



City of Somerville, Massachusetts

City Council

Regular Meeting Agenda

Thursday, June 26, 2025

7:00 PM

City Council Chamber and Remote
Participation

Published June 24, 2025, 1:30 PM, Revised Published June 26, 2025, 1:30 PM.

NOTICE: Pursuant to Chapter 2 of the Acts of 2025, this meeting of the City Council may be conducted via remote participation. We will post an audio recording, audiovideo recording, transcript, or other comprehensive record of these proceedings as soon as possible after the meeting on the City of Somerville website and local cable access government channels.

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https://us02web.zoom.us/webinar/register/WN_ZHbr7kQHSoiC1rQe02MPVQ

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1. OPENING CEREMONIES

- 1.1. Roll Call Call of the Roll.
(ID # [25-1185](#))
- 1.2. Remembrances Remembrances.
(ID # [25-1186](#))
- 1.3. Minutes Approval of the Minutes of the Regular Meeting of May
(ID # [25-1187](#)) 22, 2025.
- 1.4. Minutes Approval of the Minutes of the Special Meeting of May
(ID # [25-1188](#)) 29, 2025.

2. CITATIONS

- 2.1. Citation By Councilor Davis
(ID # [25-1143](#)) Commending outgoing Councilor Judy Pineda Neufeld
for her outstanding service to the people of Somerville as
Ward 7 City Councilor from 2022 to 2025 and her
distinguished service as President of this Council in
2025.

- 2.2. Citation By Councilor Wilson
(ID # [25-1151](#)) Commending Jason Diorio and Kevin McCormick for their actions on June 11, 2025 providing assistance to a community member in need.
- 2.3. Citation By Councilor Wilson
(ID # [25-1183](#)) Commending the Somerville Pride 7th Grade Girls Basketball Team on their win in the Metro West Youth Basketball Championship.

3. PUBLIC HEARINGS

- 3.1. Grant of Location Cambridge Network Solutions applying for a Grant of
(ID # [25-1145](#)) Location to install a total of 75 feet of conduit in Meacham Road, from Utility Pole 225/9 to a point of pickup at 55 Davis Square.
- 3.2. Grant of Location Cambridge Network Solutions applying for a Grant of
(ID # [25-1144](#)) Location to install one new handhole at the Elm Street/Davis Square/Day Street intersection and a total of 128 feet of conduit in Day and Elm Street, from the proposed handhole to a point of pickup at Utility Pole 196/9.
- 3.3. Grant of Location Eversource applying for a Grant of Location to install
(ID # [25-1147](#)) approximately 5 feet of conduit in Herbert Street, from Utility Pole 88/0 to a point of pickup at 53 Chester Street.
- 3.4. Grant of Location Eversource applying for a Grant of Location to install
(ID # [25-1148](#)) approximately 50 feet of conduit in Berkeley Street, from Utility Pole 30/8 to a point of pickup at 54 Berkeley Street.
- 3.5. Grant of Location Eversource applying for a Grant of Location to install
(ID # [25-1146](#)) approximately 236 feet of conduit in Walnut Street, 148 feet of conduit in Giles Park, and two new manholes, from Manhole 25271 to a point of pickup at 33 Bow Street.

4. ORDERS, ORDINANCES, RESOLUTIONS AND MOTIONS OF MEMBERS

- 4.1. Resolution By Councilor Pineda Neufeld
(ID # [25-1170](#)) In support of the Climate Superfund Bill.
- 4.2. Communication By Councilor Pineda Neufeld
(ID # [25-1140](#)) In her capacity as President, cancelling this Council's Regular meetings scheduled for July 24 and August 14, 2025.

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- 4.3. Order (ID # [25-1171](#)) By Councilor Ewen-Campen
That the Director of Engineering update this Council and community advocates on current efforts to fix the unsafe crossing of the Community Path at School Street.
- 4.4. Order (ID # [25-1172](#)) By Councilor Ewen-Campen
That the Director of Mobility install WATCH FOR BICYCLES signage for each street that intersects with the two bicycle lanes on Central Street.
- 4.5. Resolution (ID # [25-1178](#)) By Councilor Sait
That the Administration notify Magoun Square businesses of planned construction projects.
- 4.6. Resolution (ID # [25-1177](#)) By Councilor Sait and Councilor Wilson
That Eversource explain the reasons behind repeated power outages in Magoun Square, and share what they have done to address them in the near term and what is being done to prevent long term recurrence.
- 4.7. Order (ID # [25-1180](#)) By Councilor McLaughlin
That the Director of Economic Development and City Clerk discuss with this Council policies regarding outdoor seating and how the city may make it easier and less expensive for small businesses.
- 5. UNFINISHED BUSINESS**
- 5.1. Citation (ID # [25-0991](#)) By Councilor Pineda Neufeld
Commending the Kiwanis Club on the auspicious occasion of its 100th anniversary of support to the community.
- 5.2. Mayor's Request (ID # [25-0898](#)) Requesting approval of a transfer of \$100,000 from the Public Space and Urban Forestry Capital Tree Planting Account to the Street Tree Capital Stabilization Fund Account for future tree planting and maintenance activities.
- 5.3. Mayor's Request (ID # [25-1056](#)) Requesting the appropriation of \$237,000 to fund the FY 2026 Dilboy Fields Enterprise Fund Budget.
- 5.4. Mayor's Request (ID # [25-1059](#)) Requesting the appropriation of \$87,000 from the Dilboy Fields Enterprise Fund Retained Earnings to subsidize the FY 2026 Dilboy Fields Enterprise Fund Budget.
- 5.5. Mayor's Request (ID # [25-1078](#)) Requesting the appropriation or reserve of \$5,863,561 in estimated FY 2026 Community Preservation Act (CPA) revenue for CPA projects and expenses.
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- 5.6. Mayor's Request (ID # [25-1079](#)) Requesting approval to repurpose \$77,000 in the Racial & Social Justice Stabilization Fund to fund two Rental Assistance Advocate positions for FY 2026.
- 5.7. Mayor's Request (ID # [25-1080](#)) Requesting approval to appropriate \$77,000 in re-purposed funds in the Racial & Social Justice Stabilization Fund to retain two Rental Assistance Advocate positions for Fiscal Year 2026.
- 5.8. Mayor's Request (ID # [25-1081](#)) Requesting approval of a transfer of \$35,000 from the Department of Public Works Snow Removal Account to the Department of Public Works Grounds Division, Overtime Labor Account to remediate a year end deficit.
- 5.9. Mayor's Request (ID # [25-1095](#)) Requesting approval to repurpose and appropriate \$40,500 from the COVID-19 Stabilization fund to continue the Playworks Program at the Winter Hill Community School for 2025-2026 School Year.
- 5.10. Mayor's Request (ID # [25-1097](#)) Requesting the appropriation of \$2,055,000 from the Unreserved Fund Balance ("Free Cash") to the Facility Renovation and Reconstruction Stabilization Fund to support the 5-Year Capital Investment Plan.
- 5.11. Mayor's Request (ID # [25-1098](#)) Requesting the appropriation of \$2,715,270 from the Unreserved Fund Balance ("Free Cash") to the Street Reconstruction and Renovation Stabilization Fund to support the 5-Year Capital Investment Plan.
- 5.12. Mayor's Request (ID # [25-1100](#)) Requesting the appropriation of \$750,000 from the Unreserved Fund Balance ("Free Cash") to the Parks Stabilization Fund to support the 5-Year Capital Investment Plan.
- 5.13. Mayor's Request (ID # [25-1101](#)) Requesting the appropriation of \$500,000 from the Unreserved Fund Balance ("Free Cash") to the Capital Projects Stabilization Fund to support the 5-Year Capital Investment Plan.
- 5.14. Mayor's Request (ID # [25-1102](#)) Requesting the appropriation of \$500,000 from the Unreserved Fund Balance ("Free Cash") to the Traffic Safety Stabilization Fund for traffic safety improvements.
- 5.15. Mayor's Request (ID # [25-1104](#)) Requesting the appropriation of \$1,000,000 from the Unreserved Fund Balance ("Free Cash") to the Salary & Wage Stabilization Fund.
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- 5.16. Mayor's Request (ID # [25-1105](#)) Requesting the appropriation of \$1,300,000 from the Unreserved Fund Balance ("Free Cash") to the Other Post Employment Benefits (OPEB) Trust Fund.
- 5.17. Mayor's Request (ID # [25-1114](#)) Requesting the appropriation of \$100,000 from the Unreserved Fund Balance ("Free Cash") to the Compensated Absence Liability Fund.
- 5.18. Mayor's Request (ID # [25-1115](#)) Requesting the appropriation of \$5,000,000 from the Unreserved Fund Balance ("Free Cash") to the Rainy Day Stabilization Fund.
- 5.19. Mayor's Request (ID # [25-1121](#)) Requesting the appropriation of \$110,000 from the Unreserved Fund Balance ("Free Cash") to the Workers Compensation Insurance Fund for workers compensation insurance settlements.
- 5.20. Mayor's Request (ID # [25-1122](#)) Requesting the appropriation of \$45,596 from the Unreserved Fund Balance ("Free Cash") to the Mobile Farmers Market Revolving Fund for the support of a school based market.
- 5.21. Mayor's Request (ID # [25-1123](#)) Requesting the appropriation of \$30,245,443 to fund the FY 2026 Sewer Enterprise Fund budget.
- 5.22. Mayor's Request (ID # [25-1124](#)) Requesting the appropriation of \$21,366,905 to fund the FY 2026 Water Enterprise Fund budget.
- 5.23. Mayor's Request (ID # [25-1138](#)) Requesting the approval of the expenditure limitations for departmental Revolving Funds for FY 2026.

6. REPORTS OF COMMITTEES

6.A. FINANCE COMMITTEE

- 6.A.1. Committee Report (ID # [25-1048](#)) Report of the Committee on Finance, meeting as a Committee of the Whole on June 3, 2025.

6.B. FINANCE COMMITTEE

- 6.B.1. Committee Report (ID # [25-1126](#)) Report of the Committee on Finance, meeting on June 10, 2025.

6.C. FINANCE COMMITTEE

- 6.C.1. Committee Report (ID # [25-1142](#)) Report of the Committee on Finance, meeting on June 16, 2025.

6.D. FINANCE COMMITTEE

- 6.D.1. Committee Report Report of the Committee on Finance, meeting on June
(ID # [25-1154](#)) 18, 2025.

6.E. FINANCE COMMITTEE

- 6.E.1. Committee Report Report of the Committee on Finance, meeting as a
(ID # [25-1181](#)) Committee of the Whole, on June 24, 2025.
- 6.E.2. Mayor's Request Requesting approval of a transfer of \$54,412 from the
(ID # [25-1025](#)) Salary Contingency Salaries Account to the Law
Department Salaries Account to remediate a year-end
deficit.
RECOMMENDED: Recommended to be discharged
with no recommendation.
- 6.E.3. Mayor's Request Requesting the appropriation of \$237,000 to fund the FY
(ID # [25-1027](#)) 2026 Dilboy Fields Enterprise Fund Budget.
RECOMMENDED: Recommended to be withdrawn.
- 6.E.4. Mayor's Request Requesting the appropriation of \$736,080 to fund the FY
(ID # [25-1028](#)) 2026 Kennedy School Pool Enterprise Fund budget.
RECOMMENDED: Recommended to be discharged
with no recommendation.
- 6.E.5. Mayor's Request Requesting approval of the expenditure limitations for
(ID # [25-1030](#)) departmental Revolving Funds for FY 2026.
RECOMMENDED: Recommended to be withdrawn.
- 6.E.6. Mayor's Request Requesting approval of a transfer of \$37,740 from the
(ID # [25-1031](#)) Department of Public Works Admin Salaries Account to
the Department of Public Works Grounds Salaries
Account to remediate a year-end deficit.
RECOMMENDED: Recommended to be discharged
with no recommendation.
- 6.E.7. Mayor's Request Requesting approval of a transfer of \$216,000 from the
(ID # [25-1032](#)) Department of Public Works (DPW) Custodian Salaries
Account to the DPW Electrical Other Lump Sum
Account and the DPW Highway Salaries Account to
remediate year-end deficits.
RECOMMENDED: Recommended to be discharged
with no recommendation.

- 6.E.8. Mayor's Request (ID # [25-1033](#)) Requesting the appropriation of \$373,680 from the Kennedy School Pool Enterprise Fund Retained Earnings to support the FY 2026 Kennedy School Pool Enterprise Fund Budget.
RECOMMENDED: Recommended to be discharged with no recommendation.
- 6.E.9. Mayor's Request (ID # [25-1034](#)) Requesting approval to appropriate \$2,055,000 from the Facility Construction and Renovation Stabilization Fund to the Assembly Square Fire Station Capital Fund to reduce debt service costs for the project.
RECOMMENDED: Recommended to be discharged with no recommendation.
- 6.E.10. Mayor's Request (ID # [25-1035](#)) Requesting approval to appropriate \$2,715,270 from the Street Reconstruction & Resurfacing Stabilization Fund to various capital project funds to reduce debt service costs for these projects.
RECOMMENDED: Recommended to be discharged with no recommendation.
- 6.E.11. Mayor's Request (ID # [25-1040](#)) Requesting the appropriation of \$87,000 from the Dilboy Field Enterprise Fund Retained Earnings Account to subsidize the FY 2026 Dilboy Field Enterprise Fund Budget.
RECOMMENDED: Recommended to be discharged with no recommendation.
- 6.E.12. Mayor's Request (ID # [25-1042](#)) Requesting the appropriation of \$362,915,509 to fund the FY 2026 General Fund Operating Budget.
RECOMMENDED: Recommended to be discharged with no recommendation.
- 6.E.13. Order (ID # [25-1189](#)) By Councilor Scott
That the Executive Office - Administration, Personal Services Salaries line be reduced by \$186,744 in the FY 2026 budget.
RECOMMENDED: Recommended to be approved.
- 6.F. LAND USE COMMITTEE
- 6.F.1. Committee Report (ID # [25-1149](#)) Report of the Committee on Land Use, meeting on June 17, 2025.
- 6.F.2. Mayor's Request (ID # [25-0128](#)) Requesting ordainment of an amendment to Articles 6, 9, and 10 of the Zoning Ordinance to establish a new Research & Development zoning district.
RECOMMENDED: Recommended to be approved.

- 6.F.3. Mayor's Request (ID # [25-0129](#)) Requesting ordainment of an amendment to Articles 2, 3-6, and 9 of the Zoning Ordinance to revise the regulations for arts and creative enterprise, office, and residential uses.
RECOMMENDED: Recommended to be approved.
- 6.F.4. Mayor's Request (ID # [25-0131](#)) Requesting ordainment of an amendment to Articles 8 and 12 of the Zoning Ordinance to establish a new Arts & Innovation sub-area of the Master Planned Development Overlay District.
RECOMMENDED: Recommended to be approved as amended.
- 6.F.5. Public Communication (ID # [25-0200](#)) 15 registered voters requesting a Zoning Text Amendment to amend the Zoning Ordinance sections 3.1.8c, 3.1.9c, 3.1.10c, 3.1.13k, 3.1.13l, 3.2.12l. and 3.2.12m.
RECOMMENDED: Recommended to be placed on file.
- 6.F.6. Mayor's Request (ID # [25-0590](#)) Requesting ordainment of an amendment to Article 2 of the Zoning Ordinance to allow the Building Official to waive certain dimensional standards for means of egress.
RECOMMENDED: Recommended to be approved as amended.
- 6.G. LICENSES AND PERMITS COMMITTEE
- 6.G.1. Committee Report (ID # [25-1182](#)) Report of the Committee on Licenses and Permits, meeting on June 25, 2025.
- 6.G.2. Order (ID # [24-0107](#)) By Councilor Burnley Jr.
That the Director of Economic Development update this Council on efforts taken to inform relevant business owners about the newly implemented closed captioning ordinance.
RECOMMENDED: Recommended to be marked work completed.
- 6.G.3. License (ID # [25-1006](#)) New Garage License, 599 Somerville Ventures LLC, 599 Somerville Avenue, 33 vehicles inside, 0 vehicles outside, Mon-Fri: 8am-6pm, Sat: 8am-2pm, Sun: closed.
RECOMMENDED: Recommended to be approved.
- 6.G.4. License (ID # [25-0500](#)) New Flammables License, POAH Clarendon LLC, 20 Stephenson Aman Street, storing 1,000 gallons.
RECOMMENDED: Recommended to be approved.

7. COMMUNICATIONS OF THE MAYOR

- 7.1. Mayor's Request (ID # [25-1176](#)) Requesting ordainment of an amendment to Section 2-323 of the Code of Ordinances to update categories and associated salaries for non-union positions.
- 7.2. Mayor's Request (ID # [25-1153](#)) Requesting approval of early voting dates for the September 16, 2025 Preliminary Election and the November 4, 2025 City Election.
- 7.3. Mayor's Request (ID # [25-1160](#)) Requesting approval of the final Urban Center Housing Tax Increment Financing (UCH-TIF) Agreement for the 299 Broadway project.
- 7.4. Mayor's Request (ID # [25-1163](#)) Requesting approval of a Public Access and Maintenance Access Easement for 299 Broadway Property Owner LLC.
- 7.5. Mayor's Request (ID # [25-1164](#)) Requesting approval of a Maintenance Access Easement and Landscape Management and Maintenance Plan for 299 Broadway Property Owner LLC for the future Sewall Park at the 299 Broadway development.
- 7.6. Mayor's Request (ID # [25-1173](#)) Requesting approval of a transfer of \$3,346,101 from the Salary Contingency Account-Salaries to the Salary & Wage Stabilization Fund.
- 7.7. Mayor's Request (ID # [25-1165](#)) Requesting approval of a transfer of \$606,501 from the Infrastructure and Asset Management-Capital Projects Engineering & Architecture Account to the Facility Renovation Stabilization Fund for continuing building design services.
- 7.8. Mayor's Request (ID # [25-1169](#)) Requesting approval of a transfer of \$410,005.90 from the Infrastructure and Asset Management-Capital Projects Building Improvements Account to the Facility Renovation Stabilization Fund for continuing building design and construction services.
- 7.9. Mayor's Request (ID # [25-1158](#)) Requesting approval of a transfer of \$150,955.61 from the Infrastructure and Asset Management-Capital Projects Engineering & Architecture Account to the Street Reconstruction Stabilization Fund for continuing street, sidewalk, and pavement condition assessment and design services.

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- 7.10. Mayor's Request (ID # [25-1167](#)) Requesting approval of a transfer of \$109,982.41 from the Infrastructure and Asset Management-Capital Projects Professional & Technical Account to the Facility Renovation Stabilization Fund for continuing building design services.
- 7.11. Mayor's Request (ID # [25-1141](#)) Requesting approval of a transfer of \$15,400 from the Salary Contingency Salaries Account to the Council on Aging Salaries Account to fund an expected year-end deficit.
- 7.12. Mayor's Request (ID # [25-1155](#)) Requesting the appropriation of \$1,126,489.31 from the Facility Renovation Stabilization Fund for continuing building design and construction services.
- 7.13. Mayor's Request (ID # [25-1156](#)) Requesting the appropriation of \$150,955.61 from the Street Reconstruction Stabilization Fund for continuing street, sidewalk, and pavement condition assessment and design services.
- 7.14. Mayor's Request (ID # [25-1161](#)) Requesting approval to accept and expend a \$119,095.58 grant with no new match required, from the MA Department of Public Health to the Health and Human Services Department for public health services.
- 7.15. Mayor's Request (ID # [25-1162](#)) Requesting approval to accept and expend a \$110,280 grant with no new match required, from the MA Department of Public Health, Bureau of Community Health and Prevention to the Health and Human Services Department for tobacco control and cessation.
- 7.16. Mayor's Request (ID # [25-1159](#)) Requesting approval to accept and expend a \$10,000 grant with no new match required, from the Massachusetts Bay Transportation Authority (MBTA) to the Department of Public Works and Department of Infrastructure and Asset Management for reconstruction of a sidewalk and landscape area to facilitate relocation of an MBTA bus stop.
- 7.17. Withdrawn (ID # [25-1157](#)) Withdrawn.
- 7.18. Withdrawn (ID # [25-0876](#)) Withdrawn.

8. COMMUNICATIONS OF CITY OFFICERS

- 8.1. Officer's Communication (ID # [25-1152](#)) Director of Human Resources and Chief of Police conveying information on entry level police officer hiring practices.
- 8.2. Officer's Communication (ID # [25-1168](#)) Director of Economic Development requesting that this Council convene in Executive Session to discuss strategy regarding the disposition of 90 Washington Street.

9. NEW BUSINESS

- 9.1. Public Communication (ID # [25-1179](#)) Patrick Conte and Bill Shelton submitting comments re: items #24-1460, #25-0128, #25-0129, and #25-0131, amendments to the Zoning Ordinance for laboratory, research and development, and arts uses.

10. SUPPLEMENTAL ITEMS

- 10.1. Order (ID # [25-1200](#)) By Councilor Pineda Neufeld That the Director of Economic Development provide an update to this Council on efforts to mitigate construction impacts on small businesses in the city, what resources are available to small business affected by construction, and what additional support can be made available.
- 10.2. Order (ID # [25-1201](#)) By Councilor Pineda Neufeld That the Director of Housing discuss with this Council ways to inform tenants, landlords, and real estate professionals in Somerville of the Fair Housing laws.
- 10.3. Mayor's Request (ID # [25-1204](#)) Requesting the appropriation of \$362,915,509 to fund the FY 2026 General Fund Operating Budget.
- 10.4. License (ID # [25-1192](#)) Renewing Extended Operating Hours License, Falafel Place, 1 Main Street.
- 10.5. License (ID # [25-1193](#)) Renewing Flammables License, Silicon PropCo 2021, LLC, 101 South Street.
- 10.6. Public Event (ID # [25-1196](#)) St. Benedict Parish applying for a Public Event License for A Mile with Jesus on July 6 from 9:30am to 11am.
- 10.7. Public Event (ID # [25-1198](#)) Peter Jehlen applying for a Public Event License for OPENAIR Circus on August 1-3 from 12pm to 9:30pm.
- 10.8. Public Event (ID # [25-1199](#)) Arts Council applying for a Public Event License for Somer Fest on August 2 from 10am to 9pm (raindate August 3).

- 10.9. Public Event
(ID # [25-1197](#)) Priscilla Ribeiro applying for a Public Event License for National Night Out on August 5 from 8am to 10pm (raindate August 6).
- 10.10. Public Event
(ID # [25-1194](#)) Arts Council applying for a Public Event License for 24 Hours of Culture on August 16 from 2pm to 11pm (raindate August 17).
- 10.11. Public Event
(ID # [25-1195](#)) Arts Council applying for a Public Event License for Evolution of Hip Hop Festival on August 23 from 2pm to 9pm (raindate August 24).
- 10.12. Public
Communication
(ID # [25-1190](#)) 12 residents submitting comments re: Somernova Community Benefits Agreement.
- 10.13. Public
Communication
(ID # [25-1191](#)) Enrique Monge Navarro submitting comments re: pedestrian signal.

11. ADJOURNMENT