

City of Beverly
Regular City Council Meeting
Public Meeting Minutes
Tuesday, January 20, 2026, 7:00 PM
Council Chambers, 191 Cabot Street

CITY OF BEVERLY
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Julie Flowers, City Council President, called the meeting to order at 7:01 PM. City Clerk, Lisa Kent, took attendance by roll call.

Members Present: Julie Flowers, Keith Sonia, John Mullady, Todd Rotondo, Danielle Spang, Steven Crowley, Scott Houseman, Kathleen Feldman, and Matthew St. Hilaire.

Members Absent: None.

Also Present: Mayor Cahill, Finance Director Bryant Ayles, Director of Grants Catherine Barrett, Assistant Director of Planning Ken Clawson, Budget Management Analyst Gerry Perry, CPA Coordinator Jean Delios, Chair of the Community Preservation Committee Derek Beckwith, City Solicitor Beth Oldmixon, Chief of Staff and Sustainability Julia Long, Representative Hannah Bowen, Planning Director Darlene Wynne, City Accountant Donna Matarazzo, Chair of the Airport Commission Kyle Retallack, Purchasing Agent David Gelineau, and members of the public.

Recorded by: Kathleen Dupont, Assistant City Clerk.

Councilor Rotondo led the pledge of allegiance.

Presentations, Awards, and Memorials:

President Flowers Inaugural Speech

President Flowers delivered prepared remarks originally intended for the inauguration, explaining that they were shared at this regular meeting due to her illness at that time. She framed the beginning of the new Council term and calendar year by reflecting on poetry by Amanda Gorman, including excerpts from *What We Carry*, and drew connections between poetry and municipal governance. She stated that both poetry and local government focus on the space between people, ideas, and experiences, and emphasized that leadership requires attention not only to what is said, but also to what is left unsaid.

President Flowers described the work of local government as relationship-based, involving creative problem-solving, bridge-building, and addressing gaps in services and resources. She emphasized the responsibility of elected officials to recognize what residents carry with them and to honor their stories while working collaboratively toward solutions. She noted that while governance requires seriousness, structure, and diligence, it should also be approached with creativity, aspiration, flexibility, and compassion.

She outlined challenges facing the City in the coming term, including a more difficult financial environment, a projected FY27 shortfall, municipal and school infrastructure needs, continued investment in public education, rising sanitation costs and a new sanitation contract, and the ongoing affordability and housing crisis. She further highlighted the importance of meeting the

needs of vulnerable populations, including residents who are unhoused, food or housing insecure, immigrant communities, and LGBTQIA+ residents, particularly the trans community.

President Flowers reflected on the collective experiences carried by the community over the past year and emphasized the importance of recognizing what individuals and the community are ready to heal from or set down as they move forward together. She concluded by returning to the themes of Gorman's poem, encouraging the Council, City officials, staff, and residents to approach the new term with empathy, shared purpose, and a commitment to building connections and creative solutions for the City of Beverly.

Mayor Cahill - An Update on City Projects

Mayor Cahill provided a multi-project status update to the Council, noting that the presentation was intended to give an overview of several active and upcoming capital projects. He stated that, while department heads often lead project-specific updates, the information was presented by him due to the timing of the meeting and the Council's expressed interest in receiving more frequent project updates. He indicated that the Council may wish to consider receiving these updates on a more regular schedule, such as every other month.

Regarding the Youth Center project, Mayor Cahill reported that construction is well underway. He stated that staff and youth are expected to move into the facility by mid-March, with a dedication ceremony planned for early April. He noted that a typo in the construction timeline had been corrected and that the project remains on track.

On the Central Fire Station project, Mayor Cahill stated that building envelope work, including a new roof, windows, doors, insulation, and repointing, was completed during the past summer. He reported that heat pumps have been installed and that remaining electrical equipment, which has a long lead time, is expected to arrive in March. He indicated that completion of the HVAC work is anticipated in late winter to early spring.

Mayor Cahill reported that work at the main branch of the public library mobilized on site that day, with completion expected by early June. He stated that the \$2.2 million project includes insulation improvements and refurbishment of rooftop air-handling units. He noted that a key focus is addressing air leakage at the connection between the original building and the 1990s addition and that additional insulation work may be incorporated if the project budget allows.

Providing an update on the water meter replacement program, Mayor Cahill stated that approximately 250 meters have been installed to date. He reported that the project will ramp up in February, increasing from one installer to four installers working daily. He stated that customers receiving estimated bills should continue submitting readings and that the City is working with the installation team to prioritize non-functioning meters within geographic areas to maintain

efficiency. He noted that substantial completion is targeted for summer of the following year and encouraged Councilors to direct constituent concerns to his office and the Water Billing Clerk.

Mayor Cahill reviewed the Bridge Street project, noting that it is a federally and state-funded Transportation Improvement Program project that has been in development for several years. He stated that construction is largely complete, except for final work affected by the temporary bridge over the Bass River, and noted that the roadway improvements are expected to last several decades.

Mayor Cahill reported on the installation of rapid flashing pedestrian beacons, stating that the City received state grant funding to cover the full cost. He stated that five new beacons have been installed at high-pedestrian-traffic locations, including Sohier Road near Beverly High School, Brimbal Avenue at Palmer Road, Dodge Street at Putnam Street, Essex Street at Grover Street, and McKay Street near Sturdevant Street. He encouraged continued identification of additional locations where such safety improvements may be appropriate.

Turning to the Brimbal Avenue projects, Mayor Cahill provided an update on the Dunham Road roundabout, stating that \$7.4 million in state funding has been secured for construction and that the project is nearing final state approval. He reported that construction is expected to begin in early summer and last approximately 18 months, with a focus on maintaining traffic flow during construction. He also noted a pending earmark secured by Senator Lovely and Representative Bowen to further support the project budget.

Mayor Cahill also discussed Brimbal Avenue Phase Two, explaining that the project will consist of an overpass rather than a full highway interchange due to federal constraints. He stated that the City has advanced the project to 10% design and is working toward inclusion on the state Transportation Improvement Plan, noting that placement on the plan is necessary to pursue future state funding.

Providing an update on the Three Bridges project in Ryal Side, Mayor Cahill stated that the temporary bridge associated with the Hall-Whitaker Bridge replacement is under construction, with pier installation underway. He reported that the prefabricated bridge segments will be installed incrementally and that the current schedule anticipates reopening to traffic by summer 2027. He noted that the City is working with the construction team and MassDOT to explore opportunities to accelerate the schedule.

Mayor Cahill then turned to the Ober Park project, noting that progress had been temporarily delayed due to review by the Massachusetts Historical Commission following the discovery of historic ceramics. He reported that consultants have determined no further delay is required and that the City is awaiting final confirmation from the Commission. He stated that the next step is

submission of the MEPA filing, noting that environmental review is required due to impacts to coastal wetlands.

President Flowers briefly paused the presentation to recess one of the public hearings.

Finally, Mayor Cahill provided an update on Lynch Park, noting that it is in a similar position to Ober Park with respect to permitting. He stated that both parks are coastal assets facing erosion and flooding concerns and that the City previously received initial state grants to assess vulnerability and the feasibility of potential mitigation measures. He explained that while the City has applied for additional grant funding on multiple occasions, those efforts have not yet been successful, in part because neither park is adjacent to a residential neighborhood that has experienced recent severe flooding, resulting in limited funding availability compared to other communities.

Mayor Cahill stated that the City continues to work with state officials and remains hopeful for improved outcomes in future grant rounds. He noted that the Council and the Community Preservation Act have supported the projects through a combination of CPA funds and free cash to allow work to continue. He reported that Lynch Park is now at the stage of MEPA filing, noting that a pre-filing meeting with the MEPA team was held approximately a week and a half prior, and that the City is proceeding with the environmental review process.

Comments by Citizens:

Mitchell Surowiec of 42 Pratt Avenue addressed the Council regarding the installation of surveillance cameras in the City. He stated that he recently observed a Flock Safety camera on Brimbal Avenue and subsequently learned that additional cameras had been installed on Elliott Street at McKay Street and on Rantoul Street near Cabot Street. He explained that Flock Safety is an automated license plate reader vendor whose cameras capture and analyze images of passing vehicles and store vehicle data, including license plate information and identifying characteristics, in a searchable database. He expressed concern that the data is collected on individuals regardless of whether they are suspected of a crime and cited reported instances of misuse and errors associated with such systems. He stated that he believes the use of these cameras constitutes a violation of Fourth Amendment protections against unreasonable searches and asserted that the cameras should be removed from the community.

Aayesha Siddiqui of 14 Windsor Road addressed the Council with two requests. First, a continuing petition from 2025 asking the Council to adopt the practice of reading a land acknowledgment at the start of Council meetings and stated that members of the Beverly Social Justice Book Club would continue to read a land acknowledgment during public comment until such action is taken. She read a land acknowledgment recognizing the Naumkeag and Pawtucket peoples as the Indigenous caretakers of the land and noted that a similar acknowledgment is read by the City's Human Rights Committee and was used at the City's recent Martin Luther King Jr. breakfast. Second, she urged the Council to take local action related to immigration policy while

state legislation is under consideration. She asked the Council to formally oppose any potential agreements between the Beverly Police Department and U.S. Immigration and Customs Enforcement, citing a resolution adopted by the Worcester City Council opposing such agreements. She requested that the Council affirm Beverly as a welcoming and inclusive community and stated that Council members had received an email containing additional information and resources related to the request.

Public Hearings:

7:30 PM - Order #009 - Community Preservation Committee Out of Cycle CPA Funding Recommendations Request for CPA funding for Independence Park Renovations.

President Flowers opened the hearing at 7:32 PM. A motion to recess the hearing to 7:40 PM was made and seconded. A vote was taken, and motion carried (9-0). The public hearing recessed from 7:33 PM to 7:41 PM when President Flowers re-opened it.

Derek Beckwith, Chair of the Community Preservation Committee, addressed the Council on behalf of the Community Preservation Committee regarding an out-of-cycle application for Independence Park renovations. He stated that the Committee reviewed the application in detail over two meetings, including budget and logistical considerations, and voted unanimously at its December meeting to recommend funding for the project.

Beckwith explained that the applicant is the City of Beverly and that the total project cost is \$346,000. The Committee recommended \$200,000 in Community Preservation Act funds for recreation purposes to support the rehabilitation and restoration of Independence Park. He outlined the scope of the project, which includes construction of an overlook terrace along Lothrop Street, a new stairway with wider stairs, railings, and landscaping leading to the existing cannons and monument, and a new ADA-accessible path connecting Wilson Avenue to the monument area. He also noted that the project includes installation of 14 new ADA-accessible benches with pads to improve accessibility and visitor use.

Beckwith stated that additional funding sources include a \$60,000 grant from the Massachusetts Office of Travel and Tourism with a June 30th deadline, which necessitated the out-of-cycle request, as well as a \$20,000 contribution from the Rotary Club of Beverly and \$5,000 from the Beverly 400+ organization. He noted that CPA funds represent approximately 57.72% of the total project cost and stated that the Committee strongly recommends approval of the project.

President Flowers confirmed no members of the public were in attendance to speak on the order then closed the public hearing at 7:45 PM and referred the order to the Committee on Finance and Property.

7:50 PM - Order #010 - A Loan Authorization for \$25,895,000 for the Project Funding Request for Rehabilitation of City Hall and former police station annex.

President Flowers opened the hearing at 7:49 PM.

Mayor Cahill began speaking on the Beverly City Hall renovation and addition project. He noted that the project has been presented to the Council multiple times over nearly four years and that the Council appropriated \$1.5 million in March 2022 to fund an owner's project manager, architectural design services, and completion of a feasibility study, needs assessment, and schematic design. He stated that the City was able to extend the value of that initial appropriation to complete additional phases of work, including design development and engagement of a construction management firm.

Mayor Cahill explained that the project represents the first major renovation of City Hall since 1935. The existing building will undergo significant renovations, the former police station annex will be demolished and replaced with a new two-story addition on the existing foundation, and a second ADA-compliant entrance from the parking lot will be added. He stated that a second elevator will be installed and that the entire facility will be made fully ADA compliant. He noted that three City departments will be relocated back to City Hall, including Public Health and Inspectional Services, which have not been housed there for many years. He explained that this relocation will also free up space at the Senior Center for the Council on Aging to better serve the City's growing senior population.

Mayor Cahill described improvements to staff working conditions, noting that the number of meeting rooms will increase from two to seven, restrooms from seven to fourteen, with all restrooms being single-use and ADA accessible. He stated that the project will add a dedicated mother's room and four small private rooms for phone or virtual meetings. He explained that outdated HVAC systems will be replaced with high-quality air-source electric heating and cooling systems throughout the existing building and new addition, and that the project will create climate-controlled storage space in the basement of the former annex.

Mayor Cahill discussed the City's approach to capital planning and debt service, emphasizing the importance of maintaining, improving, and replacing municipal assets on a planned schedule. He referenced the City's extensive inventory of buildings, infrastructure, utilities, roads, and public spaces, and noted that the City updates a draft capital plan annually. He stated that the proposed City Hall project budget would require approximately five percent of the City's operating budget to be dedicated to debt service, adding that while best practices often support a higher percentage, the administration is mindful of current fiscal pressures facing both the City and taxpayers.

Addressing concerns regarding budget challenges, Mayor Cahill reiterated that projected revenue shortfalls are identified early through the City's financial forecasting process to allow time for responsible budget development. He emphasized the City's obligation to pass a balanced budget

and stated that this obligation has been met every year. He acknowledged upcoming fiscal challenges but expressed confidence that the City will continue to deliver high-quality services, invest in infrastructure, and balance competing needs through efficiencies, grants, state aid, economic growth, and local revenues.

Mayor Cahill noted that the project team, including Colliers, Finegold Alexander Architects, and W.T. Rich Company, would be presenting additional details and stated that the team has worked collaboratively to control costs and deliver an affordable project. He compared the proposed City Hall project budget to the approximately \$29 million budget approved eight years earlier for the new police station, noting that while the police station was new construction built at pre-pandemic costs, the City Hall project involves renovation and new construction at post-pandemic costs and requires temporary office space. He stated that despite these differences, the comparison demonstrates that the City can preserve and significantly improve City Hall as the center of local government for the next century at a comparable cost. He concluded by stating that the proposed project is necessary, responsible, and responsive to the needs of the City and its residents.

Joe Reilly of Colliers Project Leaders addressed the Council as the Owner's Project Manager for the City Hall renovation and addition project. He identified himself as a Senior Director with the firm and introduced Maria-Anna Hatziliades, the Project Manager, who was present in the audience. He stated that the project team also includes Finegold Alexander Architects and W.T. Rich Company as Construction Manager at Risk. Reilly noted that the team has worked collaboratively for several years, with the Construction Manager joining the project within the past six to eight months. He stated that team members have experience working together on other projects and noted that Colliers is also supporting the City on the McPherson Youth Center project.

David Leitman of Finegold Alexander addressed the Council to provide an update on the City Hall renovation and addition project and to explain the underlying need for the work. He stated that the building has not undergone a major renovation in more than 90 years and currently suffers from failing systems and infrastructure, including inefficient heating, lack of cooling, structural deterioration from prior insect infestation, life-safety and code compliance issues, absence of a full fire suppression system, and incomplete accessibility. He noted that the building's layout is inefficient and does not meet the operational needs of a modern city hall.

Leitman explained that the availability of the former police station annex provides an opportunity to address these deficiencies. He stated that the existing annex has misaligned floor levels where it connects to City Hall and that reconstructing the annex would allow consistent floor elevations throughout the building. He added that retaining the existing foundation minimizes parking loss, reduces disturbance to the adjacent historic cemetery, and lowers construction costs.

Leitman outlined key project benefits, including the ability to relocate departments currently housed outside City Hall, specifically Inspectional Services, Public Health, and Retirement,

resulting in approximately 25% additional staff capacity. He stated that the project would provide a fully accessible rear entrance, accessible service counters for all departments serving the public, and a significant increase in restroom capacity from seven to fourteen, with restrooms on every floor and 50% fully accessible. He noted that the number of meeting rooms would increase from two to seven, with one on each floor.

Leitman described mechanical system upgrades, stating that all new heating and cooling systems would be electric and that the project is anticipated to reduce energy use intensity by approximately 40% per square foot. He noted that the site plan preserves park space at the corner of Cabot and Thorndike Streets and limits parking reduction to three spaces, resulting in 30 total spaces. He stated that the reconstructed annex generally matches the existing footprint, with a small intentional expansion along the south side to improve connectivity between the annex and historic City Hall.

Reviewing floor plans, Leitman explained that new interventions include a new elevator and stair serving all levels, additional meeting rooms, individual lockable gender-neutral restrooms, staff phone and video call rooms, a relocated staff break room, and a dedicated mother's room. He stated that Council Chambers and the Mayor's would remain largely within their existing footprints with minor finish upgrades. He noted that the basement would include climate-controlled departmental storage and an archival vault for sensitive public records.

Leitman concluded by describing exterior design elements, stating that the annex's three-story connector aligns with the height of the historic City Hall while the remainder is two stories. He explained that brick cladding would be used on the south facade to harmonize with City Hall, while fiber cement siding would be used on the north facade facing the cemetery to better relate to the surrounding neighborhood and achieve cost savings of approximately \$280,000. He stated that elevations were designed to reflect appropriate massing, scale, and window proportions consistent with the historic building.

President Flowers paused the public hearing at 8:10 PM to recess the 8:10 PM public hearing on order #010A. The hearing continued at 8:12 PM.

John Rich, CEO of W.T. Rich Company, addressed the Council regarding the City Hall renovation and addition project. He provided background on the firm, stating that W.T. Rich has been in business since 1968 and is fully dedicated to public building construction in Massachusetts. He noted the firm's extensive experience with municipal buildings, public safety facilities, town halls, and historic restorations and renovations similar in scope to the proposed project.

Rich stated that W.T. Rich has an established working relationship with the project team, including Finegold Alexander Architects and Colliers Project Leaders, and is currently collaborating with

them on multiple projects. He noted that the firm's work is primarily based in eastern Massachusetts, with a strong presence on the North Shore. He identified members of the project team, including Davida Flynn as Project Executive and John McGonagale as Lead Project Manager, and noted that several team members live or work locally, contributing to a strong on-the-ground presence.

Rich referenced W.T. Rich's role as Construction Manager on the Beverly Police Station project, noting that construction began in February 2020 at the onset of the COVID-19 pandemic. He stated that the project was completed on schedule and without budget overruns and described it as a successful collaboration with City staff and Police Department personnel. He expressed confidence in the team's ability to deliver a successful City Hall project and concluded by introducing Davida Flynn to present information on project and site logistics.

Davida Flynn of W.T. Rich Company addressed the Council regarding site and construction logistics for the City Hall renovation and addition project. She stated that the project team prioritized safety and consistency in planning site operations and that the site configuration will remain consistent from the start of construction through project completion to minimize disruption for residents, neighbors, and visitors.

Flynn reported that the Cabot Street sidewalk will remain open throughout construction and that the adjacent public park will also remain open for the duration of the project. She stated that the historic cemetery will be protected, with a larger protection area in place during demolition of the annex and construction of the exterior facade, which may later be reduced to limit impacts on lawn growth and landscaping. She noted that access to City IT server rooms will be maintained throughout construction.

Flynn stated that parking for construction activities will be located off-site and that designated trucking routes will be used to minimize traffic impacts within surrounding neighborhoods. She concluded by stating that the site logistics plan is intended to reduce impacts on the neighborhood and that additional details could be provided if requested.

John Rich of W.T. Rich Company provided a clarification regarding project cost comparisons. He explained that construction managers typically refer to construction cost only and that the previously referenced \$21 million figure for the police station represented construction costs, while the total project cost was approximately \$29 million when including architectural, owner's project management, and other soft costs. He stated that the construction budget for the City Hall renovation and addition project is similarly approximately \$21 million, with total project costs including additional non-construction expenses.

Joe Reilly of Colliers Project Leaders addressed the Council regarding the project timeline and budget development for the City Hall renovation and addition project. He stated that Colliers has

served as Owner's Project Manager on the project for several years, working closely with the Mayor, City staff, and Finegold Alexander Architects. He noted that the concept design package was completed in September 2024, which established a target budget for the project.

Reilly explained that since completion of the concept design, the project team has worked through design development, value management, and multiple cost-saving measures to arrive at an acceptable project budget. He stated that W.T. Rich Company was engaged as Construction Manager at Risk in September 2025 and that the team has completed design development and associated cost reviews. He noted that the project is now moving into the construction documents phase and that, pending Council approval, construction documents are expected to be completed by July 2026.

Reilly stated that once construction documents are finalized, W.T. Rich will bid the work and establish a Guaranteed Maximum Price. He reported that the anticipated construction schedule would begin in September 2026, continue through February 2028, and result in occupancy in March 2028, followed by substantial completion and project closeout.

Reilly emphasized that cost control has been a guiding principle since the start of the project and will continue throughout design and construction. He stated that the project team has developed and evaluated more than 50 value management ideas, resulting in over \$1 million in cost savings incorporated into the project budget. He noted that the construction cost per square foot is approximately \$553, which he described as aggressive for a project involving both renovation and new construction.

Reilly outlined the total project budget of approximately \$29.4 million, stating that it includes both hard and soft costs. He explained that approximately 72% of the budget is allocated to construction, 16% to soft costs such as architectural, engineering, and owner's project management services, and 12% to owner and construction contingencies. He stated that the project team remains committed to maintaining schedule discipline, cost control, and program requirements through completion of the project.

Bryant Ayles addressed the Council regarding the financial structure and debt strategy associated with the City Hall renovation and addition project. He explained that the total project budget for construction and associated soft costs is approximately \$28.395 million and that an additional \$1 million has been included for temporary space costs required while City Hall is vacated during the rehabilitation period. He stated that the temporary relocation is expected to last approximately 18 months and that the allocation was based on a conservative two-year estimate, primarily to cover lease expenses.

Ayles noted that \$1.5 million was previously appropriated in March 2022, resulting in a remaining requested appropriation of \$27,895,000. He explained that this request is divided into two orders

before the Council: one authorizing a \$2 million transfer from the Debt Stabilization Fund and the other authorizing a bond in the amount of \$25,895,000. He stated that the Debt Stabilization Fund transfer is intended to smooth borrowing needs for large capital projects and reduce pressure on future borrowing schedules. He further noted that, if approved, an additional \$525,000 currently budgeted in FY26 would be transferred into the project to reduce the bond authorization, resulting in a net maximum bond amount of \$25,370,000.

Ayles reported that a request for proposals is currently open to identify temporary office space within the City and that the deadline for responses has been extended. He then outlined the City's approach to managing debt service, explaining that the City uses equal principal payments over the life of borrowings, resulting in higher payments early and lower payments later. He stated that this approach minimizes interest costs, provides predictability, and allows the City to layer new capital projects as older debt is retired without creating budget spikes.

Ayles reviewed the City's long-term capital planning practices, noting that the City Hall project has been anticipated in debt schedules for several years. He stated that this approach has enabled the City to complete numerous major capital projects over time, including school construction and renovations, drainage improvements, library renovations, public safety facilities, downtown parking improvements, acquisition of open space, and infrastructure upgrades, while maintaining fiscal stability.

He explained that the City's debt service has historically averaged approximately 7% of the operating budget and that, as of FY26, debt service has declined to approximately 5%. He stated that maintaining this level is considered best practice and allows the City to address future capital needs without compromising operating services. Ayles concluded that, based on conservative assumptions regarding interest rates and borrowing terms, the City Hall project can be layered into the existing debt schedule while maintaining debt service at approximately 5% of the operating budget, consistent with responsible fiscal management.

President Flowers paused the public hearing at 8:33 PM to recess the 8:30 PM public hearing on order #010A. The hearing continued at 8:34 PM.

Gerry Perry addressed the Council regarding the City Hall renovation and addition project and reiterated key points from his written memorandum distributed to members the prior week. He emphasized that maintaining adequate funding for capital infrastructure is a standard and essential municipal practice and stated that reducing capital investment jeopardizes the long-term condition of a community's assets. He referenced the City's prior experience with financing major facilities, including the police station, and noted that sound debt management and adopted financial policies enabled those projects to proceed responsibly.

Perry stated that he has worked with the administration on the City Hall project for more than four years and stressed the importance of maintaining a consistent level of debt capacity within the operating budget. He noted that while best practice supports dedicating approximately 7% of the operating budget to capital costs, the City is currently closer to 5%, which he described as a policy choice made by the Mayor and Council. He cautioned against reducing that percentage further, stating that doing so could jeopardize future capital projects, including anticipated school roof and HVAC system replacements estimated at approximately \$40 million over multiple phases.

Perry referenced the March 7, 2022 Council vote approving the initial \$1.5 million appropriation to begin planning and design for the project and reminded members that he advised at that time that additional appropriations would be required over several years to complete the work. He stated that failing to proceed with the project would, in his view, result in the loss of that initial investment. He further noted that delaying the project by one year could result in an estimated 6% increase in construction costs, potentially adding approximately \$1.7 million to the project budget.

Perry highlighted that the proposed financial plan does not require a debt exclusion override, describing this as unusual for a project of this size. He stated that financing the project within the levy limit reflects long-term planning by the administration and Council and represents a responsible approach to balancing capital needs with taxpayer impacts.

Based on the condition of the building, the City's debt capacity, prior financial commitments, and long-range financial planning, Perry recommended approval of the loan authorization for the City Hall project. He also recommended approval of the proposed transfer of \$2 million from the Debt Stabilization Fund. He concluded by stating that he was available to answer questions from the Council.

Rick Marciano of 141 McKay Street addressed the Council regarding the proposed City Hall renovation project. He stated that he appreciated the work of the Financial Forecasting Committee and the presentations from the project team and expressed respect for the City's Budget Analyst. He stated, however, that he did not support approval of the project this year or next year. Marciano cited recent discussions regarding potential layoffs of City employees, noting figures previously discussed of up to 82.5 positions, as well as potential increases to the trash fee and other revenue measures. He stated that, in his view, pursuing a major capital project while considering layoffs and tax increases was not the right direction for the City. He referenced the removal of funding for roads and sidewalks from the general fund budget and the use of free cash, noting that approximately \$2.7 million had been drawn from anticipated free cash estimated at approximately \$10.5 million, and stated that these actions still resulted in projected layoffs. Marciano stated that he did not want to see City employees laid off and referenced prior comments regarding the importance of preserving capital funds. He urged the Council not to proceed with the City Hall project at this time and suggested delaying the project until the City could demonstrate that no

additional tax burden would be placed on residents. He further suggested alternative uses of available funds, including drawing additional amounts from stabilization and free cash to address current budget shortfalls rather than proceeding with the project. Marciano stated that, in his view, addressing the current fiscal year's challenges should be the priority and concluded that these concerns were the primary reasons he opposed approval of the project at this time.

Paul Herrick, 18 Bayview Ave, shared remarks regarding the proposed City Hall renovation project, stating that he does not frequently attend public meetings and initially came believing the project was not a good idea, but that the presentation and explanation of the financing and scope changed his perspective. He stated that understanding the size of the building, approximately 50,000 square feet, helped put the overall project cost into context and led him to conclude that the project is necessary. He noted that the City needs appropriate space for meetings, improved working conditions for employees, and adequate restroom facilities, observing that the current layout requires people to travel throughout the building to access restrooms. Herrick stated that, based on the information presented, he now supports the project and felt the presentation by the project team was strong. He also offered additional observations regarding the Family Dollar property across the street, suggesting that before issuing a request for proposals the City consider seeking zoning relief to increase allowable building height and a waiver to allow demolition, which he stated could increase the property's value, generate more revenue, improve parking opportunities, and still require a design that respects the historic character of the area. He concluded by thanking those involved in the presentation.

President Flowers confirmed no additional members of the public were in attendance to speak on the order and opened the floor to questions from Councilors.

Houseman posed two questions related to architectural and operational aspects of the City Hall renovation project. He first asked how the proposed air-source heat pump system would be integrated into the design without visible exterior equipment that could detract from the historic character of the building. In response, the project architect explained that the system is a commercial-scale air-source heat pump rather than a residential unit and that the primary mechanical components would be located on the roof of the reconstructed annex, including the heat pump and a dedicated outside air unit. He stated that ductwork would distribute heating and cooling throughout the building and that the facility would operate mechanically as a single integrated structure rather than separate buildings.

Houseman then asked for clarification regarding the IT department and server operations during construction, noting prior discussion of staff relocation and the need for continuity of service. The architect explained that while IT staff would relocate off site during construction, the existing server room in the basement would remain operational throughout the project. He stated that the server infrastructure supports a significant portion of the City's fiber network and emergency communications and that staff would retain periodic access as needed. He added that coordination

with the construction manager includes provisions for temporary power during outages to ensure uninterrupted service.

St. Hilaire raised questions regarding the FY27 budget and referenced discussions held during the Financial Forecasting Committee process. He stated that the Mayor's remarks suggested the City would address upcoming challenges similarly to past years, which he said differed from messaging presented during forecasting meetings that discussed potential layoffs, trash fee increases, and the possibility of a property tax override. He noted that the committee indicated this year differs from prior years due to the use of excess levy capacity and the elimination of roads and sidewalks funding as a balancing tool. He asked the Mayor to speak to strategies under consideration for FY27 and whether layoffs or a tax override are being contemplated, noting that the City Hall project would require approximately \$2 million in operating budget impacts.

Mayor Cahill responded that, as in prior years, the financial forecasting process shows projected revenues falling short of projected expenditures when future needs are considered, and that the City is required to pass a balanced budget. He referenced a prior conversation with St. Hilaire in which he stated that he would not yet have a budget proposal available in January and reiterated that he does not currently have one. He stated that the options raised during forecasting represent possible tools for meeting budget obligations and that the City would not pursue all of those measures simultaneously. He added that all options discussed during forecasting remain on the table, along with other options that may arise as the budget process continues.

Bryant Ayles offered an additional point of reference regarding the debt assumptions, stating that under the proposal as presented, the total FY27 debt service, including current and proposed debt, is approximately \$250,000 less than what was reflected in the Financial Forecast. He stated that the assumptions used, including a 25-year term and a 4.5% interest rate, are conservative and that actual costs are likely to come in below those estimates. He added that as the budget timeline approaches, the assumptions contained in the Financial Forecast will continue to be refined and materialize.

St. Hilaire responded by stating that some of the strategies discussed during the forecasting process would have a significant impact on many residents. He stated that, for him, he would want assurance that at least some of those strategies were no longer being considered before committing approximately \$30 million of taxpayer funds. He questioned the sense of urgency, noting that the initial \$1.5 million appropriation referenced earlier was approved four years ago, and stated that circumstances have changed since that time. He added that he was uncertain what waiting through the current budget season or longer might look like and offered that as a consideration.

Feldman stated that she served as chair of the Financial Forecasting Committee and participated directly in the preparation of the report, noting that the long-term outlook appeared more

challenging without identifying the solutions discussed during the committee's deliberations. She emphasized that operating costs and capital costs are fundamentally different and that funds such as debt stabilization or free cash cannot be used to bridge annual operating deficits without creating compounding impacts over time, as annual budgets must remain balanced on a consistent money-in, money-out basis. She acknowledged that the optics of the situation are difficult and that understanding the distinction between operating deficits and planned capital expenditures can be challenging, particularly given the volume of financial data involved, but stated that both a projected operating deficit, which will be addressed, and the need for this capital project can be true at the same time. She further explained that maintaining at least a 5% debt service level is a best-practice guideline discussed by the forecasting committee and that not borrowing the proposed \$2 million in the first year would reduce debt service to approximately 3.81%, creating a compounding effect that would hinder the city's ability to keep future capital projects, including school roof replacements, on schedule. She then asked whether any analysis had been done regarding potential operating efficiencies or cost savings from consolidating city staff back into one building, including reductions in inefficiencies related to heating, maintenance, and securing older or vacant spaces, and whether any long-term operating savings estimates were available, noting that she was open to receiving that information at a later time if it was not currently available.

Mayor Cahill responded that additional follow-up information could be provided but offered initial context, stating that completion of the project would result in a significantly more energy-efficient building, reducing long-term heating and cooling costs compared to maintaining the existing facility. He noted that consolidating departments would also create operational efficiencies, emphasizing that the Health Department currently occupies space within the Senior Center that is increasingly needed as the city's senior population grows, particularly as baby boomers age and demand for senior programming expands. He explained that Inspectional Services is currently housed in the GAR Building, which limits the community's ability to use that space for meetings and neighborhood activities, and that relocating the department back to City Hall would restore that availability. He added that bringing permitting and inspection-related departments into a single location would improve public access by allowing residents to interact with multiple departments in one visit rather than traveling to several locations, and would also support more efficient cross-department collaboration, noting that while hybrid and remote work occurs, in-person coordination is often necessary to reach timely and effective decisions. The Mayor further reiterated that many school buildings constructed or renovated between 1997 and 2003 are approaching end-of-life for roofs and HVAC systems, and that replacement of those systems has been planned as part of the city's long-term capital strategy. He cautioned against viewing the approximately 5% of the operating budget allocated to debt service as flexible funding that could be redirected to recurring operating costs, explaining that once capital debt capacity is used to support operating expenses, it becomes extremely difficult to reverse, and doing so would undermine the city's ability to carry out necessary capital projects. He concluded by emphasizing that maintaining consistent debt service levels has enabled Beverly to complete high-quality capital projects over decades and remains essential to sustaining that long-term investment strategy.

President Flowers paused the public hearing at 9:04 PM to recess the 9:00 PM public hearing on order #010A. The hearing continued at 9:05 PM.

Houseman raised concerns about communication between the administration and the council, emphasizing the importance of avoiding past challenges and welcoming the Mayor's commitment to meet with interested members on a bi-monthly basis rather than quarterly, noting that this would be important not only for the City Hall project but also for ongoing budget development. He then turned to the RFP process for temporary space, acknowledging the need to remain compliant with state procurement laws, and asked what information could be shared regarding interest from respondents and whether the proposed budget appeared consistent with the responses received to date. Mayor Cahill explained that because the RFP remained open, no submissions had yet been reviewed, as state law prohibits opening or discussing responses prior to the closing date. He clarified that the purchasing agent had been responding to questions from potential respondents and publicly posting answers as required, and noted that there had been interest both downtown and outside the downtown area, with a continued preference for remaining downtown if possible. He added that while earlier assumptions anticipated securing all needed space from a single respondent, it had become clear that multiple locations might be necessary, and that the administration was prepared to consider leasing space from two or three different respondents if that best met the city's needs. He noted that no lease could be executed without project budget approval, but that issuing the RFP in advance was intended to prepare the city should approval be granted. He concluded by stating that the RFP deadline had been extended to February 6th, and that the administration expected to have clearer information on responses within the following weeks.

Houseman emphasized that regular communication and updates from the administration were important to the council's oversight role on capital projects, and he welcomed the Mayor's commitment to more frequent meetings. Drawing on his experience serving on and previously chairing the financial forecasting committee, he encouraged the public to review the city's financial forecast available on the city's website to better understand the context of the current discussion. He acknowledged that residents may reasonably question how the city can face a structural deficit while considering a \$25 million City Hall renovation, and framed the issue as whether regular infrastructure maintenance should be treated as a fundamental part of a sustainable budget, comparing it to routine car maintenance that, if deferred, eventually leads to larger and more difficult costs. He addressed suggestions raised in public comment and correspondence that funds earmarked for capital projects should instead be used to close the operating deficit, explaining that this conflates operating and capital expenses, which function differently in municipal finance. He stated that the city does not have a debt problem, noting that the percentage of debt service within the operating budget has declined in recent years and that the budget analyst has even suggested the city may be carrying too little debt. He identified inflation and post-COVID cost increases as the primary drivers of the structural deficit, explaining that while city revenues

are limited to a 2.5% annual increase, projected costs are rising faster, including a 4.3% increase in the municipal budget driven by fixed obligations such as pensions, collective bargaining agreements, and health insurance, a 5.27% increase in the school budget largely tied to approved labor contracts, and a 13.66% increase in the vocational school assessment due to higher enrollment. He argued that these disparities, rather than capital debt, are the source of the structural deficit, and that opposing the City Hall project to avoid confronting these challenges misidentifies both the problem and its solution. He further cautioned that reducing capital debt service would undermine the city's debt capacity, which is a key indicator of financial health, and would compromise the city's ability to fund future infrastructure needs such as upcoming school roof and HVAC replacements. For these reasons, he urged support for the proposed orders, with the expectation of continued clear communication from the administration as the project and the budget process move forward.

St. Hilaire raised concerns about the distinction between capital and operating budgets, noting that the \$2 million allocated annually for debt service comes from the general fund and represents a policy choice that could instead be directed toward other operating needs. He asked Bryant Ayles to confirm whether those funds could be repurposed if the project were not approved. Ayles responded that, as a matter of law, if the council chose not to approve the project, the \$2 million could be used in other ways as proposed by the mayor and approved by the council, subject to certain restrictions related specifically to the debt stabilization fund. St. Hilaire stated that while he agreed with best practices around maintaining debt service levels and would prefer to be closer to 7%, he was troubled by the fact that the prior year's budget eliminated funding for roads and sidewalks and that the upcoming year would again have no funding for roads and sidewalks while committing \$2 million to the City Hall project. He said this raised concerns about overall budget priorities and whether the city was in the right position to proceed. He further expressed uncertainty about whether the financial challenges facing the city would be as manageable as suggested by the administration or whether the financial forecasting committee had identified more serious structural issues. He concluded that, without greater clarity on those challenges, he would have difficulty voting in favor of the project.

President Flowers closed the public hearing at 9:19 PM and referred the order to the Committee on Finance and Property.

8:10 PM - Order #010A - A Debt Stabilization transfer request for \$2,000,000 for the Project Funding Request for Rehabilitation of City Hall and former police station annex.

President Flowers opened the hearing at 8:10 PM.

A motion to recess the hearing to 8:30 PM was made and seconded. A vote was taken, and motion carried (9-0). The public hearing recessed from 8:12 PM to 8:33 PM when President Flowers reopened it.

A motion to recess the hearing to 9:00 PM was made and seconded. A vote was taken, and motion carried (9-0). The public hearing recessed from 9:04 PM to 9:20 PM when President Flowers re-opened it.

Mayor Cahill clarified that he did not intend to suggest that balancing the FY27 budget would be easy, but rather that it is the administration's responsibility to do so and that it will require significant work over the coming months. He stated that he is fully mindful of the financial challenges ahead and did not mean to minimize them. Bryant Ayles then clarified that the public hearing before the council pertained specifically to the proposed \$2 million transfer from the debt stabilization fund. He explained that the city maintains two separate stabilization funds: a general stabilization fund, which receives funding annually through free cash certification and mayoral requests, and a debt stabilization fund, which currently contains \$2 million and is intended to service future debt in lieu of borrowing. He stated that the purpose of the proposed transfer is to apply those funds to the project in order to reduce the amount the city would ultimately need to borrow.

Gerry Perry briefly reiterated his recommendation in favor of the transfer, noting that the funds had been intentionally set aside several years earlier as part of the City's long-range financial planning and that this action was consistent with prior policy decisions. He explained that the \$2 million debt stabilization fund was created specifically for this purpose and confirmed that, under 2023 legislation, a transfer from a special stabilization fund requires only a majority vote, while the related loan order would still require a two-thirds vote. Perry advised that, when the matter returns from committee, the City Council should consider the loan order first and, if it receives the required two-thirds approval, then proceed with the debt stabilization transfer as part of the overall financing package. He cautioned that if the loan order failed, transferring the funds would be unnecessary, and concluded by affirming that sufficient funds were available and recommending approval of the transfer.

President Flowers confirmed no members of the public were in attendance to speak on the order then closed the public hearing at 9:23 PM and referred the order to the Committee on Finance and Property.

A motion for a brief recess was made and seconded. A vote was taken, and motion carried (9-0). The meeting recessed from 9:24 PM until 9:27 PM when President Flowers called the meeting back to order.

Acceptance of Minutes of Previous Meeting:

Regular City Council Meeting - December 1, 2025

Regular City Council Meeting - December 15, 2025

Regular City Council Meeting - January 5, 2026

A motion to approve was made and seconded. A vote was taken, and motion carried (9-0).

Communications from His Honor the Mayor:

Order #018 - Donation - A \$3,000 donation from the Beverly Female Charitable Society to support the Council on Aging.

Referred to the Committee on Finance and Property.

Order #019 - Donation - A \$10,000 anonymous donation for the Council on Aging.

Referred to the Committee on Finance and Property.

Order #020 - Grant - A \$163,964 911 EOPSS-OGR Support and Incentive Grant.

Referred to the Committee on Finance and Property.

Order #021 - Grant - A \$69,632.28 911 EOPSS-OGR 911 Training Grant.

Referred to the Committee on Finance and Property.

Order #022 - Grant - A MassDEP Technical Assistant Grant.

Referred to the Committee on Finance and Property.

Order #023 - A \$2,500 Mass Executive Office of Labor and Workforce Development: Workplace Safety & Education Grant

Referred to the Committee on Finance and Property.

Order #024 - Grant - A MassTech Collaborative-Mass Broadband Institute-Connected & Online Grant.

Referred to the Committee on Finance and Property.

Order #025 - Grant - A \$15,000 Mass Cultural Council-Cultural District Investment Grant.

Referred to the Committee on Finance and Property.

Order #026 - Donation - A \$100 donation from David Mendonca to be used to purchase Shaw's gift cards for Veterans.

Referred to the Committee on Finance and Property.

Order #027 - Grant - A \$550,000 Seaport Economic Council Grant for Commercial Hoist Pier Reconstruction.

Referred to the Committee on Finance and Property.

Order #028 - A reappointment for Cory Farinella, 30 Bow Street, to serve on the Zoning Board of Appeals.

Referred to the Committee on Legal Affairs

Order #029 - A reappointment for Chad Crandell, 59 Lothrop Street, to serve on the Beverly Golf and Tennis Commission.

Referred to the Committee on Public Services.

Order #030 - A reappointment for Kevin Ascolillo, 4 Sherwood Lane, to serve on the Beverly Golf and Tennis Commission.
Referred to the Committee on Public Services.

Order #031 - A reappointment for Arthur Athanas, 77 Hale Street ,to serve on the Beverly Golf and Tennis Commission.
Referred to the Committee on Public Services.

Order #032 - Donation - A \$50.00 donation from John Lindahl in memory of Daniel Beacher, the owner of North Shore Carpet, to support the Beverly Police Department.
Referred to the Committee on Finance and Property.

Communications, from other City Officers and Boards:

Order #033 – City Clerk - A Renewal application for Taxi/Livery Licenses for Tri-City Services, Inc. at 55R Walnut Street, Peabody.
Referred to the Committee on Legal Affairs

Order #034 - City Clerk - A Renewal Application for Class II Motor Vehicle Dealer License for AJ's Mobile Detailing at 453 Rear Rantoul Street.
Referred to the Committee on Legal Affairs

Order #035 - City Clerk - A Renewal Application for Class II Motor Vehicle Dealer License for American Petroleum at 586 Cabot Street.
Referred to the Committee on Legal Affairs

Order #036 - City Clerk - A Renewal Application for Class II Motor Vehicle Dealer License for Brito Corp. d/b/a Auto-Dyne at 8-10 Railroad Avenue.
Referred to the Committee on Legal Affairs

Order #037 - Councilors Rotondo and Spang - The 2025 Beverly Harbor Management Authority Annual Report.
A motion to receive and place on file was made and seconded. A vote was taken, and motion carried (9-0).

Order #038 - City Clerk - A request for Police Officers at the polling locations for the 2026 elections.
A motion to approve on the floor was made and seconded. A vote was taken, and motion carried (9-0).

Order #039 - City Clerk - A renewal application for a Hawkers and Peddlers License for George Sampson, 22 Federal Street.
Referred to the Committee on Legal Affairs

Order #040 - Councilor Spang - Public Services Committee Priorities.
Referred to the Committee on Public Services.

Order #041- City Clerk - New Application for a Taxi/Livery License for Bass River Day Activity Program, Inc. d/b/a Bass River Inc., 437 Essex Street.
Referred to the Committee on Legal Affairs

Order #042 - President Flowers, Councilors St. Hilaire and Mullady-A proposal to create a Covid Memorial Subcommittee.
Referred to the Committee on Legal Affairs

Order #043 - Councilors Feldman and Mullady - A proposal to create a temporary Special Committee to explore options for addressing the looming 2027 forecasted budget deficit.
Referred to the Committee on Finance and Property.

Order #044 - Director of Planning, Darlene Wynne - Approve a Conservation Restriction to the Essex County Greenbelt Association on Land Owned by the City of Beverly (14 & 34 Simon).
Referred to the Committee on Legal Affairs

Order #045 - Assistant City Solicitor Jesse Dole - Proposed amendments to Chapter 117-6 Dog Kennel Licensing.
Referred to the Committee on Legal Affairs

Order #046 - President Flowers - Temporary appointment of Clerk of Committees.
A motion to approve on the floor was made and seconded. A vote was taken, and motion carried (9-0).

Communications, Applications and Petitions:

Order #047 - National Grid - Petition #31234447 to install underground facilities on Bow St./Wallis St./Cabot St./and Abbott St. (Set public hearing)
Referred to the Committee on Public Services.

Order #048 - National Grid - Petition #31247668- to install underground facilities on Cabot Street. (Set public hearing)
Referred to the Committee on Public Services.

Order #049 - GONETSPEED - A petition to install and maintain underground facilities-Ashton Street. (Set public hearing)
Referred to the Committee on Public Services.

Order #050 - GONETSPEED - A petition to install and maintain underground facilities-Friend Street. (Set public hearing)
Referred to the Committee on Public Services.

Order #051 - GONETSPEED - A petition to install and maintain underground facilities-East Street. (Set public hearing)
Referred to the Committee on Public Services.

Order #052 - Notice of Availability - 150 Sohler Road.

A motion to receive and place on file was made and seconded. A vote was taken, and motion carried (9-0).

A motion to break for subcommittee work was made and seconded. A vote was taken, and motion carried (9-0). The meeting recessed from 9:37 PM until 10:02 PM when President Flowers called the meeting back to order.

Reports of Committees:

Finance and Property:

Order #009 - Community Preservation Committee Out of Cycle CPA Funding

Recommendations Request for CPA funding for Independence Park Renovations.

Rotondo recused himself because of his work with Beverly 400+. President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (8-0, Rotondo recused).

Order #010 - A Loan Authorization for \$25,895,000 for the Project Funding Request for Rehabilitation of City Hall and former police station annex.

St. Hilaire noted that the Council had just referred an order concerning the looming financial forecast to the Finance and Property Committee, which he said reflected the core issue raised in the discussion. He expressed concern that the Council was being asked to approve a major project without yet knowing how the upcoming budget challenges would be addressed, even though those matters would be discussed soon. He stated that, for those reasons, he would be voting no.

Spang, speaking as the Ward 2 representative where City Hall is located, noted that while City Hall serves all residents, its location in Ward 2 made it important for him to comment. He stated that there was broad agreement that the building needs work and that there was no disagreement about the merits of the project itself. He said he was voting in favor, citing concerns about the increased cost that would result from delaying the project by one or two years, as well as the fact that the City has already invested \$1.5 million and several years of planning into the project.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (7-2 with St. Hilaire and Mullady in opposition).

Order #010A - A Debt Stabilization transfer request for \$2,000,000 for the Project Funding Request for Rehabilitation of City Hall and former police station annex.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (7-2 with St. Hilaire and Mullady in opposition).

Order #011 - An Appointment for Donna Matarazzo, 47 Elmcrest Rd, North Andover to serve as City Accountant.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #016 - A Reappointment for Bryant Ayles to serve as Director of Municipal Finance.
President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #017 - An \$850,000 grant from the Massachusetts Executive Office of Housing and Livable Communities to be used to support housing rehabilitations projects in the City of Beverly for low to moderate income residents that qualify.
President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #018 - Donation - A \$3,000 donation from the Beverly Female Charitable Society to support the Council on Aging.
President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #019 - Donation - A \$10,000 anonymous donation for the Council on Aging.
President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #020 - Grant - A \$163,964 911 EOPSS-OGR Support and Incentive Grant.
President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #021 - Grant - A \$69,632.28 911 EOPSS-OGR 911 Training Grant.
President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #022 - Grant - A MassDEP Technical Assistant Grant.
President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #023 - A \$2,500 Mass Executive Office of Labor and Workforce Development: Workplace Safety & Education Grant
President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #024 - Grant - A MassTech Collaborative-Mass Broadband Institute-Connected & Online Grant.
President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #025 - Grant - A \$15,000 Mass Cultural Council-Cultural District Investment Grant.
President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #026 - Donation - A \$100 donation from David Mendonca to be used to purchase Shaw's gift cards for Veterans.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #027 - Grant - A \$550,000 Seaport Economic Council Grant for Commercial Hoist Pier Reconstruction.

A motion to set a public hearing for February 2, 2026, at 8:45 PM as recommended by the subcommittee was made and seconded. A vote was taken, and motion carried (9-0).

Order #032 - Donation - A \$50.00 donation from John Lindahl in memory of Daniel Beacher, the owner of North Shore Carpet, to support the Beverly Police Department.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #043 - Councilors Feldman and Mullady - A proposal to create a temporary Special Committee to explore options for addressing the looming 2027 forecasted budget deficit.

President Flowers sent the order to the Committee on Legal Affairs noting there was an error earlier in the meeting when the order was referred to the Committee on Finance and Property.

Legal Affairs:

Order #033 - Renewal applications for Taxi/Livery Licenses for Tri-City Services, Inc. at 55R Walnut Street, Peabody.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #034 - City Clerk - A Renewal Application for Class II Motor Vehicle Dealer License for AJ's Mobile Detailing at 453 Rear Rantoul Street.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #035 - City Clerk - A Renewal Application for Class II Motor Vehicle Dealer License for American Petroleum at 586 Cabot Street.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #036 - City Clerk - A Renewal Application for Class II Motor Vehicle Dealer License for Brito Corp. d/b/a Auto-Dyne at 8-10 Railroad Avenue.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #039 - City Clerk - A renewal application for a Hawkers and Peddlers License for George Sampson, 22 Federal Street.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #041 - City Clerk - New Application for a Taxi/Livery License for Bass River Day Activity Program, Inc. d/b/a Bass River Inc., 437 Essex Street.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #042 - President Flowers, Councilors St. Hilaire and Mullady-A proposal to create a Covid Memorial Subcommittee.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #044 - Director of Planning, Darlene Wynne - Approve a Conservation Restriction to the Essex County Greenbelt Association on Land Owned by the City of Beverly (14 & 34 Simon).

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Public Services:

Order #012 - An Appointment for John Reynolds, 162 Common Lane, to serve on the Veterans' Advisory Committee.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #013 - A Reappointment for Joanne Panunzio, 31 Old Planters Road, to serve on the Trustees of the Public Library.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #014 - A Reappointment for Colleen Michaels, 18 Madison Avenue, to serve on the Trustees of the Public Library.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #015 - A Reappointment for Mary Behrle, 21 Cobblers Lane, to serve on the Trustees of the Public Library.

President Flowers put the question of acceptance of the proposal and adoption of the order. A vote was taken, and the motion carried (9-0).

Order #047 - National Grid - Petition #31234447 to install underground facilities on Bow St./Wallis St./Cabot St./and Abbott St.

A motion to set a public hearing for February 2, 2026, at 7:30 PM as recommended by the subcommittee was made and seconded. A vote was taken, and motion carried (9-0).

Order #048 - National Grid - Petition #31247668- to install underground facilities on Cabot Street.

A motion to set a public hearing for February 2, 2026, at 7:40 PM as recommended by the subcommittee was made and seconded. A vote was taken, and motion carried (9-0).

Order #049 - GONETSPEED - A petition to install and maintain underground facilities-Ashton Street.

A motion to set a public hearing for February 2, 2026, at 7:50 PM as recommended by the subcommittee was made and seconded. A vote was taken, and motion carried (9-0).

Order #050 - GONETSPEED - A petition to install and maintain underground facilities-Friend Street.

A motion to set a public hearing for February 2, 2026, at 8:10 PM as recommended by the subcommittee was made and seconded. A vote was taken, and motion carried (9-0).

Order #051 - GONETSPEED - A petition to install and maintain underground facilities-East Street.

A motion to set a public hearing for February 2, 2026, at 8:30 PM as recommended by the subcommittee was made and seconded. A vote was taken, and motion carried (9-0).

Rotondo offered brief remarks recognizing the kickoff of Beverly 400+, thanking the organizers and noting the strong turnout of families at Lynch Park and the start of a full year of community events. Mullady announced that the Beverly youth lacrosse and youth football communities recently lost a supporter and parent, Russ Gordon, and noted that a fundraiser for his son and his mother would be held on Saturday the 24th at 4:00 PM at Inner Cycle, inviting those interested to contribute. President Flowers announced that the next regular meeting of the Council would be held on February 2nd, noted that several public hearings had been scheduled, and stated that a presentation from the Beverly Human Rights Committee was planned, with an opportunity for councilors to ask questions.

A motion to adjourn was made and seconded. A vote was taken, and motion carried (9-0). The meeting adjourned at 10:21 PM.

Kathleen M. Feldman, Chair
Julie R. Flowers
Scott D. Houseman

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2026 JAN 21 P 2:44

Finance and Property / Committee of the Whole Meeting Agenda
Tuesday, January 20, 2026, 7:00 PM
Within the Confines of the City Council Meeting
Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

Feldman called the meeting to order at 9:39 PM.

Members present: Feldman, Flowers, Houseman

Members absent: None

Also present: Mayor Cahill, Director of Grants Catherine Barrett, Finance Director Bryant Ayles, Planning Director Darlene Wynne.

Recorded by: Kathleen Dupont, Assistant City Clerk

Order Number	Date to Committee	Description	Action Taken
#009	01/20/2026	Community Preservation Committee Out of Cycle CPA Funding Recommendations Request for CPA funding for Independence Park Renovations.	Recommend the Council to approve (3-0).
#010	01/20/2026	A Loan Authorization for \$25,895,000 for the Project Funding Request for Rehabilitation of City Hall and former police station annex.	Recommend the Council to approve (3-0).
#010A	01/20/2026	A Debt Stabilization transfer request for \$2,000,000 for the Project Funding Request for Rehabilitation of City Hall and former police station annex.	Recommend the Council to approve (3-0).
#011	01/05/2026	An Appointment for Donna Matarazzo, 47 Elmcrest Rd, North Andover to serve as City Accountant.	Recommend the Council to approve (3-0).
#016	01/05/2026	A Reappointment for Bryant Ayles to serve as Director of Municipal Finance.	Recommend the Council to approve (3-0).
#017	01/05/2026	An \$850,000 grant from the Massachusetts Executive Office of Housing and Livable Communities to be used to support housing rehabilitations projects in the City of Beverly for low to moderate income residents that qualify.	Recommend the Council to approve (3-0).

#018	01/20/2026	Donation - A \$3,000 donation from the Beverly Female Charitable Society to support the Council on Aging.	Recommend the Council to approve (3-0).
#019	01/20/2026	Donation - A \$10,000 anonymous donation for the Council on Aging.	Recommend the Council to approve (3-0).
#020	01/20/2026	Grant - A \$163,964 911 EOPSS-OGR Support and Incentive Grant.	Recommend the Council to approve (3-0).
#021	01/20/2026	Grant - A \$69,632.28 911 EOPSS-OGR 911 Training Grant.	Recommend the Council to approve (3-0).
#022	01/20/2026	Grant - A MassDEP Technical Assistant Grant.	Recommend the Council to approve (3-0).
#023	01/20/2026	A \$2,500 Mass Executive Office of Labor and Workforce Development: Workplace Safety & Education Grant	Recommend the Council to approve (3-0).
#024	01/20/2026	Grant - A MassTech Collaborative-Mass Broadband Institute-Connected & Online Grant.	Recommend the Council to approve (3-0).
#025	01/20/2026	Grant - A \$15,000 Mass Cultural Council-Cultural District Investment Grant.	Recommend the Council to approve (3-0).
#026	01/20/2026	Donation - A \$100 donation from David Mendonca to be used to purchase Shaw's gift cards for Veterans.	Recommend the Council to approve (3-0).
#027	01/20/2026	Grant - A \$550,000 Seaport Economic Council Grant for Commercial Hoist Pier Reconstruction.	Recommend the Council to set a public hearing for February 2, 2026, at 8:45 PM (3-0).

#032	01/20/2026	Donation - A \$50.00 donation from John Lindahl in memory of Daniel Beacher, the owner of North Shore Carpet, to support the Beverly Police Department.	Recommend the Council to approve (3-0).
#043	01/20/2026	Councilors Feldman and Mullady - A proposal to create a temporary Special Committee to explore options for addressing the looming 2027 forecasted budget deficit.	This order was referred to the Legal Affairs Committee. It was referred to the Committee on Finance and Property by error.

Feldman called Committee of the Whole to order at 9:50 PM with Rotondo, Spang, Crowley, Mullady, Sonia, and St. Hilaire present.

A motion to adjourn the Committee of the Whole was made and seconded. A vote was taken, and motion carried (9-0). The meeting adjourned at 9:59 PM.

A motion to adjourn the Finance and Property Committee was made and seconded. A vote was taken, and motion carried (3-0). The meeting adjourned at 9:59 PM.

Todd C. Rotondo, Chair
Matthew J. St. Hilaire
Steven M. Crowley

CITY OF BEVERLY
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2026 JAN 21 P 2:44

Legal Affairs / Committee of the Whole Meeting Agenda
Tuesday, January 20, 2026, 7:00 PM
Within the Confines of the City Council Meeting
City Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

Rotondo called the meeting to order at 9:38 PM.

Members present: Rotondo, St. Hilaire, Crowley

Members absent; None

Also present: Planning Director Darlene Wynne, City Solicitor Beth Oldmixon, and Land Conservation Specialist Elizabeth Harkness.

Recorded by: Kathleen Dupont, Assistant City Clerk.

Order Number	Date to Committee	Description	Action Taken
#028	01/20/2026	A reappointment for Cory Farinella, 30 Bow Street, to serve on the Zoning Board of Appeals.	Hold
#033	01/20/2026	A Renewal applications for Taxi/Livery Licenses for Tri-City Services, Inc. at 55R Walnut Street, Peabody.	Recommend the Council to approve (3-0).
#034	01/20/2026	City Clerk - A Renewal Applications for Class II Motor Vehicle Dealer License for AJ's Mobile Detailing at 453 Rear Rantoul Street.	Recommend the Council to approve (3-0).
#035	01/20/2026	City Clerk - A Renewal Applications for Class II Motor Vehicle Dealer License for American Petroleum at 586 Cabot Street.	Recommend the Council to approve (3-0).
#036	01/20/2026	City Clerk - A Renewal Applications for Class II Motor Vehicle Dealer License for Brito Corp. d/b/a Auto-Dyne at 8-10 Railroad Avenue.	Recommend the Council to approve (3-0).
#039	01/20/2026	City Clerk - A renewal application for a Hawkers and Peddlers License for George Sampson, 22 Federal Street.	Recommend the Council to approve (3-0).

#041	01/20/2026	City Clerk - New Application for a Taxi/Livery License for Bass River Day Activity Program, Inc. d/b/a Bass River Inc., 437 Essex Street.	Recommend the Council to approve (3-0).
#042	01/20/2026	President Flowers, Councilors St. Hilaire and Mullady-A proposal to create a Covid Memorial Subcommittee.	Recommend the Council to approve (3-0).
#044	01/20/2026	Director of Planning, Darlene Wynne - Approve a Conservation Restriction to the Essex County Greenbelt Association on Land Owned by the City of Beverly (14 & 34 Simon).	Recommend the Council to approve (3-0).
#045	01/20/2026	Assistant City Solicitor Jesse Dole - Proposed amendments to Chapter 117-6 Dog Kennel Licensing.	Hold

Order #042 - St. Hilaire asked whether the request was to form a subcommittee or an ad-hoc committee and Solicitor Oldmixon confirmed, a subcommittee.

Order #044 - Darlene Wynne noted the request was reviewed by the Planning Department and the State. Rotondo confirmed the committee did not have further questions or concerns.

A motion to adjourn the Legal Affairs Committee was made and seconded. A vote was taken, and motion carried (3-0). The meeting adjourned at 9:48 PM.

Danielle M. Spang, Chair
John J. Mullady
Keith Sonia

CITY OF BEVERLY
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2026 JAN 21 P 2:40

Public Services / Committee of the Whole Meeting Agenda
Tuesday, January 20, 2026, 7:00 PM
Within the Confines of the City Council Meeting
Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

Spang called the meeting to order at 9:39 PM.
Members present: Spang, Mullady, Sonia
Members absent: None
Recorded by: Kathleen Dupont, Assistant City Clerk.

Order Number	Date to Committee	Description	Action Taken
#012	01/05/2026	An Appointment for John Reynolds, 162 Common Lane, to serve on the Veterans' Advisory Committee.	Recommend the Council to approve (3-0).
#013	01/05/2026	A Reappointment for Joanne Panunzio, 31 Old Planters Road to serve on the Trustees of Public Library.	Recommend the Council to approve (3-0).
#014	01/05/2026	A Reappointment for Colleen Michaels, 18 Madison Avenue to serve on the Trustees of Public Library.	Recommend the Council to approve (3-0).
#015	01/05/2026	A Reappointment for Mary Behrle, 21 Cobblers Lane to serve on the Trustees of Public Library.	Recommend the Council to approve (3-0).
#029	01/20/2026	A Reappointment for Chad Crandell, 59 Lothrop Street, to serve on the Beverly Golf and Tennis Commission.	Hold
#030	01/20/2026	A Reappointment for Kevin Ascolillo, 4 Sherwood Lane, to serve on the Beverly Golf and Tennis Commission.	Hold
#031	01/20/2026	A Reappointment for Arthur Athanas, 77 Hale Street, to serve on the Beverly Golf and Tennis Commission.	Hold
#040	01/20/2026	Councilor Spang - Public Services Committee Priorities.	Hold

#047	01/20/2026	National Grid - Petition #31234447 to install underground facilities on Bow St./Wallis St./Cabot St./and Abbott St.	Recommend the Council to set a public hearing for February 2, 2026, at 7:30 PM (3-0).
#048	01/20/2026	National Grid - Petition #31247668- to install underground facilities on Cabot Street.	Recommend the Council to set a public hearing for February 2, 2026, at 7:40 PM (3-0).
#049	01/20/2026	GONETSPEED - A petition to install and maintain underground facilities-Ashton Street.	Recommend the Council to set a public hearing for February 2, 2026, at 7:50 PM (3-0).
#050	01/20/2026	GONETSPEED - A petition to install and maintain underground facilities-Friend Street.	Recommend the Council to set a public hearing for February 2, 2026, at 8:10 PM (3-0).
#051	01/20/2026	GONETSPEED - A petition to install and maintain underground facilities-East Street.	Recommend the Council to set a public hearing for February 2, 2026, at 8:30 PM (3-0).

A motion to adjourn the Public Services Committee was made and seconded. A vote was taken, and motion carried (3-0). The meeting adjourned at 9:47 PM.