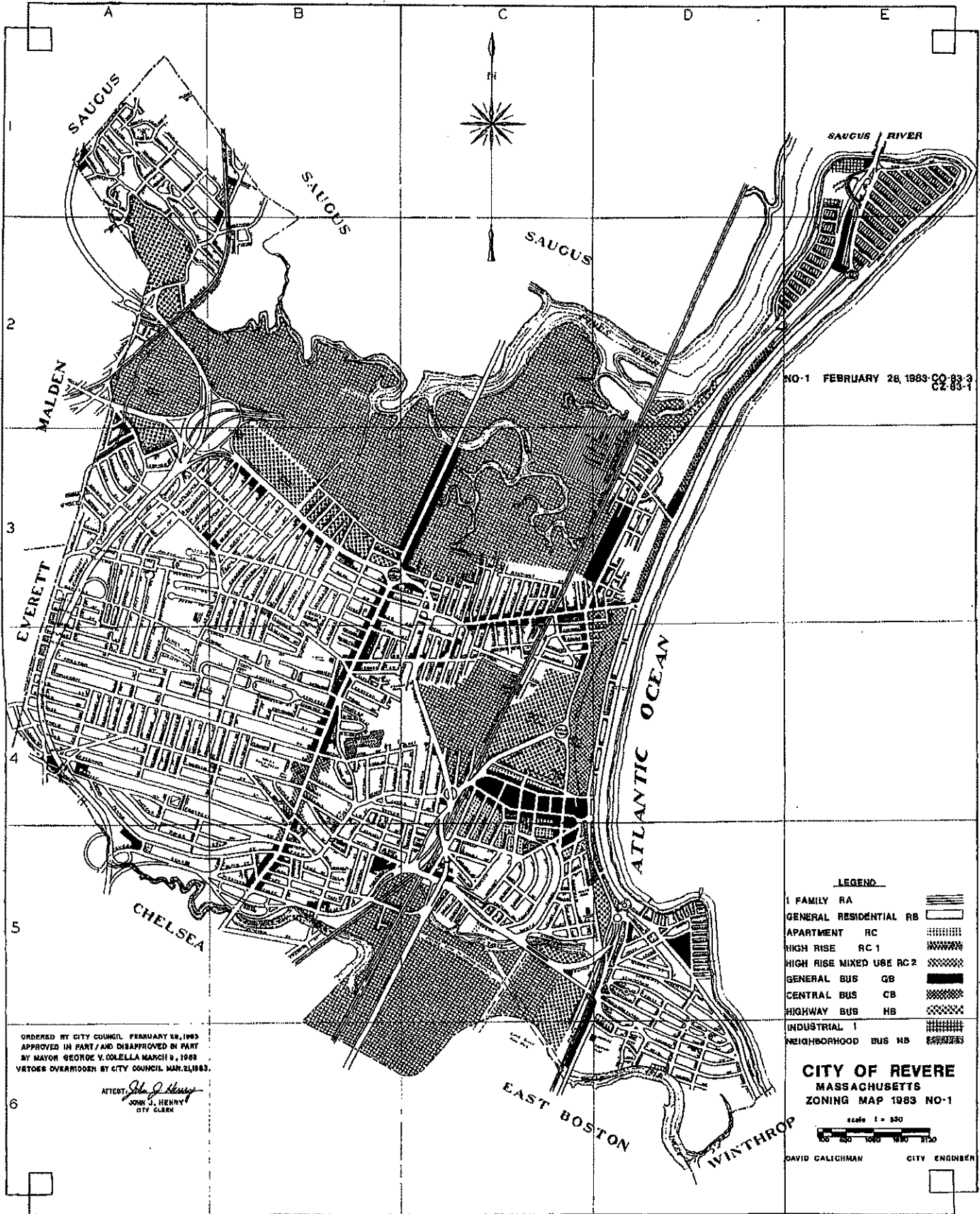
Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

EXHIBIT #3

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



ORDERED BY CITY COUNCIL, FEBRUARY 28, 1983
 APPROVED IN PART / AND DISAPPROVED IN PART
 BY MAYOR GEORGE V. COLELLA MARCH 8, 1983
 VETOES OVERRIDDEN BY CITY COUNCIL MAR. 21, 1983.

ATTEST: *John J. Henry*
 JOHN J. HENRY
 CITY CLERK

NO-1 FEBRUARY 28, 1983 CO-83-3
 02-83-1

LEGEND

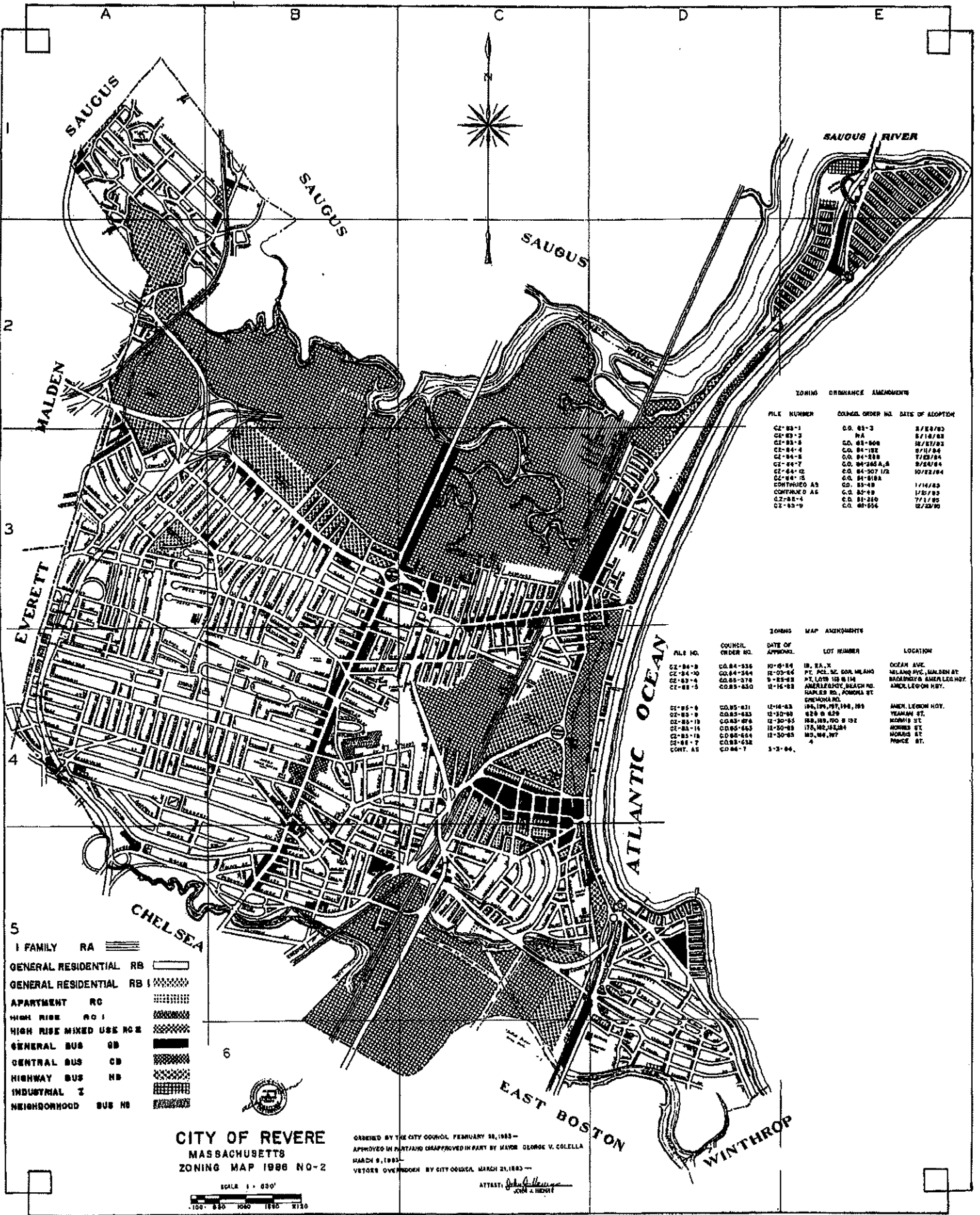
1 FAMILY RA	
GENERAL RESIDENTIAL RB	
APARTMENT RC	
HIGH RISE RC 1	
HIGH RISE MIXED USE RC 2	
GENERAL BUS GB	
CENTRAL BUS CB	
HIGHWAY BUS HB	
INDUSTRIAL I	
NEIGHBORHOOD BUS NB	

CITY OF REVERE
 MASSACHUSETTS
 ZONING MAP 1983 NO-1

scale 1" = 500'

 DAVID CALICHMAN CITY ENGINEER

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



ZONING ORDINANCE AMENDMENTS

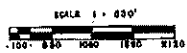
FILE NUMBER	COUNCIL ORDER NO.	DATE OF ADOPTION
CE-83-1	C.O. 83-3	2/28/83
CE-83-2	84	2/16/83
CE-83-3	C.O. 83-908	12/27/82
CE-84-4	C.O. 84-132	9/11/84
CE-84-5	C.O. 84-228	7/23/84
CE-84-7	C.O. 84-245 A, A	9/28/84
CE-84-12	C.O. 84-307 1/2	10/22/84
CE-84-15	C.O. 84-318A	10/22/84
CONFIRMED AS	C.O. 83-48	1/16/83
CONFIRMED AS	C.O. 82-89	1/25/82
CE-83-4	C.O. 83-220	7/11/83
CE-83-9	C.O. 83-554	12/22/82

ZONING MAP AMENDMENTS

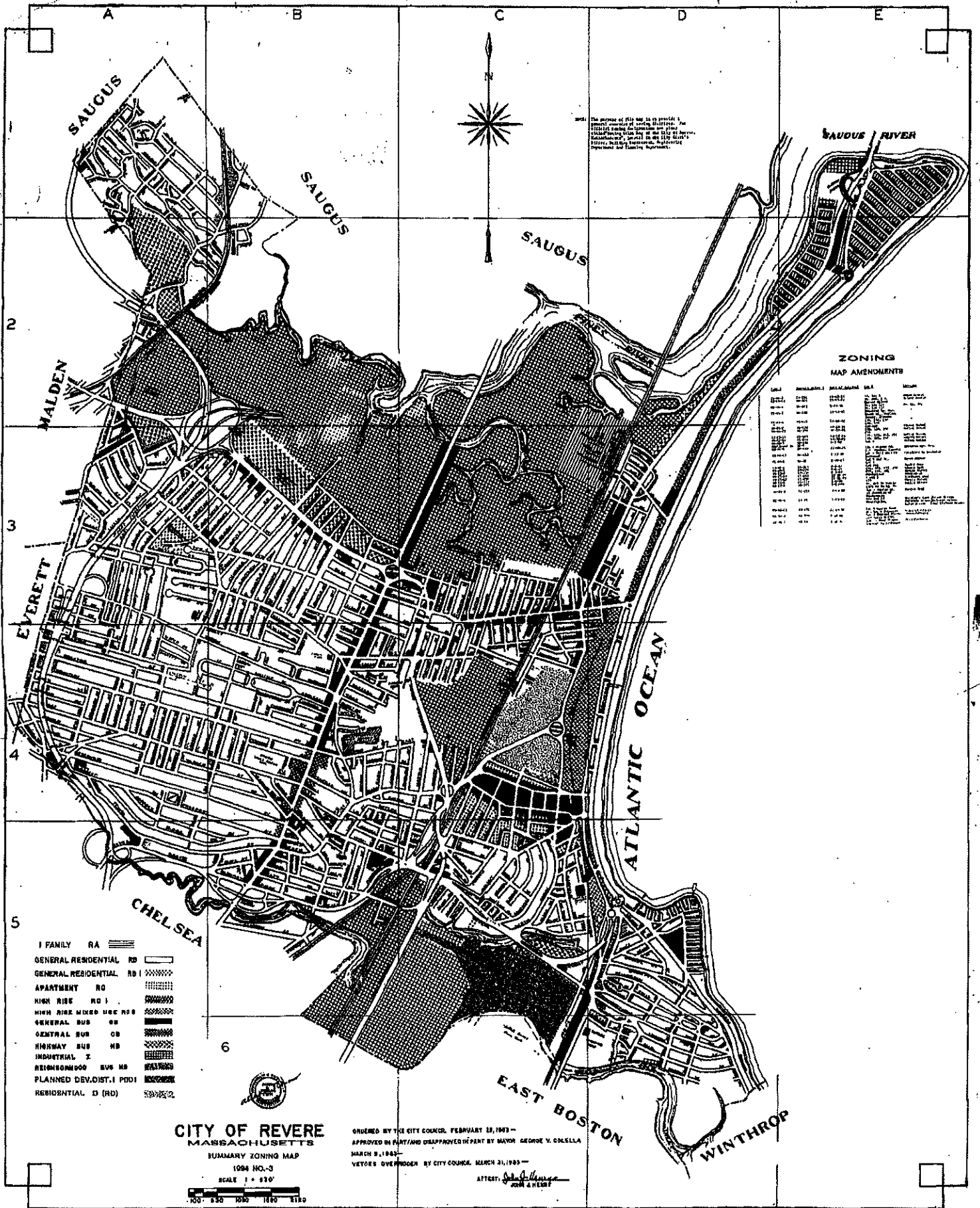
FILE NO.	COUNCIL ORDER NO.	DATE OF APPROVAL	LOT NUMBER	LOCATION
CE-84-9	CO.84-536	10-01-84	1B, 2A, X	OCEAN AVE.
CE-84-10	CO.84-344	12-03-84	PT. POL. NE. COR. WILSON ST. LOTS 103 & 104	MELANIE AVE., MALDEN ST.
CE-84-11	CO.84-378	11-15-83	AMERLEBROT, BEACH NO. 1	BACKBAY BL. AMERLEBROT
CE-84-13	CO.84-430	11-16-83	SARLES BL., POMONA ST. OVERLOOK RD.	AMERLEBROT HWY.
CE-85-4	CO.85-831	12-14-83	194, 199, 197, 198, 199	AMER. LEONOR HWY.
CE-85-5	CO.85-833	12-30-83	828 & 829	TEAMING ST.
CE-85-13	CO.85-876	12-30-83	183, 185, 180 & 182	MORRIS ST.
CE-85-16	CO.85-843	11-30-83	173, 182, 182A	MORRIS ST.
CE-85-18	CO.85-854	11-30-83	182, 182A, 187	MORRIS ST.
CE-85-17	CO.85-852			PRICE ST.
CONF. AS	CO.84-7	3-3-84		

CITY OF REVERE
 MASSACHUSETTS
 ZONING MAP 1988 NO-2

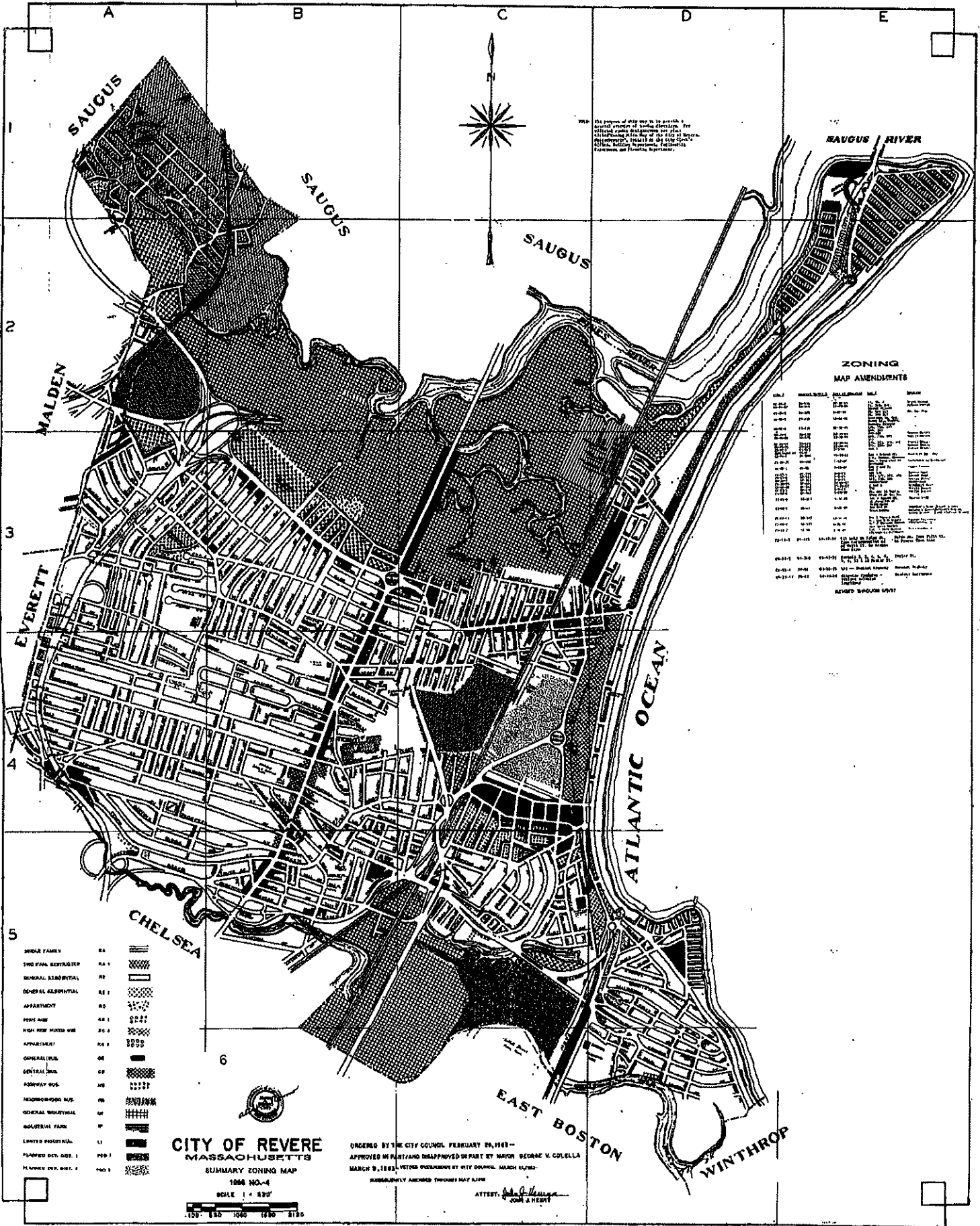
ORDERED BY THE CITY COUNCIL FEBRUARY 28, 1983 -
 APPROVED IN PLATZING CHAPPROVED IN PART BY MAYOR GEORGE V. COLELLA
 MARCH 8, 1983 -
 VETOED OVERRIDDEN BY CITY COUNCIL MARCH 21, 1983 -
 ATTEST: *[Signature]*
 CLERK & REC'D



Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

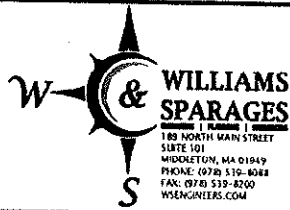


Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

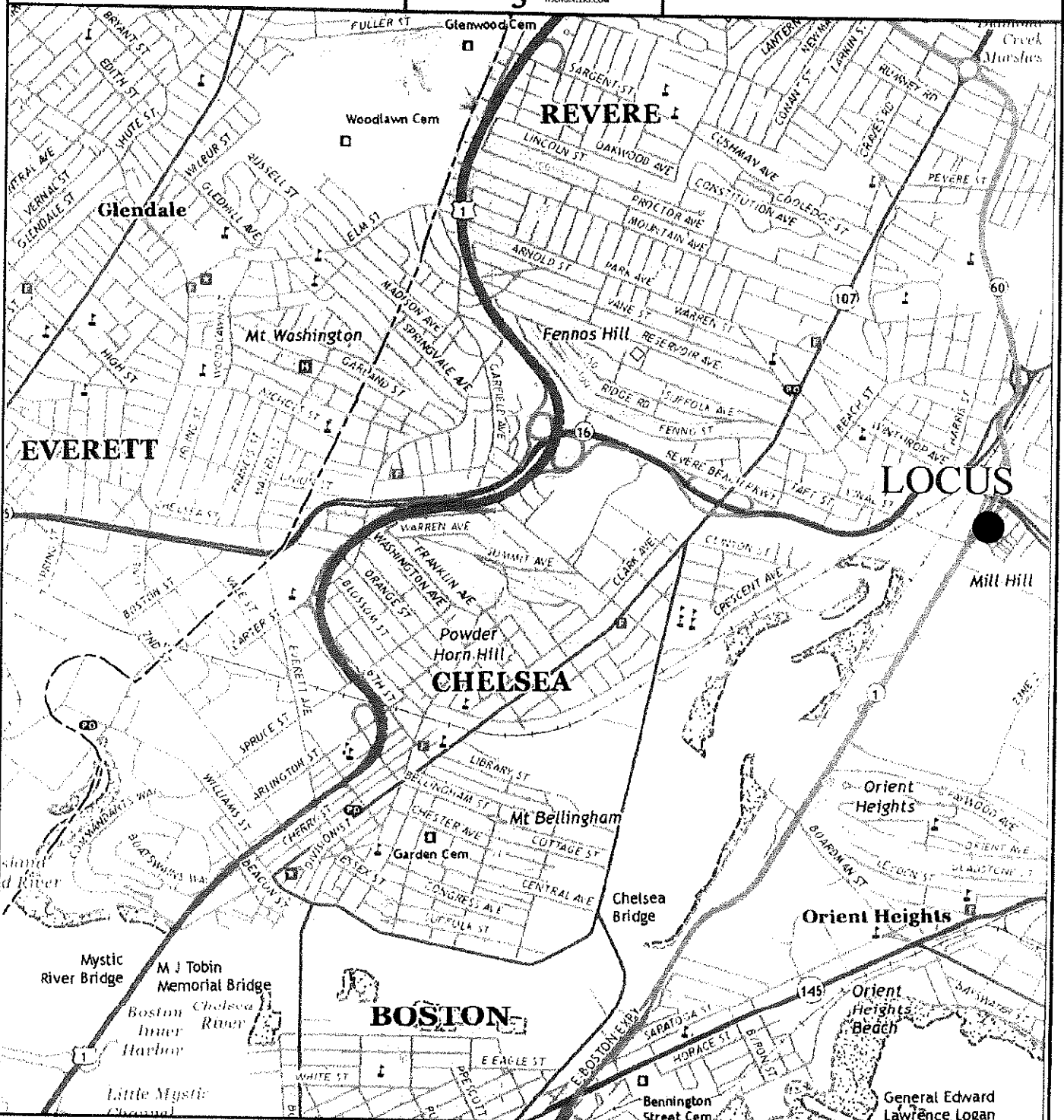
EXHIBIT #4

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

WILLIAMS & SPARGES
CIVIL ENGINEERING &
LAND SURVEYORS



189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200



USGS LOCUS MAP
#333 LEE BURBANK HIGHWAY
REVERE, MA

BOSTON NORTH QUADRANGLE
SCALE: 1"=2000' (1:24,000)
(10' CONTOURS NAVD88)



P:\REVE-0083\333 Lee Burbank Highway\Drawings\USGS\locus.dwg, 7/22/2021 1:37:18 PM, PW8

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

EXHIBIT #5

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

Prepared by and return to:
Cushing & Dolan, P.C.
Totten Pond Road Office Park
375 Totten Pond Road, Suite 200
Waltham, MA 02451
Page 1 of 3

Property Address: 335 Lee Burbank Highway, Revere, MA 02152

MASSACHUSETTS QUITCLAIM DEED

WE, **DANIEL SICA** and **ANDREW SICA**, as Trustees of **SICA REALTY TRUST I** under Declaration of Trust dated May 15, 2007, recorded with the Suffolk County Registry of Deeds at Book 41887, Page 213, with a mailing address of 335 Lee Burbank Highway, Revere, Suffolk County, Commonwealth of Massachusetts 02151,

FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF TEN (\$10.00) DOLLARS,

Grant to **333 LEE BURBANK LLC**, a Massachusetts limited liability company having a principal office address of 335 Lee Burbank Highway, Revere, Suffolk County, Commonwealth of Massachusetts 02151, with **QUITCLAIM COVENANTS,**

The land in Revere, Suffolk County, Massachusetts, with buildings thereon, known as 335 Lee Burbank Highway, Lot C, as shown on a plan of Land Recorded with the Suffolk County Registry of Deeds in Book 39717, Page 68, drawn by Peter M. Blaisdell, Jr. and dated March 14, 2006, bounded and described as follows:

Beginning, now known as Lee Burbank Highway, on the Northeasterly corner of said highway: then;

SOUTHEASTERLY: to Green Street, as shown on said plan, 74.51 feet, more or less;

SOUTHWESTERLY: on said Green Street, as shown on said plan, 116.39 feet, more or less;

WESTERLY: towards Green Creek, as shown on said plan, 36.00 feet, more or less;

NORTHERLY: towards Lee Burbank Highway, 59.00 feet, more or less;

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

Page 2 of 3

NORTHEASTERLY: on Lee Burbank Highway, 107.54 feet, more or less.

Contain approximately 9,053 square feet.

No title exam was prepared.

Meaning and intending to describe and convey the same premises conveyed to this Grantor by deed dated July 30, 2007, and recorded with the Suffolk County Registry of Deeds at Book 42225, Page 263.

[Signature Page to Follow]

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

WITNESS our hands and seals this 5 day of February, 2020

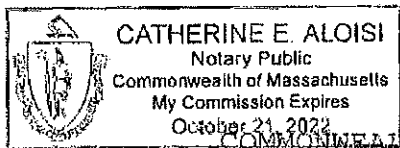
[Signature]
DANIEL SICA, Trustee

[Signature]
ANDREW SICA, Trustee

COMMONWEALTH OF MASSACHUSETTS

M. J. J. J., ss.

On this 5 day of February, 2020, before me, the undersigned notary public, personally appeared **DANIEL SICA**, Trustee, proved to me through satisfactory evidence of identification, which is photo identification personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that he signed it voluntarily for its stated purpose on behalf of Sica Realty Trust I

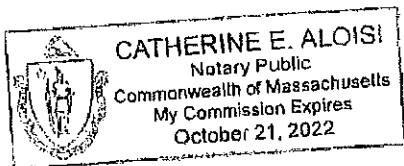


[Signature]
My Commission Expires:
Notary Name:

COMMONWEALTH OF MASSACHUSETTS

M. J. J. J., ss.

On this 5 day of February, 2020, before me, the undersigned notary public, personally appeared **ANDREW SICA**, Trustee, proved to me through satisfactory evidence of identification, which is photo identification personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to me that he signed it voluntarily for its stated purpose on behalf of Sica Realty Trust I.



[Signature]
My Commission Expires:
Notary Name:

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

Suffolk County Registry of Deeds Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 25676
Document Type	: DED
Recorded Date	: March 10, 2021
Recorded Time	: 09:51:39 AM
Recorded Book and Page	: 64957 / 214
Number of Pages(including cover sheet)	: 4
Receipt Number	: 883538
Recording Fee (including excise)	: \$155.00

 MASSACHUSETTS EXCISE TAX
 Suffolk County District ROD # 001
 Date: 03/10/2021 09:51 AM
 Ctri# Doc# 00025676
 Fee: \$.00 Cons: \$10.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

EXHIBIT #6

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

A-21-28

DECISION OF THE CITY OF REVERE BOARD OF APPEALS

August 25, 2021

Decision of the City of Revere Zoning Board of Appeals (ZBA) on application of 333 Lee Burbank LLC, 333 Lee Burbank Highway, Revere, MA 02151 requesting a variance of Title 17, Chapter 17.20 Section 17.20.160 and Title 17, Chapter 17.24 Section R.R.O. 17.24.010 of the Revised Ordinances of the City of Revere to enable the appellant to petition the City of Revere City Council to convert an existing office building to establish twelve (12) apartment units on Lot C ("the Property"), therein, by the filing of a Planned Unit Development in accordance with Title 17, Chapter 17.20 Section R.R.O. 17.20.010 - 17.20.190 and Title 17, Chapter 17.16 Section R.R.O. 17.16.010.

A copy of the appellant's application, exhibits, and plan (A-21-28) have been filed with the ZBA and the City Clerk of the City of Revere and are incorporated and made a part of this Decision unless specifically excluded therein in accordance with R.R.O. 17.52.080.

A public hearing was conducted by the ZBA on this application on August 25, 2021. A record of the proceedings of the public hearing(s) has been filed with the City Clerk's Office of the City of Revere and are incorporated and made part of this Decision.

Following the public hearing, a copy of which is attached and made part of this Decision, the ZBA made the following findings:

The ZBA specifically finds that owing to circumstances relating to the shape of Lot C especially affecting the said Property but not affecting generally the TED district; a literal enforcement of the provisions of the City of Revere Revised Ordinances would result in a substantial hardship to the appellant.

The ZBA specifically finds that, without a variance being granted, the appellant as a result would be prohibited from filing a Planned Unit Development with the Revere City Council which would authorize the conversion of the existing office building to establish twelve (12) apartments on the Property.

The ZBA specifically finds that the relief requested by the appellant may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the City of Revere Revised Ordinance.

This variance is granted subject to the following restrictions:

1. If the rights authorized by this variance are not exercised within one (1) year of the date the grant of this variance the rights herein shall lapse, unless an extension

is granted by the ZBA to allow said rights authorized in accordance with for an additional six (6) months in accordance with R.R.O. 17.52.060.

2. The appellant shall be required to provide eighteen (18) off street parking spaces on the Property and shall further provide an additional eight (8) off street parking spaces on Lot D (to comply with the off-street parking requirement for the TED district of twenty four (24) spaces for the apartment use in concert with two (2) additional visitor spaces).
3. This variance is granted to enable the appellant to petition the City of Revere City Council to convert an existing office building on Lot C located in the TED District to establish twelve (12) apartment units, thereon, by the filing of a Planned Unit Development.
4. This variance shall not be valid until the appellant has recorded said variance and plan in the Suffolk County Registry of Deeds and submit the reference of said recorded documents to the City Clerk and Building Inspector of the City of Revere.

Based upon its findings and following discussion the ZBA took up the appellant, 333 Lee Burbank LLC's request for a variance of the Zoning Ordinances of the City of Revere (A-21-28) subject to the ZBA's findings and restrictions.

Roll Call: Voting to grant the relief requested: Mr. Limeneh, Mr. Lopes, Mr. Pelton, and Mr. Tucker.

Voting against granting the relief requested: None.

Absent: None.

VARIANCE GRANTED

Attest:



Ashley E. Melnik
Clerk Zoning Board of Appeals
Decision Filed: September 2, 2021

EXHIBIT #7

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



BRIAN M. ARRIGO
Mayor

The City of REVERE, MASSACHUSETTS

Director of Economic Development

281 Broadway, Revere, MA 02151

(781) 286-8201

www.revere.org

TO: Honorable City Council
 FROM: Frank Stringl, Chairman, Project Review Board *FS*
 RE: Preliminary Plan PUD – 333 Lee Burbank Highway
 DATE: September 8, 2021

In accordance with Section 17.20.050 of the Revised Revere Zoning Ordinance, the PUD Project Review Board consisting of the City Planner, City Engineer, Building Inspector, DPW Supt., and Deputy Fire Chief has reviewed the Preliminary Plan subsequent to a preapplication conference with respect to a proposed PUD at 333 Lee Burbank Highway to convert an existing 3-story office building into 12 residential units. The following conditions have been provided for modifications to the proposed plan prior to filing a final PUD plan:

1. An easement shall be provided on the plan for the creation of 8 parking spaces on the adjacent lot D in order to provide a total of 26 parking spaces for the proposed 12-unit residential conversion at 333 Lee Burbank Highway.
2. A complete Chapter 34 code review shall be undertaken by the applicant for the existing building conversion and provided to the Project Review Board.
3. A sewer and water discharge demand analysis shall be undertaken by the applicant and submitted to the City Engineer. All improvements recommended by the analysis shall be shown on the final plan.
4. The final plan shall include proposed water service, sewer service and storm water management plan.
5. The final plan shall show a concrete sidewalk and granite curbing to be installed along the frontage of the building along Green Street and 4 street trees (minimum caliper of 2 ½") shall be planted within the new sidewalk area and maintain a minimum 4' path of travel.
6. The final plan shall show 4 trees (minimum caliper of 2 ½") planted within the sidewalk along the frontage of the building on Lee Burbank Highway and maintain a 4' minimum path of travel.
7. The final plan shall provide for the removal of the existing asphalt on the south side of the building and the planting of trees and grass along the south face of the building.
8. This development is subject to a sewer I/I fee in the amount of \$34,320 based on the proposed 24 bedrooms.
9. In accordance with Section 17.47 of the Revised Revere Zoning Ordinance, this development is subject to a Capital Improvement Trust Fund fee equal to 3% of the total cost of construction for the conversion of the building into 12 residential units.

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)

RAILROAD ST 6-120A1-23
 LUC: 316
 BRENNAN JAMES M
 7 WILLISIDE WAY
 WILMINGTON, MA 01887

RIGHT OF WAY 6-120B-12
 LUC: 930
 CITY OF REVERE
 281 BROADWAY
 REVERE, MA

289 LEE BURBANK HWY 6-120B-5A
 LUC: 103
 IMPERIAL REALTY TRUST
 297 LEE BURBANK LLC, TRUSTEE
 297 LEE BURBANK HWY
 REVERE, MA 02151

297 LEE BURBANK HWY 6-120B-6
 LUC: 326
 IMPERIAL REALTY TRUST
 297 LEE BURBANK, LLC TRUSTEE
 297 LEE BURBANK HWY
 REVERE, MA 02151

301 LEE BURBANK REAR HWY 6-120B-7
 LUC: 930
 CITY OF REVERE
 281 BROADWAY
 REVERE, MA 02151

12 FURLONG DR 6-120B-9
 LUC: 332
 271 LEE BURBANK REALTY TRUST
 CHIUCCARIELLO MARIO, TRUSTEE
 38 CHURCH ST
 WINCHESTER, MA 01890

23 PRATT ST 7-114-118-16
 LUC: 101
 23 PRATT STREET REALTY TRUST
 RODRIGUEZ RENEE TRUSTEE
 23 PRATT ST
 REVERE, MA 02151

GREEN ST 7-114-118-17
 LUC: 103
 PARKWAY HOMES OWNER LLC
 1 BEACON ST
 15TH FLR
 BOSTON, MA 02108

PRATT ST 7-114-118-18
 LUC: 103
 PARKWAY HOMES OWNER LLC
 1 BEACON ST
 15TH FLR
 BOSTON, MA 02108

PRATT ST 7-114-118-19
 LUC: 103
 PARKWAY HOMES OWNER LLC
 1 BEACON ST
 15TH FLR
 BOSTON, MA 02108

PRATT ST 7-114-118-20
 LUC: 103
 PARKWAY HOMES OWNER LLC
 1 BEACON ST
 15TH FLR
 BOSTON, MA 02108

21 GREEN ST 7-114-118-5
 LUC: 101
 ADAMSON EVAN M
 ADAMSON RANDOLPH J
 21 GREEN ST
 REVERE, MA 02151

333 LEE BURBANK HWY 7-114-118-6C
 LUC: 340
 333 LEE BURBANK LLC
 335 LEE BURBANK HWY
 REVERE, MA 02151

335 LEE BURBANK HWY 7-114-118-6D
 LUC: 332
 335 LEE BURBANK LLC
 335 LEE BURBANK HWY
 REVERE, MA 02151

22 GREEN ST 7-114-118-7
 LUC: 101
 BOWEN DENNIS
 BOWEN ANN MARIE
 22 GREEN ST
 REVERE, MA 02151

250 LEE BURBANK HWY 7-120A-2
 LUC: 316
 250 LEE BURBANK HIGHWAY LLC
 1222 BENNINGTON ST
 EAST BOSTON, MA 02128

80 RAILROAD ST 7-120A-3
 LUC: 316
 RICMER PROPERTIES INC
 1222 BENNINGTON ST
 EAST BOSTON, MA 02128

100 RAILROAD ST 7-120A-4
 LUC: 316
 413-419 BREMEN STREET, LLC
 222 EVERETT ST
 EAST BOSTON, MA 02128

THIS IS A TRUE & ATTESTED
 COPY OF THE RECORDS OF THE
 ASSESSOR'S OFFICE OF THE
 CITY OF REVERE

DATE: 9/27/21

Attachment: PUD-21-02.333LeeBurbankHwy. (21-353 : PUD-21-02, 333 Lee Burbank Highway)



CITY OF REVERE

Brian M. Arrigo
Mayor

February 6, 2020

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Honorable Council:

As you are aware, the City experienced a tornado back in July of 2014. Many buildings were affected by this tornado, and I am happy to report, most of all repairs have been completed to those buildings that had damages. Insurance proceeds in the amount of \$6.9 million were appropriated in August of 2017 to pay for tornado related damages.

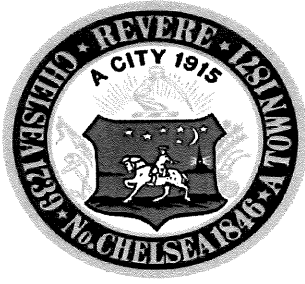
I now respectfully request that we appropriate the remainder of the funds from these insurance proceeds to continue with renovations and improvements necessary to City Hall and other city owned buildings as they relate to the recent ADA report conducted as a result of a \$125,000 grant the City received. Further, improvements such as the renovation of the City Hall Council Chamber, the auditorium, and other areas of many of our municipal building are desperately needed.

As part of the City's Capital Improvement Plan, I respectfully request that in accordance with Massachusetts General Law Chapter 44 Section 53 that the remaining funds available be appropriated for repairs and maintenance needed to comply with the results of the ADA study and to address many of the deferred maintenance needs and other improvements that will modernize space, address long standing safety issues, and preserve our municipal buildings, which are assets of the City and its stakeholders.

Regards,

Brian M. Arrigo
Mayor

Cc: Richard Viscay, City Auditor



City of Revere City Auditor/Budget Director

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

Richard Viscay
City Auditor/Budget Director

MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Budget Analyst
Date: February 10, 2020
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Tornado Insurance Proceeds (23801-527800)	\$ 2,343,332
	<i>Available Balance:</i>	<i>\$ 2,343,332</i>
TO:	Municipal Building Repairs & Maintenance (23801-580000)	\$ 2,343,332
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of February 10, 2020, there are sufficient funds to support such a transfer.

Account verified by _____

Reviewed by _____

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____



City of Revere
City Council

City Council Order No. 20-034

Date: February 10, 2020

Offered by Revere City Council

ORDERED: That the City Council hereby approves a transfer in the amount of \$2,343,332 from the Tornado Insurance Proceeds Account to the Municipal Building Repairs & Maintenance Account.

In City Council, February 10, 2020: ORDERED on a Roll Call: Councillors Giannino, Guinasso, McKenna, Morabito, Novoselsky, Powers, Rotondo, Serino, Visconti, Zambuto, and Council President Keefe voting "YES". Attest: Ashley E. Melnik, City Clerk

Approved by:

Mayor Brian M. Arrigo

2.20.20

Date

Attest:

Ashley E. Melnik, City Clerk

Attachment: CouncilOrder20-034.MunicipalBuildingRepairAccountTransfer (20-034 : Municipal Building Improvements)

RESOLUTION URGING FAIR AND FULL EMPLOYMENT OPPORTUNITIES AT
AMAZON

WHEREAS, COVID-19 has had a devastating impact on the health, safety, and well-being of the residents of the City of Revere; and,

WHEREAS, The preventative measures put in place to combat COVID-19 by state and local agencies to prevent the spread and curtail transmission of the coronavirus have had a devastating economic impact on local retail establishments, and have changed the retail options for the residents in the City of Revere; and,

WHEREAS, Existing retail and e-commerce delivery networks currently operate in the City of Revere and set community standards for every family with sustaining wages, benefits including but not limited to quality health insurance and secure retirement; and,

WHEREAS, Revere's retail and e-commerce delivery options coexist in diverse neighborhoods, while adding value to the fabric of the community, including offering good careers for Revere residents to provide for their families; and,

WHEREAS, Existing e-commerce delivery options have aptly served the residents of the City of Revere throughout the COVID-19 pandemic while maintaining the highest of standards for its' essential workforce; and,

WHEREAS, Amazon, which does not conform to area standards for wages, benefits, and working conditions, has chosen the City of Revere for expansion of its e-commerce operations.

NOW THEREFORE BE IT RESOLVED, The Revere City Council, hereby assembled, urges Amazon to meet and confer with the Revere community, included, but not limited to, representatives of labor unions including the International Brotherhood of Teamsters Local 25, locally impacted neighborhood groups, local residents, and other interested parties to discuss how Amazon can expand delivery operations, warehouses, and fulfillment centers in a way that is beneficial to the City of Revere and its residents while guaranteeing sustainable growth for the City and helping to ensure that fair and equitable employment standards are maintained for all e-commerce delivery networks; and,

BE IT FURTHER RESOLVED, Prior to any expansion into the City of Revere, Amazon commits to and presents sufficient evidence to the Revere City Council that its operations meet or exceed current Community Standards established by existing e-commerce delivery networks. This commitment would include that all delivery drivers will be direct employees of Amazon and not independent contractors. Amazon must commit that all of its delivery drivers will be competent, safe drivers, that Amazon and its delivery drivers will maintain the utmost professional conduct in their day-to-day operations in the neighborhoods of the City of Revere.



City of Revere

CFO/City Auditor

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

Richard Viscay
 CFO/City Auditor

March 18, 2021

City Council President Zambuto
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Massachusetts General Law, Chapter 32B – Sections 21-23

Dear Council President Zambuto,

The City is in the process of negotiating new contracts for all collective bargaining units, with most contracts expiring at the end of fiscal year 2021 (June 20, 2021). As part of the bargaining process, we are examining all avenues to provide relief to the extraordinary costs of health insurance while ensuring that our employees and retirees receive quality health care. However, the spending on health insurance for employees and retirees has historically grown much faster than revenues.

As such, we are exploring all options to control the costs of health care, which was budgeted at over \$22.4 million for FY2021. One option is to adopt Sections 21-23 of Chapter 32b, which allows the city to engage in expedited bargaining to negotiate new health insurance benefit plans for employees. By adopting these laws, as allowed by Chapter 69 of the Acts of 2011, local governments can begin the process of adopting copay and deductibles, along with other cost-sharing health care plan design features that are not higher than those offered by the Commonwealth's Group Insurance Commission (GIC).

By adopting these laws, the City Council is voting on the process used in negotiations only. The City Council is not being asked to authorize any specific plan design changes or changes to contribution rates, as the City Council has no authority to approve the specific plan design offered, including copayments and deductible amounts.

I have attached copies of the laws for your benefit. I will be in attendance for the March 22nd City Council meeting to answer any questions regarding this matter.

Best regards,

Richard Viscay
 CFO/City Auditor

Cc: Brian Arrigo, Mayor
 Kim Hanton, Chief of Staff
 John Viarella, Chief of Human Resources
 Assunta Newton, Assistant Budget Director

Attachment: Adoption of MGL Chapter 32B Sections 21-23 (21-070 : Adoption of MGL Chapter 32B Sections 21-23)

Section 21: Manner of changing health insurance benefits; estimation of savings; approval of agreement; immediate implementation; time for review; distribution of savings; regulations

Section 21. (a) Any political subdivision electing to change health insurance benefits under sections 22 or 23 shall do so in the following manner: in a county, except Worcester county, by a vote of the county commissioners; in a city having Plan D or a Plan E charter, by majority vote of the city council and approval by the manager; in any other city, by majority vote of the city council and approval by the mayor; in a town, by vote of the board of selectmen; in a regional school district, by vote of the regional district school committee; and in all other districts, by vote of the registered voters of the district at a district meeting or by vote of the district's governing board. This section shall be binding on any political subdivision that implements changes to health insurance benefits pursuant to section 22 or 23.

(b) Prior to implementing any changes authorized under sections 22 or 23, the appropriate public authority shall evaluate its health insurance coverage and determine the savings that may be realized after the first 12 months of implementation of plan design changes or upon transfer of its subscribers to the commission. The appropriate public authority shall then notify its insurance advisory committee, or such committee's regional or district equivalent, of the estimated savings and provide any reports or other documentation with respect to the determination of estimated savings as requested by the insurance advisory committee. After discussion with the insurance advisory committee as to the estimated savings, the appropriate public authority shall give notice to each of its collective bargaining units to which the authority provides health insurance benefits and a retiree representative, hereafter called the public employee committee, of its intention to enter into negotiations to implement changes to health insurance benefits provided by the appropriate public authority. The retiree representative shall be designated by the Retired State, County and Municipal Employees Association. A political subdivision which has previously established a public employee committee under section 19 may implement changes to its health insurance benefits pursuant to this section and sections 22 and 23.

Notice to the collective bargaining units and retirees shall be provided in the same manner as prescribed in section 19. The notice shall detail the proposed changes, the appropriate public authority's analysis and estimate of its anticipated savings from such changes and a proposal to mitigate, moderate or cap the impact of these changes for subscribers, including retirees, low-income subscribers and subscribers with high out-of-pocket health care costs, who would otherwise be disproportionately affected.

(c) The appropriate public authority and the public employee committee shall have not more than 30 days from the point at which the public employee committee receives the notice as provided in subsection (b) to negotiate all aspects of the proposal. An agreement with the appropriate public authority shall be approved by a majority vote of the public employee committee; provided, however, that the retiree representative shall have a 10 per cent vote. If after 30 days the appropriate public authority and public employee committee are unable to enter into a written agreement to implement changes under section 22 or 23, the matter shall be submitted to a municipal health insurance review panel. The panel shall be comprised of 3 members, 1 of whom shall be appointed by the public employee committee, 1 of whom shall be appointed by the public authority and 1 of whom shall be selected through the secretary of administration and finance who shall forward to the appropriate public authority and the public employee committee a list of 3 impartial potential members, each of whom shall have professional experience in dispute mediation and municipal finance or municipal health benefits, from which the appropriate public authority and the public employee committee may

jointly select the third member; provided, however, that if the appropriate public authority and the public employee committee cannot agree within 3 business days upon which person to select as the third member of the panel, the secretary of administration and finance shall select the final member of the panel. Any fee or compensation provided to a member for service on the panel shall be shared equally between the public employee committee and the appropriate public authority.

(d) The municipal health insurance review panel shall approve the appropriate public authority's immediate implementation of the proposed changes under section 22; provided, however, that any increases to plan design features have been made in accordance with the provisions of section 22. The municipal health insurance review panel shall approve the appropriate public authority's immediate implementation of the proposed changes under section 23; provided, that the panel confirms that the anticipated savings under those changes would be at least 5 per cent greater than the maximum possible savings under section 22. If the panel does not approve implementation of changes made pursuant to section 22 or section 23, the public authority may submit a new proposal to the public employee committee for consideration and confirmation under this section.

(e) Within 10 days of receiving any proposed changes under sections 22 or 23, the municipal health insurance review panel shall: (i) confirm the appropriate public authority's estimated monetary savings due to the proposed changes under section 22 or 23 and ensure that the savings is substantiated by documentation provided by the appropriate public authority; provided, however, that if the panel determines the savings estimate to be unsubstantiated, the panel may require the public authority to submit a new estimate or provide additional information to substantiate the estimate; (ii) review the proposal submitted by the appropriate public authority to mitigate, moderate or cap the impact of these changes for subscribers, including retirees, low-income subscribers and subscribers with high out-of-pocket health care costs, who would otherwise be disproportionately affected; and (iii) concur with the appropriate public authority that the proposal is sufficient to mitigate, moderate or cap the impact of these changes for subscribers, including retirees, low-income subscribers and subscribers with high out-of-pocket health care costs, who would otherwise be disproportionately affected or revise the proposal pursuant to subsection (f).

(f) The municipal health insurance review panel may determine the proposal to be insufficient and may require additional savings to be shared with subscribers, particularly those who would be disproportionately affected by changes made pursuant to sections 22 or 23, including retirees, low-income subscribers and subscribers with high out-of-pocket costs. In evaluating the distribution of savings to retirees, the panel may consider any discrepancy between the percentage contributed by retirees, surviving spouses and their dependents to plans offered by the public authority as compared to other subscribers. In reaching a decision on the proposal under this subsection, the municipal health insurance review panel may consider an alternative proposal, with supporting documentation, from the public employee committee to mitigate, moderate or cap the impact of these changes for subscribers. The panel may require the appropriate public authority to distribute additional savings to subscribers in the form of health reimbursement arrangements, wellness programs, health care trust funds for emergency medical care or inpatient hospital care, out-of-pocket caps, Medicare Part B reimbursements or reimbursements for other qualified medical expenses; provided, however that in no case shall the municipal health insurance review panel designate more than 25 per cent of the estimated savings to subscribers. The municipal health insurance review panel shall not require a municipality to implement a proposal to mitigate, moderate or cap the impact of changes authorized under section 22 or 23 which

has a total multi-year cost that exceeds 25 per cent of the estimated savings. All obligations on behalf of the appropriate public authority related to the proposal shall expire after the initial amount of estimated savings designated by the panel to be distributed to employees and retirees has been expended. The panel shall not impose any change to contribution ratios.

(g) The decision of the municipal health insurance review panel shall be binding upon all parties.

(h) The secretary of administration and finance shall promulgate regulations establishing administrative procedures for the negotiations with the public employee committee and the municipal health insurance review panel, and issue guidelines to be utilized by the appropriate public authority and the municipal health insurance review panel in evaluating which subscribers are disproportionately affected, subscriber income and subscriber out-of-pocket costs associated with health insurance benefits.

Section 22: Copayments, deductibles, tiered provider network copayments and other cost-sharing plan design features; increases

Section 22. (a) Upon meeting the requirements of section 21, an appropriate public authority of a political subdivision which has undertaken to provide health insurance coverage to its subscribers by acceptance of any other section of this chapter may include, as part of the health plans that it offers to its subscribers not enrolled in a Medicare plan under section 18A, copayments, deductibles, tiered provider network copayments and other cost-sharing plan design features that are no greater in dollar amount than the copayments, deductibles, tiered provider network copayments and other cost-sharing plan design features offered by the commission pursuant to section 4 or 4A of chapter 32A in a non-Medicare plan with the largest subscriber enrollment; provided, however, that for subscribers enrolled in a Medicare plan pursuant to section 18A the appropriate public authority may include, as part of the health plans that it offers to its subscribers, copayments, deductibles, tiered provider network copayments and other cost-sharing plan design features that are no greater in dollar amount than the copayments, deductibles, tiered provider network copayments and other cost-sharing plan design features offered by the commission pursuant to section 4 or 4A of chapter 32A in a Medicare plan with the largest subscriber enrollment. The appropriate public authority shall not include a plan design feature which seeks to achieve premium savings by offering a health benefit plan with a reduced or selective network or providers unless the appropriate public authority also offers a health benefit plan to all subscribers that does not contain a reduced or selective network of providers.

(b) An appropriate public authority may increase the dollar amounts for copayments, deductibles, tiered provider network copayments and other cost-sharing plan design features; provided that, for subscribers enrolled in a non-Medicare plan, such features do not exceed plan design features offered by the commission pursuant to section 4 or 4A of chapter 32A in a non-Medicare plan with the largest subscriber enrollment and, for subscribers enrolled in a Medicare plan under section 18A, such features do not exceed plan design features offered by the commission pursuant to section 4 or 4A of chapter 32A in a Medicare plan with the largest subscriber enrollment; provided, however, that the public authority need only satisfy the requirements of subsection (a) of section 21 the first time changes are implemented pursuant to this section; and provided, further that the public authority meet its obligations under subsections (b) to (h), inclusive, of section 21 each time an increase to a plan design feature is proposed.

Nothing herein shall prohibit an appropriate public authority from including in its health plans higher copayments, deductibles or tiered provider network copayments or other plan design features than those authorized by this section; provided, however, such higher copayments, deductibles, tiered provider network copayments and other plan design features may be included only after the governmental unit has satisfied any bargaining obligations pursuant to section 19 or chapter 150E.

(c) The decision to accept and implement this section shall not be subject to bargaining pursuant to chapter 150E or section 19. Nothing in this section shall preclude the implementation of plan design changes pursuant to this section in communities that have adopted section 19 of this chapter or by the governing board of a joint purchasing group established pursuant to section 12.

(d) Nothing in this section shall relieve an appropriate public authority from providing health insurance coverage to a subscriber to whom it has an obligation to provide coverage under any other provision of this chapter.

(e) The first time a public authority implements plan design changes under this section or section 23, the public authority shall not increase before July 1, 2018, the percentage contributed by retirees, surviving spouses and their dependents to their health insurance premiums from the percentage that was approved by the public authority prior to and in effect on May 1, 2014; provided however, that if a public authority approved of an increase in said percentage contributed by retirees before May 1, 2014, but to take effect on a date after May 1, 2014, said percentage increase may take effect upon the approval of the secretary of administration and finance based on documented evidence satisfactory to the secretary that the public authority approved the increase prior to May 1, 2014.

Section 23: Transfer of subscribers to commission; notice; transfer to Medicare of eligible subscribers; withdrawal from commission coverage; group coverage provided by commission; deficit in claims trust fund by self-insured political subdivision; administration of coverage for transferred subscribers by commission; reimbursement of commission for coverage costs; withdrawal from commission

Section 23. (a) Upon meeting the requirements of section 21, an appropriate public authority which has undertaken to provide health insurance coverage to its subscribers may elect to provide health insurance coverage to its subscribers by transferring its subscribers to the commission and shall notify the commission of such transfer. The notice shall be provided to the commission by the appropriate public authority on or before December 1 of each year for the transfer of subscribers to the commission effective the following July 1, or on or before July 1 of each year for the transfer of subscribers to the commission effective the following January 1. On the effective date of the transfer, the health insurance of all subscribers, including elderly governmental retirees previously governed by section 10B of chapter 32A and retired municipal teachers previously governed by section 12 of chapter 32A, shall be provided through the commission for all purposes and governed under this section. As of the effective date and for the duration of this transfer, subscribers transferred to the commission's health insurance coverage shall receive group health insurance benefits determined exclusively by the commission and the coverage shall not be subject to collective bargaining, except for contribution ratios.

Subscribers transferred to the commission who are eligible or become eligible for Medicare coverage shall transfer to Medicare coverage, as prescribed by the commission. In the event of transfer to Medicare, the political subdivision shall pay any Medicare part B premium penalty assessed by the federal government on retirees, spouses and dependents as a result of enrollment in Medicare part B at

the time of transfer into the Medicare health benefits supplement plan. For each subscriber's premium and the political subdivision's share of that premium, the subscriber and the political subdivision shall furnish to the commission, in such form and content as the commission shall prescribe, all information the commission deems necessary to maintain subscribers' and covered dependents' health insurance coverage. The appropriate public authority of the political subdivision shall perform such administrative functions and process such information as the commission deems necessary to maintain those subscribers' health insurance coverage including, but not limited to, family and personnel status changes, and shall report all changes to the commission. In the event that a political subdivision transfers subscribers to the commission under this section, subscribers may be withdrawn from commission coverage after an initial 3-year period from the date of transfer of subscribers to the commission, at whole-year intervals; provided, however, that such whole-year intervals shall not be less than 2 years in length as determined by the written agreement established in subsection (c) of section 21.

The appropriate public authority shall provide notice of any withdrawal by December 1 of the year prior to the effective date of withdrawal. All withdrawals shall be effective on July 1 following the political subdivision's notice to the commission and the political subdivision shall abide by all commission requirements for effectuating such withdrawal, including the notice requirements in this subsection. In the event a political subdivision withdraws from commission coverage under this section, such withdrawal shall be binding on all subscribers, including those subscribers who, prior to the transfer to the commission, received coverage from the commission under sections 10B and 12 of chapter 32A and, after withdrawal from the commission, those subscribers who received coverage from the commission under said sections 10B and 12 of said chapter 32A shall not pay more than 25 per cent of the cost of their health insurance premiums. In the event of withdrawal from the commission, the political subdivision and public employee unions shall return to governance of negotiations of health insurance under chapter 150E and this chapter; provided, however, that the political subdivision may transfer coverage to the commission again after complying with the requirements of subsections (b) to (h), inclusive, of section 21.

The commission shall issue rules and regulations consistent with this section related to the process by which subscribers shall be transferred to the commission.

(b) To the extent authorized under chapter 32A, the commission shall provide group coverage of subscribers' health claims incurred after transfer to the commission. The claim experience of those subscribers shall be maintained by the commission in a single pool and combined with the claim experience of all covered state employees and retirees and their covered dependents, including those subscribers who previously received coverage under sections 10B and 12 of chapter 32A. Upon a written request by the mayor, town manager or the public employee committee of a political subdivision, the commission shall provide the political subdivision with its claims history from the previous year, which shall include, but not be limited to, the following information: (i) subscriber count; (ii) covered lives count; (iii) total paid medical claims; and (iv) total paid prescription drug claims. The commission may charge a fee for providing the data in an amount determined by the executive director, which shall not be greater than \$1,000. The commission shall provide a detailed data response to such request within 60 days.

(c) A political subdivision that self-insures its group health insurance plan under section 3A and has a deficit in its claims trust fund at the time of transferring its subscribers to the commission and the deficit is attributable to a failure to accrue claims which had been incurred but not paid may capitalize the deficit and amortize the amount over 10 fiscal years in 10 equal amounts or on a schedule providing for a more rapid amortization. Except as provided otherwise herein, subscribers eligible for health insurance

coverage pursuant to this section shall be subject to all of the terms, conditions, schedule of benefits and health insurance carriers as employees and dependents as defined by section 2 and commission regulations. The commission shall, exclusively and not subject to collective bargaining under chapter 150E, determine all matters relating to subscribers' group health insurance rights, responsibilities, costs and payments and obligations excluding contribution ratios, including, but not limited to, the manner and method of payment, schedule of benefits, eligibility requirements and choice of health insurance carriers. The commission may issue rules and regulations consistent with this section and shall provide public notice, and notice at the request of the interested parties, of any proposed rules and regulations and provide an opportunity to review and an opportunity to comment on those proposed rules and regulations in writing and at a public hearing; provided, however, that the commission shall not be subject to chapter 30A.

(d) The commission shall negotiate and purchase health insurance coverage for subscribers transferred under this section and shall promulgate regulations, policies and procedures for coverage of the transferred subscribers. The schedule of benefits available to transferred subscribers shall be determined by the commission pursuant to chapter 32A. The commission shall offer those subscribers the same choice as to health insurance carriers and benefits as those provided to state employees and retirees. The political subdivision's contribution to the cost of health insurance coverage for transferred subscribers shall be as determined under this section, and shall not be subject to the provisions on contributions in said chapter 32A. Any change to the premium contribution ratios shall become effective on July 1 of each year, with notice to the commission of such change not later than January 15 of the same year.

(e) A political subdivision that transfers subscribers to the commission shall pay the commission for all costs of its subscribers' coverage, including administrative expenses and the governmental unit's cost of subscribers' premium. The commission shall determine on a periodic basis the amount of premium which the political subdivision shall pay to the commission. If the political subdivision unit fails to pay all or a portion of these costs according to the timetable determined by the commission, the commission may inform the state treasurer who shall issue a warrant in the manner provided by section 20 of chapter 59 requiring the respective political subdivision to pay into the treasury of the commonwealth as prescribed by the commission the amount of the premium and administrative expenses attributable to the political subdivision. The state treasurer shall recoup any past due costs from the political subdivision's cherry sheet under section 20A of chapter 58 and transfer that money to the commission. If a governmental unit fails to pay to the commission the costs of coverage for more than 90 days and the cherry sheet provides an inadequate source of payment, the commission may, at its discretion, cancel the coverage of subscribers of the political subdivision. If the cancellation of coverage is for nonpayment, the political subdivision shall provide all subscribers health insurance coverage under plans which are the actuarial equivalent of plans offered by the commission in the preceding year until there is an agreement with the public employee committee providing for replacement coverage.

The commission may charge the political subdivision an administrative fee, which shall not be more than 1 per cent of the cost of total premiums for the political subdivision, to be determined by the commission which shall be considered as part of the cost of coverage to determine the contributions of the political subdivision and its employees to the cost of health insurance coverage by the commission.

(f) If there is a withdrawal from the commission under this section, all retirees, their spouses and dependents insured or eligible to be insured by the political subdivision, if enrolled in Medicare part A at no cost to the retiree, spouse or dependents, shall be required to be insured by a Medicare extension plan offered by the political subdivision under section 11C or section 16. A retiree shall provide the political subdivision, in such form as the political subdivision shall prescribe, such information as is

necessary to transfer to a Medicare extension plan. If a retiree does not submit the information required, the retiree shall no longer be eligible for the retiree's existing health insurance coverage. The political subdivision may from time to time request from a retiree, a retiree's spouse and dependents, proof certified by the federal government of the retiree's eligibility or ineligibility for Medicare part A and part B coverage. The political subdivision shall pay the Medicare part B premium penalty assessed by the federal government on those retirees, spouses and dependents as a result of enrollment in Medicare part B at the time of transfer into the Medicare health benefits supplement plan.

(g) The decision to implement this section shall not be subject to collective bargaining pursuant to chapter 150E or section 19.

(h) Nothing in this section shall relieve a political subdivision from providing health insurance coverage to a subscriber to whom it has an obligation to provide coverage under any other provision of this chapter or change eligibility standards for health insurance under the definition of "employee" in section 2.

(i) Notwithstanding any other general or special law to the contrary, in the event that an agreement, either executed or modified, was reached by an appropriate public authority and the public employee committee to transfer all subscribers, for whom the authority provides health insurance coverage, to the commission under this section, its retirees, surviving spouses and their dependents may enroll in the dental insurance plan provided by the commission to retirees, surviving spouses and their dependents insured under chapter 32A, at premium contribution ratios that requires retirees, surviving spouses and their dependents to contribute 100 per cent of the dental insurance premium and administrative fee. The commission shall provide dental insurance coverage, under its plan for retirees, surviving spouses and their dependents insured under chapter 32A, to retirees, surviving spouses and their dependents who elect the coverage under this subsection, as it so provides health insurance coverage under this section. The commission may charge an administrative fee, which shall not be more than 1 per cent of the cost of total dental insurance premiums for the retirees, surviving spouses and their dependents who enroll in the dental insurance plan under this subsection, to be determined by the commission which shall be considered as part of the cost of coverage for purposes of determining the contributions of the political subdivision and its retirees, surviving spouses and their dependents to the cost of insurance coverage by the commission.



City of Revere CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

April 5, 2021

City Council President Zambuto
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Municipal Health Insurance Presentation

Dear Council President Zambuto,

As you know, I had presented a council order for the last meeting of the Council to consider adopting Massachusetts General Law Chapter 32b, Sections 21-23. A favorable vote of this law will allow the administration the option to negotiate with the City's respective collective bargaining units to potentially join the Commonwealth's group insurance plans administered by the Group Insurance Commission (GIC).

Since the order was presented, there have been many questions as to what exactly is being asked of the Council and what are the options that currently are available to the administration. To help the Council and the public better understand, I have prepared a brief power point presentation that I respectfully request the opportunity to present to the Council and to answer any questions that may arise.

I will plan to attend and present Monday's Council meeting and answer any questions assuming there are no objections.

Best regards,

Richard Viscay
CFO/City Auditor

Cc: Brian Arrigo, Mayor
Kim Hanton, Chief of Staff
John Viarella, Chief of Human Resources

Attachment: 20210401_133822 (21-089 : MUNICIPAL HEALTH INSURANCE PRESENTATION)



Municipal Health Insurance:

Financial and Administrative Overview

APRIL 5, 2021

RICHARD VISCAY - CFO/CITY AUDITOR

JOHN VIARELLA - CHIEF OF HUMAN RESOURCES

Overview – General Information

Year over year costs exceed the natural growth of the tax levy (2.5% plus new growth typically will give us 3.5% growth/yr.)

Benchmark comparisons show that the City of Revere exceeds the typical plan design and contribution rates as indicated in a FY2019 study performed by the City.

This study, along with recent analysis done by our health insurance consultant, showed that we (both employee and employer) have the potential to save approximately \$5 million by moving to the Group Insurance Commission (GIC)

In negotiating new collective bargaining agreements, it is imperative that management consider both salary and benefits as they relate to the “total compensation” of its employees. Fringe Benefits typically accounts for approximately 30% of an employee’s total compensation.

Failure to implement plan design change will result in continued acceleration of health care costs, as well as acceleration of our Other Post Employment Benefits (OPEB) liability, which, as of FY2019, is \$288 million dollars and growing.

Without substantive changes City employees will continue to pay more for health insurance year over year, at a rate that exceeds the natural growth of the tax levy and local receipts, which will take away from our core municipal services.

Overview – HMO rate comparison:

Current Plans vs. GIC Plans

FY2022 RATES – CURRENT HMO PLANS

HMO Blue Individual @ \$10,776/yr.

HMO Blue Family @ \$28,320/yr.

HCHP Individual @ \$10,488/yr.

HCHP Family @ \$28,032/yr.

Currently, the City only offers two types of HMO Plans.

FY2022 RATES – GIC HMO PLANS

Always Health Complete Ind @ \$9,216/yr.

Always Health Complete Fam @ \$24,060/yr.

Health New England Ind @ \$7,560/yr.

Health New England Family @ \$18,048/yr.

*Tufts Navigator (POS plan) @ \$10,032/yr.

*Tufts Navigator (POS plan) @ \$24,060/yr.

* GIC Benchmark Plan is the Tufts Navigator Plan, which is a Point of Service (POS) plan that permits members to receive care from in network and out-of-network providers.

Overview - The numbers....

Health insurance costs have increased 64.8% since FY2013

- FY2013 Budget = \$14,263,000
- FY2022 Budget = \$23,500,000 (as of 4/1/21)

In order to cover FY2022 costs, the City will have to increase our health insurance rates as follows:

- 5.5% on active plans
- 19.5% on our Medex plans for Seniors

Health care costs were artificially low during FY2021 due to the Covid pandemic, so it is expected that we will see a more dramatic increase next year

- To put this in perspective, the City would need to realize over \$2.5 million in residential new growth value to cover the total cost of one new HMO family plan, or \$1.3 million in commercial new growth to cover one new HMO family plan at the current FY2022 rates (approx. \$28,000).

Cost Saving Options

The City has several options to offset the rising costs of Health Insurance:

- Adjust contribution rates between employee and employer (currently 20% EE and 80% ER)
 - These negotiations would take place between the City and the respective bargaining unit without the need to convene a PEC.
- Convene a PEC and negotiate with all collective bargaining units and retirees together.
 - We could bargain all aspects collectively, including both plan design change and contribution rates.
- Replace Medex 3 retiree plan with Medex 2 retiree plan with separate Prescription Drug Plan (PDP)
 - This would “carve out” the prescription drug plan that is currently included in our Medex 3 program with a separate PDP that is federally subsidized (estimated that 80% of current Medex 3 costs are attributable to prescription drug costs and 20% are for medical costs).
- Adopt MGL Chapter 32b, Sections 21-23 to allow for the option of entering the GIC
 - This vote by the Council allows for the **PROCESS** used to negotiate the option of joining the Group Insurance Commission (GIC).
 - This process requires at least 25% of the savings incurred in the first 12 months to be returned to the employees/retirees once the changes take effect.

MGL Chapter 32b: Sections 21-23

- The legislature and the Governor enacted changes in the law under Chapter 69 of the Acts of 2011 after lengthy negotiations among the municipal, business, and labor leaders.
- The Commonwealth established these laws for the following reasons:
 - to create budget savings for cities and towns
 - to provide equity and relief for taxpayers
 - to protect vital local services.
- The ability to join the GIC allows for all municipal employees to receive affordable quality health care.
- In order to have meaningful discussions about health care reform, we need to get a favorable vote of the laws that allow for the negotiations to begin.
- Without a favorable vote, the City will not have this as an option when negotiating with the PEC.

Misconceptions of a favorable vote of MGL 32b Sections 21-23

THE RUMOR

If the Council votes “Yes”, it takes away the ability for unions to bargain in good faith

If the Council votes “Yes”, it will put us into the GIC

The GIC is “bad” insurance,

The City has plenty of money from Covid relief

THE REALITY

No, it merely allows us the option of bargaining within the parameters of MGL 32b Sections 21-23

No, it just makes the GIC one of several options

The GIC is very good insurance with many more choices for membership, with over 465k members

Temporary and “one time” funding sources are not sustainable revenue streams for recurring costs such as health insurance

GIC Information – High Level

- The GIC's mission is to provide its members with sustainable, effectively-administered high quality and affordable benefits, and use its influence to drive improved health benefits for its members and higher value health care delivery in the Commonwealth.
- It is run by a commission of seventeen (17) members appointed by the Governor, of which five (5) are representatives of unions, including National Association of Government Employees (NAGE), AFSCME, and Massachusetts Teachers Association.
- The three core strategies of the GIC for continued success are:
 - To provide members with modern, online decision-making tools to assist them in choosing insurance that best meets their needs
 - To design, purchase, and make available insurance products, programs, and benefits to maximize value for its members and the Commonwealth
 - To invest in new capabilities to empower the GIC team and efficiently deliver on its mission
- With over 462,000 total members and 110,000 Medicare subscribers, the GIC is the single largest purchaser of health insurance in the Commonwealth.

Collective Bargaining Units

City

- Local 22 Units A&B (City Hall workers)
- AFSCME Local 880 (DPW, Water and Sewer, and Crossing Guards)
- Massachusetts Coalition of Police AFL/CIO (Patrol Officers)
- Revere Police Superiors Association (Sergeants, Lieutenants and Captains)
- Revere Firefighters Local 926 (Firefighters)

School

- Revere Teachers Association (Teachers and other School employees)
- Revere Administrators Association (Administrators)
- AFSCME (Custodians, Transportation, Secretaries, Food Services, etc.)
- AFSCME unit B (part time Café and Bus Monitors)
- AFOP (Paraprofessionals)

Retirees

- Retired Sate, County and Municipal Employee Association RSCME (Retirees)

Pros vs. Cons:

Group Insurance Commission (GIC)

PROS

- Most significant potential savings would be to enter the GIC for both EE and ER (assuming current contribution rates, the total savings could exceed \$5 million)
- GIC is the largest single purchaser of health insurance in the Commonwealth, which gives them tremendous leverage and favorable influence to obtain the best rates for its members.
- It has more choices of plans, which allow for its members to pick the plan best suited for their individual and family needs.
- It would provide the largest savings in our OPEB liability due to the perpetual cost savings.
- Relieves the burden of administration from the City to the Commonwealth (doesn't remove it, but relieves much of the burden)

CON

- The GIC does not have any Blue Cross Plans on its menu of choices, and will cause some disruption
- Because it is independent, plan design is negotiated by the GIC Board of Commissioners and not by the local collective bargaining units or PEC.
- Higher deductibles may increase costs for some members more than the savings realized by the decreased annual costs.
 - However, some would argue that those members who are using the plans more should pay a higher share of costs.
- Administration of the plan is done at the State level, using more “on-line” and digital communications, which some may find more difficult and less personable.

Pros vs. Cons:

Contribution Change (no plan design change)

PROS

- Provides the City some relief with regard to health insurance costs
 - At 22.5/77.5 split (EE/ER), potential savings \$600k
 - At 25/75 split (EE/ER), potential savings \$1.2m
- No disruption to current plan designs
- Less controversial, easier to get consensus
- Path of least resistance

CONS

- Does not provide sufficient financial relief over the long term
- Does nothing to slow the rise of health care costs
 - The inflationary rate of our current plan design averages approximately 5% to 8% annually
- Has the least effect on lowering our OPEB liability, which is currently at \$288 million
- Kicks the can down the road
 - Ultimately, we will be back at the negotiating table to address plan design
- Administrative burden remains with City

Pros vs. Cons:

Plan Design Change via PEC

PROS

- Sustainable cost savings in perpetuity
 - Slows the percentage increase attributable to health insurance trend
- Higher deductible plans is a more equitable way of cost sharing
 - Those who use the plan more, will pay more
- Larger savings on our OPEB liability
 - Plan design modifications exponentially saves more than simply making changes to contribution rates
- Allows for the current Blue Cross and Harvard Pilgrim plans to remain in effect

CONS

- Difficult to get “buy-in” from all participating collective bargaining units
- Always need to convene the PEC for further modifications
 - Compared to the independent modifications made by the Commissioners of the GIC
- Would not address the cost sharing split currently offered at 20% EE and 80% ER
 - By not maximizing savings offered through the GIC, it is likely the City and PEC would also have to address the split in a manner that keeps costs sustainable
- Administrative burden remains with City

Conclusion

Municipal Health Insurance

- The City is faced with difficult decisions on how to sustain the rising costs of health insurance at the current levels of plan design and contribution rates.
- By adopting Chapter 32b Section 21-23, the Council will give the Administration a valuable tool needed to begin the difficult process of negotiating these benefits.
- The Administration would like to explore all its options to negotiate in good faith with all of the respective collective bargaining units and having all options available will allow for the Administration to be in its strongest position to do so.
- By adopting Chapter 32b Section 21-23, the Council will give the Administration a valuable tool needed to begin the difficult process of negotiating these benefits that will maximize the long-term benefits of maintaining quality health insurance while significantly lowering the City's OPEB liability.
- Ultimately, these difficult decisions will allow for long term financial health for the City which will allow for us to offer competitive salaries, expand services, and invest in capital and infrastructure that has been deferred for decades.

CITY OF REVERE, MA
PUBLIC HEARING NOTICE

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, May 24, 2021 at 6:00 p.m. via remote participation on Zoom relative to following ordinance amendment:

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

An Ordinance Amending Street and Sidewalk Openings - Construction Procedures

Section 1. Section 12.04.080(c) Street and Sidewalk Openings – Construction Procedures is hereby amended by adding the following new sub-section, Sub-Section 12.04.080(c)(14):

14. Any tree(s) removed on City property in relation to work performed under Section 12.04.080 shall be replaced by the contractor as follows:

- a) For every tree removed that is more than 20 years old, the tree shall be replaced with two trees having a minimum of 4” caliper.
- b) For every tree removed less than 20 years old, the tree shall be replaced with two trees having a minimum of 2½” caliper.

A copy of the aforementioned proposed loan order is on file and available for public inspection in the Office of the City Clerk, Revere City Hall, Revere, Massachusetts 02151, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday 8:15 A.M. to 12:15 P.M.

In accordance with an Executive Order issued on March 12, 2020 by Governor Baker, the public hearing as advertised will be held remotely. Remote meeting participation information will be published on the City Council agenda at least 48 hours in advance of the public hearing, not including weekends or holidays at www.revere.org/calendar. Alternatively, commentary on this public hearing may be submitted in writing to amelnik@revere.org or by mail to the Office of the City Clerk, Revere City Hall, 281 Broadway, Revere, MA 02151.

Attest:
Ashley E. Melnik
City Clerk

Revere Advocate
May 7, 2021
Send Invoice To: amelnik@revere.org

The City of Revere Massachusetts



City Hall

281 BROADWAY
REVERE, MA 02151
781-286-8200
Fax 781-286-8206

Diane R. Colella
Election Commissioner
Email: dcolella@revere.org

October 27, 2021

2021 OCT 27 AM 11:06
FILED
OFFICE CITY CLERK
REVERE, MASS

Honorable Members of the Revere City Council
Revere City Hall
Office of the City Clerk
281 Broadway
Revere, MA 02151

RE: Schedule for in-person early voting.

Dear Honorable Members of the Revere City Council,

On July 29, 2021, this office received notice from Michelle K. Tassinari, Director and Legal Counsel, Elections Division, Office of the Secretary of the Commonwealth, that the Governor signed Chapter 29 of the Acts of 2021, which is a supplemental budget, but contains provisions to extend early voting by mail and to implement early in person voting for any Elections held between now and December 15, 2021. The law amends provisions of Chapter 255 of the Acts of 2020, which was amended by Chapter 5 of the Acts of 2021.

As such, I am proposing in person early voting be held at Saint Anthony's Church, 250 Revere Street, Revere, MA 02151 for the upcoming Special State Primary on Tuesday, December 14, 2021.

For the Special State Election on Tuesday, January 11, 2022, in person early voting will be held at Revere City Hall, 281 Broadway, Revere, MA 02151.

The purpose of the Elections is to fill the vacancy caused by the resignation of Senator Joseph A. Boncore, 1st Suffolk & Middlesex Senate District.

For the December 14, 2021, Special State Primary, in person early voting will be held on Saturday, December 4, 2021, and Sunday, December 5, 2021, from 8:30 a.m. until 8:00 p.m. It will continue the following week from Monday, December 6, 2021, through Friday, December 10, 2021, from 8:00 a.m. until 8:00 p.m.

For the Special State Election on January 11, 2022, in person early voting will be held from Monday, January 3, 2022, until Friday, January 7, 2022, during normal business hours of Revere City Hall.

The dates, times and locations will be posted on the City of Revere's website, Facebook page and will appear in the Local newspapers. Additionally, the 2021 Vote by Mail ballot application is posted on the City or Revere's website in English and Spanish.

Attachment: InPersonVotingSchedule11082021.ElectionCommissioner (21-381 : Schedule for In-Person Early Voting)

As the Election Commissioner for the City of Revere, I am respectfully requesting the Honorable Members of the Revere City Council to approve the information set forth in this letter by a recorded and public vote so that the schedules and locations for in person early voting and vote by mail ballots can be implemented.

Please let me know if this schedule meets with your approval. I look forward to a favorable response.

Respectfully submitted,



Diane R. Colella
Election Commissioner
City of Revere, Massachusetts

Cc: Mayor Brian M. Arrigo
Michelle Tassinari, Director/Legal Counsel
Elections Division, Secretary of State's Office

LAW OFFICES OF EVAN JAMES PILAVIS

9 York Terrace
Lynn, MA 01904

(508) 858-6369

ejpilavis@yahoo.com

September 20, 2021

Ashley E. Melnik, City Clerk
Clerk to the Zoning Board of Appeals
281 Broadway
Revere, Massachusetts 02151

Via Email: amelnik@revere.org

Re: Mr. Paul Ferragamo
Land Donation for Conservation Purposes
Property Identification: 004-90-002
Revere Beach Parkway
Revere, MA

Dear Clerk Melnik:

The Conservation Committee, unanimously accepted my client's request to donate his land for conservation purposes to the City of Revere. This was passed and read into the minutes of the Committee's May 2021 meeting.

As such, please accept this letter as Mr. Ferragamo's formal request that the City of Revere accept the donation of his lot, property identification number 004-90-002, for open space and conservation purposes.

We ask that the City Council accept the donation and that same be placed on the agenda of the next council meeting.

Should you have any questions, please do not hesitate to contact this office.

Thank you.

Very truly yours,

Evan James Pilavis

EJP/etg
cc: Paul Ferragamo
Paul Capizzi - pcapizzi@revere.org
Frank Stringi - fstringi@revere.org

Attachment: Ferragamo Donation Letter - Sept 2- 2021 (21-382 : Land Donation - Paul Ferragamo, Revere Beach Parkway)



Brian M. Arrigo
Mayor

City of Revere

Office of the Conservation
Commission
249R Broadway
Revere, MA 02151
781. 286.8185
Email: concom@revere.org

October 28, 2021

Mayor Brian Arrigo
Revere City Hall
281 Broadway
Revere, MA 02151

RE: Revere Conservation Commission Vote on Acceptance of a Land Donation of parcel ID 004-90-002 Revere Beach Parkway from Paul Ferragamo

Dear Mayor Arrigo:

Please be informed that on Wednesday, May 5, 2021, the Revere Conservation Commission voted unanimously to accept a donation of land from Paul Ferragamo. The parcel ID is 004-90-002 on Revere Beach Parkway.

Sincerely,

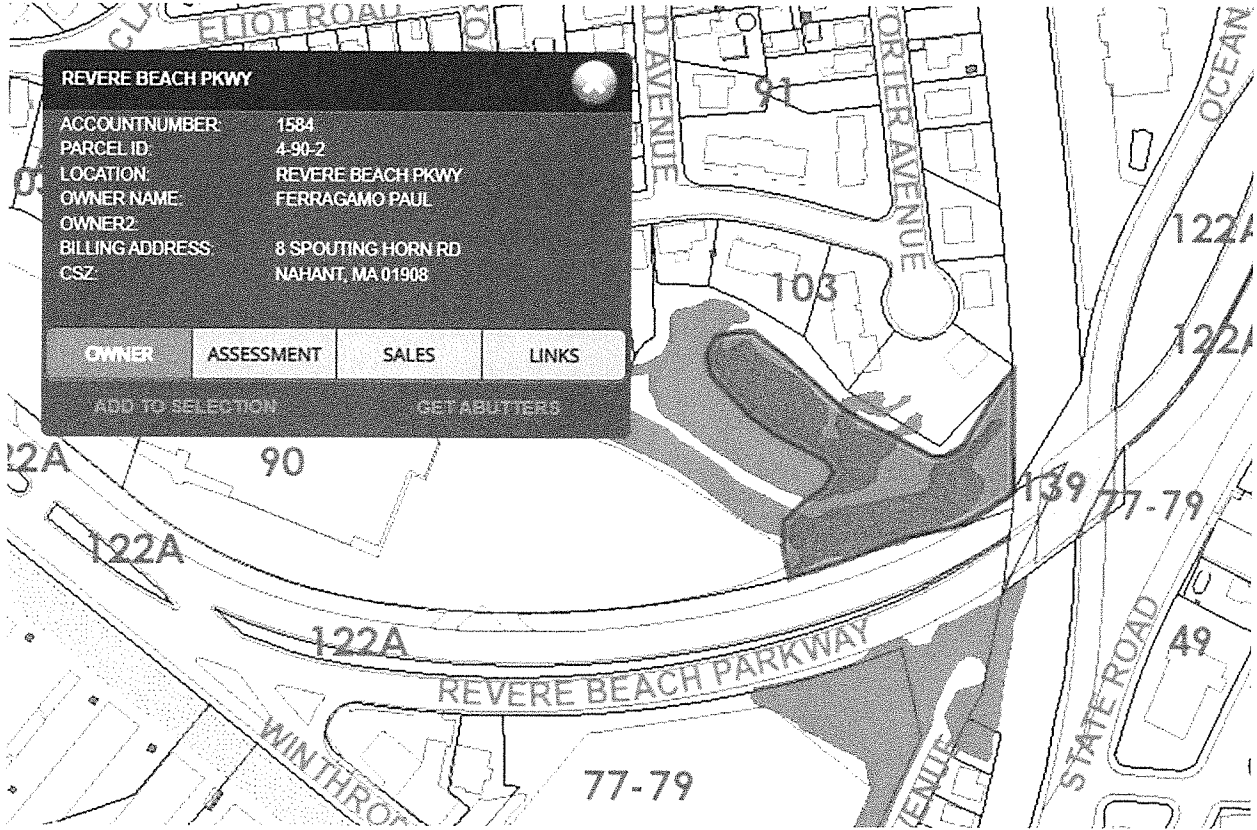
John R. Shue, PE
Chair

Cc: Revere City Council
Ms. Ashley Melnik, City Clerk
Mr. Paul Capizzi, City Solicitor

Attachments:

Correspondence from Law Offices of Evan James Pilavis dated September 20, 2021

Attachment: FerragamoLandDonationConservationCommission (21-382 : Land Donation - Paul Ferragamo, Revere Beach Parkway)



Attachment: FerragamoLandDonationConservationCommission (21-382 : Land Donation - Paul Ferragamo, Revere Beach Parkway)

LAW OFFICES OF EVAN JAMES PILAVIS

9 York Terrace
Lynn, MA 01904

(508) 858-6369

ejpilavis@yahoo.com

September 20, 2021

Ashley E. Melnik, City Clerk
Clerk to the Zoning Board of Appeals
281 Broadway
Revere, Massachusetts 02151

Via Email: amelnik@revere.org

Re: Mr. Paul Ferragamo
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Property Identification: 004-90-002
Revere Beach Parkway
Revere, MA

Dear Clerk Melnik:

The Conservation Committee, unanimously accepted my client's request to donate his land for conservation purposes to the City of Revere. This was passed and read into the minutes of the Committee's May 2021 meeting.

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We ask that the City Council accept the donation and that same be placed on the agenda of the next council meeting.

Should you have any questions, please do not hesitate to contact this office.

Thank you.

Very truly yours,

Evan James Pilavis

EJP/etg
cc: Paul Ferragamo
Paul Capizzi - pcapizzi@revere.org
Frank Stringi - fstringi@revere.org

Attachment: FerragamoLandDonationConservationCommission (21-382 : Land Donation - Paul Ferragamo, Revere Beach Parkway)



City of Revere
Chief Financial Officer/City Auditor
 281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
Chief Financial Officer/City Auditor

November 4, 2021

Tony Zambuto, Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Parity Salary Ordinance

Dear Council President Zambuto,

As you know, there are employees of the city that are not covered by the collective bargaining agreements. Generally, as a matter of equity, these employees are offered percentage salary adjustments equivalent to those negotiated with the unions that have recently settled their contracts - Unit A (management) and Unit B (hourly employees).

To bring parity, a new salary ordinance is required. Attached is the necessary ordinance to be ordered to a public hearing. The ordinance will reflect percentage salary increase as follows: 3% for FY2022, 3% for FY2023, and 3% for FY2024. These are the same percentages that were agreed upon and ratified by both Unit A and Unit B and accepted at the last council meeting. The City Council has already appropriated funds to fulfill these increases as part of the FY2022 budget.

I respectfully request that the City Council schedule a public hearing on this ordinance amendment.

Very truly yours,

Richard Viscay
 Chief Financial Officer/City Auditor

Cc: Mayor Brian Arrigo
 John Viarella, Chief of Human Resources
 Assunta Newton, Assistant Budget Director

Attachment: Parity Salary Ordinance (21-383 : Parity Salary Ordinance)

AN ORDINANCE RELATIVE TO CERTAIN PERSONS NOT REPRESENTED UNDER MGL CHAPTER 150E, SECTION 10.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REVERE, AS FOLLOWS:

Section 1. Division 1, Table III, Section H, Schedule A-1, and Section I, Schedule A-2-A of the Appendix of the Revised Ordinances of the City of Revere and hereby amended by changing the compensation rates to ensure that those employees identified in such sections who re not entitled to collective bargaining representation under MGL Chapter 150E, Section 10 shall receive the same percentage increases in compensation negotiated by the City and City Hall Union Units A and B for fiscal years 2022, 2023, and 2024.

This ordinance shall take effect as of July 1, 2021.



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

BOARD OF ASSESSORS

Dana E. Brangiforte
John J. Verrengia
Mathew M. McGrath

Revere City Council
c/o Ashley Melnick, City Clerk
281 Broadway
Revere, MA 02151

November 4, 2021

Dear Honorable Revere City Council,

In accordance with the provisions of Section 56 of Chapter 40 of the Massachusetts General Laws, the Revere Board of Assessors request that the Honorable City Council conduct a public hearing for the purpose of establishing the Minimum Residential Factor. Adopting a Residential Factor will allow the Board of Assessors to proceed with the establishment of the tax rate for Fiscal Year 2022.

Sincerely,

Dana Brangiforte, Chairman Revere Board of Assessors

CC: Brian Arrigo, Mayor

Richard Viscay, Chief Financial Officer

Attachment: Request for Min Res Factor Public Hearing (21-384 : Request for Minimum Residential Factor Public Hearing)



CITY OF REVERE

Brian M. Arrigo
Mayor

November 4, 2021

Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Honorable City Councilors,

I am submitting for City Council review and approval the redrawn ward and precinct maps for the City of Revere for the next decade.

In May 2021 we launched the Reaprecincting process with a public informational session. At that session the city announced its Reaprecincting Team of city staff and consultants. Following the initial forum, the team met with advocates, elected officials, and other interested parties to gain understanding and insights of what community priorities would be in preparation for receiving data from the 2020 Census.

In a normal census year, the City of Revere would have received the data in March following the conclusion of the census, and would have finalized maps by the summer. Due to Covid, however, Census data did not get published until August 12, 2021. At that point the City published the Revere results, and the Reaprecincting Team drafted a number of maps to display on our Public Engagement website, and 148 members of the community voted and provided feedback on the drafted maps. As the City was preparing to take that feedback and produce updated maps, the state legislature shifted the process, which the City had been preparing for. The legislature determined that they would need to draw legislative boundaries first and have cities and towns draw precincts around the legislative boundaries. The new legislative boundaries presented the city with unexpected challenges, which our Reaprecincting Team were able to work through to produce the attached map for your consideration.


Following public hearings, and, we hope, Council approval, the city would submit the approved map to the Local Election Districts Review Commission (LEDRC) for final approval. The new boundaries would not become valid until the regularly scheduled 2022 State Primary and General Election. The State Senate Special Election will not be impacted.

The team of staff and consultants assigned to this process include:

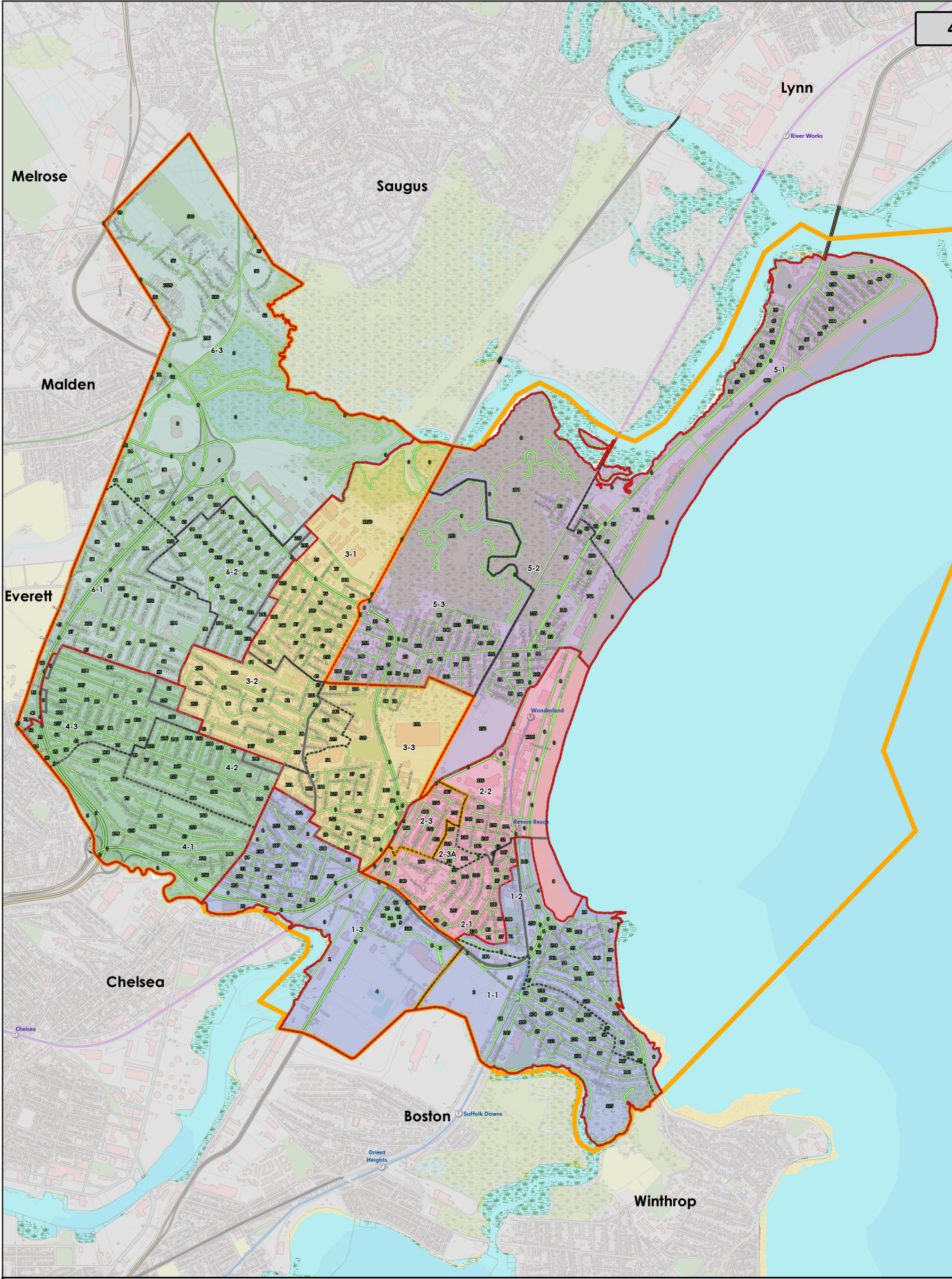
- Reuben Kantor, Chief Innovation Officer
- Diane Colella, Elections Commissioner
- Dimple Rana, Director of the Office of Community Health and Engagement, and the Revere lead for Revere Counts: the US Census count for Revere
- James Klugh, CDM Smith GIS Administrator
- Kate Cook, Outside Counsel, Sugarman Rodgers

We look forward to reviewing this in committee and hearing from Elected Officials and the Public in response to the proposed new precinct and ward boundaries. We also would welcome conversation and feedback at these hearings around any precinct location changes, and how the city can best communicate these changes to residents.

Regards,



Brian M. Arrigo
Mayor



Attachment: 2021 Proposed Ward and Precinct Map Council submission (21-385 : 2021 Proposed Ward and Precinct Map)

Legend

- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Ward 6
- Precincts
- Proposed State House Boundary
- Current Ward Boundaries
- Wetland
- Water
- Parcels
- Census Block Boundary / Population within Boundary

Demographic Breakdown of Ward Configuration

Ward	Population	Deviation	Hispanic	NIH White	NIH Black	NIH Asian	NIH Other	NIH 24 Races	Hispanic Voling Age	Pop of Voling Age	Hispanic Voling Age	NIH White Voling Age	NIH POC Voling Age
1	10,574	2.0%	41.5%	44.7%	3.6%	3.9%	2.2%	4.1%	8,690	82.2%	39.4%	47.0%	13.6%
2	10,602	2.3%	50.3%	30.8%	4.7%	8.3%	2.6%	3.6%	8,320	78.5%	47.3%	32.9%	19.8%
3	10,283	-1.3%	34.7%	60.2%	4.8%	4.8%	2.9%	6.9%	7,853	76.8%	32.2%	49.7%	18.2%
4	10,340	0.0%	41.1%	41.9%	5.1%	4.5%	2.7%	4.4%	8,140	78.6%	38.2%	45.5%	14.4%
5	10,234	-1.3%	31.3%	52.7%	4.4%	4.3%	2.4%	4.7%	8,232	80.4%	28.2%	56.7%	15.1%
6	10,183	-1.3%	23.9%	54.3%	5.6%	7.5%	2.6%	6.1%	8,287	81.4%	21.3%	57.5%	21.2%

**Draft 9:
Geographic Consistency
Version 5**

Note:
This version 4 map is designed to create a more geographically consistent version of ward boundaries while fitting inside the State Legislature's Proposed House Boundaries

Scale: 1 inch = 900 feet