



CITY COUNCIL

Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, June 22, 2026

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

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of June 8, 2026

RESULT: ACCEPTED

- 3 26-128 Motion presented by Councillor Haas, Councillor Silvestri: That the City Council award a Certificate of Commendation to Bill Reedy in recognition of his 90th birthday.

Councillors Haas and Silvestri presented a certificate to Bill Reedy in recognition of his 90th birthday to be celebrated on June 23, 2026.

RESULT: PLACED ON FILE

Public Hearings

- 4 26-129 Hearing called as ordered on the application of 596 Raymond, LLC, 546 Fifth Ave., 6th Floor, New York, NY 10036 requesting a Chapter 148 License from the Revere City Council to enable the applicant to park 5 motor vehicles underneath the multi-unit residential structure at 13 Nahant Avenue, Revere, MA 02151.

Proponents

Jeanne Dillon
Marc Carbone
Ogden Pond Realty, LLC
261 Madison Avenue 9th Floor
New York, NY 10016

Opponents

none

“SHALL THE CITY COUNCIL APPROVE A CHAPTER 148 LICENSE AT 13 NAHANT AVENUE FOR THE STATED PURPOSE?”

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

- 5 26-130 Hearing called as ordered on the application of 128 Towing & Recovery, LLC, 885 North Shore Road, Revere, MA 02151 requesting a special permit to enable the appellant to conduct a towing and roadside assistance operations business at 885 North Shore Road, Revere, MA 02151 (TED District).

Proponents

Mehdi Kaldy, 61 Proctor Avenue, Revere, MA 02151
Siham Fatmi, 61 Proctor Avenue, Revere, MA 02151

Opponents

Michael Tucker, 9 Ellerton Street, Revere, MA 02151

The applicant requested a special permit to operate a towing and roadside assistance business at 885 North Shore Road. He stated that he had spent several months cleaning up the property after issues caused by a previous tenant and intended to use the site primarily for parking tow trucks and storing vehicles. He emphasized that the operation would be small, organized, and screened from neighboring properties.

An abutting resident opposed the application, citing ongoing noise, truck activity, and quality-of-life concerns for nearby residents.

Councillors raised concerns regarding code violations, incomplete site plan review requirements, traffic safety, vehicle storage, operating hours, environmental impacts related to a nearby salt marsh, and the applicant’s current use of the property without all required approvals. Questions were also raised about parking capacity, vehicle maintenance, and additional licensing requirements.

The applicant stated that no maintenance work was currently being performed on-site, that vehicles would remain within the property, and that additional fencing would be installed if approved. The matter was ultimately referred to the Zoning Sub-Committee for further review.

RESULT:	REFERRED TO ZONING
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Public Comment Pursuant to Chapter 402 of the Acts of 1965

The following individuals addressed the City Council speaking in favor of Council Order 26-132 concerning the PILOT Agreement and Host Community Agreement with Flatiron:

Fire Captain Kevin O'Hara, 400 Broadway, Revere, MA 02151

Michael Morgan, 5 Agneous Avenue, Revere, MA 02151

Bruce Singer, 14 Bellingham Avenue, Revere, MA 02151

The following individual addressed the City Council speaking in favor of Council Orders 26-136 and 26-137:

William Johnson, RPS Teacher, 101 School Street, Revere, MA 02151

Committee of the Whole Report

6	<u>26-108</u>	Communication from the Mayor relative to the presentation of the Fiscal Year 2027 operating budget.
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WHEREAS, pursuant to Mass. G.L. c.44 §32, the Mayor submitted a proposed budget for fiscal year 2027 to the City Council on June 1, 2026;

and WHEREAS, the City Council held advertised public hearings to consider the proposed budget on June 9th, 10th, 22nd and any other dates necessary, as advertised in the public hearing notice;

and WHEREAS, upon motion, the City Council accepted the budget as submitted by the Mayor, after reductions otherwise separately voted, if any.

NOW, THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF REVERE: That the City Council of the City of Revere hereby adopts and approves the budget for FY2027 the sum of \$297,566,962, which sum shall be appropriated and raised by taxation and other sources, as listed below:

Approving Budget for the City of Revere for Fiscal Year 2027				
Dept Code	Department			FY27 Mayor's Budget
GENERAL GOVERNMENT				
111	CITY COUNCIL	Payroll		409,335
		Non-Payroll		10,000
		Total		419,335
121	MAYOR	Payroll		572,098
		Non-Payroll		111,500
		Total		683,598
125	HUMAN RESOURCES	Payroll		494,882
		Non-Payroll		125,250
		Total		620,132
127	CONSTITUENT SERVICES/REVERE 311	Payroll		221,437
		Non-Payroll		97,925
		Total		319,362
135	ACCOUNTING AND AUDITING	Payroll		393,633
		Non-Payroll		117,000
		Total		510,633
137	CHIEF FINANCIAL OFFICER/BUDGETING	Payroll		268,828
		Non-Payroll		70,000
		Total		338,828
138	PURCHASING	Payroll		198,378
		Non-Payroll		241,500
		Total		439,878
140	INFORMATION TECHNOLOGY	Payroll		400,595
		Non-Payroll		1,433,566
		Total		1,834,161
141	ASSESSORS	Payroll		412,885
		Non-Payroll		97,600
		Total		510,485
145	COLLECTOR/TREASURER	Payroll		922,971
		Non-Payroll		305,000
		Total		1,227,971
151	SOLICITOR	Payroll		562,554
		Non-Payroll		385,750
		Total		948,304
161	CITY CLERK	Payroll		422,445
		Non-Payroll		50,950
		Total		473,395
162	ELECTIONS	Payroll		347,436
		Non-Payroll		199,500
		Total		546,936
165	LICENSE COMMISSION	Payroll		12,400
		Non-Payroll		3,000
		Total		15,400
171	CONSERVATION COMMISSION	Payroll		18,800
		Non-Payroll		600
		Total		19,400
176	APPEALS BOARD	Payroll		23,200
		Non-Payroll		720
		Total		23,920
182	OFFICE OF STRATEGIC PLANNING & ECONOMIC DEVELOPMENT	Payroll		337,623
		Non-Payroll		203,000
		Total		540,623
184	ENGINEERING	Payroll		452,641
		Non-Payroll		109,550
		Total		562,191
TOTAL: GENERAL GOVERNMENT				10,034,552

Approving Budget for the City of Revere for Fiscal Year 2027				
Dept Code		Department	FY27 Mayor's Budget	
PUBLIC SAFETY				
210	POLICE	Payroll	14,324,603	
		Non-Payroll	1,039,500	
		Total	15,364,103	
220	FIRE	Payroll	15,202,264	
		Non-Payroll	552,000	
		Total	15,754,264	
230	REGIONAL EMERGENCY COMM CENTER	Payroll	-	
		Non-Payroll	1,574,982	
		Total	1,574,982	
241	MUNICIPAL INSPECTIONS/ISO	Payroll	372,905	
		Non-Payroll	31,955	
		Total	404,860	
242	BUILDING COMMISSIONER	Payroll	663,197	
		Non-Payroll	-	
		Total	663,197	
295	PARKING CONTROL	Payroll	1,320,499	
		Non-Payroll	133,200	
		Total	1,453,699	
TOTAL: PUBLIC SAFETY			35,215,105	
DEPARTMENT OF PUBLIC WORKS (DPW)				
410	DPW - GENERAL FUND - ADMINISTRATION AND EXPENSES	Payroll	551,879	
		Non-Payroll	2,651,000	
		Total	3,202,879	
421	DPW - SNOW AND ICE	Payroll	100,000	
		Non-Payroll	250,000	
		Total	350,000	
426	DPW - GENERAL FUND - OPERATIONS (AFSCME)	Payroll	1,518,879	
		Non-Payroll	-	
		Total	1,518,879	
TOTAL: PUBLIC WORKS			5,071,758	
HEALTH and HUMAN SERVICES (HHS)				
522	HHS - PUBLIC HEALTH	Payroll	806,734	
		Non-Payroll	95,000	
		Total	901,734	
541	HHS - ELDER AFFAIRS	Payroll	316,436	
		Non-Payroll	75,750	
		Total	392,186	
543	HHS - VETERANS SERVICES	Payroll	131,907	
		Non-Payroll	724,750	
		Total	856,657	
549	HHS - COMMISSION ON DISABILITY	Payroll	13,900	
		Non-Payroll	3,000	
		Total	16,900	
TOTAL: HUMAN SERVICES			2,167,477	
CULTURE AND RECREATION				
601	WORKFORCE, LABOR RELATIONS & YOUTH ENGAGEMENT	Payroll	76,188	
		Non-Payroll	17,000	
		Total	93,188	
610	LIBRARY	Payroll	708,129	
		Non-Payroll	245,500	
		Total	953,629	
650	PARKS & RECREATION	Payroll	816,536	
		Non-Payroll	276,600	
		Total	1,093,136	
651	HEALTH & WELLNESS CENTER	Payroll	304,047	
		Non-Payroll	-	
		Total	304,047	
TOTAL: CULTURAL AND RECREATIONAL			2,444,000	
SUBTOTAL - CITY DEPARTMENT COSTS			\$4,932,892	

Approving Budget for the City of Revere for Fiscal Year 2027		
Dept Code	Department	FY27 Mayor's Budget
DEBT SERVICE		
017109-591100	RETIREMENT OF LONG TERM CAPITAL DEBT PRINCIPAL	5,704,543
017109-591500	RETIREMENT OF LONG TERM CAPITAL DEBT INTEREST	3,770,942
017109-591210	SHORT TERM DEBT INTEREST	3,125,000
	TOTAL: DEBT SERVICE	12,600,485
BENEFITS, PENSION, & UNCLASSIFIED FIXED COSTS		
019001-511900	EMPLOYEE BENEFITS	30,972,957
019001-512100	FICA - MEDICARE	2,069,116
019407-570900	PROPERTY AND CASUALTY INSURANCE	1,713,625
019111-511800	CONTRIBUTORY PENSION	18,421,745
	TOTAL: BENEFITS, PENSION & UNCLASSIFIED FIXED COSTS	53,177,443
SUBTOTAL - FIXED COSTS & CITY DEPARTMENT COSTS		65,777,928
EDUCATION		
300	REVERE PUBLIC SCHOOLS - PER SCHEDULE 19	132,944,577
322	NORTHEAST REGIONAL VOCATIONAL	4,950,616
SUBTOTAL - SCHOOL DEPARTMENT		137,895,193
SUBTOTAL: CITY, SCHOOL, AND COMBINED FIXED COSTS - GENERAL FUND		258,606,013
WATER/SEWER ENTERPRISE		
604301	SALARIES	1,851,366
604302	EXPENSES -	1,363,252
604309	EXPENSES - Debt Principal	7,248,018
604309	EXPENSES - Debt Interest	2,919,557
604309	EXPENSES - SRF Admin Fees	152,010
604302-521300	MWRA ASSESSMENT - Water	7,261,260
604302-521200	MWRA ASSESSMENT - Sewer	13,416,080
SUBTOTAL: WATER/SEWER ENTERPRISE		34,211,543
SOLID WASTE ENTERPRISE		
424	SALARY	292,431
424	EXPENSES	4,456,976
SUBTOTAL: SOLID WASTE ENTERPRISE		4,749,407
TOTAL APPROPRIATION: GENERAL FUND AND ENTERPRISE FUNDS		297,566,963
<i>Furthermore, the following projected needs are costs to the City, but, according to the Massachusetts General Laws as promulgated by the Massachusetts Department of Revenue, are not to be included in the appropriation order:</i>		
OTHER AMOUNTS TO BE RAISED		
	CHERRY SHEET ASSESSMENT	22,342,904
	CHERRY SHEET OFFSET	162,804
	OVERLAY	1,565,373
	SNOW AND ICE DEFICIT	1,022,900
SUBTOTAL: OTHER AMOUNTS TO BE RAISED		25,093,981
GRAND TOTAL: ALL APPROPRIATED AND NON-APPROPRIATED EXPENDITURES		322,660,944

RESULT: ORDERED - ROLL CALL [UNANIMOUS]

AYES: Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Kelley, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto

Communications

- 7 26-131 Communication from the Chief of Planning & Community Development requesting a public hearing on zoning amendments to the Revere Revised Ordinances relative to body art and food trucks.

The proposed zoning ordinance was referred to a public hearing on July 27, 2026.

RESULT:	ORDERED TO PUBLIC HEARING - CC
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- 8 26-132 Communication from the Chief of Planning & Community Development requesting approval of a host community agreement and PILOT agreement with Flatiron for relative to the operation of a proposed battery energy storage facility at 0 Muzzey Street.

The City Council considered a proposed Host Community Agreement (HCA) and Payment in Lieu of Taxes (PILOT) Agreement with Revolution Storage, LLC/Flatiron Energy for a proposed battery energy storage facility at 0 Muzzey Street. The Mayor explained that the agreements are intended to secure financial and public safety benefits for the City before the project enters the formal permitting process and before potential state regulatory changes reduce the City's negotiating leverage. The agreements would provide an estimated \$43 million in benefits over 20 years, including approximately \$1.6 million annually in PILOT payments and more than \$600,000 annually in host community payments, primarily benefiting the Fire Department, school stabilization efforts, and energy efficiency programs.

Councilor Kelley raised several concerns and recommendations, including ensuring the full \$600,000 Fire Department payment is preserved, adding inflation adjustments to annual training funds, guaranteeing company-funded decommissioning of the facility, conducting plume dispersion studies, providing assistance for seniors' utility costs, allocating funds for the Senior Center, and creating mitigation funds for nearby Ward 6 residents. She also requested that Flatiron provide a public presentation before the agreements were approved.

The Mayor responded that the Fire Department funding language would be revised, decommissioning costs would be fully borne by the company through a dedicated financial assurance mechanism, and plume studies would be addressed during permitting. He emphasized that Revere negotiated one of the strongest financial agreements in the state on a per-megawatt basis and noted that additional community grant programs would be available to support local organizations and residents.

Several Councilors did not have enough information when they first became of the proposed facility, but were supportive after reviewing technical information and hearing from Fire Department officials regarding safety measures. Councilors emphasized that the vote concerned financial agreements only and not approval of the facility itself, which remains subject to extensive state and local permitting processes. Additional discussion focused on public education, community outreach, environmental safeguards, decommissioning requirements, and long-term financial protections for the City.

“SHALL THE CITY COUNCIL APPROVE THE HOST COMMUNITY AGREEMENT BETWEEN THE CITY OF REVERE AND REVOLUTION STORAGE, LLC?”

Councillor Novoselsky requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Rules are suspended. On reconsideration, all opposed. Reconsideration fails. Council President Zambuto referred back to the regular order of business.

RESULT:	ORDERED - ROLL CALL [10 TO 0]
AYES:	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto
ABSTAIN:	Kelley

26-132 Communication from the Chief of Planning & Community Development requesting approval of a host community agreement and PILOT agreement with Flatiron for relative to the operation of a proposed battery energy storage facility at 0 Muzzey Street.

“SHALL THE CITY COUNCIL APPROVE AN AGREEMENT FOR PAYMENT IN LIEU OF TAXES BETWEEN THE CITY OF REVERE AND REVOLUTION STORAGE, LLC?”

Councillor Novoselsky requested suspension of the City Council Rules of Order for the purpose of filing immediate reconsideration with the hope it does not prevail. Rules are suspended. On reconsideration, all opposed. Reconsideration fails. Council President Zambuto referred back to the regular order of business.

RESULT:	ORDERED - ROLL CALL [10 TO 0]
AYES:	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, McKenna, Mercurio, Novoselsky, Silvestri, Zambuto
ABSTAIN:	Kelley

Motions

- 9 26-133 Motion presented by Councillor McKenna: That the Mayor request Constituent Services to issue a reverse 911 call in multiple languages to all residents reminding them that fireworks are illegal, are a fire hazard due to the close proximity of homes in the City, and negatively impact individuals with certain medical conditions and pets.

Councillor Novoselsky requested an amendment to the motion to issue the call in multiple languages.

RESULT:	ORDERED AS AMENDED VOICE VOTE
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- 10 26-134 Motion presented by Councillor McKenna, Councillor Argenzio, Councillor Cogliandro, Councillor Giannino, Councillor Guarino-Sawaya, Councillor Haas, Councillor Kelley, Councillor Mercurio, Councillor Novoselsky, Councillor Silvestri, Councillor Zambuto: That the Mayor request the MWRA to appear before the City Council to discuss the 4% increase in its assessment to the City of Revere.

RESULT:	ORDERED AS AMENDED VOICE VOTE
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- 11 26-135 Motion presented by Councillor Mercurio: That the City Council award a Certificate of Commendation to Danni Hope Randall, Revere High School Class of 2026, in recognition of her outstanding academic achievements, exemplary leadership, dedication to community service, and remarkable accomplishments as a student-athlete.

Presentation will be held on July 13, 2026.

RESULT:	ORDERED - VOICE VOTE
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- 12 26-136 Motion presented by Councillor Cogliandro, Councillor Zambuto: That the City Council amend Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965 to include employees of the City of Revere. (see attached)

Proposed amendments to the rules of order are automatically laid on the table until the next meeting.

RESULT:	TABLED - NO ROLL CALL
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- 13 26-137 Motion presented by Councillor Cogliandro: That the Mayor request the City Solicitor to provide a legal opinion regarding the interaction between Section 2.03.050(E) of the Revere Revised Ordinances and Chapter 402 of the Acts of 1965. Facts: Section 2.03.050(E) of the Revere Revised Ordinances provides an exception to the City's open meeting requirements for sub-committees of the School Committee that meet before 5:00 p.m. Chapter 402 of the Acts of 1965 provides that employees of the City of Revere shall be afforded a reasonable opportunity to be heard at any meeting of a public body concerning a matter being considered by the public body in which they have an interest. Question: If a sub-committee of the School Committee convenes pursuant to the exception set forth in Section 2.03.050(E) at a time when interested City employees are unable to attend due to their work schedules, would such a meeting violate Chapter 402 of the Acts of 1965 on the grounds that the affected employees were not afforded a reasonable opportunity to be heard?

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS
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- 14 26-138 Motion presented by Councillor Cogliandro: That the Mayor direct the Chief of Police to increase patrols over night in the area of Graves Road and Pitcairn Street. The area is experiencing theft on their properties.

RESULT: ORDERED - VOICE VOTE
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Adjournment

The City Council now stands adjourned to meet on July 13, 2026.

Ordered adjourned at 7:38 PM.

Attest:

City Clerk