



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – 2nd Floor
Revere City Hall
Revere, MA 02151
Calendar
Monday, September 9, 2024, 6:00 PM

5:00PM Legislative Affairs Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of August 26, 2024

Unfinished Business

3. **24-264** Motion presented by Councillor Jaramillo: That the Mayor direct the Fire Chief to conduct a cost and feasibility analysis to add a 24/7 emergency response ambulance and EMT/EMT responder to be housed under the Police Department.

Legislative Affairs Committee Report

4. **24-061** AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS.
5. **24-176** AN ORDINANCE FURTHER AMENDING REGULATIONS FOR SHORT-TERM RENTALS IN THE CITY OF REVERE.
6. **24-220** Communication from the Director of Diversity, Equity and Inclusion relative to an Ordinance Establishing Rules and Regulations for the Display of Flags and Use of City Hall.
7. **24-221** Communication from the Veterans Service Officer requesting a public hearing for AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR VETERANS MEMORIAL POLES IN THE CITY OF REVERE.

Communications

8. **24-274** Communication from the Mayor's Office relevant to the Memorandum of Agreement between the City of Revere and Revere Firefighters Local 926.
9. **24-275** Presentation from the Chief of Planning & Community Development relative to Revere's Municipal Aggregation Plan.

Motions

10. **24-276** Motion presented by Councillor McKenna: That the Mayor request the Director of Municipal Inspections to enforce Section 8.04.100 Sustainable Food Ware and Packing by July 1, 2025. This will give businesses ample time to comply with the ordinance for the purpose of protecting our residents from carcinogens, litter, microplastics, and the use of non-renewable fossil fuels. Additionally, the lack of enforcement of this ordinance continues to cause harm to wildlife and our coastline. The original ordinance was passed on November 15, 2021 and was to take effect on July 1, 2022.
11. **24-277** Motion presented by Councillor Zambuto: That the Mayor request a representative from the United States Postal Service to appear before the City Council to address widespread and ongoing delivery problems. Seemingly all mail, even local mail to Revere, whether sent certified or not, is not delivered timely or is lost. Several City Hall departments are at the receiving end of complaints from residents who are not receiving their mail from City Hall which in turn causes inefficiencies in terms of lost time. As an example, mail with a postmark of August 15, 2024 was received by recipients (with a local Revere address) on September 3, 2024.
12. **24-278** Motion presented by Council President Cogliandro: That the Mayor, Chief of Police, and Superintendent of Schools begin exploring the feasibility of hiring a security company and/or adding more student resource officers to Revere High School (RHS) to help combat the ongoing and worsening issue in and around RHS. Further, that the Mayor, Chief of Police, and Superintendent report their findings to the City Council within 30 to 60 days.
13. **24-279** Motion presented by Council President Cogliandro: That the Mayor and Superintendent of Public Schools be requested to begin exploring the cost to install metal detectors at Revere High School and that the findings be reported to the City Council within 30 to 60 days.
14. **24-280** Motion presented by Council President Cogliandro: That the following proposed ordinance amendment be ordered to public hearing: An Ordinance Further Amending Section 2.03.050 Open Meetings of the Revere Revised Ordinances. Section 1. Section 2.03.050E Open Meetings is hereby amended by inserting the words, "sub-committees of the" before the word "school".
15. **24-281** Motion presented by Councillor McKenna: That the Mayor request 311 to use the emergency alert system to notify residents of the West Nile virus cases in Revere and address ways in which residents can take precautions to be safe from mosquitoes.
16. **24-282** Motion presented by Councillor Silvestri: That the Mayor request the Director of Public Health to appear before the City Council to give a presentation on the FY2025 Opioid Trust Fund Budget.
17. **24-283** Motion presented by Councillor Silvestri: That the Mayor request the Director of Public Health to appear before the City Council to provide an update on the opioid abatement funds, the focus groups, resident input, and how the NaloxBoxes program is doing so far.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, August 26, 2024

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

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of July 22, 2024

RESULT:	ACCEPTED
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- 3 24-244 The Revere City Council will unveil a plaque dedicated to the women who served, are serving, and will serve on the City Council.

City Clerk Ashley E. Melnik offered the following remarks:

Good evening elected officials, former elected officials and their families, and residents of the City of Revere.

Today marks a significant day in the history of United States of America. On August 26, 1920, the 19th Amendment to the US Constitution was certified by proclamation changing the face of the American electorate forever. The 19th Amendment granted women the right to vote. This right was achieved after decades of struggles, protests, marches, and so-called “civil disobedience” by the champions of voting rights for women.

In 1973, the United States Congress designated August 26th as Women’s Equality Day to

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commemorate the 19th Amendment. It is only fitting that a plaque commemorating the women of the Revere City Council be dedicated this evening to coincide with such an important milestone. If not for the women’s suffrage movement and passage of the 19th Amendment, we, as women of the Revere City Council, very well may not have had the opportunity to be in the positions we are in today as elected officials or as department heads.

To each of the remarkable women who have served, are serving, and will serve on the Revere City Council, your dedication, vision, and tireless work have profoundly shaped our community, fostering progress and inclusivity. You have championed vital causes, from advocating for social justice to enhancing public services, and have inspired future generations of women to engage in civic leadership. Today we celebrate your contributions and build upon the legacy of your invaluable service.

Today we honor the following women:

1. Margaret “Peggy” O’Hara. Councilwoman O’Hara was the first woman to serve on the Revere City Council. She was appointed At-Large in 1973 by the City Council to replace her husband, Edward L. O’Hara. She served through the remainder of 1973.
2. Rita Singer. Councilwoman Singer is one of the first women elected to serve on the Revere City Council and the first woman to represent Ward One. She is the longest serving woman and was also elected Council Vice-President in 1980. She served from 1976-1993.
3. Elvira “Vera” Curcio. Councilwoman Curcio was one of the first women elected to serve on the Revere City Council and the first woman to represent Ward Three. She served from 1976-1981. Vera’s daughters could not be present today, but I would like to acknowledge Joanne Curcio, Georgette DiGiovanni, and Debra Columbus who are watching from home.
4. Catherine Penn. Councilwoman Penn was the first woman to represent Ward Two and was the first woman President of the Revere City Council. She served from 1980-1986.
5. Linda Santos Rosa. Councilwoman Rosa was the first woman elected to serve At-Large. She was Council Vice-President in 1990 and 1993. Prior to her Council tenure, Linda served on the Revere School Committee from 1984-1987. She served on the City Council from 1988-1993.
6. Denise Salemi. Councilwoman Salemi was the first woman to represent Ward Six. Prior to her Council tenure, Denise served on the Revere School Committee from 1990-1995. She served on the City Council from 1996-1999.
7. Jessica A. Giannino. Representative Giannino was the first woman City Councillor to be elected to the Massachusetts General Court (2020). During her tenure on the City Council, she served as Vice-President in 2013, and President in 2016 and 2018. Jessica served on the Council from 2012-2021. Representative Giannino could not be here today, so she has prepared a short video to share.
8. Joanne McKenna. Former educator of the Revere Public School System was first elected

to represent Ward One in 2015. She served as Vice-President in 2018 and 2023, and President Pro Tempore in 2023. She has served on the City Council continuously since 2015 and at the end of this term will earn a place on the Legislative Bench.

- 9. Angela Guarino-Sawaya. Councilwoman Guarino-Sawaya was the first woman elected to represent Ward Five who began her inaugural term in office this year.
- 10. Michelle Kelley. Councilwoman Kelley began her inaugural term in office this year representing the residents of our community At-Large.

Each of the City Councillors offered commentary relative to the dedication and thanked the women trailblazers who paved the way for future generations of political leaders.

RESULT: PLACED ON FILE

Public Hearings

- 4 24-061 Hearing called as ordered on AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS.

Proponents

none

Opponents

Claire Inzerillo, City's Policy Writer & Analyst
Steve Morabito, DEI Director

First Reading:

AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS

Be it ordained by the City of Revere as follows:

Section 1. Section 2.03.050 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section:

F. Interpretation Services for Public Meetings.

1. Definitions

- a. "Interpretation" or "interpretation services" shall mean the act of a qualified interpreter communicating live conversation from the source language into the target language.
- b. "Public body," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a multiple-member board, commission, committee or subcommittee within the executive or legislative branch or within any county, district, city, region or town, however created, elected, appointed or otherwise constituted, established to serve a public purpose; provided, however, that the governing board of a local housing, redevelopment or other similar authority shall be deemed a local public body; provided, further, that the governing board or body of any other authority established by the general court to serve a public purpose in the

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- commonwealth or any part thereof shall be deemed a state public body; provided, further, that “public body” shall not include the general court or the committees or recess commissions thereof, bodies of the judicial branch or bodies appointed by a constitutional officer solely for the purpose of advising a constitutional officer and shall not include the board of bank incorporation or the policyholders protective board; and provided further, that a subcommittee shall include any multiple-member body created to advise or make recommendations to a public body.
- c. “Public meeting,” pursuant to M.G.L. c. 30A §§ 18-25, shall mean a deliberation by a public body with respect to any matter within the body’s jurisdiction, provided, however, “meeting” shall not include:
 - i. an on-site inspection of a project or program, so long as the members do not deliberate;
 - ii. attendance by a quorum of a public body at a public or private gathering, including a conference or training program or a media, social or other event, so long as the members do not deliberate;
 - iii. attendance by a quorum of a public body at a meeting of another public body that has complied with the notice requirements of the open meeting law, so long as the visiting members communicate only by open participation in the meeting on those matters under discussion by the host body and do not deliberate;
 - iv. a meeting of a quasi-judicial board or commission held for the sole purpose of making a decision required in an adjudicatory proceeding brought before it; or
 - v. a session of a town meeting convened under section 9 of chapter 39 which would include the attendance by a quorum of a public body at any such session.
 - d. “Public notification” shall mean any document disseminated by a city department for public consumption.
 - e. “Translation” or “translation services” shall mean the act of a qualified translator converting written content from the source language into the target language.
2. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation and translation services for public meetings and documents. Said interpretation and translation services shall meet the following requirements:
 - a. Public meetings shall be interpreted from English to at least one language other than English.
 - b. The use of interpretation shall be triggered if at least 10% of the city’s population speaks the said language according to the US Census’ American Community Survey 5
 3. All city departments shall provide translated documents including but not limited to public notifications or informational pamphlets in a language other than English.
 - a. All public notifications shall be translated from English to at least one language other than English.
 - b. The use of translation shall be triggered if at least 10% of the city’s population speaks the said language according to the US Census’ American Community Survey.
 4. The City shall arrange for professional interpretation services to be available at all public meetings in accordance with the provisions set out by sub-section 2.03.050(2). Interpretation

services shall include but are not limited to simultaneous interpretation during the meeting. The City shall require reasonable qualifications, including but not limited to certification from interpreters.

- 5. The City shall develop and implement a plan, called the Language Access Plan, outlining procedures for interpretation and translation services. The plan shall be made publicly available on the City’s official website.
- 6. The City shall provide public notice of the availability of interpretation services at public meetings through various channels, including but not limited to the official City website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.
- 7. Funding for interpretation and translation services shall be allocated in the City’s annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.
- 8. This ordinance shall take effect within 90 days of passage.

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS	Next: 9/9/2024 6:00 PM
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5 24-176 Hearing called as ordered on AN ORDINANCE FURTHER AMENDING REGULATIONS FOR SHORT-TERM RENTALS IN THE CITY OF REVERE.

Proponents

Vincent Argenzio, Short-Term Rental Office

Opponents

none

First Reading:

AN ORDINANCE FURTHER AMENDING REGULATIONS FOR SHORT-TERM RENTALS IN THE CITY OF REVERE

SECTION 1. Section 8.09.030(A)(2) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

- a. The City shall grant no more than two (2) Short-Term Rental Licenses to a dwelling.

SECTION 2. Section 8.09.030(A)(3) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

- a. The City shall grant no more than two (2) Short-Term Rental Licenses to a dwelling.

SECTION 3. Section 8.09.040(A)(1) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

- a. The operator shall submit proof of owner occupancy, including but not limited to:
 - i. a valid Massachusetts ID;
 - ii. a valid Massachusetts Driver’s License;
 - iii. vehicle registration; and,

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- iv. a voter registration card.

SECTION 4. Section 8.09.040(A)(2) of the Revised Ordinances of the City of Revere is hereby deleted in its entirety, and the remaining numbered sub-sections are hereby re-numbered accordingly.

SECTION 5. Section 8.09.040(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “two” and inserting in place thereof the word “three.”

SECTION 6. Section 8.09.080(A) of the Revised Ordinances of the City of Revere is hereby amended by deleting this sub-section in its entirety and inserting in place thereof the following the sub-section (A):

- A. Any person who violates a provision of this chapter shall be fined four-hundred and ninety dollars per violation per day. Each day’s failure to comply with a notice of violation or any other order shall constitute a separate violation. In addition to fines described in this section, the city may issue a cease-and-desist order, and seek an injunction from a court of competent jurisdiction to enjoin the offering, advertising, or use of the unit as a short-term rental.

SECTION 7. This section shall take effect upon its passage.

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS	Next: 9/9/2024 6:00 PM
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- 6 24-245 Hearing called as ordered on a petition submitted by National Grid to install a new pole #15-50 on Railroad Street beginning at a point approximately 10 feet South of the centerline of Lee Burbank Highway and continuing approximately 648 feet in a West direction in Revere, MA. (Plan # WR30917933)

Proponents

Petraq Xheka, National Grid

Opponents

none

RESULT:	GRANTED - VOICE VOTE
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- 7 24-246 Hearing called as ordered on a petition submitted by National Grid to install a line of underground electric conduits across Railroad Street to existing manhole A-29, from the property line of 30 Railroad Street towards existing conduits on Railroad Street, and install conduits from manhole 120 across Railroad Street to new pole 15-50 in Revere, MA. (Plan # WR30917933)

Proponents

Petraq Xheka, National Grid

Opponents

none

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RESULT: GRANTED - VOICE VOTE

8 24-247 Hearing called as ordered on a petition submitted by National Grid to install a handhole and meter pedestal configuration on the sidewalk at 36 Lee Burbank Highway, Revere, MA. (Plan # 30960723)

Proponents

Petraq Xheka, National Grid

Opponents

none

RESULT: GRANTED - VOICE VOTE

9 24-248 Hearing called as ordered on a petition submitted by National Grid to install underground facilities on Nahant Avenue beginning at a point approximately 130 feet North of the centerline of the intersection of Nahant Avenue and Shirley Avenue and continuing approximately 60 feet in a Northwest direction and to install underground secondary service for 13 Nahant Avenue, Revere, MA from Pole # 2454. (Plan # 30737684)

Proponents

Petraq Xheka, National Grid

Opponents

none

RESULT: GRANTED - VOICE VOTE

10 24-249 Hearing called as ordered on a petition submitted by National Grid to construct a line of underground electric conduits from pole 3314 and crossing Centennial Avenue to energize the new customer at 124 Centennial Avenue, Revere, MA. (Plan # WR3095771).

Proponents

Petraq Xheka, National Grid

Opponents

none

RESULT: GRANTED - VOICE VOTE

Zoning Sub-Committee Report

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- 11 24-216 An Ordinance Further Amending the Zoning Map of the City of Revere relative to 1330 Broadway (CD to TED) and the Beachmont Fire Station 931 Winthrop Avenue (RB to NB).

AN ORDINANCE FURTHER AMENDING THE ZONING MAP OF THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

Section 1. Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district of parcel 19-449-2 (1330 Broadway) from CD to TED.

Section 2. Title 17 of the Revised Ordinances of the City of Revere and the Zoning Map provided by Section 17.12.020 of said Title is hereby amended by changing the zoning district of parcel 1-15-17 (931 Winthrop Avenue) from RB to NB.

- July 22, 2024 Ordered to first reading
- August 26, 2024 Ordered on a second reading.
- August 26, 2024 Ordered on a third and final reading.
- August 26, 2024 Ordered Engrossed and Ordained on a Roll Call.

RESULT:	ORDERED ENGROSSED AND ORDAINED [9 TO 0]
AYES:	Argenzio, Giannino, Guarino-Sawaya, Haas, McKenna, Novoselsky, Silvestri, Zambuto, Cogliandro
ABSTAIN:	Kelley
ABSENT:	Jaramillo

Appointments Sub-Committee Report

- 12 24-229 Communication from the Mayor relative to the appointment of Rocky Graziano to the Cultural Council.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF ROCKY GRAZIANO TO THE CULTURAL COUNCIL?"

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

- 13 24-230 Communication from the Mayor relative to the reappointment of William Reedy to the Council on Elder Affairs.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF WILLIAM REEDY TO THE COUNCIL ON ELDER AFFAIRS?"

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

14 24-232 Communication from the Mayor relative to the reappointment of Mary Vigliotta to the Council on Elder Affairs.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF MARY VIGLIOTTA TO THE COUNCIL ON ELDER AFFAIRS?"

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

15 24-233 Communication from the Mayor relative to the reappointment of Arthur Pelton to the Zoning Board of Appeals.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF ARTHUR PELTON TO THE ZONING BOARD OF APPEALS?"

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

16 24-234 Communication from the Mayor relative to the appointment of Thomas Carleton to the Conservation Commission.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF THOMAS CARLETON TO THE CONSERVATION COMMISSION?"

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

17 24-235 Communication from the Mayor relative to the appointment of Amelia Viscay to the Conservation Commission.

"SHALL THE CITY COUNCIL CONFIRM THE APPOINTMENT OF AMELIA VISCAY TO THE CONSERVATION COMMISSION?"

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

18 24-214 Motion presented by Councillor Guarino-Sawaya: That the City Council approve the installation of a portrait memorializing the late City Councillor George J. Rotondo, Jr. in the Joseph A. DelGrosso City Council Chamber.

The maker of the motion requested that the motion be withdrawn at this time.

RESULT:	WITHDRAWN
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Communications

19 24-250 Communication from the Election Commission relative to the warrant for September 3, 2024 State Primary.

Paul Fahey, Election Commissioner addressed the City Council.

“SHALL THE CITY COUNCIL APPROVE THE WARRANT FOR THE UPCOMING STATE PRIMARY ON SEPTEMBER 3, 2024?”

RESULT:	ORDERED - VOICE VOTE
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20 24-251 Communication from the Election Commissioner relative to detail Police Officers for September 3, 2024 State Primary.

Paul Fahey, Election Commissioner addressed the City Council.

“PURSUANT TO CHAPTER 92 OF THE ACTS OF 2022, SHALL THE CITY COUNCIL APPROVED DETAILING OFFICERS FOR POLLING LOCATIONS ON SEPTEMBER 3, 2024 AND NOVEMBER 5, 2024?”

RESULT:	ORDERED - VOICE VOTE
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21 24-252 Communication from the City Auditor relative to the Public Infrastructure Gift Fund MGL Chapter 44, Section 53A.

Rich Viscay, CFO addressed the City Council.

“SHALL THE CITY COUNCIL APPROVE THE ESTABLISHMENT OF THE “PUBLIC INFRASTRUCTURE GIFT FUND” PURSUANT TO MGL CHAPTER 44, SECTION 53A?”

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RESULT: ORDERED - VOICE VOTE

22 24-253 Communication from the City Auditor Relative to the Public Health Emergency Relief Fund. MGL Chapter 44, Section 53A.

Rich Viscay, CFO addressed the City Council.

“SHALL THE CITY COUNCIL APPROVE THE ESTABLISHMENT OF THE “PUBLIC HEALTH EMERGENCY RELIEF FUND” PURSUANT TO MGL CHAPTER 44, SECTION 53A?”

RESULT: ORDERED - VOICE VOTE

23 24-254 Communication from the City Auditor relative to the Opioid Trust Fund.

Rich Viscay, CFO addressed the City Council.

“SHALL THE CITY COUNCIL APPROVE THE FY2025 OPIOID TRUST FUND BUDGET IN THE AMOUNT OF \$150,000?”

RESULT: ORDERED - VOICE VOTE

24 24-255 Communication from the City Auditor relative to RevereTV's quarterly appropriation.

Rich Viscay, CFO addressed the City Council.

“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$100,698.21 FROM THE CABLE ACCESS RECEIPT RESERVED FUND TO PAY FOR REVERETV’S QUARTERLY INVOICE?”

RESULT: ORDERED - VOICE VOTE

25 24-256 A presentation by the Chief of Planning and Community Development and Jason Shreiber of Stantec on the Broadway Corridor Parking Study.

Tom Skierawski, Chief of Planning and Jason Shreiber of Stantec conducted a presentation on the Broadway Corridor Parking Study.

RESULT: REFERRED TO ECONOMIC DEVELOPMENT

26 24-257 Communication from the Chief of Planning & Community Development relevant to a proposed special act to support the family of Robert O'Brien.

Tom Skierawski, Chief of Planning and Rich Viscay, Retirement Board Chairman addressed the City Council on the request. Mr. Viscay indicated that the family of Mr. O'Brien indicated that

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their request was not approved by PERAC and that they are now seeking relief from the appellate court which could take some time to be heard in approximately three to six months.

Sec. 2.12.120 - Voting on retirement home rule petitions.

Whenever the city council is presented with an application or request for a home rule petition or special legislation for changes or adjustments to Chapter 32 of the Massachusetts General Laws or any other statutes pertaining to the retirement allowances for municipal or school department employees and/or their dependents, no city council vote on such petition or legislation may occur until such time that the city of Revere Retirement Board provides the city council with a detailed analysis of the full cost of such petition or legislation to the city's retirement system. Further, any such petition or legislation shall require for approval a two-thirds vote of the city council, as well as a favorable vote of the retirement board. In all cases, no such vote shall occur until the retirement board has been provided with at least thirty days to give an advisory opinion to the city council on the merits of the petition or legislation.

Pursuant to the above referenced ordinance, the City Council hereby requests from the Retirement Board a detailed analysis of the full cost of the attached special act. The analysis shall include all employees who have a designated beneficiary and all beneficiaries who are currently receiving a lifetime allowance pursuant to MGL Chapter 32, Section 12(2)(d) (Option D).

RESULT: REFERRED TO WAYS & MEANS

27 24-258 Communication from the Chief of Planning and Community Development relative to Title 9 amendments which would permit recreational marijuana establishments in the City of Revere.

Tom Skierawski, Chief of Planning addressed the City Council.

Proposed ordinance:

AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE REPEALING THE PROHIBITION OF NON-MEDICAL MARIJUANA ESTABLISHMENTS

Be it ordained by the City of Revere as follows:

SECTION 1. Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “MARIHUANA” in the Chapter title and inserting in place thereof the word “MARIJUANA.”

SECTION 2. Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by deleting all instances of the word “marihuana” and inserting in place thereof the word “marijuana.”

SECTION 3. Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by inserting “M.” before all instances of “G.L.” and adding a comma directly after all Massachusetts General Law chapter numbers.

SECTION 4. Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by inserting new Section 9.17.010(B):

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B. On-site or social consumption of marijuana, as defined by M.G.L. c. 94G, § 1(g), and M.G.L. c. 94C, § 1, as the same may be amended, at any marijuana establishment as defined in Section 17.30.030, or any registered marijuana dispensary as defined in Section 17.30.30, is hereby prohibited.

SECTION 5. Chapter 9.17 of Title 9 of the Revised Ordinances of the City of Revere is hereby amended by re-lettering the existing sub-sections of Section 9.17.010 following the insertion of the above new sub-section (B).

SECTION 6. Chapter 9.18 of Title 9 of the Revised Ordinances of the City of Revere is hereby repealed in its entirety.

RESULT: ORDERED TO PUBLIC HEARING - CC **Next: 9/23/2024 6:00 PM**

Motions

28 24-259 Motion presented by Council President Cogliandro: That the Mayor approve a traffic study for Adams Street in regards to potentially changing it to a one-way street. The area has many issues with vehicles.

RESULT: ORDERED - VOICE VOTE

29 24-260 Motion presented by Councillor Novoselsky: That the Mayor request the Traffic Commission to authorize parking on Beach St. between Kimball Ave and North Shore Rd. The MBTA has removed the 411 bus stop on the north side of Beach St.

RESULT: REFERRED TO TRAFFIC COMMISSION

30 24-261 Motion presented by Council President Cogliandro: That the Mayor request the Police Department or the appropriate department to conduct a traffic, safety, and/or feasibility study for the purpose of combating constant moving violations on the streets surrounding Revere High School including but not limited to East Mountain Avenue, Cary Avenue, School Street, and True Street.

Jospeh Cardarelli, 22 McClure Street, addressed the City Council.

RESULT: ORDERED - VOICE VOTE

31 24-262 Motion presented by Councillor McKenna: That the Mayor be request the appropriate departments to use a less invasive rodent poison when baiting. Data shows that the wild life food chain is being affected and are killing off hawks, coyotes, owls, cats, dogs, etc. from this lethal poison. A less invasive poison would help protect wild life and would be of equal cost compared to the current rodent poison.

Minutes Acceptance: Minutes of Aug 26, 2024 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

32 24-263 Motion presented by Councillor McKenna: That the Mayor be requested to reinstate the "Adopt an Island Program" wherein companies and businesses pay to maintain neglected islands or green spaces and the City will in turn provide a sign acknowledging the business' name that maintains the site.

RESULT: ORDERED - VOICE VOTE

33 24-264 Motion presented by Councillor Jaramillo: That the Mayor direct the Fire Chief to conduct a cost and feasibility analysis to add a 24/7 emergency response ambulance and EMT/EMT responder to be housed under the Police Department.

RESULT: TABLED - NO ROLL CALL **Next: 9/9/2024 6:00 PM**

34 24-265 Motion presented by Councillor Argenzio: That the Mayor request the Traffic Commission to install speed bumps in the following locations: in the vicinity of 74 Yeamans Street and 130 Prospect Avenue.

RESULT: REFERRED TO TRAFFIC COMMISSION

35 24-266 Motion presented by Councillor Haas: That the Mayor request Planning & Community Development to assess an ideal location for a skate park and to explore grant opportunities and partnerships to fund the installation.

RESULT: ORDERED - VOICE VOTE

36 24-267 Motion presented by Councillor Silvestri, Councillor McKenna, Councillor Argenzio, City Councillor Giannino, Councillor Guarino-Sawaya, Councillor Haas, Councillor Jaramillo, Councillor Kelley, Councillor Novoselsky, Councillor Zambuto, Council President Cogliandro: That the Mayor be requested to name the garden area where memorial bricks will be installed at Leach Park, the Chris Alba Remembrance Garden.

Councillor Silvestri requested that the motion be presented by the entire City Council.

RESULT: ORDERED - VOICE VOTE

37 24-268 Motion presented by Councillor Kelley: That the Mayor request DCR to conduct much needed maintenance and repair of several issues on Revere Beach Boulevard including but not limited to wall erosion and deteriorating lamp posts that need painting.

Minutes Acceptance: Minutes of Aug 26, 2024 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

38 24-269 Motion presented by Councillor Kelley: That the following zoning ordinance be ordered to a public hearing: An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems Section 1. Section 17.08.502 Mechanical Parking System is hereby deleted in its entirety. Section 2. Section 17.28.035 Mechanical Parking System is hereby deleted in its entirety.

Proposed ordinance language:

An Ordinance Further Amending the Zoning Ordinances of the City of Revere Repealing the Definition and Use of Mechanical Parking Systems

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

Section 1. Section 17.08.502 Mechanical Parking System is hereby deleted in its entirety.

Section 2. Section 17.28.035 Mechanical Parking Systems is hereby deleted in its entirety.

RESULT: ORDERED TO PUBLIC HEARING - CC Next: 9/23/2024 6:00 PM

39 24-270 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the City's Policy Writer & Analyst in conjunction with the Police Department and Inspectional Services to draft an updated noise ordinance that is enforceable.

RESULT: ORDERED - VOICE VOTE

40 24-271 Motion presented by Councillor Silvestri: That the City Council order to a public hearing A ZONING ORDINANCE ESTABLISHING DEFINITIONS, USES, SPECIAL PERMIT DISTRICT BOUNDARIES, AND REGULATIONS FOR MARIJUANA ESTABLISHMENTS IN THE CITY OF REVERE. (see attachment)

Proposed ordinance language:

A ZONING ORDINANCE ESTABLISHING DEFINITIONS, USES, SPECIAL PERMIT DISTRICT BOUNDARIES, AND REGULATIONS FOR MARIJUANA ESTABLISHMENTS IN THE CITY OF REVERE.

Be it ordained by the City of Revere as follows:

SECTION 1. Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Section 17.08.385 Independent Testing

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Laboratory (Marijuana) after existing Section 17.08.380 Hotel:

17.08.385 Independent Testing Laboratory (Marijuana).

“Independent testing laboratory (marijuana)” means a laboratory that is licensed by the Cannabis Control Commission (CCC) and is: i) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Cooperation mutual recognition arrangement or that is otherwise approved by the CCC; ii) independent financially from any medical and/or non-medical marijuana treatment center or any licensee or ME for which it conducts a test; and iii) qualified to test marijuana in compliance with regulations promulgated by the CCC pursuant to M.G.L. c. 94G.

SECTION 2. Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Sections after existing Section 17.08.490 Lot Width:

17.08.492 Marijuana Cultivator (MC).

“Marijuana Cultivator” (MC) means an entity licensed to cultivate, process and package non-medical and/or medical marijuana, to deliver non-medical and/or medical marijuana to ME’s and to transfer marijuana to other ME’s, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MC.

17.08.494 Marijuana Establishment (ME).

“Marijuana establishment” (ME) means a Marijuana Cultivator, Independent Testing laboratory, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Transporter or any other type of licensed non-medical and/or medical marijuana-related business.

17.08.496 Marijuana Retailer (MR).

“Marijuana retailer” (MR) means an entity licensed to purchase and deliver non-medical marijuana and/or medical marijuana products from ME’s and to deliver, sell or otherwise transfer non-medical and/or medical marijuana products to ME’s and to consumers.

17.08.498 Marijuana Transporter.

“Marijuana Transporter” means an entity, not otherwise licensed by the Commission that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an existing Licensee Transporter or Third Party Transporter.

SECTION 3. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting three new rows to the Table of Uses underneath “Medical and dental office”:

USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IF
All Marijuana	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp#	sp	no	nc

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establishments (ME), except Marijuana retail (MR) and Independent testing laboratory (marijuana)																		
Marijuana retail (MR)	no	no	no	no	no	no	no	no	no	no	no	sp#	no	no	sp#	sp	no	nc
Independent testing laboratory (marijuana)	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp#	sp	no	nc

SECTION 4. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new by-line under “+” and before “(10)” underneath the Table of Uses:

See section 17.16.480 for district boundaries for marijuana establishment uses by Special Permit.

SECTION 5. Chapter 17.16 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Section 17.16.480:

Section 17.16.480 - Marijuana Establishments within the GB, HB, and TED districts.

A. Marijuana Retail (MR) is an allowable use by Special Permit in certain areas of the GB, HB, and TED districts granted by the city council in conformance with the following location boundaries:

1. GB districts:
 - a. The GB district located on the southern side of Squire Rd., with the northern boundary of Stevens St. and southeastern boundary of Derby Rd.;
 - b. The GB district located at Parcel 28-439J1-21A on Squire Rd.;
 - c. The GB district located on the southern side of Squire Rd., with the northwestern boundary of Lantern Rd. and southeastern boundary of 126 Squire Rd.;
 - d. The GB district located on the southern side of Squire Rd., with the northern boundary of Patriot Parkway and the southeastern boundary of Parcel 27-439Q-17 on Squire Rd.;
 - e. The portion of the GB district located on North Shore Rd. with a northern boundary of Jackson St., and a southern boundary of Parcels 9-179C-1, 2, and 3 on Shawmut St. The portion of this district spanning Revere St. with a western boundary of Temple St. and an eastern boundary of 570 Revere St. shall be excluded from “Marijuana Retail” use; and,
 - f. The GB district located on Shirley Ave., Beach St., and North Shore Rd. with a western boundary of VFW Parkway, a northern boundary of 1350 North Shore Rd., an eastern boundary of Ocean Ave., and a southern boundary of Dehon St.
2. HB Districts:
 - a. The HB district located on the southern side of Squire Rd., with a western boundary of Parcel 32-435A-2 on Squire Rd., a southern boundary of Parcel 32-435A-4 on Squire Rd., and an eastern boundary of the Northeast Expressway;
 - b. The HB district located on the northern side of Squire Rd., with a northwestern boundary of Copeland Circle and an eastern boundary of Brown Circle;
 - c. The HB district located on the northern side of American Legion Highway, with a western boundary of Brown Circle, a northern boundary of Naples Rd., an eastern

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- boundary of Parcel 18-324H&I-2 on American Legion Highway, and a southern boundary of Beach Rd.;
- d. The HB district located on the northwestern side of North Shore Rd., with a southern boundary of Vera St. and a northeastern boundary of Parcel 12-190C-3B on North Shore Rd.;
 - e. The HB district located on the northern side of VFW Parkway, with a northern boundary abutted by the PDD2 district and IP districts, a western boundary of Parcel 16-243-1B on Everett St., and a southern boundary of VFW Parkway splitting into Beach St;
 - f. The HB district on the western side of North Shore Rd., with a western boundary of the PDD2 district, and a southern boundary of Parcel 8-152-5 on North Shore Rd.
3. All TED districts.
- B. Marijuana Establishment (ME) excluding Marijuana Retail (MR) and Independent Testing Laboratory is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2), and the TED districts.
 - C. Independent Testing Laboratory (marijuana) is an allowable use by Special Permit granted by the city council in the HB districts described within 17.16.480(A)(2) and the TED districts.
 - D. Any HB or GB location not described herein shall not be an allowable zone for a Marijuana Retail, Marijuana Establishment, or Independent Testing Laboratory (marijuana) use by Special Permit granted by the city council.
 - E. No recreational Marijuana Retail facility shall be within one-thousand feet (1,000) of another presently existing or permitted Marijuana Establishment.

The above Zoning Districts are detailed on a map entitled “Zoning Atlas Map, City of Revere,” dated February 28, 1983, as further amended from time to time, with all boundary lines designated thereon.

SECTION 6. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new Chapter 17.30:

CHAPTER 17.30 - MARIJUANA ESTABLISHMENTS.

Sections:

17.30.010 - Regulation.

M.G.L. c. 94G and c. 94I authorize a system of state licensing for businesses engaging in the cultivation, testing, processing and manufacturing, and retail sales of non-medical and medical marijuana respectively, and collectively referred to as Marijuana Establishments (MEs). M.G.L. c. 94G § 3 allows cities to adopt ordinances that impose reasonable safeguards on the operation of non-medical and medical marijuana establishments, provided they are not unreasonably impracticable and are not in conflict with the law. The special permit and site plan review requirements set forth in this Section shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state, or local law.

17.30.020 - Purpose.

The purpose of this ordinance is to allow state-licensed MEs to exist in the city of Revere in accordance with applicable state laws and regulations and impose reasonable safeguards to

govern the time, place, and manner of ME operations and any business dealing in Marijuana Accessories in such a way as to ensure public health, safety, well-being, and reduce undue impacts on the natural environment subject to the provisions of this Zoning Ordinance, M.G.L. c. 40A, M.G.L. c. 94G, M.G.L. c. 94I, and any other applicable law. Therefore, this ordinance may permit MEs in locations suitable for lawful MEs where there is access to regional roadways, where they may be readily monitored by law enforcement for health and public safety purposes, and to minimize adverse impacts on adjacent properties, residential neighborhoods, historic districts, schools, playgrounds, and other locations where minors congregate by regulating the siting, design, placement, operation security, and removal of MEs.

17.30.030 - Definitions.

Where not expressly defined in the Zoning Ordinance, terms used in this Zoning Ordinance referring to marijuana shall be interpreted as defined in M.G.L. c. 94G and 94I, as the same may be amended from time to time, and regulations issued by the Cannabis Control Commission (CCC). The following definitions, consistent with this expressed intent, shall apply in the interpretation and enforcement of this section:

- A. "Marijuana products" shall mean products that have been manufactured and contain marijuana or an extract from marijuana, including concentrated forms of marijuana and products composed of marijuana and other ingredients that are intended for non-medical use or consumption, including edible products, beverages, topical products, ointments, oils, and tinctures.
- B. "Marijuana Establishment" or "ME" shall mean a Marijuana Cultivator, Independent Testing laboratory, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Transporter, or any other type of licensed non-medical and/or medical marijuana-related business.
- C. "Marijuana Cultivator" or "MC" shall mean an entity licensed to cultivate, process, and package non-medical and/or medical marijuana, to deliver non-medical and/or medical marijuana to MEs and to transfer marijuana to other MEs, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MC.
- D. "Marijuana Product Manufacturer" or "MPM" shall mean an entity licensed to obtain, manufacture, process, and package non-medical and/or medical marijuana and marijuana products, to deliver non-medical marijuana and marijuana products to MEs and to transfer non-medical marijuana and/or medical marijuana products to other MEs, but not to consumers. A Craft Marijuana Cultivator Cooperative performing a similar function shall be included within the definition of a MPM.
- E. "Marijuana Retailer" or "MR" shall mean an entity licensed to purchase and deliver non-medical marijuana and/or medical marijuana products from ME's and to deliver, sell or otherwise transfer non-medical and/or medical marijuana products to ME's and to consumers.
- F. "Independent testing laboratory" shall mean a laboratory that is licensed by the CCC and is: (1) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Cooperation mutual recognition arrangement or that is otherwise approved by the CCC; (2) independent financially from any medical and/or non-medical marijuana treatment center or

- any licensee or ME for which it conducts a test; and (3) qualified to test marijuana in compliance with regulations promulgated by the CCC pursuant to G.L. c. 94G.
- G. "Co-located Marijuana Operations" or "CMO" shall mean an entity operating under both a Medical Marijuana Treatment Center (MMTC)) registration pursuant to 935 CMR 501.000: Medical Use of Marijuana, and under at least one Marijuana Establishment license pursuant to 935 CMR 500.000: Adult Use of Marijuana, on the same premise. Co-located marijuana operations pertain to cultivation, product manufacturing, and retail, but not any other adult-use license.
- H. "Moral Character" means the degree to which a person's history demonstrates honesty, fairness and respect for the rights of others and for conformance to the law, which may include consideration of whether an individual has:
1. Ever had a professional license denied, suspended or revoked;
 2. Ever had a business license denied, suspended or revoked;
 3. Ever had a marijuana-related business license denied, suspended, revoked, or placed on administrative hold, or was subjected to a fine for violation of a marijuana-related zoning ordinance;
 4. Ever had a business temporarily or permanently closed for failure to comply with any tax, health, building, fire, zoning, or safety law;
 5. Ever had an administrative, civil or criminal finding of delinquency for failure to file or failure to pay employment, sales, property or use taxes;
 6. Ever been convicted of a felony, sex offense, or other offense involving violence, distribution of controlled substances, excluding marijuana-related possession offenses, or other moral turpitude;
 7. Within the previous sixty months been convicted of a misdemeanor or other offense involving the distribution of controlled substances, or driving under the influence of alcohol or other substance (DUI, OUI) convictions.
- I. "Marijuana Transporter" shall mean an entity, not otherwise licensed by the Commission that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an Existing Licensee Transporter or Third-Party Transporter.

17.30.040 - Prohibitions and limitations.

- A. It shall be unlawful for any person to operate a ME without obtaining a special permit and undergoing site plan approval pursuant to the requirement of this Ordinance.
- B. A separate special permit is required for each different ME detailed in Section 17.30.040(A).
- C. The number of MEs shall be limited to the number equal to twenty-percent (20%) of the number of licenses issued within the city of Revere for the retail sale of alcoholic beverages not be drunk on the premises where sold under M.G.L. c. 138 § 15. No special permit may be granted for a ME which results in a violation of this limit.
- D. A ME may only be involved in the use permitted by its definition. MRs may only be located in buildings containing other retail, commercial, residential, industrial, or any other uses, including other types of MEs, if the MR is separated by full walls

from any and all other uses.

E. MEs are permissible only in zoning districts in accordance with Section 17.16.040 Generally - Table of Uses and any further limitations specified in this chapter. Notwithstanding the provisions of Chapter 17.16 - USE REGULATIONS, no special permit shall be granted for any MR that is not located within the TED, or specified GB and HB districts. Social Consumption Establishments, so called, are prohibited as a use.

F. An entity engaged in Co-located Marijuana Operations (CMOs) must comply with the provisions of this ordinance and the Massachusetts adult-use marijuana laws, St. 2017, c. 55; M.G.L. c. 94G; M.G.L. c. 94I; 935 CMR 500.00: Adult Use of Marijuana; 935 CMR 501.00: Medical Use of Marijuana; and 935 CMR 502.00. Additionally, 935 CMR 500.00 and 935 CMR 501.00 control for CMRs.

G. All MEs shall be prohibited as an Accessory Use or Home Occupation in all zoning districts. No ME shall be permitted to have drive-up or walk-up facilities.

1. A drive-up or walk-up facility shall mean any facility designed to enable persons to receive a service or purchase, or consume goods, while remaining within a motor vehicle or remaining at the exterior of the building.

H. No Marijuana or Marijuana Products shall be smoked, eaten, ingested, consumed or otherwise used within the premises of any ME.

I. No ME may be operated in a mobile facility or outside of a fully enclosed building or structure, excepting deliveries to off-site MRs and/or home deliveries to consumers permitted or licenses by applicable state and local regulations.

J. No ME may be operated in such a manner as to cause or create a public nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure, or dwelling in the area.

K. The issuance of a special permit and site plan review pursuant to this chapter does not create an exception, defense, or immunity to any person or entity in regard to any potential criminal liability the person or entity may have for the production, distribution, or possession of marijuana.

L. There shall be no use variances issued for any ME.

17.30.050 - Application.

In addition to the materials required under Chapter 17.48 Article III - Special Permits and Chapter 17.17 - Site Plan Review, the applicant shall submit the following:

- A. The name and address of each owner of the ME facility/operation;
- B. Proof of application to the CCC for the proposed ME including submittal of copies of all required registrations, licenses and permits issued to the applicant by the state and any of its agencies for the proposed ME;
- C. A notarized statement signed by the organization's Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers, directors, shareholders, partners, members, managers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the applicant must disclose the identity of all such

- responsible individual persons;
- D. Evidence that the Applicant has site control and right to use the site for a ME facility in the form of a deed or executed purchase and sales agreement or, in the case of a lease a notarized statement from the property owner and a copy of the lease agreement;
 - E. The name, address, email address, and phone number of all designated Managers of the ME, together with a criminal background check of such Managers and other evidence of Moral Character;
 - F. Proof that the detailed security plan, operation and management plan, and emergency response plans have been submitted to the Revere Police Department, the Revere Fire Department, and the Department of Planning and Community Development for comment and review at the same time or prior to the submission of the application, and any comment or response received by the applicant;
 - G. Proof that the applicant provided notification in writing at the same time or prior to the submission of the application to all property owners and operators of the uses listed under Section 17.30.060(E) within three hundred (300) feet of its proposed location and use, to provide them with the opportunity to comment to the City Council, as well as any and all comment or response received by the applicant;
 - H. Detailed site plans that include the following information:
 1. Compliance with the requirements for parking and loading spaces, for lot size, frontage, yards and heights and coverage of buildings, and all other provisions of this ordinance;
 2. Convenience and safety of vehicular and pedestrian movement on the site and for the location of driveway openings in relation to street traffic;
 3. Convenience and safety of vehicular and pedestrian movement off the site, if vehicular and pedestrian traffic off-site can reasonably be expected be substantially affected by on-site changes;
 4. Adequacy as to the arrangement and the number of parking and loading spaces in relation to the proposed use of the premises, including designated parking for home delivery vehicle(s), as applicable;
 5. Design and appearance of proposed buildings, structures, signage, trash receptacles, screening and landscaping, minimizing any adverse visual or economic impacts on abutters and other parties in interest;
 6. Adequacy of water supply, surface and subsurface drainage and light;
 7. A detailed floor plan of the premises identifying the square footage available and describes the functional areas of the ME, including areas for any preparation of marijuana products; and,
 8. Details showing all exterior proposed security measures for the ME including lighting, fencing, gates and alarms, etc. ensuring the safety of employees and patrons and to protect the premises from theft or other criminal activity.
 - I. A description of the security measures, including employee security policies, consistent with the applicable provisions in CCC regulations 935 CMR 500.110 or 935 CMR 501.110 for the ME. An active security system shall be required for

- all locations and all security measures shall be approved by the Fire and Police Chiefs;
- J. A copy of each operating procedure consistent with the applicable provisions in 935 CMR 500.105(1) or 935 CMR 501.105(1), including any applicable additional CCC operational requirements for MEs;
 - K. A copy of the policies and procedures for individual, patient or personal caregiver home-delivery consistent with the applicable MDPH or CCC regulatory provisions for the ME;
 - L. A copy of the policies and procedures for the transfer, acquisition, or sale of marijuana between MEs consistent with the applicable provisions in 935 CMR 501.120(13);
 - M. A copy of proposed waste disposal procedures consistent with the applicable provisions in 935 500.105(12) or 935 CMR 501.105(12);
 - N. A description of any waivers from CCC regulations issued for the ME;
 - O. Description of Activities: A narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of marijuana or marijuana products, on-site sales, off-site deliveries, distribution of educational materials, operating hours of ME and other programs or activities;
 - P. Service Area: A map and narrative describing the area proposed to be served by the ME and the anticipated number of clients that will be served within that area. This description shall indicate where any other MEs exist or have been proposed within the expected service area;
 - Q. Evidence demonstrating that the ME will be operated in a responsible manner that does not materially adversely affect the public health, safety or the general welfare of the City or the immediate neighborhood where the ME is located. This may include but shall not be limited to evidence of Moral Character;
 - R. Certificate of Tax Compliance for subject parcel(s), along with identification of any outstanding taxes, fees or fines for other properties either owned by the current property owner and/or applicant within the City;
 - S. Buffer Area Map: A map indicating the 300-foot radius surrounding the proposed ME (as measured from the nearest point of the structure of the ME to the nearest point of the property line of the protected use) as evidence that the facility is located at least 300 feet from uses identified under Section 17.30.060(E). Include street address and distance to each applicable property within 300 feet;
 - T. Proof that the ME is registered to do business in the Commonwealth as a domestic business corporation or another domestic business entity and the corporation or entity in good standing with the Secretary of the Commonwealth and DOR:
 1. A certificate of good standing, issued within the previous 90 days from submission of an application, from the Corporations Division of the Secretary of the Commonwealth; and,
 2. A certificate of good standing or certificate of tax compliance issued within the previous 90 days from submission of an application, from the DOR.

- U. Submission of a notarized "Moral Character" Disclosure Form for each ME owner and manager;
- V. Submission of a notarized "Authorization for Release of Information" form (including any associated fees) authorizing the City of Revere Police Department to conduct a detailed background check for all designated owners and/or managers of the ME; and,
- W. Zoning determination letter from the Site Plan Review Committee.

17.30.055 - Application review.

Upon receipt of a completed application, the City Council shall refer copies of the application to the Board of Health. The Board shall review the application and shall submit their written recommendations to the City Council. Failure to make recommendations within 35 days of referral of the application shall be deemed lack of opposition.

After notice and public hearing and consideration of application materials, consultant reviews, public comments, and the recommendations of other municipal boards and departments, the City Council may act upon the application for special permit and approval of site plan.

17.30.06 - Special Permit criteria and findings.

MEs may be permitted pursuant to a Site Plan Review and Special Permit granted by the City Council. In granting a Special Permit for a ME, in addition to the general criteria for a Special Permit in Chapter 17.48 Article III - Special Permit, the City Council must also make the following findings:

- A. The property where the specific ME use is proposed is within a zoning district where such use is permissible in accordance with Section 17.16.040 - Generally - Table of Uses and Section 17.16.480 - Marijuana Establishments within the GB, HB, and TED districts;
- B. The applicant has demonstrated that the ME has or will meet all of the permitting requirements of all applicable agencies within the Commonwealth and is or will be in compliance with all applicable state laws and regulations, including, but not limited to M.G.L. c. 94G, §12 General Marijuana Establishment Operation and c. 94I, if applicable;
- C. The applicant has or will enter into an approved Host Community Agreement under which the applicant pays a host fee or Impact Fee to the City with the Mayor of the city of Revere;
- D. The grant of the Special Permit will not exceed the limitation on permitted MRs set forth in Section 17.30.040(C);
- E. The ME is located at least three hundred (300) feet distant of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12, a vocational school, a public or private college, junior college, university or dormitory, a licensed child care facility, a library, a playground, a public park, a youth center, a public swimming pool, a video arcade facility, or any facility in which minors commonly congregate. The distance under this section is measured in a straight line from the nearest point of the property line of the protected uses to the nearest point of the structure of the proposed ME;
 - 1. The distance requirement may be reduced by the City Council provided that the applicant demonstrates, by clear and convincing evidence, that a) the ME

will employ adequate measures to prevent product diversion to minors, and b) the ME is adequately buffered, and c) the City Council determines that a shorter distance will suffice to accomplish the objectives set forth under Section 17.30.020.

- F. The site is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users, and adequately addresses issues of traffic demand, circulation flow, parking and queuing, particularly at peak periods at the facility and its impact on neighboring uses;
- G. The ME facility is compliant with requirements of the American Disabilities Act (ADA) Accessibility Guidelines;
- H. The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required measures and restrictions on visibility into the building's interior;
- I. The ME facility is designed to minimize any adverse visual or economic impacts on abutters and other parties of interest;
- J. Refuse and service areas are designed to be secure and shielded from abutting use;
- K. A MR facility shall not have a gross floor area in excess of five thousand (5,000) square feet;
- L. The applicant has satisfied all of the conditions and requirements of this section and other applicable sections of the Zoning Ordinance including dimensional regulations and any applicable city ordinances;
- M. The facility provides adequate security measures to ensure that there are not direct threats to the health or safety of employees, staff, or members of the public and that storage and location of cultivation is adequately secured;
- N. The facility will not place an undue burden on public safety services of the City as may be adequately established to the satisfaction of the City Council, which shall consider the facility's lighting, whether or not all of the facility is visible from a public way, whether or not the parking is contiguous with the facility or the parking arrangements are capable of being monitored by the applicant or the City, and whether or not the facility is or can be set up to promote the effective monitoring by Police Department patrols, as well as any other factors affecting public safety;
- O. The applicant has demonstrated, by substantial evidence of Moral Character and other evidence, that it will operate the ME in conformity with all applicable municipal ordinances, state laws and regulations and that its policies and procedures are designed to prevent violation of such laws, particularly including but not limited to Section 17.30.040; and,
- P. All aspects of ME facility operations will take place at a fixed location within a fully enclosed permanent building and shall not be visible from the exterior of the business.

17.30.07 - Site Plan Review and Special Permit Conditions

The applicant for a ME shall appear before the Site Plan Review Committee upon submission of the Special Permit application. The Site Plan Review Committee shall make recommendations to the City Council, who shall then impose conditions reasonably appropriate to improve site design, traffic flow, and public safety, protect water quality, air quality, and significant environmental resources, preserve the character of the surrounding area and otherwise serve the purpose of this section. In addition to any specific conditions applicable to the applicant's ME, the following conditions shall be included in any Special Permit granted under this ordinance:

- A. The ME hours of operation, including dispatch of home deliveries, shall be set forth within the special permit, and shall generally be consistent with those for package stores licensed under M.G.L. c. 138; but in no event shall an ME facility be open to the public, and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises, between the hours of 8:00 p.m. and 8:00 a.m.;
- B. Any type of marijuana establishment may only be involved in the uses permitted by its definition and may not include other businesses or services;
- C. No outside storage is permitted;
- D. No marijuana shall be smoked, eaten or otherwise consumed or ingested within the premises;
- E. All business signage shall be subject to the requirements to be promulgated by the CCC and the requirements of Chapter 17.36 - Sign Control.;
- F. A medical MR facility shall have signage displayed on the exterior of the MR facility's entrance in plain sight of clients stating that "Registration Card issued by the MA Cannabis Control Commission required" in text two inches in height;
- G. Temporary and promotional signage is prohibited for ME facilities;
- H. The ME shall not violate any provision of the Zoning Ordinance, including but not limited to Section 17.30.040;
- I. No use shall be allowed by the ME which creates a nuisance to abutters or to the surrounding area, or which creates any hazard, including but not limited to, fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area;
- J. Display of marijuana, Marijuana Products and Marijuana Accessories shall be limited to an area which is accessible only by persons aged twenty-one (21) years or older, or persons holding a patient registration card or a caregiver, and the applicant shall establish such controls and monitoring as are necessary to ensure that this area is not accessed by persons under the age of twenty-one (21) years or persons not holding a patient registration card;
- K. Ventilation - all facilities shall be ventilated in such a manner that no:
 1. Pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere; and,
 2. No odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the medical marijuana business or at any adjoining use or property.

- L. The ME shall regularly verify to the City its efforts to ensure the health, safety, and well-being of the public, and to limit undue impacts on the natural environment, by the use of high efficiency equipment to limit energy and water usage demand, by the purchase of renewable energy credits, by the use of LED lighting equipment, by the prohibition or limitation of pesticides, insecticides and similar chemicals, and by any other methods designed to further this purpose;
 - 1. The City Council may impose specific conditions relating to the preservation or improvement of public safety, including but not limited to lighting, visibility, surveillance, security cameras, parking arrangements, and accessibility for police patrol; and,
 - 2. ME shall be operated in a responsible manner that does not materially adversely affect the public health, safety or the general welfare of the City or the immediate neighborhood where the ME is located.
- M. The applicant will enter into an approved Host Community Agreement under which the applicant pays a host fee or Impact Fee to the City with the Mayor of the city of Revere;
- N. The marijuana establishment facility shall provide to the Building Commissioner, Board of Health; and Police Department, the names, telephone numbers and electronic mail addresses of all management staff and key-holders, including a minimum of two (2) operators or managers of the facility identified as contact persons to whom one can provide notice if there are operating problems associated with the establishment after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder;
- O. The owner or manager of a marijuana establishment shall respond by phone or email within twenty-four (24) hours of contact by a city official concerning their ME at the phone number or email address provided to the City as the contact for the business;
- P. A marijuana establishment facility and affiliated vehicles shall be open to inspection by the Fire Department, Police Department, Building Official and the Board of Health at any time with notice. Said Officials may enter upon any premises used by a ME for the purposes of his or her business, ascertain how he or she conducts his or her business and examine all articles stored in or upon said premises, and all books, surveillance and inventories shall be exhibited to any above named whenever a demand shall be made for such exhibition;
- Q. The permit holder shall notify the Building Commissioner, Board of Health, Police Department, Fire Department and City Council in writing within twelve (12) hours following a violation or potential violation of any law or criminal or potential criminal activities or attempts of violation of any law at the ME;
- R. The permit holder of a ME shall file a copy of any Incident Report required under the applicable provisions in 935 CMR 500.110(9) or 935 CMR 501.110(9) with the Building Commissioner, Police Chief, and Board of Health within 24 hours of creation. Such reports may be redacted as necessary to comply with any applicable state or federal laws and regulations;
- S. The permit holder of a ME shall file a copy of any summary cease and desist

order, quarantine order, summary suspension order, order limiting sales, notice of a hearing, or final action issued by the CCC or the Division of Administrative Law Appeals, as applicable, regarding the ME with the Building Commissioner, Police Chief, Board of Health, City Council and Mayor within 48 hours of receipt;

- T. Records of a ME must be available for inspection by the Revere Police Chief, Fire Chief, Building Commissioner, and Board of Health upon request. In addition to required records and procedures as provided by city of Revere Ordinance, code, or regulation, the ME shall also produce written records that are subject to inspection as required in any applicable section of 935 CMR 500.105 or 935 CMR 501.105, including 935 CMR 500.105(8) or 935 CMR 501.105(8) inventory records of the preceding month (date of the inventory, a summary of the inventory findings, and the names, signature, and titles of the individuals who conducted the inventory), and additional information as may be determined by the Official;
- U. Permitted marijuana establishment facilities shall file an annual report to the Building Commissioner and City Council no later than January 31st of each year, including a copy of all current applicable state licenses for the facility and/or its owners, managers and agents demonstrating continued compliance with the conditions of the Special Permit. The Special Permit shall be subject to revocation for violations and/or breaches of the conditions of the Special Permit;
- V. The permit holder shall notify the Building Commissioner, Police Chief, Board of Health, City Council and Mayor in writing within 48 hours of the cessation of operation of the ME or the expiration or termination of the permit holder's registration with the CCC;
- W. No Building Permit or Certificate of Occupancy shall be issued for a ME that is not properly registered with the Cannabis Control Commission (CCC);
- X. A ME facility shall be required to remove all material, plants equipment and other paraphernalia prior to surrendering its state Registration or ceasing its operation. Prior to the issuance of a Building Permit for a ME, the applicant is required to post with the City Treasurer a bond or other form of financial security acceptable to said Treasurer in an amount set by the City Council. The amount shall be sufficient to cover the costs of the town removing all materials, plants, equipment and other paraphernalia if the applicant fails to do so. The Building Inspector shall give the applicant 45 days written notice in advance of taking such action. Should the applicant remove all materials, plants, equipment and other paraphernalia to the satisfaction of the Building Inspector prior to the expiration of the 45 days written notice, said bond shall be returned to the applicant.

17.30.080 - Termination and modification.

A. A Special Permit or site plan approval may be terminated due to violation of any of its conditions. In addition, a special permit or site plan approval shall terminate upon:

- 1. Failure of the permit holder to commence operations at the ME within twelve (12) months of the date of approval; or,

- 2. Transfer of ownership of the ME without approval of the City Council. For these purposes, transfer of ownership shall include any reallocation of ownership or change in business structure which results in a change of its designated representatives or responsible individuals; or,
- 3. Termination of the Host Community Agreement or failure to pay a host fee or Impact Fee under the Agreement to the City; or,
- 4. A finding that an ME facility is conducting an ME use for which it has not obtained a license or been approved by the City Council; or,
- 5. The expiration or termination of the applicant’s registration by MDPH or CCC; or,
- 6. The permit holder’s cession of operations of the ME.

B. A Special Permit or site plan approval may be modified by the City Council after public hearing. No modification is permitted for a change of location; a Special Permit holder must submit a new application for a change in location. If the registration for a ME has expired or has been revoked, or transferred to another controlling entity, a new Special Permit shall be required prior to issuance of a Certificate of Occupancy. Any changes in the application materials from the original materials must be submitted with a request for modification. No transfer of ownership, except a transfer to an affiliated entity, shall be permitted for two years after the date of approval of the Special Permit or site plan review unless required due to the death or disability of an owner. If the Special Permit holder requests approval of a transfer of ownership, then the holder must submit proof:

- 1. That the new owner will operate the ME in accordance with the terms of the Special Permit, as shown by evidence of Moral Character and other substantial evidence; and,
- 2. That all amounts due under the Host Community Agreement have been timely paid and no taxes, fines, penalties, fees, or other charges due to the City are currently unpaid.

17.30.090 - Local marijuana sales tax rate.

The local sales tax rate on the sales of marijuana or marijuana products, as permitted by M.G.L. c. 64N, § 3, shall be three percent (3%).

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 9/23/2024 6:00 PM
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41 24-272 Motion presented by Councillor Guarino-Sawaya: Pursuant to Rule 46 of the City Council Rules of Order, that the City Council approve the installation of a portrait for Margaret P. "Peggy" O'Hara-Shanahan (d. 2021) in honor of her being the first woman to serve on the Revere City Council. (appointed 1973).

RESULT:	REFERRED TO APPOINTMENTS
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42 24-273 Motion presented by Councillor Guarino-Sawaya: Pursuant to Rule 46 of the City Council Rules of Order, that the City Council approve the installation of a portrait for Elvira T. "Vera" Curcio (d. 2007) in honor of

Minutes Acceptance: Minutes of Aug 26, 2024 6:00 PM (Salute to the Flag)

her being the first woman elected to serve on the City Council and the first woman to represent Ward 3. (elected 1976).

RESULT: REFERRED TO APPOINTMENTS

Ordered adjourned at 8:24 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Aug 26, 2024 6:00 PM (Salute to the Flag)

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, August 26, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS

Be it ordained by the City of Revere as follows:

Section 1. Section 2.03.050 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section:

F. Interpretation Services for Public Meetings.

1. Definitions

- a. "Interpretation" or "interpretation services" shall mean the act of a qualified interpreter communicating live conversation from the source language into the target language.
- b. "Public body," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a multiple-member board, commission, committee or subcommittee within the executive or legislative branch or within any county, district, city, region or town, however created, elected, appointed or otherwise constituted, established to serve a public purpose; provided, however, that the governing board of a local housing, redevelopment or other similar authority shall be deemed a local public body; provided, further, that the governing board or body of any other authority established by the general court to serve a public purpose in the commonwealth or any part thereof shall be deemed a state public body; provided, further, that "public body" shall not include the general court or the committees or recess commissions thereof, bodies of the judicial branch or bodies appointed by a constitutional officer solely for the purpose of advising a constitutional officer and shall not include the board of bank incorporation or the policyholders protective board; and provided further, that a subcommittee shall include any multiple-member body created to advise or make recommendations to a public body.
- c. "Public meeting," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a deliberation by a public body with respect to any matter within the body's jurisdiction, provided, however, "meeting" shall not include:
 - i. an on-site inspection of a project or program, so long as the members do not deliberate;
 - ii. attendance by a quorum of a public body at a public or private gathering, including a conference or training program or a media, social or other event, so long as the members do not deliberate;
 - iii. attendance by a quorum of a public body at a meeting of another public body that has complied with the notice requirements of the open meeting law, so long as the visiting members communicate only by open participation in the meeting on those matters under discussion by the host body and do not deliberate;
 - iv. a meeting of a quasi-judicial board or commission held for the sole purpose of making a decision required in an adjudicatory proceeding brought before it; or
 - v. a session of a town meeting convened under section 9 of chapter 39 which would include the attendance by a quorum of a public body at any such session.

- d. “Public notification” shall mean any document disseminated by a city department for public consumption.
 - e. “Translation” or “translation services” shall mean the act of a qualified translator converting written content from the source language into the target language.
2. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation and translation services for public meetings and documents. Said interpretation and translation services shall meet the following requirements:
 - a. Public meetings shall be interpreted from English to at least one language other than English.
 - b. The use of interpretation shall be triggered if at least 10% of the city’s population speaks the said language according to the US Census’ American Community Survey 5
 3. All city departments shall provide translated documents including but not limited to public notifications or informational pamphlets in a language other than English.
 - a. All public notifications shall be translated from English to at least one language other than English.
 - b. The use of translation shall be triggered if at least 10% of the city’s population speaks the said language according to the US Census’ American Community Survey.
 4. The City shall arrange for professional interpretation services to be available at all public meetings in accordance with the provisions set out by sub-section 2.03.050(2). Interpretation services shall include but are not limited to simultaneous interpretation during the meeting. The City shall require reasonable qualifications, including but not limited to certification from interpreters.
 5. The City shall develop and implement a plan, called the Language Access Plan, outlining procedures for interpretation and translation services. The plan shall be made publicly available on the City’s official website.
 6. The City shall provide public notice of the availability of interpretation services at public meetings through various channels, including but not limited to the official City website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.
 7. Funding for interpretation and translation services shall be allocated in the City’s annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.
 8. This ordinance shall take effect within 90 days of passage.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before August 13, 2024. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
July 31, 2024
Bill to: amelnik@revere.org

That the City Council order to a public hearing the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE PROVIDING FOR INTERPRETATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS

Be it ordained by the City of Revere as follows:

Section 1. Section 2.03.050 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section:

F. Interpretation Services for Public Meetings

- i. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation services for meetings of public bodies. Said interpretation must meet the following requirements:
 - a. Public meetings shall be interpreted from English to at least one language other than English.
 - b. The language other than English shall be determined by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.
 - c. The interpretation shall be triggered if at least 10% of the city's population speaks the said language.
- ii. All city departments shall provide interpreted documents such as a public notifications or pamphlets in at least one language other than English.
 - a. All public notifications shall be interpreted from English to at least one language other than English.
 - b. The language other than English shall be determined by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.
 - c. The interpretation shall be triggered if at least 10% of the city's population speaks the said language.
- iii. The City shall arrange for professional interpretation services to be available at all public meetings. Translation services shall include, not limited to, simultaneous interpretation during the meeting.
- iv. The City shall develop and implement a plan outlining procedures for interpretation services. The plan shall be made publicly available on the City's official website.
- v. The City shall engage qualified and certified interpreters for said language interpretation services. Interpreters should possess linguistic and cultural proficiency and familiarity with local government terminology.
- vi. The City shall provide notice to the public about the availability of interpretation services at public meetings through various channels, including the official website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.

- vii. Funding for interpretation services shall be allocated in the City's annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.
- viii. This ordinance shall take effect on July 1, 2024.

AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS:

Be it ordained by the City of Revere as follows:

Section 1. Section 2.03.050 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section:

F. Interpretation Services for Public Meetings.

1. Definitions

- a. "Interpretation" or "interpretation services" shall mean the act of a qualified interpreter communicating live conversation from the source language into the target language.
- b. "Public body," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a multiple-member board, commission, committee or subcommittee within the executive or legislative branch or within any county, district, city, region or town, however created, elected, appointed or otherwise constituted, established to serve a public purpose; provided, however, that the governing board of a local housing, redevelopment or other similar authority shall be deemed a local public body; provided, further, that the governing board or body of any other authority established by the general court to serve a public purpose in the commonwealth or any part thereof shall be deemed a state public body; provided, further, that "public body" shall not include the general court or the committees or recess commissions thereof, bodies of the judicial branch or bodies appointed by a constitutional officer solely for the purpose of advising a constitutional officer and shall not include the board of bank incorporation or the policyholders protective board; and provided further, that a subcommittee shall include any multiple-member body created to advise or make recommendations to a public body.
- c. "Public meeting," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a deliberation by a public body with respect to any matter within the body's jurisdiction, provided, however, "meeting" shall not include:
- i. an on-site inspection of a project or program, so long as the members do not deliberate;
 - ii. attendance by a quorum of a public body at a public or private gathering, including a conference or training program or a media, social or other event, so long as the members do not deliberate;

- iii. attendance by a quorum of a public body at a meeting of another public body that has complied with the notice requirements of the open meeting law, so long as the visiting members communicate only by open participation in the meeting on those matters under discussion by the host body and do not deliberate;
- iv. a meeting of a quasi-judicial board or commission held for the sole purpose of making a decision required in an adjudicatory proceeding brought before it; or
- v. a session of a town meeting convened under section 9 of chapter 39 which would include the attendance by a quorum of a public body at any such session.

- d. "Public notification" shall mean any document disseminated by a city department for public consumption.
- e. "Translation" or "translation services" shall mean the act of a qualified translator converting written content from the source language into the target language.

2. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation and translation services for ~~meetings of public bodies-meetings~~ and documents. Said interpretation and translation services ~~must~~ shall meet the following requirements:

- a. Public meetings shall be interpreted from English to at least one language other than English.
- ~~b. The language other than English shall be determine by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.~~
- ~~e-b.~~ The use of interpretation shall be triggered if at least 10% of the city's population speaks the said language according to the US Census' American Community Survey 5-

3. All city departments shall provide ~~interpreted~~ translated documents including but not limited to ~~such as~~ public notifications or informational pamphlets in a language other than English.

- a. All public notifications shall be ~~interpreted~~ translated from English to at least one language other than English.
- ~~b. The language other than English shall be determine by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.~~

eb. The use of ~~interpretation~~ translation shall be triggered if at least 10% of the city's population speaks the said language according to the US Census' American Community Survey.

Commented [C11]: same comment from the previous section

4. The City shall arrange for professional interpretation services to be available at all public meetings in accordance with the provisions set out by sub-section 2.03.050(2). ~~Translation~~ Interpretation services shall include but are not limited to simultaneous interpretation during the meeting. The City shall require reasonable qualifications, including but not limited to certification from interpreters.

5. The City shall develop and implement a plan, called the Language Access Plan, outlining procedures for interpretation and translation services. The plan shall be made publicly available on the City's official website.

~~6. The City shall engage qualified and certified interpreters for said language interpretation services. Interpreters should possess linguistic and cultural proficiency and familiarity with local government terminology.~~

Commented [C12]: This sub-section was deleted and condensed within sub-section 4. Less is more in an ordinance; its sufficient to simply say the City shall require certain qualifications and or certification.

6. The City shall provide ~~notice to the public~~ public notice about of the availability of interpretation services at public meetings through various channels, including but not limited to the official City website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.

7. Funding for interpretation and translation services shall be allocated in the City's annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.

8. This ordinance shall take effect on July 1, 2024.

Dear Honorable Council Members,

I am writing to commend the Revere City Council's commitment to inclusivity, particularly the recent proposal for an ordinance providing interpretation services for all public meetings and translation for all city documents.

While the intention is admirable, I would like to offer some considerations to enhance the comprehensiveness of the proposed approach for council order 24-061 "An ordinance providing interpretation services for public meetings and public documents."

Firstly, it's crucial to acknowledge the potential challenges associated with the ordinance, especially considering the lofty price tag that interpretation services "for all live meetings" might entail. The City has already demonstrated its dedication to linguistic inclusivity through the provision of city translation devices for meetings upon request and in-person interpretation services at city hall.

While the ordinance aims to enhance inclusivity, here are my concerns how this ordinance might not be fully inclusive:

Language Limitations: The ordinance focuses on the second most spoken language based on census data. This may overlook smaller linguistic communities, potentially leaving them without adequate interpretation services, thereby excluding them.

Dynamic Language Shifts: Relying solely on census data might not capture dynamic language shifts within the community. Emerging language needs may be overlooked, leading to potential exclusion.

Accessibility Barriers: Despite offering interpretation services, individuals who speak languages beyond the prioritized one may still face accessibility barriers, hindering their full participation in public meetings and understanding of documents.

Cultural Competence: While interpreters are required to possess linguistic proficiency, cultural competence is equally vital. Failure to consider this aspect may result in a lack of understanding of diverse cultural nuances, potentially excluding certain communities.

Communication Gaps: Public awareness efforts may not reach all residents, leading to communication gaps. Some individuals might not be aware of the available interpretation services, making the city's communication less inclusive.

Exclusion of Non-English Speakers: The ordinance primarily addresses non-English speakers. However, it might not fully encompass individuals who are proficient in English but may still face barriers due to legal or technical language complexities in public documents.

Potential Stigmatization: Prioritizing specific languages based on demographic data might unintentionally stigmatize smaller linguistic communities, making them feel less valued or recognized by the city.

With a significant portion of the 10% category, the city has demonstrated resource efficiency in addressing the linguistic needs of a substantial part of its population. The existing translation efforts by the city have been effective in meeting the language needs of the community, reducing the necessity for additional interpretation services. Instead of expanding Interpretation services, resources could be redistributed to address other pressing needs within the community or to enhance existing services.

To optimize resources and ensure a more adaptive and inclusive framework, I propose the following:

Community Engagement: Actively engage with the community to identify language preferences and ensure that interpretation services align with the evolving linguistic landscape.
(For instance, there are 33 different languages spoken at the homes of Revere Public School Students).

Tailored Solutions: Customize language support based on community feedback and specific requirements, acknowledging that a one-size-fits-all approach may not cater to the unique linguistic needs of diverse communities.

Continuous Evaluation: Establish a system for continuous evaluation and adaptation of language services based on community feedback and demographic changes.

Multifaceted Outreach: Expand public awareness efforts to reach all corners of the community through collaboration with community organizations, local media, and educational institutions.

Legal Accessibility: Ensure that legal documents are not only translated but also presented in a comprehensible manner, addressing potential barriers posed by legal jargon.

It's important to note that the city's existing provision of translation devices and in-person interpretation services at City Hall is commendable. Building upon these initiatives and incorporating the proposed considerations will contribute to a more holistic and effective approach to linguistic inclusivity.

I believe that the proposed enhancements can be implemented within existing resources, ensuring a balance between inclusivity and fiscal responsibility without needing a city ordinance in place.

Thank you for your dedication to creating an inclusive community, and I appreciate your consideration of these suggestions. I look forward to witnessing the continued progress towards a more linguistically diverse and accessible city.

Sincerely,



Steven Morabito
Director of Diversity, Equity, and Inclusion
281 Broadway
Revere, MA 02151

AN ORDINANCE PROVIDING FOR INTERPRETATION AND TRANSLATION SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS:

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- b. "Public body," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a multiple-member board, commission, committee or subcommittee within the executive or legislative branch or within any county, district, city, region or town, however created, elected, appointed or otherwise constituted, established to serve a public purpose; provided, however, that the governing board of a local housing, redevelopment or other similar authority shall be deemed a local public body; provided, further, that the governing board or body of any other authority established by the general court to serve a public purpose in the commonwealth or any part thereof shall be deemed a state public body; provided, further, that "public body" shall not include the general court or the committees or recess commissions thereof, bodies of the judicial branch or bodies appointed by a constitutional officer solely for the purpose of advising a constitutional officer and shall not include the board of bank incorporation or the policyholders protective board; and provided further, that a subcommittee shall include any multiple-member body created to advise or make recommendations to a public body.
- c. "Public meeting," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a deliberation by a public body with respect to any matter within the body's jurisdiction, provided, however, "meeting" shall not include:
- i. an on-site inspection of a project or program, so long as the members do not deliberate;
 - ii. attendance by a quorum of a public body at a public or private gathering, including a conference or training program or a media, social or other event, so long as the members do not deliberate;

iii. attendance by a quorum of a public body at a meeting of another public body that has complied with the notice requirements of the open meeting law, so long as the visiting members communicate only by open participation in the meeting on those matters under discussion by the host body and do not deliberate;

iv. a meeting of a quasi-judicial board or commission held for the sole purpose of making a decision required in an adjudicatory proceeding brought before it; or

v. a session of a town meeting convened under section 9 of chapter 39 which would include the attendance by a quorum of a public body at any such session.

d. "Public notification" shall mean any document disseminated by a city department ~~for public consumption~~ that is critical for ensuring meaningful access to the city's major activities and programs by beneficiaries generally.

e. "Translation" or "translation services" shall mean the act of a qualified translator converting written content from the source language into the target language.

2. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation and translation services for ~~meetings of public bodies~~ meetings and documents. Said interpretation and translation services ~~must~~ shall meet the following requirements:

~~a. Public meetings shall be interpreted from English to at least one language other than English.~~

Commented [D01]: Edit wording

~~b. The language other than English shall be determine by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.~~

~~e-b.a.~~ The use of interpretation shall be triggered if at least 10% of the city's population speaks the said language according to the US Census' American Community Survey 5-

3. All city departments shall provide ~~interpreted~~ translated documents including but not limited to such as public notifications or informational pamphlets in ~~a language other than English~~ the language(s) as described below:-

~~a. All public notifications shall be interpreted translated from English to at least one language other than English.~~

~~b. The language other than English shall be determine by the data from the latest Federal Census and serve the next most spoken language other than English in the city first.~~

~~eb. The use of **interpretation translation for public notifications** shall be triggered if **5% or 1,000 people at least 10%** of the city's population speaks the said language according to the US Census' American Community Survey.~~

Commented [C12]: same comment from the previous section

4. The City shall arrange for professional interpretation services to be available at all public meetings **in accordance with the provisions set out by sub-section 2.03.050(2).** ~~Translation~~ Interpretation services shall include **but are not limited to** simultaneous interpretation during the meeting. **The City shall require reasonable qualifications, including but not limited to certification from interpreters.**

5. The City shall develop and implement a plan, called the Language Access Plan, outlining procedures for interpretation and translation services. The plan shall be made publicly available on the City's official website.

~~6. The City shall engage qualified and certified interpreters for said language interpretation services. Interpreters should possess linguistic and cultural proficiency and familiarity with local government terminology.~~

Commented [C13]: This sub-section was deleted and condensed within sub-section 4. Less is more in an ordinance; its sufficient to simply say the City shall require certain qualifications and or certification.

6. The City shall provide ~~notice to the public~~ **public notice about** of the availability of interpretation services at public meetings through various channels, including **but not limited to** the official City website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.

7. Funding for interpretation **and translation** services shall be allocated in the City's annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.

8. This ordinance shall take effect on July 1, 2024.

**AN ORDINANCE PROVIDING FOR INTEPRETATION AND TRANSLATION
SERVICES FOR PUBLIC MEETINGS AND PUBLIC DOCUMENTS:**

Be it ordained by the City of Revere as follows:

Section 1. Section 2.03.050 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section:

F. Interpretation Services for Public Meetings.

1. Definitions

a. "Interpretation" or "interpretation services" shall mean the act of a qualified interpreter communicating live conversation from the source language into the target language.

b. "Public body," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a multiple-member board, commission, committee or subcommittee within the executive or legislative branch or within any county, district, city, region or town, however created, elected, appointed or otherwise constituted, established to serve a public purpose; provided, however, that the governing board of a local housing, redevelopment or other similar authority shall be deemed a local public body; provided, further, that the governing board or body of any other authority established by the general court to serve a public purpose in the commonwealth or any part thereof shall be deemed a state public body; provided, further, that "public body" shall not include the general court or the committees or recess commissions thereof, bodies of the judicial branch or bodies appointed by a constitutional officer solely for the purpose of advising a constitutional officer and shall not include the board of bank incorporation or the policyholders protective board; and provided further, that a subcommittee shall include any multiple-member body created to advise or make recommendations to a public body.

c. "Public meeting," pursuant to M.G.L. c. 30A §§ 18-25, shall mean a deliberation by a public body with respect to any matter within the body's jurisdiction, provided, however, "meeting" shall not include:

i. an on-site inspection of a project or program, so long as the members do not deliberate;

ii. attendance by a quorum of a public body at a public or private gathering, including a conference or training program or a media, social or other event, so long as the members do not deliberate;

iii. attendance by a quorum of a public body at a meeting of another public body that has complied with the notice requirements of the open meeting law, so long as the visiting members communicate only by open participation in the meeting on those matters under discussion by the host body and do not deliberate;

iv. a meeting of a quasi-judicial board or commission held for the sole purpose of making a decision required in an adjudicatory proceeding brought before it; or

v. a session of a town meeting convened under section 9 of chapter 39 which would include the attendance by a quorum of a public body at any such session.

d. “Public notification” shall mean any document disseminated by a city department that is critical for ensuring meaningful access to the city’s major activities and programs by beneficiaries generally.

e. “Translation” or “translation services” shall mean the act of a qualified translator converting written content from the source language into the target language.

2. The purpose of this section is to ensure inclusivity and accessibility by providing language interpretation and translation services for public meetings and documents. Said interpretation and translation services shall meet the following requirements:

a. The use of interpretation shall be triggered if at least 10% of the city’s population speaks the said language according to the US Census’ American Community Survey.

3. All city departments shall provide translated documents including but not limited to public notifications or informational pamphlets in the language(s) as described below:

a. The use of translation for public notifications shall be triggered if 5% or 1,000 people of the city’s population speaks the said language according to the US Census’ American Community Survey.

4. The City shall arrange for professional interpretation services to be available at all public meetings in accordance with the provisions set out by sub-section 2.03.050(2). Interpretation services shall include but are not limited to simultaneous interpretation during the meeting. The City shall require reasonable qualifications, including but not limited to certification from interpreters.

5. The City shall develop and implement a plan, called the Language Access Plan, outlining procedures for interpretation and translation services. The plan shall be made publicly available on the City’s official website.

6. The City shall provide public notice of the availability of interpretation services at public meetings through various channels, including but not limited to the official City website, public announcements, and printed materials. Notice shall include information on how to request specific language assistance.
7. Funding for interpretation and translation services shall be allocated in the City's annual budget, and necessary resources shall be provided to ensure the effective implementation of this ordinance.
8. This ordinance shall take effect on July 1, 2024.



City of Revere

LANGUAGE ACCESS PLAN



VALUES

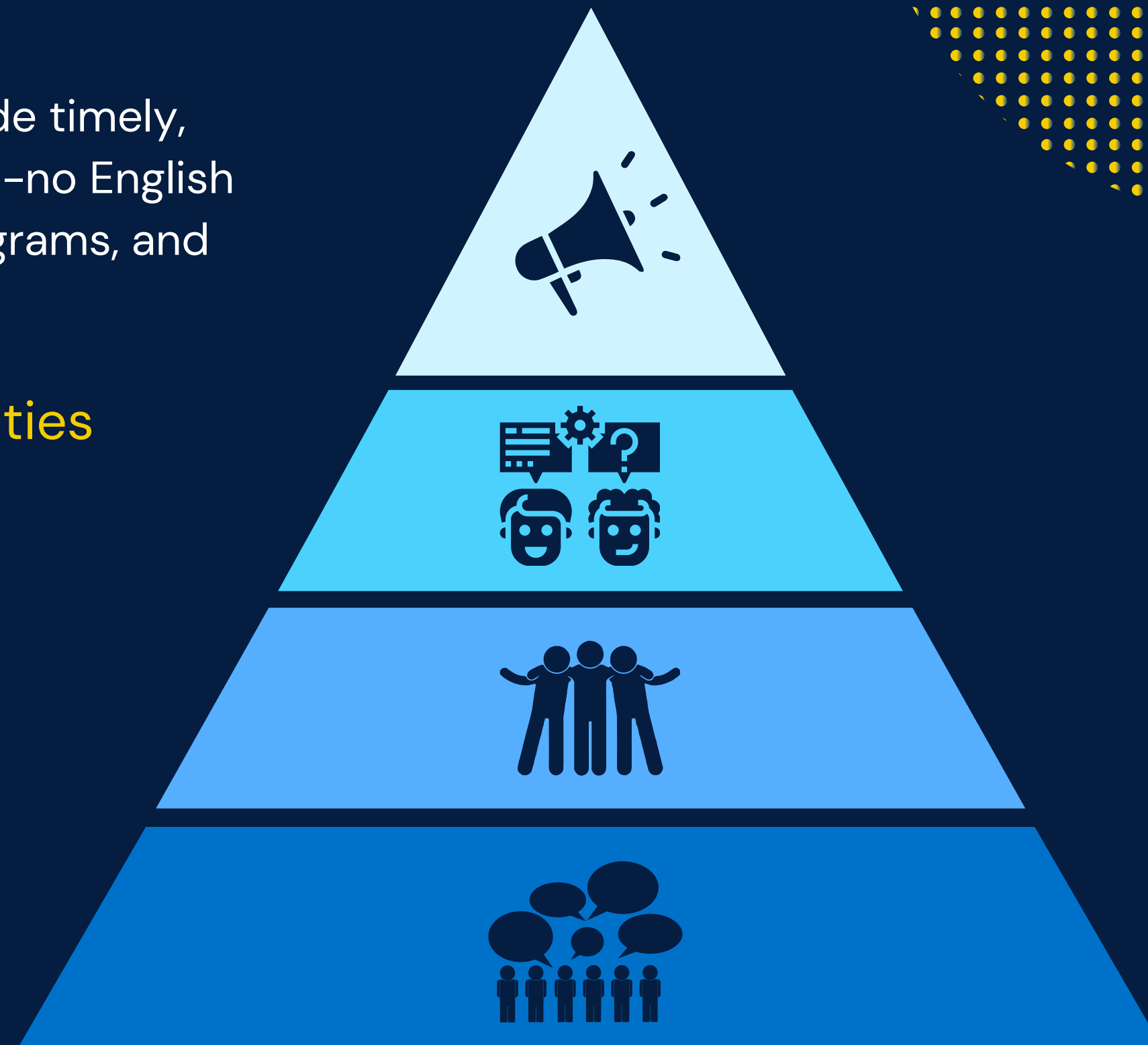
City Hall, and all its branches, aims to provide timely, meaningful access for persons with little-to-no English capabilities to important City services, programs, and activities.

01 Support underserved communities

02 Advance equity

03 Create meaningful access

04 Strengthen the City's internal capacity



STATISTICS

58%



More than half of the City's residents speak a language other than English at home.

44%



Almost half of the City's residents are foreign born.



ABOUT THE LAP



DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

LAP's are adopted in accordance with Title VI of the Civil Rights Act of 1964 and Executive Order 13166. A LAP is required by all HUD program recipients, which include many City departments and programs.



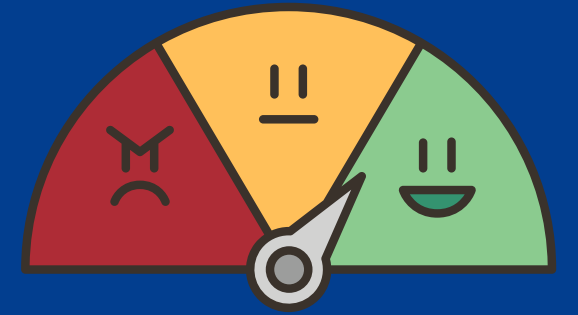
GOALS AND RESULTS

Municipal Leadership

The City of Revere would be leading the way amongst its peers by holding all departments to the highest standard of service through meaningful language access.

Resident Satisfaction

A Language Access Plan removes barriers to access for persons with Limited English Proficiency, which is ~12,000 residents as of 2015, most likely more.



Components of the LAP



FEEDBACK FROM HUD



Satisfactory

Our draft LAP fulfills the requirements by a municipality as a recipient of HUD grants and programs.



Resident Value

Our LAP demonstrates a commitment by the City to residents who have gone unheard and unassisted for years.



Innovative

David Cotrone, Esq. praised our draft for its attention to detail and creativity; he even proposed showcasing it across the region as an exemplary guide for other municipalities to follow. Further, HUD was impressed by the cross-departmental collaboration exhibited on this project and hopes to tout the joint effort.

REAL-WORLD EXAMPLE

Revere Fire Dept looking to DHS for federal funding



The RFD submitted City documents to DHS for approval for a federal grant. DHS rejected 4 of the submissions, stating that they were not satisfactory for the requirements of the Civil Rights Act, Rehabilitation Act, Title IX, Age Discrimination Act, etc.

To comply:

In their updated response to DHS, the RFD was able to reference the City's LAP which addresses policies and resources for LEP individuals.



Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, August 26, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING REGULATIONS FOR SHORT-TERM RENTALS IN THE CITY OF REVERE

SECTION 1. Section 8.09.030(A)(2) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

- a. The City shall grant no more than two (2) Short-Term Rental Licenses to a dwelling.

SECTION 2. Section 8.09.030(A)(3) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

- a. The City shall grant no more than two (2) Short-Term Rental Licenses to a dwelling.

SECTION 3. Section 8.09.040(A)(1) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a);

- a. The operator shall submit proof of owner occupancy, including but not limited to:
- i. a valid Massachusetts ID;
 - ii. a valid Massachusetts Driver's License;
 - iii. vehicle registration; and,
 - iv. a voter registration card.

SECTION 4. Section 8.09.040(A)(2) of the Revised Ordinances of the City of Revere is hereby deleted in its entirety, and the remaining numbered sub-sections are hereby re-numbered accordingly.

SECTION 5. Section 8.09.040(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting the word "two" and inserting in place thereof the word "three."

SECTION 6. Section 8.09.080(A) of the Revised Ordinances of the City of Revere is hereby amended by deleting this sub-section in its entirety and inserting in place thereof the following the sub-section (A):

- A. Any person who violates a provision of this chapter shall be fined four-hundred and ninety dollars per violation per day. Each day's failure to comply with a notice of violation or any other order shall constitute a separate violation. In addition to fines described in this section, the city may issue a cease-and-desist order, and seek an injunction from a court of competent jurisdiction to enjoin the offering, advertising, or use of the unit as a short-term rental.

SECTION 7. This section shall take effect upon its passage.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before August 13, 2024. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
July 31, 2024
Bill to: amelnik@revere.org



City of Revere
Office of the City Solicitor

281 Broadway
Revere, MA 02151
O: 781-286-8166

Paul Capizzi

5.b

City Solicitor

Daniel E. Doherty

Assistant City Solicitor

Sheryl A. Pelletier


Paralegal

Claire Inzerillo

Policy Writer & Analyst

Patrick M. Keefe Jr.
Mayor

TO: Legislative Affairs Subcommittee

FR: Paul Capizzi, City Solicitor 

CC: Nick Catinazzo, Director
Vincent Argenzio, Short Term Rental Officer

RE: Restricting Short-Term Rentals – Title 8, Chapter 9 – in Single Family Districts

DA: July 22, 2024

I have been asked to render an opinion regarding a proposal to amend the Short-Term Rental Ordinance, which was presented as follows:

May the City Council amend Title 8, Chapter 9 to prohibit short-term rentals in the RA zoning districts?

Answer: Yes, but there are matters to consider before adopting any changes.

Discussion

Generally, no use is allowed in any zoning district unless expressly authorized by the City. See. R.R.O.17.16.030.

In 2021, the City adopted its Short-Term Rental Ordinance, Chapter 8.09, which for the first time in Revere allowed residential homes to be used for short-term rentals. Homeowners are required to register their home as a short-term rental with the Short-Term Rental Enforcement Office. R.R.O. 8.09.040.

Consequently, any change to exclude the currently allowed use of short-term single-family rental in the RA zoning districts (RA zoning districts are single family only) will not apply to those single-family homes already lawfully registered as short-term rentals in the RA districts. M.G.L. ch.40A, § 6; R.R.O. 17.40.010. The amended ordinance shall apply prospectively, and not to existing short-term rentals. So, any single-family home in the RA district that is registered as a

Attachment: Opinion to Legislative Affairs Amend STR 07.22.2024 (24-176 : Zoning Ordinance - Short-Term Rentals)

short-term rental may continue to operate subsequent to the adoption of any amendment prohibiting the use.

Also, given the RA district is single-family only, any prior non-conforming multi-family homes that exist in an RA zone will be well positioned to argue that it applies to single-family homes only. Therefore, any multi-family homes in the RA district are permitted to register as short-term rentals. This will undoubtedly frustrate the intent of the amendment, but also segregate single-family homeowners from multi-family homeowners.

Another argument for concern will be that of single-family homeowners in the RA district who claim that the law is unfair and biased because single-family homes outside of the RA districts may legally register as short-term rentals.

Of course, any amendment until legally challenged may stand, but I bring your attention to the inconsistencies to be raised and the expected scrutiny to be asserted from opponents.

Chapter 8.09 SHORT-TERM RENTALS

Sections:

8.09.010 Summary and purpose.

Short-term rental for rental parties of no more than six renters shall be permitted in the city of Revere at a residential property that is owned by and contains the primary residence of the operator as defined herein, for up to six months in a calendar year, properly registered in accordance with the provisions herein. This chapter provides the process for the regulation, legal operation, and registration of certain short-term rentals in the city of Revere, to protect the safety of renters and residents, ensure that the primary use remains residential, and ensure that short-term rentals will not be a detriment to the character and livability of the surrounding residential neighborhood.

(C.O. 21-211, § 1, 8-23-2021)

8.09.015 Exclusions.

- A. The provisions of this ordinance do not apply to the accommodation, for a fee, of a bedroom or attached apartment contained within and accessible through the operator's primary residence unit and is not accessed exclusively through a separate entry.
- B. The provisions of this ordinance do not apply to any month-to-month tenancy at-will agreement between a landlord and a tenant.
- C. The provisions of this ordinance do not alter or nullify any municipal ordinance governing the construction, alteration, conversion, use, and regulation of a lodging house, rooming house, or boardinghouse.

(C.O. 21-211, § 1, 8-23-2021)

8.09.020 Definitions.

- A. "Condominium building." A building or structure containing individually owned units created and existing in compliance with M.G.L. ch. 183A.
- B. "Dwelling." A building or place of residence, classified for residential use.
- C. "Operator." The owner of the residential unit that the owner seeks to offer as a short-term rental. Only one owner may be registered as an operator on the short-term rental registry for a residential unit.
- D. "Owner-adjacent unit." In a residential dwelling containing four or fewer residential units, each of them owned or partially owned by the operator, and on them being the operator's primary residence, an owner-adjacent unit is any residential unit in the dwelling other than the operator's primary residence unit.
- E. "Owner-adjacent condominium unit." In a condominium building or association that includes the operator's primary residence unit, any unit also owned in whole or in part by the operator other than the operator's primary residence unit.
- F. "Primary residence unit." A Residential unit that is the primary residence of the operator, and is not located within a dwelling with other residential units, e.g. a single-family residential dwelling.

- G. "Residential unit." A dwelling unit within a dwelling that is classified as residential use and that contains at least one bedroom or sleeping area. For purposes of this chapter, a residential unit shall not include any units in a hotel, motel, licensed rooming house or lodging house or licensed bed and breakfast.
- H. "Short-term rental." The rental for a fee of a residential unit, reserved in advance, for periodic residential occupancy for a single rental period of fewer than thirty days and not exceeding in any case a cumulative total of six months of rental within a calendar year.
- I. "Short-term rental unit." A residential unit that is offered, advertised, or otherwise used for short-term rental.
- J. "Short-term rental enforcement office." The department designated by the mayor authorized to implement, oversee, and enforce the provisions of this chapter and any other statutes, regulations, and ordinances relating to premises within the city of Revere that are advertised, listed, or used as short-term rental.
- K. "Short-term rental enforcement officer." Any individual authorized by the short-term rental enforcement office to enforce the provisions of this chapter.
- L. "Short-term rental registry." A database maintained by the short-term rental enforcement office that shall record and preserve information about operators who are permitted to offer residential units as short-term rental. The short-term rental registry shall be maintained by the short-term rental enforcement office. A property not listed in the short-term rental registry is prohibited from being offered for short-term rental.

(C.O. 21-211, § 1, 8-23-2021)

8.09.030 Applicability and limitations.

- A. Short-term Rental shall be permitted as follows:
 - 1. An owner-adjacent unit in an owner-occupied condominium building. In any case where an operator uses more than one owner-adjacent condominium unit for short-term rental, each such owner-adjacent condominium unit shall be registered separately and charged a separate fee in accordance with this chapter. An owner-adjacent condominium unit must be rented as an entire unit at any one time to one rental party of no more than six unrelated persons comprising short-term renters exclusive of children under twelve years of age, and the division within the unit of separate bedrooms for separate rental parties is prohibited.
 - 2. An owner-adjacent unit in an owner-occupied dwelling containing four or fewer residential units. In any case where an operator uses more than one such owner-adjacent unit for short-term rental, each such owner-adjacent unit shall be registered separately and charged a separate fee in accordance with this chapter. An owner-adjacent unit must be rented as an entire unit at any one time to one rental party of no more than six unrelated persons comprising short-term renters exclusive of children under twelve years of age, and the division within the unit of separate bedrooms for separate rental parties is prohibited.
 - a. The City shall grant no more than two Short Term Rental Licenses to a dwelling.
 - 3. A primary residence unit. A primary residence unit offered for short-term rental must be rented as a whole unit at any one time to one party of no more than six unrelated persons comprising short-term renters exclusive of children under twelve years of age, and the division within the unit of separate bedroom for separate rental parties is prohibited.
 - a. The City shall grant no more than two Short Term Rental Licenses to a dwelling.
- B. Short-term rental occupancy shall be limited to two persons per bedroom, excluding children under the age of twelve related to, or the legal ward of either bedroom occupant.

- C. The registration of a short-term rental unit shall expire in the event ownership of the unit or the property containing the unit is transferred. A new owner of such property shall be responsible to complete a new registration process as described in section 8.09.040.
- D. The number of individual bedrooms made available for short-term rental within an owner-adjacent unit and primary residence unit shall not be greater than the number of lawful bedrooms in the dwelling unit.
- E. No short-term rental may be used for the purpose of a commercial meeting and commercial use of a short-term rental unit is prohibited.
- F. Sublet or sub-rental of a short-term rental unit or a room or space therein is prohibited. The renter of a short-term rental cannot sublet rooms or spaces in their units as short-term rentals or in any other manner.
- G. Hourly rentals are prohibited.

(C.O. 21-211, § 1, 8-23-2021)

8.09.040 Procedure to register short-term rentals.

Before any property is offered or advertised for short-term rental, the operator shall:

- A. Register the property with the short-term rental enforcement office on a form provided by the office. The application shall require:

1. The operator's full name and address, and a telephone number (land and/or mobile) that is available twenty-four hours per day to renters, the short-term rental enforcement office, and public safety authorities.

a. The operator shall submit proof of owner occupancy, including but not limited to:

i. a valid Massachusetts ID;

ii. a valid Massachusetts Driver's License;

iii. vehicle registration; and

iv. a voter registration card.

- ~~2. The name, address, and telephone number (land and/or mobile) of an individual other than the operator who shall be available in the event the operator is unavailable, and who shall be capable to respond as soon as may be necessary to any issue or emergency that arises during a short-term rental.~~

3. An accurate description of the area of the property that is available for short-term rental, e.g., one bedroom apartment on second floor, e.g., single family home at specified address).
4. Documentation that the property in question is not the subject of any municipal liens and that all taxes and fees owed to the city of Revere and to the Commonwealth of Massachusetts relating to the property are paid up to date.
5. M.G.L. ch. 62C, § 67 Certificate of Registration from the Commonwealth of Massachusetts' Department of Revenue for short-term rental as required per M.G.L. ch. 64G, § 6.
6. Proof, in the form of a valid insurance binder, of liability insurance with liability limits in an amount no less than two hundred fifty thousand dollars per incident and coverage for short-term rental use.
7. Provide the online/URL address listing(s) the short-term rental.

- B. Pay the annual fee of ~~two~~three hundred dollars per short-term rental unit in addition to any fees as required in accordance with section 8.09.070 of this chapter.
- C. Request the short-term rental office to conduct an inspection, which shall be completed within twenty-one days of date the completed application is submitted and the associated fee is paid. In the event a unit is approved for short-term rental after an inspection, the short-term rental enforcement office shall issue a certificate of inspection to the applicant/operator and the unit shall be listed in the registry for a period that shall expire on December 31 of the year the certificate is issued.
 - 1. In the event a short-term rental unit is not approved after inspection, the applicant/owner may cure any issue that prevented approval and request a re-inspection at no additional fee.
 - 2. In the event any further inspection is necessary after an initial re-inspection, a fee of fifty dollars shall be required for each further inspection.
- D. No property shall be included in the short-term rental registry until the requirements of subsections A to C inclusive are completed and a certificate of inspection is issued.

(C.O. 21-211, § 1, 8-23-2021)

8.09.050 Requirements to operate a short-term rental.

- A. A short-term rental unit shall be registered in accordance with 8.09.040 of this chapter to be lawful in the city of Revere.
- B. All online listings/postings shall contain/display the city of Revere's registration number for the short-term rental.
- C. Residential owner-adjacent and primary residence units offered for short-term rental shall comply with, and shall not be in violation of, all standards and regulations promulgated by the short-term rental enforcement office and the Revere Fire Department's Office of Fire Prevention, including but not limited to, all relevant, zoning, building, sanitary, fire, and health and safety laws, regulations, and ordinances.
- D. The operator of a short-term rental shall keep and maintain for a period of three years an accurate record of the names and dates of rental for each short-term rental and make such record available upon request from a short-term rental enforcement officer.
- E. All short-term rentals shall be subject to annual inspections by the short-term rental enforcement office and the Revere Fire Department's Office of Fire Prevention.
- F. Every operator of a short-term rental shall provide to every short-term rental party a document containing the following information:
 - 1. Instructions for disposal of waste that complies with the City's recycling and trash programs.
 - 2. An emergency exit diagram for all bedrooms.
 - 3. Contact information for the short-term rental operator, or when the Operator is not present, the contact information for a locally available contact designated to respond to all emergencies and problems that may arise during the rental period, whether from renters, neighbors, or municipal authorities.
 - 4. A clear and direct instruction that short-term renters shall not disturb the peace or cause to disturb the quiet enjoyment in the neighborhood or in any way interfere with the quality of life of the community by noise or other disturbances in accordance with, but not limited to, R.R.O. 9.08.010 et seq.

- G. A poster measuring no less than eleven inches wide and fourteen inches high containing the information described in subsection (F)(1) through (4) above, shall be posted in a conspicuous place in every short-term rental unit.
- H. A sign measuring no less than eight and one-half inches wide and eleven inches high illustrating the emergency exit shall be posted in each bedroom.

(C.O. 21-211, § 1, 8-23-2021)

8.09.060 Ineligible residential units.

The following residential units are not eligible to be offered as short-term rentals:

- A. Residential units that do not meet the definition of either an owner-adjacent unit, or a primary residence unit.
- B. Residential units designated as below market rate or income-restricted, that are subject to affordability covenants, or that are otherwise subject to housing or rental assistance under local, state, or federal law.
- C. Residential units subject to any requirement of local, state, or federal law, or rule or regulation promulgated by a condominium association, or homeowner association, which prohibits the leasing or subleasing of the unit or use of the unit as a short-term rental.
- D. Residential units that are the subject of three or more findings of violations of this chapter within a one-year period, or three or more violations of any municipal ordinance or state law or code relating to health, safety, sanitary conditions, including, but not limited to, excessive noise, improper disposal of trash, disorderly conduct, or other similar conduct within a one-year period.
- E. Residential units previously rented to a Section 8 certificate holder or that were previously subject to any affordability covenants, unless one year has expired since the expiration of the Section 8 tenancy or affordability restriction.
- F. Any residential unit for which the operator is delinquent in the payment of any local taxes, fees, assessments, betterments, or municipal charges of any kind.

(C.O. 21-211, § 1, 8-23-2021)

8.09.070 Local excise tax and community impact fee.

A residential unit subject to the provisions of this chapter shall pay all excise tax and community impact fees on short-term rentals as approved by the city council pursuant to Sections 3A and 3D of Chapter 64G of the Massachusetts General Laws.

(C.O. 21-211, § 1, 8-23-2021)

8.09.080 Enforcement and penalties.

- A. Any person ~~who (i) offers a unit as a short term rental where such unit is not an eligible residential unit, (ii) offers an eligible residential unit as a short term rental without registering such short term rental unit with the short term rental enforcement office, or (iii) offers an eligible residential unit as a short term rental while the unit's registration on the short term rental registry is suspended, violates a provision of this chapter~~ shall be fined ~~three-four-hundred and ninety~~ hundred dollars per violation per day. Each day's failure to comply with a notice of violation or any other order shall constitute a separate violation. In addition to fines

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(Supp. No. 9, Update 3)

described in this section, the city may issue a cease-and-desist order, and seek an injunction from a court of competent jurisdiction to enjoin the offering, advertising, or use of the unit as a short-term rental.

- B. The provisions of this chapter shall be enforced in accordance with R.R.O. Chapter 1.12, Article II, or Article III, which includes the provisions of M.G.L. ch. 40U, or by seeking to restrain a violation by a court-ordered injunction.

(C.O. 21-211, § 1, 8-23-2021)

AN ORDINANCE FURTHER AMENDING REGULATIONS FOR SHORT-TERM RENTALS IN THE CITY OF REVERE

SECTION 1. Section 8.09.030(A)(2) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

- a. The City shall grant no more than two (2) Short-Term Rental Licenses to a dwelling.

SECTION 2. Section 8.09.030(A)(3) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a):

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SECTION 3. Section 8.09.040(A)(1) of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new sub-section (a);

- a. The operator shall submit proof of owner occupancy, including but not limited to:
 - i. a valid Massachusetts ID;
 - ii. a valid Massachusetts Driver's License;
 - iii. vehicle registration; and,
 - iv. a voter registration card.

SECTION 4. Section 8.09.040(A)(2) of the Revised Ordinances of the City of Revere is hereby deleted in its entirety, and the remaining numbered sub-sections are hereby re-numbered accordingly.

SECTION 5. Section 8.09.040(B) of the Revised Ordinances of the City of Revere is hereby amended by deleting the word "two" and inserting in place thereof the word "three."

SECTION 6. Section 8.09.080(A) of the Revised Ordinances of the City of Revere is hereby amended by deleting this sub-section in its entirety and inserting in place thereof the following the sub-section (A):

- A. Any person who violates a provision of this chapter shall be fined four-hundred and ninety dollars per violation per day. Each day's failure to comply with a notice of violation or any other order shall constitute a separate violation. In addition to fines described in this section, the city may issue a cease-and-desist order, and seek an injunction from a court of competent jurisdiction to enjoin the offering, advertising, or use of the unit as a short-term rental.

SECTION 7. This section shall take effect upon its passage.



City of Revere

Mayor Patrick M. Keefe Jr.

06/26/2024

Dear Honorable Members of the Revere City Council,

As the Diversity, Equity, and Inclusion Director, I am writing to present for your consideration the proposed ordinance establishing rules and regulations for the display of flags and the use of City Hall. This ordinance is designed to uphold the values of unity, respect, and inclusivity within our city, while also providing crucial legal protections.

The proposed ordinance, detailed in Chapter 1.10 of the Revised Ordinances of the City of Revere, outlines essential regulations for the display of flags. It ensures that flags will be displayed in accordance with federal and state guidelines, prioritizing the United States flag, followed by the Commonwealth of Massachusetts flag, and then the City of Revere flag. Additionally, it grants the Mayor the authority to lower flags to half-staff for solemn occasions, allowing us to honor significant moments and individuals within our community with the appropriate respect and recognition.

Furthermore, the ordinance embraces our city's diversity by permitting the display of additional flags representing recognized governments, branches of the U.S. military, the Blue Star Service Flag, the MIA-POW flag, and, during June, the LGBTQ+ Pride Flag and the Juneteenth Flag. Considering the *Shurtleff v. Boston* case, the ordinance clarifies that the city's flagpoles are not a forum for public expression but represent the official sentiments of the City of Revere.

This ordinance also addresses the use of Revere City Hall, designating meeting spaces primarily for governmental services. However, it allows for the use of these spaces by non-profit organizations and for fundraising purposes in partnership with the city, ensuring that our public facilities serve the greater good without commercial exploitation.

This ordinance is not merely a set of regulations; it reflects our city's values and is a safeguard against potential legal issues. By adopting this ordinance, we can ensure that we honor our symbols, respect our community members, and embrace the diversity that makes Revere a vibrant and strong community.

I kindly urge you to support this ordinance and pass it into effect. Thank you for your time and consideration.

Steven Morabito

Director of Diversity, Equity, and Inclusion
City of Revere

AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR THE DISPLAY OF
FLAGS AND USE OF CITY HALL.

SECTION 1. Title 1 of the Revised Ordinances of the City of Revere is hereby amended by inserting new chapter 1.10 – Control of City Hall:

Section 1.10.10 – Display of flags.

It is the policy of the City of Revere that flags should be displayed in conformance with Federal and State policies, as stated in the Federal “Our Flag” publication of the Congress, House Document No. 96-144; Chapter 2, Section 6 of the Massachusetts General Laws and Chapter 2, Section 6A of the Massachusetts General Laws.

A. Outdoor flags will be flown at Revere City Hall in the following order of precedence: first, the United States flag; second, the Commonwealth of Massachusetts flag; and third, the City of Revere flag.

B. Flags on City Hall Plaza shall be displayed in accordance with the above standards. However, the Mayor may order flags to be lowered to half-staff, including, but not limited to flags of the United States of America and the Commonwealth of Massachusetts in honor of the death of a City employee killed in the line of duty, or in observance of a specific event or circumstance.

C. Pursuant to the proclamation of the Mayor, or resolution of the City Council, other flags may be flown by the City in place of the City of Revere flag.

a. The City’s flagpoles are not intended to serve as a forum for free expression by the public. The following flags may be displayed by the City as an expression of the City’s official sentiments:

- i. Flags of governments recognized by the United States may be displayed upon the proclamation of the Mayor or by resolution of the City Council.
- ii. Flags of the various branches of military services of the United States of America may be displayed upon the proclamation of the Mayor or by resolution of the City Council.
- iii. The Blue Star Service Flag may be displayed upon the proclamation of the Mayor or by resolution of the City Council.
- iv. The official MIA-POW flag may be displayed upon the proclamation of the Mayor or by resolution of the City Council.

- v. During the month of June, the LGBTQ+ Pride Flag and the Juneteenth Flag may be displayed upon the proclamation of the Mayor or by resolution of the City Council.
- vi. The City shall acquire ownership of all flags that it flies in place of the City of Revere flag.

Section 1.10.20 – Control of rooms in City Hall.

- A. Meeting spaces in City Hall, including but not limited to the City Council Chambers, exist for the purpose of housing governmental services.
- B. Public buildings and facilities owned by the City of Revere shall not be available for use by a for-profit or commercial entity. From time to time, the City may allow use of a City-owned space for a non-profit or fundraising purpose hosted in partnership with the City at the Mayor’s discretion.

SECTION 2. This ordinance shall take effect upon passage.

AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR VETERANS
MEMORIAL POLES IN THE CITY OF REVERE

SECTION 1. Title 12 – STREETS, SIDEWALKS AND PUBLIC PLACES of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new chapter 12.22:

12.22 – VETERANS MEMORIAL POLES.

12.22.10 Purpose.

The City of Revere proudly honors deceased residents who served with distinction in the United States military by erecting Memorial Poles along public ways. It is the purpose of this policy to articulate regulations pertaining to the circumstances, character, location, and other standards under which the City of Revere will permit the dedication of memorial poles.

12.22.20 Definitions.

- A. “Memorial Pole” shall mean City of Revere-owned poles in the public way which have been designated in honor of a deceased Service Member.
- B. “Service Member” shall mean a person who has served in any branch of the United States Armed Forces, including the Army, Marine Corps, Navy, Air Force, Space Force, Coast Guard, and National Guard, in accordance with section 101(a)(5) of title 10, United States Code.
- C. “Veterans Service Officer” or “VSO” shall be the Director of Veterans Service for the City of Revere, either in a permanent or acting capacity.

12.22.30 Eligibility.

Recognition through a Memorial Pole in the City of Revere may be granted to individuals who fulfill the following eligibility requirements:

- A. Service Members who died while on active duty (KIA);
- B. Deceased Service Members who had served in a hostile environment;
- C. Deceased Prisoners of War (POW) or Missing in Action (MIA) Service Members, as classified by the Geneva Convention, United States Code, or other applicable regulation; or
- D. Deceased Service Members who were awarded decorations for combat, including the Medal of Honor, Distinguished Service Cross, Air Force Cross, Navy Cross, Distinguished Service Medal, Silver Star, Bronze Star with Valor, or Purple Heart.

Eligible individuals must have resided in the City of Revere upon entering their military service or lived a substantial portion of their lives in the City of Revere. Any individual to be considered must have been discharged honorably.

12.22.40 Types of Recognition.

Deceased Service Members meeting the criteria of section 12.22.30 may be commemorated through:

- A. Erection of a Memorial Pole at a public location, subject to approval by the relevant municipal department responsible for the safety and access of said location; or,
- B. Designation of an alternative memorial when installation of a Pole is impractical due to logistical considerations, subject to approval by the Veterans Service Officer.

12.22.50 Procedure.

Applications for Memorial Poles honoring a deceased service member can be requested at the Veterans Service Office in-person or on the City of Revere website (www.revere.org/departments/veterans-office).

- A. To be considered, applications shall include the Service Member's Death Certificate and Discharge Certificate (DD Form 214). The Veterans Service Office reserves the right to request additional documentation in order to verify service records or military achievements including but not limited to medals and awards.
- B. The Veterans Service Officer reviews the application and if approved, prepares a Notification of Approval and Memorandum of Recommendation for the City Council and the Mayor's consideration.
- C. Upon an affirmative vote by the City Council and subsequent signature by the Mayor, the Veterans Service Officer may consult with relevant City staff and family members or representatives of the service member to determine the Memorial Pole location.

12.22.60 Memorial Poles.

- A. The City of Revere Department of Public Works is responsible for erecting approved Memorial Pole materials.
- B. Memorial Pole design shall align with existing standards, with the option for additional elements based on the circumstances of the deceased service member.

- C. The Veterans Service Officer shall maintain records of all Memorial Poles, including the service member's name, location of the pole, and installation logistics.
- D. All Memorial Poles located in the City of Revere shall be decorated annually on Memorial Day with a wreath and two flags of the United States of America.

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



City of Revere

Patrick M. Keefe, Jr
Mayor

Isaac C McDaniel
Director of Veteran Services

TO: Honorable City Council

FR: Isaac McDaniel, VSO

CC: Christopher Ciaramella, DPW Superintendent
Claire Inzerillo, Policy Writer and Analyst

RE: **AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR VETERANS MEMORIAL POLES IN THE CITY OF REVERE**

DA: June 21, 2024

Dear Honorable City Council,

I submit AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR VETERANS MEMORIAL POLES IN THE CITY OF REVERE to this esteemed body. As you know, the City of Revere proudly honors our deceased residents who served with distinction in the United States military by erecting Memorial Poles along public ways. Many of you have been present at these dedication ceremonies, and all have surely driven or walked by one of these poles at some point. The purpose of this proposed ordinance is to articulate regulations pertaining to the circumstances, character, and standards under which this city will grant the dedication of the memorial poles.

The Veterans Service Office, with its unique perspective and understanding of the sacrifices made in the name of defending this great country, is proposing to codify our eligibility requirements. Having served overseas myself, I have a firsthand understanding of the toll that deployment takes on an individual, on their family, and even within their community. It is our goal to uphold this particular honor in a special, intentional way.

Please note that this ordinance will not affect pre-existing Memorial Poles.

I look forward to any questions you may have and appreciate your consideration.

Legion Hall • 249 Broadway Rear, Revere, Massachusetts 02151-5051
Tel. (781) 286-8119 • www.revere.org

Attachment: Memorial_Poles_Letter (signed) (24-221 : An ordinance relative to veterans memorial poles)



City of Revere


Office of the City Solicitor

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

Patrick M. Keefe Jr.
Mayor

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

TO: Chairman Argenzio

FR: Claire Inzerillo, Policy Writer and Analyst 

CC: Lauren Buck, Chief of Health and Human Services
Julia Cervantes and Donna Dreeszen, Veteran Affairs Office
Chris Ciaramella, Superintendent of Public Works

RE: **Amendments to an ordinance establishing rules and regulations for veterans' memorial poles.**

DA: September 3, 2024

Honorable Chairman,

I write to inform the Sub-committee, on behalf of the Veteran Affairs Office, of minor amendments to the previously submitted Ordinance establishing rules and regulations for veterans' memorial poles in the City of Revere.

Due to the added/removed language, some sub-sections have been "re-lettered." Please keep this in mind as you go about your deliberations.

SECTION 1 establishing Chapter 12.22 – Veterans Memorial Poles is hereby amended by:

- Inserting new sub-section (D) to Section 12.22.20:
D. "Gold Star family" shall mean spouses, parents, children, siblings, grandparents and grandchildren of service members who died while on active duty with the Armed Forces of the United States of America.
- Combining the language of sub-section (C) of Section 12.22.30 with the language of sub-section (B), and subsequently re-lettering sub-section (D) into sub-section (C).
- Deleting sub-section (B) in its entirety from Section 12.22.40 and combining the language of sub-section (A) with the first sentence of the section, thus removing the need for the label sub-section (A).

- Deleting sub-section (C) in its entirety from Section 12.22.50 and inserting in place thereof the following new sub-section (C):
C. Upon an affirmative vote by the City Council and subsequent signature by the Mayor, the Veteran Affairs Office shall consult with relevant City staff to determine the Memorial Pole location and the date of the ceremony.
- Inserting new sub-section (C) to Section 12.22.60:
C. The insignia of a gold star shall be reserved for Memorial Poles which honor service members of Gold Star families, as defined herein.

We thank you for your consideration and time. It is our hope that the amended proposal be ordered to a public hearing at the earliest convenience.

MEMORANDUM OF AGREEMENT

Between the City of Revere and
Revere Firefighters Local 926

The International Association Professional Firefighters of Massachusetts AFL-CIO

August 30, 2024

The City of Revere (“City”) and the Revere Firefighters Local 926 The International Association Professional Firefighters of Massachusetts AFL-CIO (“Union”), collectively referred to as the “Parties,” agree to extend their July 1, 2021 through June 30, 2024 collective bargaining agreement through June 30, 2027 except as modified by this Memorandum of Agreement (“MOA”). The Parties agree to the following modifications:

1. ARTICLE 1. – RECOGNITION AND BARGAINING UNIT

Remove subsections 1.4 and 1.5.

2. ARTICLE 4. – 24 HOUR WORK SCHEDULE

Remove 4.1.01 and renumber accordingly.

3. [NEW] ARTICLE 4A. – PAYROLL, TIME AND ATTENDANCE

The City and Union agree to work collaboratively towards a new system of payroll upgrades and improvements, specifically a new digitized time and attendance program to be used to manage and monitor the processing of payroll and keeping track of attendance and paid time off.

4. ARTICLE 6. – VACANCY IN SUPERIOR OFFICER RANK

[Article 6 language to be modified and replaced with new language proposed by the Union and agreed to by the City on a date to be determined by the Parties.]

5. ARTICLE 7. – FIRE WATCH DUTY

Effective September 1, 2024 Section 7.2 is amended by deleting the words “Effective March 1, 2022 the rate shall be fifty-two dollars (\$52.00 per hour; effective July 1, 2022 the rate shall be fifty-five dollars (\$55.00) per hour; effective July 1, 2023 the rate shall be fifty-eight (\$58.00) per hour” and replacing with “Effective September 1, 2024, the rate shall be sixty-three dollars (\$63.00 per hour; effective July 1, 2025 the rate shall be sixty-eight dollars (\$68.00) per hour; effective July 1, 2026 the rate shall be seventy-three (\$73.00) per hour.”

6. **ARTICLE 16. – WAGES**

Section 16.1 – Amend the schedule to reflect the following percentage increases to each step of the schedule:

Effective July 1, 2024	3 %
Effective July 1, 2025	3 %
Effective July 1, 2026	3 %

Section 16.1 is further amended with the following:

Add a “26th Year Service” row to the wage table for all ranks:

Effective the Day MOA is signed - 1.5%.

Section 16.2 – Schedule B2, amend by removing the “Wire Inspector” title then adjusting the following title amounts:

Chief Fire Inspector	\$2,000 to \$2,500
Fire Prevention Director	\$1,500 to \$2,000
Fire Inspection Inspector \$	\$1,500 to \$2,000
Fire Radio Technician	\$1,500 to \$2,500
Fire Clerk	\$2,000 to \$2,500
Fire Detail Officer	\$2,500 to \$3,500
Fire MIS	\$3,000 to \$4,000
CISM	\$2,500 to \$3,500
Employe Assistant Program	\$1,500 to \$2,500
Water Training Officer	\$2,000 to \$3,000

7. **ARTICLE 17 – EDUCATION INCENTIVE PLAN/CAREER AWARDS PROGRAM**

Section 17.1 - Effective July 1, 2024, Article 17.1 is amended by deleting the words “only if the applicable degree is in Fire Science” and replacing with “only if the applicable degree is in one of the following programs: Fire Science, Fire Safety/Protection, Fire Administration, Emergency Management.”

Section 17.6 – Amend by adding the following certifications to the list:

Water Rescue	\$400
Peer Support	\$400
Confined Rescue	\$400
Structural Collapse	\$400

Attachment: MOA_RFD_COR_8.30.24 (24-274 : Communication from Mayor's Office relevant to the MOA for RFD and COR.)

Amend 17.6, fifth paragraph, second sentence, by changing (\$2,600) to (\$3,400).

8. ARTICLE 27 – EMERGENCY MEDICAL/DEFIBRILLATOR CERTIFICATION

Effective July 1, 2024, Section 27.2 is amended by deleting the words “Effective July 1, 2022, each employee who is certified as defibrillator certified to city standards shall be paid, in addition to his/her weekly compensation, a sum equal to three (3%) of the weekly compensation of a Firefighter in the Third Year of Service (from Section 16.1) and replace with “Effective July 1, 2024, each employee who is certified as defibrillator certified to city standards shall be paid, in addition to his/her weekly compensation, a sum equal to four percent (4%) of the weekly compensation of a Firefighter in the Third Year of Service (from Section 16.1). Effective July 1 2025, each employee who is certified as defibrillator certified to city standards shall be paid, in addition to his/her weekly compensation a sum equal to five percent (5%) of the weekly compensation of a Firefighter in the Third Year Of Service (from Section 16.1). Effective July 1, 2026, each employee who is certified as defibrillator certified to city standards shall be paid in addition to his/her weekly compensation, a sum equal to six percent (6%) of the weekly compensation of a Firefighter in the Third Year of Service (from Section 16.1).”


9. EFFECTIVE DATE

Unless otherwise specifically sated in this MOA, the effective date for all the above provisions shall be July 1, 2024.

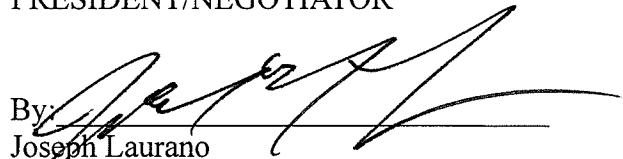
IN WITNESS WHEREOF the parties have set their hands and seals this 30th day of August 2024.

CITY OF REVERE


REVERE FIREFIGHTERS LOCAL 926

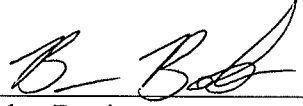
By: 
Patrick M. Keefe Jr., MAYOR

By: 
Kevin O'Hara
PRESIDENT/NEGOTIATOR

By: 
Joseph Laurano
NEGOTIATOR

Attachment: MOA_RFD_COR_8.30.24 (24-274 : Communication from Mayor's Office relevant to the MOA for RFD and COR.)

By: 
Michael O'Hara
NEGOTIATOR

By: 
Brendan Bonito
NEGOTIATOR

Approved as to form:


Paul Capizzi, City Solicitor

Attachment: MOA_RFD_COR_8.30.24 (24-274 : Communication from Mayor's Office relevant to the MOA for RFD and COR.)

Revere Power Choice

Municipal Aggregation Plan

July 25, 2024 - Draft

I. Introduction

Revere Power Choice is an electricity aggregation program offered by the City of Revere. The City developed the Program to bring the benefits of renewable energy and electricity choice to its residents and businesses and to help the City achieve its sustainability goals. The Program will integrate additional renewable energy into the power supply and will offer a selection of Products.

II. Definitions

Auto-Enroll Customer – means an Electric Customer who is eligible to be enrolled in the Program on an opt-out basis, specifically all Basic Service customers except for those customers who (1) have informed the Electric Distribution Company that they do not want their contact information shared with their municipality, or (2) are participating in an optional “green power” product that requires them to remain on Basic Service.

Basic Service – means the electric supply product that the Electric Distribution Company provides to Electric Customers in its service territory that are not receiving an electric supply product from a Competitive Supplier or through participation in a municipal aggregation program.

City – means the City of Revere.

Competitive Supplier – means an entity licensed by the Department to sell electricity supply products to Electric Customers, as defined in 220 CMR 11.02.

Consultant – means the entity retained by the City to assist with the development and operation of the Plan and Program.

Default Product – means the Product that Participants in the Program receive unless they affirmatively select an alternate Product.

Department – means the Department of Public Utilities.

DOER – means the Department of Energy Resources.

DOER Recommended Best Practices – means the DOER Recommended Best Practices for Advancing Clean Energy in Municipal Aggregation Plans issued by DOER.

Electric Customer – means the customer of record of an account with an Electric Distribution Company.

Electric Distribution Company or EDC – means the electric distribution company serving the City, Massachusetts Electric Light Company d/b/a National Grid.

Electric Service Agreement or ESA – means the contract between the City and a Competitive Supplier concerning electricity supply for the Program.

Electricity Broker – means an entity that is licensed by the Department to facilitate or otherwise arrange for the purchase and sale of electric supply and related services to customers, as defined in 220 CMR 11.02.

Environmental Justice Population – means a neighborhood where one or more of the following criteria exist:

- the annual median household income is 65 percent or less of the statewide annual median household income;
- minorities make up 40 percent or more of the population;
- 25 percent or more of households identify as speaking English less than “very well;” and
- minorities make up 25 percent or more of the population and the annual median household income of the Municipality in which the neighborhood is located does not exceed 150 percent of the statewide annual median household income.¹

Guidelines – means Guidelines for Municipal Aggregation issued by the Department of Public Utilities in D.P.U. 23-67.

Language Access Document – means a document specified by the Department of Public Utilities which contains text in 26 languages informing readers that the accompanying documents contain important information regarding electricity service and encouraging recipients to have those documents translated.

Opt-In Product – means a Product that Participants in the Program must affirmatively select to receive.

Opt-Out Notice – means the document sent to Auto-Enroll Customers to inform them of their right to opt-out of such enrollment.

Participant – means an Electric Customer that is participating in the Program.

Plan – means this municipal aggregation plan.

Product – means an electric supply product available to Participants in the Program.

Program – means the Revere Power Choice program.

Program Supplier – means the Competitive Supplier that is providing electric supply and, if applicable, energy-related products and services to Participants.

III. Procedural Requirements

The City’s compliance with the procedural requirements (city council vote, consultation with the Department of Energy Resources, and public review) are documented in the City’s Petition for Approval of Municipal Aggregation Plan, dated **[Month] [Day], [Year]**.

IV. Plan Elements

IV.A. Organizational Structure of the Program

The following entities will perform the core functions of the Program.

¹ See *Environmental Justice Policy of the Executive Office of Energy and Environmental Affairs* (Updated June 24, 2021) available at <https://www.mass.gov/doc/environmental-justice-policy6242021-update/download>.

Table IV.A – Organizational Structure

Core Function	Performing Entity			Plan section in which tasks are described
	Municipality	Consultant	Program Supplier	
Liaisons/Representatives/Agents				
Representative or agent for the Municipality before the Department		√		V
Liaison with DOER		√		III
Liaison with EDC(s)		√		VIII
Plan Elements				
Procurement of supply		√		IV.B.2
Product determination	√			IV.B.3
Other funding/costs	√			IV.B.4
Customer enrollment			√	IV.B.5
Customer notifications/outreach/education		√		IV.B.6
Ongoing Program information		√		IV.B.7
Program termination	√			IV.B.8
Annual reports		√		VI
Customer service		√		IV.A

Municipal contact for Department correspondence:

Abderezak Azib, Sustainability Manager
 (781)286-8100 x20002
 aazib@revere.org

Customers with questions or complaints can contact the following:

- **Consultant** at 800-699-7567 or Support@ReverePowerChoice.com or by submitting a form at ReverePowerChoice.com.
- **City** at Revere 3-1-1 (781-286-8311).
- **Program Supplier** (number to be provided on the Program website after the Program Supplier is selected)

IV.B. Program Operations

IV.B.1. Statutory Requirements

IV.B.1.a. Universal Access

All Electric Customers residing or located in the City are eligible to participate in the Program. Auto-Enroll Customers will be enrolled automatically unless they opt out. Customers that are not automatically enrolled may join the Program by contacting Program customer support or the Program Supplier. All customers will have the right to leave the Program and return to the Electric Distribution Company’s Basic Service at any time with no penalty or fee.

IV.B.1.b. Reliability

The City will procure electricity supply only from a Competitive Supplier licensed by the Department. The steps by which the City intends to procure supply are specified in Table IV.B.2. The ESA will obligate the Competitive Supplier to provide all-requirements power supply at fixed prices, make all necessary arrangements for power supply, and use proper standards of management and operations. In addition, the City has retained the services of a consultant that is an Electricity Broker licensed to provide municipal aggregation consulting services.

IV.B.1.c. Equitable Treatment of Customer Classes

The Program will treat all Participants that are similarly situated equitably. The Plan elements for which there may be variances in treatment between customer classes or subclasses are identified in Table IV.B.1.c and discussed below.

Table IV.B.1.c – Equitable Treatment of Customer Classes

Plan Element					
Procurement of Supply (§ IV.B.2)	Product Rate Setting / Renewable Energy Content (§ IV.B.3)	Other Funding Sources / Costs (§ IV.B.4)	Customer Enrollment (§ IV.B.5)	Customer Notification (§ IV.B.6)	Ongoing Program Information (§ IV.B.7)
	√		√		

The Program may solicit price bids by customer class and prices may differ accordingly. Such differential treatment is equitable because it will be based on the cost to serve each customer class.

Medium/Large commercial and industrial customers that join the Program after Program initiation may be charged a market-based price rather than the contract price. Such customers will not be automatically enrolled. Such differential treatment is equitable because these customers have more choices in the marketplace and impose greater costs on the Program than other customers when they join after Program launch.

Customers that previously opted out and later wish to re-enroll in the Program may be offered a market-based price. This differential treatment is equitable because these customers previously made a choice not to participate in the Program and as a result their load was no longer planned for by the Program Supplier.

IV.B.2. Procurement of Supply

The City anticipates procuring electricity supply for the Program as follows:

Table IV.B.2 – Procurement of Supply

Procurement Steps	Expected Timeline (Days following Department approval)
Issue RFQs/RFPs	Day 30
Evaluate/Select Bids	Day 60
Negotiate/Execute Contracts	Day 60

The City will update this table upon Department approval of the Plan, as specified in the Guidelines.

IV.B.3. Product Information

IV.B.3.a. Rate Setting

Table IV.B.3 illustrates potential Products, rate components, and renewable energy sources and percentages.

Table IV.B.3 - Product Information

	[PRODUCT # 1]	[PRODUCT # 2]	[PRODUCT # 3]
Rate Components (\$/kWh)			
Supply and Renewable Energy Content			
Consultant Services			
Municipality Services			
Other Services			
Total			
Renewable Energy Content (in % of total)			
Required			
Voluntary	RPS Class I		
	National Wind		
	Other		
Total			
Supplier Name			
Effective Dates			

The City will make final decisions on these matters after Plan approval. The City will do so after conducting a competitive procurement and receiving price bids and in consideration of factors including cost, environmental impact, Massachusetts renewable energy requirements, and value to Participants.

When the final decisions are made, the City will update the information in the above table, as required by the Guidelines. The information will also be included in the Opt-Out Notice.

The funds collected through any rate component will be used specifically for the benefit of the Program.

IV.B.3.b. Renewable Energy Content

The renewable energy content for each Product will be illustrated as in Table IV.B.3.

The City has reviewed the DOER Recommended Best Practices and discussed them with DOER.

The City will make final decisions regarding the renewable energy of each Product and any other clean energy programming in consideration of the DOER Recommended Best Practices and factors including cost, environmental impact, Massachusetts renewable energy requirements, and value to Participants.

IV.B.3.c. Other Energy-Related Products and Services

The City has not identified any other energy-related products and services that it intends to offer to Participants. The City will determine whether to offer such products and services after consideration of the cost and the value to Participants.

IV.B.4. Other Funding Sources/Other Costs to Participants

The City does not anticipate any additional funding sources or any costs to Participants other than those listed above.

IV.B.5. Customer Enrollment

IV.B.5.a. Initial Enrollment

Auto-Enroll Customers will be automatically enrolled if they do not opt out.

Prior to enrollment, the City will mail an Opt-Out Notice to all Auto-Enroll Customers informing them that they will be automatically enrolled in the program unless they opt out. The City will provide Auto-Enroll customers with at least 30 calendar days (plus six to account for mailing) to opt out of the Program.

Auto-Enroll Customers will be enrolled in the Default Product unless they affirmatively select an Opt-In Product.

IV.B.5.b. Ongoing Enrollment

Following the initial opt-out period, the City will periodically ask the Electric Distribution Company to identify any new Auto-Enroll Customers. The City will enroll these customers using the same automatic enrollment process used for the initial enrollments.

Electric Customers may voluntarily enroll in the Program by any of the following methods: 1) calling the Program's toll-free number; 2) submitting a form on the Program website; or 3) calling the Program Supplier's toll-free number. While all customers may voluntarily enroll in the Program, certain customers will receive market pricing, as described in § IV.B.1.c, Equitable Treatment of Customer Classes.

IV.B.5.c. Opt-In Products

Participants may enroll in an Opt-In Product by any of the following methods: 1) calling the Program's toll-free number; 2) submitting a form on the Program website; or 3) calling the Program Supplier's toll-free number.

The City will notify Participants enrolled in an Opt-In Product prior to any change in the Product's price or renewable energy content. At the commencement of new price/renewable energy content, Participants will continue to be enrolled in the Program, and will continue to receive their current Product, subject to the new price and renewable energy content, unless the Participant informs the City otherwise.

A Participant enrolled in an Opt-In Product that is not being continued must select one of the other Products being offered. If the Participant does not make a selection, the Participant will be enrolled in the Default Product.

IV.B.6. Customer Notifications

IV.B.6.a. Opt-Out Notice

The City will deliver an Opt-Out Notice to all Auto-Enroll Customers prior to enrollment and will provide these customers with at least 30 calendar days, plus an additional six days to account for deliver, to opt out.

The Opt-Out Notice will inform Auto-Enroll Customers in advance of automatic enrollment: (1) that they are to be automatically enrolled in the Program; (2) that they have the right to opt out of the Program without penalty; and (3) of the actions they must take to opt out. The Opt-Out Notice will (1) prominently state all charges to be made and (2) include full disclosure of the Basic Service rate, how to access it, and that it is available to them without penalty.

The Opt-Out Notice will also provide: (1) Product information related to price, term and renewable/clean energy content for both the Default and Opt-In Products; and (2) the actions a customer must take to select an Opt-In Product.

The City will address residents with limited English proficiency by including the Language Access Document with the Opt-Out Notice, providing on-demand interpreting to residents that call customer support, and providing machine translation of the Program website.

The City will (1) send Opt-Out Notices in a clearly marked municipal envelope that identifies that it contains important information regarding participation; and (2) includes a self-addressed, postage-paid envelope for the opt-out reply card.

The Opt-Out Notice will include the information in Table V.B.6.a below.

Table IV.B.6.a - Product Information

		Municipal Aggregation Products			Basic Service	
		[PRODUCT # 1]	[PRODUCT # 2]	[PRODUCT # 3]	Existing	Upcoming <i>(if known)</i>
Price (in \$/kWh)						
Renewable Energy Content (in % of total)						
Required						
Voluntary	RPS Class I					
	National Wind					
	Other					
Total						
Supplier Name						
Effective Dates						

A representative form of the City’s Opt-Out Notice is attached as Exhibit 1.

IV.B.6.b. Notification of Product Change

The City will notify Participants of changes in price or renewable energy content of Products. The notification will identify both the existing and new price and renewable energy content, and identify the actions a Participant must take if they no longer seek to purchase the existing Product. The notification will also inform Participants that additional information is available on the Program website.

The Notification of Product Change will include the information in Table V.B.6.b below.

Table IV.B.6.b - Product Information

		Product Name	
		Current	New
Price (in \$/kWh)			
Renewable Energy Content (in % of total)			
Required			
Voluntary	RPS Class I		
	National Wind		
	Other		
Total			
Supplier Name			
Effective Dates			

IV.B.6.c. Other Notifications

The City may send information and educational materials regarding the Program to each Electric Customer within the City, including customers that are not eligible for automatic enrollment.

If such notices are sent to competitive supply customers, the notice will inform those customers that, if they enroll in the Program, they may incur an early cancellation fee, and that they should check with their supplier on this matter before enrolling.

IV.B.7. Access to Ongoing Program Information

The City will make the Program-related information listed in (a) – (c) below available to the public using the communications vehicles listed in Table III.C / IV.B.7.

Table III.C / IV.B.7 – Public Access to Plan/Ongoing Program Information

Plan Locations/Outreach Activities	Description
Municipal website	Summary Program information plus access to the Plan and detailed Program information available through a prominently displayed link to the Program website. Program announcements displayed in a prominent location.
Program website	Includes the Plan, Program announcements, and detailed Program information. Machine translation available on the website.
Customer support by telephone and email	Live customer support specialists available to answer customer questions and provide additional information. On-demand phone interpreting in 200 languages.

Physical postings in municipal buildings	Postings on bulletin boards in City Hall and the Public Library.
City social media accounts	Posts on official City social media accounts, such as Facebook, Instagram, and X – formerly Twitter.
Cable access channel	Announcements sent to the City’s cable access channel.
Local newspapers	Announcements sent to local newspapers; <i>Revere Journal</i> .
Municipal departments, boards, and committees	Announcements sent to municipal entities for sharing with their constituents/members, such as Public Health Department, 311, Mayor’s office, Liaison Office, Library, Schools.
Community organizations	Announcements sent to community organizations with a request that they publicize the announcement to their constituents: <u>Sustainability organizations</u> such as North Suffolk Office of Resilience and Sustainability. <u>Faith-based organizations</u> such as First Congregational Church of Revere. <u>Organizations supporting vulnerable community members</u> such as Food Working Group, Revere Works Coalition, Revere Cares.
Public presentations	Held via Zoom or in municipal buildings

To provide access for those who: (1) are hard to reach, have limited English proficiency, require aural or visual assistance, and/or may not routinely access the City’s website; or (2) reside in Environmental Justice populations, the City will take the following steps:

- Outreach will be conducted in accordance with the City’s Language Access Plan which describes how the City will provide interpretation and translation services for limited English proficient residents.
- Outreach will be conducted in both print and audio formats and will include handouts and electronic and web-based materials as well as live presentations.
- In-person public education events will be held in accessible spaces such as City buildings or held online and as such will be accessible to those with limited mobility.
- Before Program launch and on an ongoing basis after Program launch, customers who are blind or otherwise visually impaired may request assistance reading Program materials and the Program website, which will include price change information, by calling the customer support number. The Program website will be designed so that content can be read aloud by computer-assistive technology.
- For customers who are deaf or hard of hearing, the Language Access Document, which will accompany the Opt-Out Notice, will include TTY phone numbers for use by both English- and Spanish-speaking customers. In addition, customer support will be available via multiple modalities: voice (phone) as well as written (web form and email) both before and after Program launch.

- Physical notices will be posted in City buildings and announcements will be sent to the City's cable access station and local newspapers.
- As detailed in Table III.C / IV.B.7, Program announcements will be provided to community organizations, including faith-based organizations and organizations supporting vulnerable community members.

IV.B.7.a. Updated Product Information

Upon any change in price or renewable energy content of a Product, the City will provide updated Product information as set forth in Table IV.B.3.

IV.B.7.b. Annual Program Information for the Previous Year

The City will provide the following information for the previous calendar year:

- i. Product rate components, renewable energy content, and participation;
- ii. For each Product rate component, the revenue collected and a detailed accounting of the services provided;
- iii. For each renewable energy category, the number of megawatt-hours of electricity provided through the Program that will be matched to voluntary renewable energy certificates and the mechanism (e.g., NEPOOL Generation Information System) by which the purchases/retirements of renewable energy certificates were tracked;
- iv. Organizational structure;
- v. Equitable treatment of customer classes;
- vi. Procurement of supply;
- vii. Ways in which the City made ongoing Program information available to the public during the previous year; and
- viii. If applicable, other funding sources / other costs to Participants.

The City will also provide representative copies of customer notifications sent during the previous year.

IV.B.7.c. General Program Information

The City will provide Program-related (1) documents (e.g., Plan, press releases, Department Orders) and (2) information (e.g., Program description, consumer choice, continuing role of the Electric Distribution Company, etc.).

IV.B.8. Program Termination

The City will take all reasonable actions to ensure a continuous supply of electricity to Participants. However, the Program could be terminated upon the termination or expiration of the ESA without any extension, renewal, or negotiation of a subsequent supply contract.

In order to minimize the chances of termination, the City will solicit bids for a new ESA no later than 90 days before the end date of each ESA.

In the event of termination, the Program Supplier will return customers to the Electric Distribution Company's Basic Service unless the customers choose an alternative Competitive Supplier.

At least 90 days prior to a planned termination of the Program, the City will send a direct notice to the Electric Distribution Company.

At least 30 days prior to termination, the City will:

- Send a notice to the Department service list for the docket that approved the Program;
- Notify Participants by issuing a media release and posting a notice on the City website and Program website, and through posts on the City's social media accounts. In addition, Participants will receive notice of a supplier change on their bill from the Electric Distribution Company.

IV.C. Rights and Responsibilities of Program Participants

Participants may: (1) select any of the Products offered to their applicable customer class or subclass, (2) switch from one Product to another by contacting the Consultant, and (3) leave the Program at any time by contacting the Consultant or the Electric Distribution Company.

Participants may leave the Program at any time without penalty.

V. Department Review of Municipal Aggregation Plans

The City submitted its Plan to the Department for review on **[Month] [Day], [Year]**.

VI. Annual Reports

The City will submit an annual report to the Department, on a date to be specified, that includes Program information for the previous year. The format and content of the annual report shall be as specified in Guidelines, § VI.

VII. Applicability of Rules Governing the Restructuring of the Electric Industry (220 CMR 11.00)

The City and Program Supplier are exempt from certain rules and regulations that apply to Electricity Brokers and Competitive Suppliers, as specified in Guidelines, § VII.

VIII. Notifications to Electric Distribution Companies

VIII.A. Plan Filing

The City will provide written notice to the Electric Distribution Company 1) upon submitting its proposed Plan to DOER for consultation, 2) upon filing its initial Plan with the Department, 3) upon receiving a Department order approving its Plan.

VIII.B. Electric Service Agreement Signing

The City will (1) notify each Electric Distribution Company serving Electric Customers within the City when the City has executed an ESA with a Program Supplier, and (2) direct the Program Supplier to provide the Electric Distribution Company with the information necessary to enroll customers with the

Program Supplier. Customer enrollment will begin no sooner than 60 days from when the Program Supplier provides the necessary information. The City will file the notification in its docketed proceeding.

IX. Plan and Program Changes

The City will allow at least 30 calendar days for public review of any proposed changes to its Department-approved Plan. Following public review, and provided that the proposed revisions are consistent with the Guidelines, the City will submit the revised Plan to the Department for informational purposes and make the Plan publicly available.



City electricity program notification of automatic enrollment

[MONTH] [DAY], 202X

You are receiving this notice because your electricity account is eligible for **AUTOMATIC ENROLLMENT** in Revere Power Choice.

Your electricity account number is shown on the enclosed reply card.

Revere Power Choice is a new group electricity buying program from the City of Revere. Revere Power Choice provides long-term, stable prices, protection from seasonal price swings, and consumer protections.

Participating in Revere Power Choice means:

- The Electricity Supply price on your National Grid electric bill will change to **XX.XXX ¢/kWh**, which is **lower** than National Grid's current residential Basic Service price and fixed until [MONTH] 202X.

National Grid's prices change, and their future prices are unknown, so future savings compared with National Grid cannot be guaranteed.

- [SUPPLIER NAME] will be your electricity supplier, which is the company that puts electricity onto the grid on your behalf.
- You will remain a National Grid customer, and National Grid will continue to deliver your electricity and send your electric bill.

Your new Electricity Supply price:

XX.XXX ¢/kWh

Customer support:

1-800-699-7567

More information and self service:

ReverePowerChoice.com



It's your decision. Make the choice that's right for you.

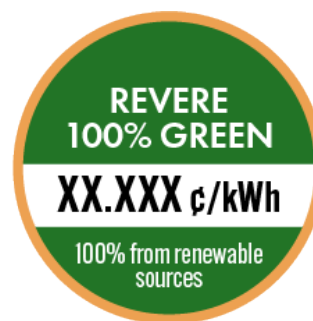
- ▶ **TAKE NO ACTION:** You will be automatically enrolled in the Revere Basic option with your [MONTH] 202X meter read.
- ▶ **CHOOSE A DIFFERENT OPTION IN REVERE POWER CHOICE:** Revere Greener provides XX% of your electricity from renewable sources. Revere 100% Green provides 100% of your electricity from renewable sources.



AUTO-ENROLL



OPTION



OPTION

Revere Power Choice prices are fixed until [MONTH] 202X. For current National Grid prices, please see the back.

- ▶ **OPT OUT:** Participation is not required. There is no penalty to opt out of Revere Power Choice, and you may do so at any time. To avoid automatic enrollment, submit your opt-out request by [MONTH] XX, 202X. Or you may try the program and opt out at any time in the future.

To choose a different option or opt out, visit ReverePowerChoice.com or contact customer support with the City's program consultants at 1-800-699-7567. You may also opt out by mailing the enclosed reply card.

Compare Revere Power Choice to National Grid’s Basic Service:

Revere Power Choice program options	Auto-enrollment ▼			If you opt out ▼
	REVERE BASIC	REVERE GREENER	REVERE 100% GREEN	
Price	XX.XXX ¢/kWh	XX.XXX ¢/kWh	XX.XXX ¢/kWh	XX.XXX ¢/kWh - residential XX.XXX ¢/kWh - commercial XX.XXX ¢/kWh - industrial
Price period	[MONTH] 202X - [MONTH] 202X	[MONTH] 202X - [MONTH] 202X	[MONTH] 202X - [MONTH] 202X	[MONTH] XX, 202X - [MONTH] XX, 202X, residential and commercial. [MONTH] XX, 202X - [MONTH] XX, 202X, industrial.
From new renewable energy sources in the New England region, like wind and solar (MA Class I RECs)				
Required by state law	XX%	XX%	XX%	XX%
Added by Revere	-	XX%	XX%	-
Total	XX%	XX%	XX%	XX%
From other clean or renewable sources (other RECs) *				
Required by state law	XX%	XX%	XX%	XX%

* State law requires Revere’s electricity supplier to purchase Renewable Energy Certificates (RECs) from other sources, including sources that are not new, are renewable but not clean, such as waste to energy, or are clean but not renewable, such as nuclear. This purchase must be made even if the total amount of RECs purchased from either clean or renewable sources exceeds 100% of the electricity used by Revere Power Choice participants.

Additional information:

Your electricity supplier will be [SUPPLIER NAME].

On your bill, you will see [ON-BILL TEXT]. But your primary relationship for electricity remains with National Grid, and you will continue to call them if your power goes out. In addition, National Grid will continue to send your electric bill, and this is the only electric bill you will receive as a participant in Revere Power Choice.

If you are eligible for a low-income discount or fuel assistance, those benefits will continue in Revere Power Choice.

If you have solar panels on your property or you participate in a community solar program, you will continue to receive solar credits and/or solar incentive payments, and participating in Revere Power Choice will not change how they are calculated.

If you have a tax-exempt account, you are responsible for requesting an exemption from the collection of any tax by providing appropriate tax-exemption documentation to [SUPPLIER NAME]. Visit ReverePowerChoice.com to learn more.

If you have received this notice and also you have signed a contract with an electricity supplier, you may have signed your contract after this mailing list was created. To continue receiving electricity from the supplier you chose and prevent an early termination fee from that supplier, **you must opt out of Revere Power Choice.**

The automatic enrollment model is in accordance with state law. Nearly 200 cities and towns in Massachusetts have similar programs, and all operate the same way. However, you are not required to participate. You may opt out at any time with no fee or penalty.

At the end of the contract with [SUPPLIER NAME], the Town intends to sign a new long-term contract. The electricity supplier and renewable energy content may change, and the price may be higher or lower than the current price. You will continue in the same program option at the new price unless you inform Revere otherwise. The City will provide advance notice of any such changes, and you will be free to opt out or change your option before the changes take effect.