SPECIAL MEETING OF THE PEABODY CITY COUNCIL
DECEMBER 9, 2025

PRESENT COUNCILLORS: TURCO, PEACH, GOULD, GAMACHE, HIGGINS, MANNING-MARTIN, WELTON, MCGINN, ROSSIGNOLL, MELVILLE, AND DAIGLE

ABSENT COUNCILLORS: None

COUNCILLOR DAIGLE – OPEN MEETING LAW STATEMENT: THIS MEETING IS BEING TELEVISED LIVE ON CABLE CHANNEL 9 AND BEING TAPED BY PEABODY ACCESS TV, AND ALSO BEING RECORDED BY OUR CITY COUNCIL STENOGRAPHER.

The purpose of the Special Meeting was to conduct a public hearing to review and adopt the Fiscal 2026 Tax Classification.

A public hearing was duly held on Tax Classification. Mayor Bettencourt; Michael Gingras, Finance Director; Mary Martin, Auditor; and Susan Antonellis, Assessor, appeared to speak on behalf of the City. No one appeared to speak in favor. Ms. Deanne Healey, Peabody Area Chamber of Commerce, 10 Centennial Drive; and Ms. Laura Meisenhelter, Executive Director, NSCAP, 119R Foster Street, on behalf of Fran and Rick Tower of RTW Realty, LLC, appeared to speak in opposition.

P610-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item B communication from His Honor the Mayor regarding 2026 Tax Classification PowerPoint Presentation.
(Unanimous)

P611-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Late 1 communication from His Honor the Mayor regarding Transfer of Funds – Paving Services; $101,740.64.
(Unanimous)

P612-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Late 2 communication from His Honor the Mayor regarding Transfer of Funds – Cable Fund Expense; $14,909.67.
(Unanimous)

P613-25 COUNCILLOR MANNING-MARTIN – MOVE TO request that His Honor the Mayor provide a presentation update to the City Council on the review of the Children's Museum in February of 2026.
(Unanimous)

P614-25 COUNCILLOR MCGINN - MOVE TO adopt Chapter 126 of the Acts of 1988 – Optional Additional Real Estate Exemptions for 2026, as set forth in Clauses 17, 17C, 17C 1/2, 17D, 22, 22A, 22B, 22C, 22D, 22E, 37, 37A, 41, 41B, and 41C of Section 5 of Chapter 59 of the General Laws, as specified in a communication from His Honor the Mayor dated November 21, 2025.
(Carried 11-0)

P615-25 COUNCILLOR MCGINN – MOVE TO approve the following transfer of funds, as submitted by His Honor the Mayor, under date of November 19, 2025:

FROM:		**TO:**	
Facilities Fees 240-0000-34634	$100,000.00	FY 2026 Budget Sources 100-0000-39201	$945,000.00
Cable Fees 270-0000-33017	$150,000.00		
Tillies Revolving 260-0000-35615	$150,000.00		
Parking Meter 270-0000-33001	$ 65,000.00		

School Lunch Revolving
241-0000-35606 $180,000.00

Museum Fees
260-0000-35502 $300,000.00
$945,000.00

(Carried 11-0)

P616-25 COUNCILLOR MCGINN – MOVE TO approve the following transfers of funds, as submitted by His Honor the Mayor, under date of November 19, 2025:

FROM:		**TO:**	
FY 2025 City Collections	$1,134,430.96		
FY 2025 State Match	$ 189,820.00		
Interest Income	$ 522,954.82		
Total	$1,847,205.78		
270-0000-33011 Community Preservation Funds Unreserved	$ 554,161.74	270-0000-33022 Historical Preservation Reserve Fund	$184,720.58
		270-0000-33023 Community Housing Reserve Fund	$184,720.58
		270-0000-33021 Open Space Reserve Fund	$184,720.58
270-0000-33011 Community Preservation Fund Unreserved	$ 277,080.86	270-0000-33021 Open Space Reserve Fund	$184,720.58
		270-0000-33022 Historic Preservation Reserve Fund	$ 46,180.14
		270-0000-33023 Community Housing Reserve Fund	$ 46,180.14

(Carried11-0)

P617-25 COUNCILLOR MCGINN – MOVE TO approve the following transfer of funds, as submitted by His Honor the Mayor, under date of November 19, 2025:

FROM:		**TO:**	
270-0000-33011 Community Preservation Act Unreserved Fund Balance	$ 10,000.00	270-0000-33024 Community Preservation Act Administration	$ 10,000.00

(Carried 11-0)

P618-25 COUNCILLOR MCGINN – MOVE TO approve the following transfer of funds, as submitted by His Honor the Mayor, under date of November 19, 2025:

FROM:		**TO:**	
270-00000-33023 CPC – Community Housing	$200,000.00	270-1811-58564-2026-00-0309 CPC – Emerald Dev Housing	$200,000.00

(Carried 11-0)

P619-25 COUNCILLOR MCGINN – MOVE TO approve the following transfer of funds, as submitted by His Honor the Mayor, under date of November 19, 2025:

FROM:		**TO:**	
270-00000-33023	$ 80,000.00	270-1811-58564-2026-00-0349	$ 80,000.00
CPC – Community Housing		CPC – NSCAP Housing	

(Carried 11-0)

P620-25 COUNCILLOR MCGINN – MOVE TO approve the following transfer of funds, as submitted by His Honor the Mayor, under date of November 19, 2025:

FROM:		**TO:**	
270-00000-33011	$ 50,000.00	270-00000-33023	$ 50,000.00
CPC – Unreserved Fund Balance		CPC – Community Housing	

(Carried 11-0)

P621-25 COUNCILLOR MCGINN – MOVE TO approve the following transfer of funds, as submitted by His Honor the Mayor, under date of October 13, 2025:

FROM:		**TO:**	
Receipts Reserved Cable Fund		Cable Fund Expense	
270-0000-33017	$187,544.16	270-0000-53007	$187,544.16

(Carried 11-0)

P622-25 COUNCILLOR MCGINN – MOVE approve the following transfers of funds, as submitted by His Honor the Mayor, under date of November 26, 2025:

FROM:		**TO:**	
Receipts Reserved Cable Fund		Cable Fund Expense	
Quarter 3 2025			
270-0000-33017	$12,198.82	270-0000-53007	$12,198.82
270-0000-33017	$ 2,710.85	270-0000-53007	$ 2,710.85
	$14,909.67		$14,909.67

(Carried 11-0)

P623-25 COUNCILLOR MCGINN – MOVE TO approve the following transfer of funds, as submitted by His Honor the Mayor, under date of November 26, 2025:

FROM:		**TO:**	
270-00000-33015	$101,740.64	300-00000-58882-2026	$101,740.64
Bond Premium Reserved for Projects		Paving Services	

(Carried 11-0)

P624-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody to adopt a Residential Factor of .854200 for Fiscal Year 2026 (170% CIP).
(Carried 10-1; Councillor Manning-Martin opposed)

P625-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody not to grant a discount for Open Space.
(Carried 11-0)

P626-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody not to adopt a residential exemption.
(Carried 11-0)

P627-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody not to adopt a small commercial exemption.
(Carried 11-0)

MOVED: MOVE TO adjourn. Special Meeting of the Peabody City Council adjourned at 8:00 p.m.

SUBMITTED TO HIS HONOR THE MAYOR, DECEMBER 11, 2025
RETURNED BY HIS HONOR THE MAYOR, DECEMBER 11, 2025

ATTEST Allyson M. Danforth
(Allyson M. Danforth, City Clerk)