



City of Somerville, Massachusetts

City Council

Meeting Minutes

Tuesday, November 21, 2023

7:00 PM

NOTICE: This is NOT the official version of the City Council's minutes. While reasonable efforts have been made to assure the accuracy of the data provided, do not rely on this information without first checking with the City Clerk.

1. OPENING CEREMONIES

The meeting was called to order at 7:00 PM by Ward Seven City Councilor Judy Pineda Neufeld. The Council entered recess at 8:12 PM and returned at 8:19 PM. The Council entered recess at 9:32 PM and returned at 9:41 PM.

- 1.1. Roll Call Call of the Roll.
(ID # [23-1743](#))

RESULT: PLACED ON FILE

Present: City Councilor At Large Willie Burnley Jr.
City Councilor At Large Charlotte Kelly
City Councilor At Large Kristen Strezo
City Councilor At Large Jake Wilson
Ward One City Councilor Matthew McLaughlin
Ward Two City Councilor Jefferson Thomas (J.T.) Scott
Ward Four City Councilor Jesse Clingan
Ward Five City Councilor Beatriz Gomez Mouakad
Ward Six City Councilor Lance L. Davis
Ward Seven City Councilor Judy Pineda Neufeld

Absent: Ward Three City Councilor Ben Ewen-Campen

- 1.2. Remembrances Remembrances.
(ID # [23-1744](#))

Councilor McLaughlin requested a moment of silence in memory of an un-housed gentleman who recently passed away while sleeping next to the bridge on lower Broadway.

RESULT: APPROVED

- 1.3. Minutes Approval of the Minutes of the Regular Meeting, October 26, 2023.
(ID # [23-1745](#))

RESULT: APPROVED

2. CITATIONS

3. PUBLIC HEARINGS

- 3.1. Grant of Location (ID # [23-1725](#)) Eversource applying for a Grant of Location to install 26 feet of conduit in Eastman Road, from Utility Pole 106/5 to a point of pickup at 21 Eastman Road.

Jacqui Duffy, representing Eversource, spoke in favor of the item and explained the purpose of the request. There being no further speakers, the Public Hearing was closed.

RESULT: APPROVED

- 3.2. Grant of Location (ID # [23-1726](#)) Eversource applying for a Grant of Location to install 56 feet of conduit in North Street, from Utility Pole 190/4 to a point of pickup at 24 North Street.

Jacqui Duffy, representing Eversource, spoke in favor of the item and explained the purpose of the request. There being no further speakers, the Public Hearing was closed.

RESULT: APPROVED

- 3.3. Officer's Communication (ID # [23-1653](#)) Chief Assessor presenting proposed FY 2024 Tax Classifications and requesting the adoption of a minimum residential factor for FY 2024 and acceptance of Massachusetts General Law Chapter 59 Section 5C, a residential exemption of 35% of average assessed value for owner-occupied properties.

CONDITION/AMENDMENT

Two motions were approved by Roll Call vote of 10 in favor (McLaughlin, Davis, Scott, Strezio, Clingan, Wilson, Burnley, Gomez Mouakad, Kelly, Pineda Neufeld), 0 opposed, and 1 absent (Ewen-Campen)

1. That this Council adopts a minimum residential factor of 82.6433, the legal minimum for the city for FY 2024.
2. That this Council accepts Massachusetts General Law Chapter 59 Section 5C, approving a residential exemption of 35% of average assessed value for owner occupied properties for FY 2024.

President Pineda Neufeld opened the Public Hearing. Chief Assessor Frank Golden informed the councilors that the city has realized its highest growth so far, however, he expects growth to decline in the future. He said that the city is concerned about going forward with any lab building projects without having tenants in place. Anything being constructed now will move forward and would be capped at 60% if there are no tenants in place. This situation is expected to continue for another 12-24 months. Councilor Clingan noted that 5 out of the 7 buildings under construction now are in some phase of being at less than full tenancy.

Assessor Golden spoke about the FY24 tax levy and classification, reporting that the commercial value % is 18.7931 and the residential value % is

81.2069. The FY24 tax levy share for commercial property rose 3.36% and the residential share decreased by 3.74% over FY23. The Council was presented with 3 tax options, with Option 3 (with classification and residential exemption) being recommended by the Board of Assessors. Assessor Golden reviewed the tax impacts on various types of property in the city and Deputy Assessor Janneke Donovan-De Klerk explained the multiple exemptions available and said that people are still reluctant to use the deferral 41A option (where the city would place a lien on property). Resident Crystal Huff commented that they are trying to understand how making a house accessible affects taxes and Assessor Golden replied that the Building Department would determine how many units are at the property, and from there, one could proceed to the Assessing Department. There being no further speakers, the Public Hearing was closed.

RESULT: APPROVED

AYE: City Councilor At Large Burnley Jr., City Councilor At Large Kelly, City Councilor At Large Strezo, City Councilor At Large Wilson, Ward One City Councilor McLaughlin, Ward Two City Councilor Scott, Ward Four City Councilor Clingan, Ward Five City Councilor Gomez Mouakad, Ward Six City Councilor Davis, and Ward Seven City Councilor Pineda Neufeld

ABSENT: Ward Three City Councilor Ewen-Campen

4. ORDERS, ORDINANCES, RESOLUTIONS AND MOTIONS OF MEMBERS

- 4.1. Order
(ID # [23-1697](#))
- By Councilor Strezo, Councilor Burnley Jr. and Councilor Wilson
That the Director of Parks and Recreation discuss how inclusive playground accessibility is being considered in future playground plans and redesign projects.

RESULT: APPROVED AND SENT FOR DISCUSSION

FOLLOWUP: Housing and Community Development Committee

- 4.2. Order
(ID # [23-1724](#))
- By Councilor Kelly, Councilor Wilson, Councilor McLaughlin and Councilor Clingan
That the Director of Inspectional Services update this Council on the progress of rodent mitigation.

RESULT: APPROVED AND SENT FOR DISCUSSION

FOLLOWUP: Rodent Issues Special Committee

- 4.3. Order
(ID # [23-1728](#))
- By Councilor Wilson and Councilor Clingan
That the Director of Infrastructure and Asset Management conduct an audit of all city-owned properties in the Assessor's database and report back to this Council with a full list.

Councilor Clingan said this item is germane to Gilman Square and that the

city is looking at 3 buildings. During his discussions with the administration, Councilor Clingan alerted the city about a particular building that the city wasn't aware it owned.

RESULT: APPROVED AND SENT FOR DISCUSSION

FOLLOWUP: Housing and Community Development Committee

- 4.4. Communication By Councilor Ewen-Campen
(ID # [23-1716](#)) In his capacity as President, cancelling the Regular Meeting of this Council scheduled for December 28, 2023.

RESULT: PLACED ON FILE

5. UNFINISHED BUSINESS

6. REPORTS OF COMMITTEES

6.A. FINANCE COMMITTEE

- 6.A.1. Committee Report Report of the Committee on Finance, meeting on November 14, 2023.
(ID # [23-1699](#))

Councilor Wilson summarized the actions taken by the committee and reported that the meeting was straight-forward. Discussions included E-bikes, snow removal, free cash estimates, Winter Hill School items, repairs to the City Hall tower clock and appropriations.

RESULT: APPROVED

- 6.A.2. Mayor's Request Requesting approval to pay prior year invoices totaling \$500 using available
(ID # [23-1508](#)) funds in the Department of Racial and Social Justice Professional and Technical Services Account for transcription services.

RESULT: APPROVED

- 6.A.3. Mayor's Request Requesting approval to appropriate \$56,215.42 from the Bike Share
(ID # [23-1516](#)) Stabilization Fund for installation and startup cost of a BlueBike station at the 74 Middlesex Avenue Development site.

RESULT: APPROVED

AYE: City Councilor At Large Burnley Jr., City Councilor At Large Kelly, City Councilor At Large Wilson, Ward One City Councilor McLaughlin, Ward Two City Councilor Scott, Ward Four City Councilor Clingan, Ward Five City Councilor Gomez Mouakad, Ward Six City Councilor Davis, and Ward Seven City Councilor Pineda Neufeld

ABSENT: City Councilor At Large Strezio, and Ward Three City Councilor Ewen-Campen

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- 6.A.4. Mayor's Request (ID # [23-1553](#)) Requesting approval of a time-only contract extension of five months for Suffolk Construction, for Construction Manager services for the Somerville High School project.
- RESULT: APPROVED**
- 6.A.5. Mayor's Request (ID # [23-1568](#)) Requesting the appropriation of \$1,370,177 from the Unreserved Fund Balance ("Free Cash") to the 90 Washington Demonstration Project Account for additional legal services.
- RESULT: APPROVED**
- 6.A.6. Mayor's Request (ID # [23-1581](#)) Requesting approval to accept and expend a Community Compact Best Practices Technical Assistance grant for \$45,000 with no new match required, from the MA Department of Revenue Division of Local Services to the Economic Development Division for the development of a Commercial Tenant Guidebook.
- RESULT: APPROVED**
- 6.A.7. Mayor's Request (ID # [23-1586](#)) Requesting approval of a thirty-month extension to the Benefit Strategies, LLC contract for Flexible Spending Account employee benefit administration.
- RESULT: APPROVED**
- 6.A.8. Mayor's Request (ID # [23-1587](#)) Requesting approval to pay a prior year invoice totaling \$1,424 using available funds in the Human Resources Professional and Technical Services Account for employment medical screens.
- RESULT: APPROVED**
- 6.A.9. Mayor's Request (ID # [23-1588](#)) Requesting approval to pay a prior year invoice totaling \$2,205 using available funds in the Human Resources Professional and Technical Services Account for employment medical screens.
- RESULT: APPROVED**
- 6.A.10. Mayor's Request (ID # [23-1591](#)) Requesting approval to pay prior year invoices totaling \$900 using available funds in the Parks and Recreation Transportation Account for Dilboy Field bus transportation.
- RESULT: APPROVED**
- 6.A.11. Mayor's Request (ID # [23-1640](#)) Requesting approval to pay prior year invoices totaling \$475 using available funds in the City Clerk's R&M - Software Account for ordinance hosting annual support fee.
- RESULT: APPROVED**
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- 6.A.12. Mayor's Request (ID # [23-1655](#)) Requesting approval to appropriate \$165,687 from the Energy Stabilization Fund to pay for the final phase of the LED conversion project at the Albert F. Argenziano School.
- RESULT:** APPROVED
- AYE:** City Councilor At Large Burnley Jr., City Councilor At Large Kelly, City Councilor At Large Wilson, Ward One City Councilor McLaughlin, Ward Two City Councilor Scott, Ward Four City Councilor Clingan, Ward Five City Councilor Gomez Mouakad, Ward Six City Councilor Davis, and Ward Seven City Councilor Pineda Neufeld
- ABSENT:** City Councilor At Large Strezo, and Ward Three City Councilor Ewen-Campen
- 6.A.13. Mayor's Request (ID # [23-1660](#)) Requesting approval to pay prior year invoices totaling \$1,970 using available funds in the Department of Racial and Social Justice Professional and Technical Services Account for transcription services.
- RESULT:** APPROVED
- 6.A.14. Mayor's Request (ID # [23-1661](#)) Requesting the appropriation of \$2,502,191 from the Receipts Reserved for Appropriation, Parking Meter Receipts Account to reduce the FY 2024 Tax Rate.
- RESULT:** APPROVED
- 6.A.15. Mayor's Request (ID # [23-1663](#)) Requesting a supplemental appropriation of \$28,200 to the Department of Public Works Snow Removal Account for the procurement of roadway sensors for snow removal equipment.
- RESULT:** APPROVED
- 6.A.16. Mayor's Request (ID # [23-1669](#)) Requesting approval to pay a prior year invoice totaling \$375 using available funds in the Mayor's Office Food Supplies and Refreshment Account for dinner for staff for FY 2024 budget hearings.
- RESULT:** APPROVED
- 6.A.17. Mayor's Request (ID # [23-1670](#)) Requesting a supplemental appropriation of \$384,858 from the FY 2024 Tax Levy to the School Department for unbudgeted expenditures relating to the relocation of Winter Hill Community Innovation School students.
- RESULT:** APPROVED
- 6.A.18. Mayor's Request (ID # [23-1671](#)) Requesting a supplemental appropriation of \$272,970 from the FY 2024 Tax Levy to the School Department to fund forensic services on the School Department Information Technology (IT) network.

RESULT: APPROVED

6.A.19. Mayor's Request (ID # [23-1672](#)) Requesting approval to pay prior year invoices totaling \$718.51 using available funds in the Mayor's Office Maint Contract-Office Equip Account for additional printing needed for Community Meeting materials.

RESULT: APPROVED

6.A.20. Mayor's Request (ID # [23-1673](#)) Requesting a supplemental appropriation of \$49,974 from the FY 2024 Tax Levy to the School Department School Lunch Revolving Fund for providing meal services to participants in summer programs run by the Parks & Recreation Department.

RESULT: APPROVED

6.A.21. Mayor's Request (ID # [23-1674](#)) Requesting a supplemental appropriation of \$219,697 from the FY 2024 Tax Levy to various Department of Public Works Accounts to fund unbudgeted expenditures related to the Winter Hill Community Innovation School move.

RESULT: APPROVED

6.A.22. Mayor's Request (ID # [23-1675](#)) Requesting a supplemental appropriation of \$8,150 from the FY 2024 Tax Levy to the Public, Education, and Government (PEG) Access Salaries Account to correct a budget miscalculation.

RESULT: APPROVED

6.A.23. Mayor's Request (ID # [23-1676](#)) Requesting a supplemental appropriation of \$500,000 from the FY 2024 Tax Levy to the Capital-Building Improvements Account to fund needed building improvements.

RESULT: APPROVED

6.B. HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

6.B.1. Committee Report (ID # [23-1701](#)) Report of the Committee on Housing and Community Development, meeting on November 15, 2023.

Councilor Strezo summarized the actions taken by the committee and reported that the Gilman Square Neighborhood Plan was discussed and an update was received from the Office of Strategic Planning and Community Development. Also discussed was the teen shoveling program and how cost seems to be a barrier for senior participation. The committee discussed cigarette voting boxes, 100 homes maintenance, and the city's affordable housing stock.

RESULT: APPROVED

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- 6.B.2. Order
(ID # [22-0051](#))
- By Councilor Ewen-Campen, Councilor Clingan, Councilor Strezo, Councilor Davis and Councilor Kelly
That the Administration collaborate with the Bicycle Committee, the School Department, the Somerville Bike Kitchen and other local organizations to develop a program to help Somerville youth and other residents learn to repair bicycles donated by the City of Somerville.
- RESULT: WORK COMPLETED**
- 6.B.3. Order
(ID # [22-0055](#))
- By Councilor Ewen-Campen, Councilor Clingan, Councilor Wilson and Councilor Burnley Jr.
That the Executive Director of the Office of Strategic Planning and Community Development work with the owner of 125 Highland Ave and local non-profit housing developers to convert that structure into permanently affordable housing.
- RESULT: WORK COMPLETED**
- 6.B.4. Order
(ID # [22-0172](#))
- By Councilor Strezo
That the Director of Public Works and the Director of the Office Sustainability and Environment discuss the possibility of installing Cigarette Bin Voting Boxes throughout the community.
- RESULT: WORK COMPLETED**
- 6.B.5. Order
(ID # [22-0178](#))
- By Councilor Ewen-Campen, Councilor Gomez Mouakad, Councilor Kelly, Councilor Wilson, Councilor Scott, Councilor Clingan, Councilor Pineda Neufeld, Councilor Strezo, Councilor Davis, Councilor McLaughlin and Councilor Burnley Jr.
That the Director of Housing provide a comprehensive list of bedroom counts and number of accessible units for construction projects permitted over the past three years and continue to track this data
- RESULT: WORK COMPLETED**
- 6.B.6. Order
(ID # [22-1295](#))
- By Councilor Strezo, Councilor Wilson and Councilor Scott
That the City Solicitor provide an opinion on the legality of landlords including non-disclosure agreements in leases.
- RESULT: WORK COMPLETED**
- 6.B.7. Order
(ID # [22-1408](#))
- By Councilor Strezo, Councilor Burnley Jr. and Councilor Ewen-Campen
That the Housing and Community Development Committee discuss the Democracy Collaborative's report on Advancing Community Wealth Building in the City of Somerville.
- RESULT: WORK COMPLETED**
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- 6.B.8. Order
(ID # [22-1570](#))
- By Councilor Strezo
That the Director of Housing update this Council on maintenance issues of the 100 Homes Program.
- RESULT: WORK COMPLETED**
- 6.B.9. Order
(ID # [23-0274](#))
- By Councilor Strezo
That the Director of Health and Human Services create and distribute an outgoing participation survey for participants of the Teen Snow Shoveling program.
- RESULT: WORK COMPLETED**
- 6.B.10. Order
(ID # [23-1358](#))
- By Councilor Clingan and Councilor Ewen-Campen
That the Director of Economic Development appear before this Council to discuss the current status of the implementation of the Gilman Square Neighborhood Plan.
- RESULT: WORK COMPLETED**
- 6.B.11. Officer's
Communication
(ID # [23-1396](#))
- Fair Housing Commission conveying the Fiscal Year 2022 Fair Housing Commission Annual Report.
- RESULT: WORK COMPLETED**
- 6.C. LAND USE COMMITTEE
- 6.C.1. Committee Report
(ID # [23-1703](#))
- Report of the Committee on Land Use, meeting on November 16, 2023.
- Councilor McLaughlin summarized the actions taken by the committee and reported that the city would now be in compliance with the MBTA Communities Act. Three zoning amendments were approved, including the ability to construct a third unit on a property, by right.
- RESULT: APPROVED**
- 6.C.2. Mayor's Request
(ID # [23-1198](#))
- Requesting ordainment of an amendment to the Somerville Zoning Ordinances, Sections 3.1 Neighborhood Residence and 3.2 Urban Residence, to permit the house and triple decker building types without any conditions, and to repeal the lot depth, dwelling units per lot, and development benefits requirements.
- RESULT: ORDINANCE ORDAINED**
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AYE: City Councilor At Large Burnley Jr., City Councilor At Large Kelly, City Councilor At Large Wilson, Ward One City Councilor McLaughlin, Ward Two City Councilor Scott, Ward Four City Councilor Clingan, Ward Five City Councilor Gomez Mouakad, Ward Six City Councilor Davis, and Ward Seven City Councilor Pineda Neufeld

ABSENT: City Councilor At Large Strezio, and Ward Three City Councilor Ewen-Campen

6.C.3. Mayor's Request (ID # [23-1205](#)) Requesting ordainment of an amendment to the Zoning Ordinance to repeal Section 10.9 Steep Slopes.

RESULT: **ORDINANCE ORDAINED**

AYE: City Councilor At Large Burnley Jr., City Councilor At Large Kelly, City Councilor At Large Wilson, Ward One City Councilor McLaughlin, Ward Two City Councilor Scott, Ward Four City Councilor Clingan, Ward Five City Councilor Gomez Mouakad, Ward Six City Councilor Davis, and Ward Seven City Councilor Pineda Neufeld

ABSENT: City Councilor At Large Strezio, and Ward Three City Councilor Ewen-Campen

6.C.4. Public Communication (ID # [23-1381](#)) Four residents submitting comments re: item #23-0791, amending the Zoning Ordinances to include vegetated roofs.

RESULT: **WORK COMPLETED**

6.C.5. Mayor's Request (ID # [23-1489](#)) Requesting ordainment of an amendment to the Somerville Zoning Ordinances to replace the text of Section 9.1.11 Residential Use Categories and revise Table 9.1.1 Permitted Uses and the corresponding permitted use table of each zoning district, in accordance with changes to Table 9.1.1, to replace the two residential use categories.

RESULT: **ORDINANCE ORDAINED**

AYE: City Councilor At Large Burnley Jr., City Councilor At Large Kelly, City Councilor At Large Wilson, Ward One City Councilor McLaughlin, Ward Two City Councilor Scott, Ward Four City Councilor Clingan, Ward Five City Councilor Gomez Mouakad, Ward Six City Councilor Davis, and Ward Seven City Councilor Pineda Neufeld

ABSENT: City Councilor At Large Strezio, and Ward Three City Councilor Ewen-Campen

6.D. LEGISLATIVE MATTERS COMMITTEE

- 6.D.1. Committee Report Report of the Committee on Legislative Matters, meeting on November 14, 2023.
(ID # [23-1700](#))

Councilor Davis summarized the actions taken by the committee and reported that the rent stabilization Home Rule petition was discussed and no action was taken on the item at this time. It will be taken up at the next committee meeting on November 28th.

RESULT: APPROVED

6.E. LICENSES AND PERMITS COMMITTEE

- 6.E.1. Committee Report Report of the Committee on Licenses and Permits, meeting on November 15, 2023.
(ID # [23-1702](#))

Councilor Burnley summarized the actions taken by the committee and reported that all three items before the committee involved the same applicant and were recommended for approval.

RESULT: APPROVED

- 6.E.2. License New Used Car Dealer License, Sam's Auto Sales, 166 Boston Avenue, 0 vehicles inside, 28 vehicles outside, Mon-Fri: 8am-6pm, Sat: 8am-2pm, Sun: closed.
(ID # [23-1544](#))

RESULT: APPROVED

- 6.E.3. License New Garage License, Sam's Gas and Service, 166 Boston Avenue, 2 vehicles inside, 4 vehicles outside, Mon-Fri: 8am-6pm, Sat: 8am-4pm, Sun: closed.
(ID # [23-1545](#))

RESULT: APPROVED

- 6.E.4. License Transferring Flammables License, from John's Auto sales to Sam's Gas & Service 166 Boston Avenue.
(ID # [23-1546](#))

RESULT: APPROVED

6.F. OPEN SPACE, ENVIRONMENT AND ENERGY COMMITTEE

- 6.F.1. Committee Report Report of the Committee on Open Space, Environment and Energy, meeting on November 20, 2023.
(ID # [23-1704](#))

Councilor Burnley reported that no actions were taken by the committee at this meeting. He noted that many issues remain to be discussed, among them, improvements to the community path extension and invasive species.

RESULT: APPROVED

6.G. PUBLIC UTILITIES AND PUBLIC WORKS COMMITTEE

- 6.G.1. Committee Report Report of the Committee on Public Utilities and Public Works, meeting on
(ID # [23-1698](#)) November 13, 2023.

Councilor Clingan summarized the actions taken by the committee and reported that several housekeeping actions were taken. The committee also discussed roadway paving on Highland Avenue and the possibility of prioritizing sewer separation work to address problem areas. Councilor Wilson explained that a specific sequencing needs to happen, but if possible, changes to the schedule might be made. Councilor Gomez Mouakad asked if construction on Highland Avenue would not begin until 2026 and Councilor Clingan replied that he didn't have an answer for when the redesigned roadway would be completed. Councilor Kelly explained that sewer separation and gas line work needs to be done by the city as well as gas work by the utility company and that these projects need to be completed prior to resurfacing Highland Avenue. Councilor Wilson said part of the roadway has improved and noted that the repaving is independent of the Highland Avenue redesign. Councilor Gomez Mouakad urged her colleagues to push to get a clear timeline for the work on Highland Avenue. Director of Intergovernmental Affairs Singh commented that there is a page dedicated to the Highland Avenue work on the city's website. Councilor Kelly noted that a clear timeline was requested and Councilor Wilson asked that the design process commence.

Councilor Clingan also spoke about trash barrels being strewn by Boston Carting and noted that it has gotten better, but more needs to be done to prevent pedestrian and traffic obstructions.

RESULT: APPROVED

- 6.G.2. Order
(ID # [23-0610](#))

By Councilor Gomez Mouakad and Councilor Wilson

That the Commissioner of Public Works report on leaks and building system failures that have caused the shutdown of municipal buildings, excluding school buildings, in the last five years.

RESULT: WORK COMPLETED

- 6.G.3. Order
(ID # [23-0891](#))

By Councilor McLaughlin

That the Commissioner of Public Works inspect the tree wells in front of 173 Broadway for compliance with the Americans with Disabilities Act (ADA).

RESULT: WORK COMPLETED

- 6.G.4. Order
(ID # [23-1184](#))

By Councilor Gomez Mouakad

That the Commissioner of Public Works and the Director of Infrastructure and Asset Management report on recent air conditioning failures in City Hall and what repairs have been or will be completed to address those issues.

RESULT: WORK COMPLETED

6.G.5. Order
(ID # [23-1187](#))

By Councilor Burnley Jr.
That the Commissioner of Public Works appear before this Council to discuss what actions have and can be taken to ensure that trash and recycling barrels do not obstruct sidewalks after pick-up.

RESULT: WORK COMPLETED

6.G.6. Order
(ID # [23-1355](#))

By Councilor Ewen-Campen, Councilor Burnley Jr., Councilor Clingan, Councilor Davis, Councilor Gomez Mouakad, Councilor Kelly, Councilor McLaughlin, Councilor Pineda Neufeld, Councilor Scott, Councilor Strezo and Councilor Wilson
That the Director of Engineering re-pave Highland Avenue from Central Street to Walnut Street this year instead of waiting until 2024.

RESULT: WORK COMPLETED

6.G.7. Order
(ID # [23-1397](#))

By Councilor Wilson and Councilor Pineda Neufeld
That the Director of Infrastructure and Asset Management update this Council on the sewer separation work and any opportunities for prioritizing problematic areas of the city.

RESULT: WORK COMPLETED

6.G.8. Order
(ID # [23-1399](#))

By Councilor Davis
That the Administration report to this Council on the ability to require further repairs on Highland Ave, and if none, an explanation on whether that complies with road engineering regulations.

RESULT: WORK COMPLETED

6.G.9. Order
(ID # [23-1432](#))

By Councilor Gomez Mouakad, Councilor Pineda Neufeld, Councilor Strezo, Councilor Wilson and Councilor Davis
That the Director of Infrastructure and Asset Management provide a report on the status of the Fire Department Master Planning Study, including projected timelines for the feasibility study, design, bidding and construction, and prioritization strategies.

RESULT: WORK COMPLETED

6.G.10. Order
(ID # [23-1433](#))

By Councilor Gomez Mouakad, Councilor Pineda Neufeld and Councilor Strezo
That the Director of Infrastructure and Asset Management provide an update on the repairs of the Teele Square Fire Station, including a timeline for such repairs.

RESULT: WORK COMPLETED

- 6.G.11.Order
(ID # [23-1434](#))
- By Councilor Gomez Mouakad, Councilor Pineda Neufeld and Councilor Ewen-Campen
That the Director of Infrastructure and Asset Management report on recent damages to the City Hall clock tower and share any concerns regarding potential damage to the building structure.

RESULT: WORK COMPLETED

7. COMMUNICATIONS OF THE MAYOR

- 7.1. Mayor's Request
(ID # [23-1721](#))
- Requesting the appropriation of \$955,000 from the Participatory Budgeting Stabilization Fund for the purpose of implementing the winning projects from Somerville's first Participatory Budgeting cycle.

Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Finance Committee

- 7.2. Mayor's Request
(ID # [23-1718](#))
- Requesting the appropriation of \$170,000 from the Union Square Community Benefits Stabilization Fund, with \$100,000 for workforce development services and \$70,000 for small business technical assistance services.

Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Finance Committee

- 7.3. Mayor's Request
(ID # [23-1641](#))
- Requesting approval to amend the Community Preservation Act Fund's FY 2023 grant of \$425,000 to the Somerville Hispanic Association for Community Development, to change the scope of the building renovations without increasing the funds.

Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Finance Committee

- 7.4. Mayor's Request
(ID # [23-1737](#))
- Requesting approval of a transfer of \$181,740 from Salary Contingency to various Department of Public Works School Custodian Personal Services Accounts to fund a collective bargaining settlement with the Firemen and Oilers, Local 3, Service Employees International Union.

Assistant City Solicitor Matthew Sirigu reviewed the terms of the agreement, saying that the sick leave buyback was doubled at 25% and the cap was increased to \$6,000. Other changes included increased longevity pay, modifications to sick leave management, grievance procedures, and drug/alcohol testing. Notably, PFLMA will be increased to 8 weeks. Family Medical Leave is unpaid under federal law, however, the state has paid family leave and the city administration is in the process of adopting its own option which would be paid by the city and need City Council approval. Assistant Solicitor Sirigu noted that the requested amount is for future payments for the rest of this fiscal year. The administration will return to the Council at a later date to secure funds for retroactive payments.

RESULT: APPROVED

7.5. Mayor's Request
(ID # [23-1732](#))

Requesting approval of a transfer of \$25,000 from various SomerStat Ordinary Maintenance Accounts to the SomerStat Salaries & Wages Temporary Account to fund additional temporary employee time.

Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Finance Committee

7.6. Mayor's Request
(ID # [23-1722](#))

Requesting approval to accept and expend a \$116,800 grant that requires a match, from the MA Department of Transportation to the Mobility Division for the West Broadway Vision Zero Implementation project.

Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Finance Committee

7.7. Mayor's Request
(ID # [23-1720](#))

Requesting approval to accept an in-kind gift valued at \$15,000 with no new match required, from the SUGi project to the Parks and Urban Forestry Division for materials and professional services for the Miyawaki forest planting.

Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Finance Committee

8. COMMUNICATIONS OF CITY OFFICERS

- 8.1. Officer's Communication (ID # [23-1733](#)) Director of the Department of Racial and Social Justice conveying the preliminary findings of the Public Safety for All survey.

Racial and Social Justice Director Denise Molina Capers reviewed the findings and gave a broad overview, touching on several areas. She noted that this survey was one of the most representative surveys undertaken in the city and had a total of 1,296 responses.

Councilor Burnley commented that the structure of the presentation did not deal with how to improve safety, nor provide alternatives to policing and he asked if all of the comments would be shared. Director Molina Capers replied that they may be added as an appendix. Councilor Burnley asked why data for disabled and LGBTQIA people was combined for some areas and not others and was told that the reason this was done was because of the number of respondents.

Councilor Kelly asked when the open data platform would be available to the public and SomerStat Director Anna Gartsman replied that it is available now. Director Gartsman noted that open comments have been excluded to protect identities. Councilor Kelly also commented about the survey being open to people who worked in the city, and she inquired about various datasets that might extrapolate particular groups. She was told that analysis is possible at various levels and could be provided upon request. To collect the survey data, focus groups were held and collaboration was conducted with the Office of Immigrant Affairs and multiple community organizations. Councilor Gomez Mouakad emphasized finding ways to reach out to non-English speaking people.

With regard to improvements to the Police Department, Director Molina Capers stated that it was important to report the differences by race so the voices of those most impacted could be heard. Councilor Davis commented that it wasn't clear how the data supports the perceptions and Director Molina Capers replied that part of the answer is history, and that people of color are most impacted because some areas need to be patrolled more than others due to higher crime. Director Molina Capers closed by saying that the full report would be available in early 2024 and that the task force would appreciate feedback from Councilors.

RESULT: PLACED ON FILE

- 8.2. Officer's Communication (ID # [23-1734](#)) Director of the Department of Racial and Social Justice conveying the Police Department Staffing and Operations Analysis.

Councilor Kelly asked that the data for this item be provided at least 3 days prior to it being discussed in committee on November 30th.

RESULT: PLACED ON FILE AND SENT FOR DISCUSSION

FOLLOWUP: Confirmation of Appointments and Personnel Matters Committee

- 8.3. Officer's Communication (ID # [23-1715](#))

City Clerk conveying the non-binding votes of the 2024 City Council Caucus.

City Clerk Kimberly Wells reported the results of the non-binding vote for President and Vice President for Calendar year 2024, as follows:

President: Councilor Ben Ewen-Campen

Vice President: Councilor Judy Pineda Neufeld

RESULT: PLACED ON FILE

9. NEW BUSINESS

- 9.1. License (ID # [23-1735](#))

New Garage License, Greentown Labs, 444 Somerville Avenue, for 5 inside, 0 outside for storing vehicles, Mon-Sun: 7am-8pm.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Licenses and Permits Committee

- 9.2. License (ID # [23-1729](#))

Renewing Used Car Dealer License Class 2, Aris Auto Inc, 3 Craigie St.

Councilor Burnley moved to waive the readings of items 9.2 through 9.8 and approve them this evening.

RESULT: APPROVED

- 9.3. License (ID # [23-1736](#))

Renewing Used Car Dealer License Class 2, Broadway Brake, 45 Broadway.

Councilor Burnley moved to waive the readings of items 9.2 through 9.8 and approve them this evening.

RESULT: APPROVED

- 9.4. License (ID # [23-1730](#))

Renewing Used Car Dealer License Class 2, Broadway Sunoco, 258 Broadway.

Councilor Burnley moved to waive the readings of items 9.2 through 9.8 and approve them this evening.

RESULT: APPROVED

- 9.5. License (ID # [23-1731](#))

Renewing Used Car Dealer License Class 2, Green Automotive Inc, 600 Windsor Pl.

Councilor Burnley moved to waive the readings of items 9.2 through 9.8 and approve them this evening.

RESULT: APPROVED

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- 9.6. Public Event
(ID # [23-1727](#)) Union Square Main Streets applying for a Public Event License for 9th Annual Union Square Holiday Stroll on December 2 from 10am to 7pm (raindate December 3).
- Councilor Burnley moved to waive the readings of items 9.2 through 9.8 and approve them this evening.
RESULT: APPROVED
- 9.7. Public Event
(ID # [23-1741](#)) Mayor's Office applying for a Public Event License for Annual City Hall Tree Lighting on December 7 from 5pm to 9pm.
- Councilor Burnley moved to waive the readings of items 9.2 through 9.8 and approve them this evening.
RESULT: APPROVED
- 9.8. Public Event
(ID # [23-1742](#)) Mayor's Office applying for a Public Event License for Annual Menorah Lighting on December 10 from 4pm to 7pm.
- Councilor Burnley moved to waive the readings of items 9.2 through 9.8 and approve them this evening.
RESULT: APPROVED
- 9.9. Public Communication
(ID # [23-1717](#)) Crystal Huff submitting comments re: rat mitigation.
- RESULT: PLACED ON FILE**
- 9.10. Public Communication
(ID # [23-1746](#)) 43 residents submitting comments re: item #23-1694, a Home Rule Petition authorizing regulation of rent in residential dwelling units.
- RESULT: PLACED ON FILE**
- 10. SUPPLEMENTAL ITEMS**
- 10.1. Order
(ID # [23-1738](#)) By Councilor Gomez Mouakad and Councilor Wilson That the Director of Infrastructure and Asset Management deliver a study showing the steps to de-carbonize mechanical systems in existing school buildings as part of the Heating, Ventilation, and Air Conditioning (HVAC) Feasibility Study, and assess potential grants and funding to help accelerate this process.
- Taken with item #23-1739. Councilor Gomez Mouakad would like to have a discussion on these items in committee.
RESULT: APPROVED AND SENT FOR DISCUSSION
-

FOLLOWUP: School Building Facilities and Maintenance Special Committee10.2. Order
(ID # [23-1739](#))

By Councilor Gomez Mouakad and Councilor Wilson

That the Director of Infrastructure and Asset Management provide a list of schools that do not have solar panels, and a plan including potential grant and funding sources to install solar panels in those buildings following any roof repairs and replacements.

Taken with item #23-1738. Councilor Gomez Mouakad would like to have a discussion on these items in committee.

RESULT: APPROVED AND SENT FOR DISCUSSION

FOLLOWUP: School Building Facilities and Maintenance Special Committee

10.3. Resolution
(ID # [23-1747](#))

By Councilor Gomez Mouakad, Councilor Burnley Jr., Councilor Clingan, Councilor Davis, Councilor Kelly, Councilor McLaughlin, Councilor Pineda Neufeld, Councilor Scott, Councilor Strezo and Councilor Wilson
That the Administration immediately engage in contract negotiations with the Somerville Municipal Employees Association (SMEA) Unit B, due to increasing losses of staff due to low wages.

Councilor Gomez Mouakad noted that the SMEA has lost 5 more staff positions, adding that many of the city's positions are undervalued. She stated that this is an urgent item that needs to be addressed.

RESULT: APPROVED

10.4. Order
(ID # [23-1758](#))

By Councilor McLaughlin

That the Director of Health and Human Services provide the Ward 1 City Councilor with monthly updates on efforts to address homelessness in East Somerville.

Councilor McLaughlin noted that the homeless issue in the city has been going on for too long. He asked the administration what is being done on this matter in East Somerville and wasn't satisfied with the response he received. This request is for data.

RESULT: APPROVED AND SENT FOR DISCUSSION

FOLLOWUP: Public Health and Public Safety Committee

10.5. Order
(ID # [23-1759](#))

By Councilor McLaughlin and Councilor Wilson

That the Director of Engineering add signage to streets that intersect with Gilman Street, indicating that the street allows two way bicycle traffic.

RESULT: APPROVED

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- 10.6. Order
(ID # [23-1760](#))
- By Councilor McLaughlin
That the Director of Engineering add a curb cut to the Walnut Street Park, by Skilton Ave, to create a clear path for cyclists from Walnut Street.
- Councilor McLaughlin encouraged residents to look at what was done on Walnut Street. He's appreciative of the work that was performed, but he would like this curb cut to be made.
- RESULT: APPROVED**
- 10.7. Order
(ID # [23-1761](#))
- By Councilor McLaughlin
That the Director of Inspectional Services address the rodent holes around the East Branch Library.
- RESULT: APPROVED AND SENT FOR DISCUSSION**
FOLLOWUP: Rodent Issues Special Committee
- 10.8. Order
(ID # [23-1762](#))
- By Councilor McLaughlin
That the Director of Public Space and Urban Forestry trim the tree by 11 Illinois Avenue.
- RESULT: APPROVED**
- 10.9. Mayor's Request
(ID # [23-1723](#))
- Requesting approval to extend a contract with Janeth Moreno from Moreno Law for one year, to June 30, 2024, for the provision of immigration legal services.
- Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.
- RESULT: REFERRED FOR RECOMMENDATION**
FOLLOWUP: Finance Committee
- 10.10. Mayor's Request
(ID # [23-1751](#))
- Requesting approval to accept and expend a \$298,280 grant with no new match required, from the Department of Mental Health to the Police Department for the Crisis Intervention Team Training and Technical Assistance Center (CITT-TAC) jail diversion program.
- Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.
- RESULT: REFERRED FOR RECOMMENDATION**
FOLLOWUP: Finance Committee
- 10.11. Mayor's Request
(ID # [23-1755](#))
- Requesting approval to accept and expend a \$295,463 grant with no new match required, from the State 911 Department to the Police Department for enhanced 911 Telecommunicator personnel costs.
- Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5
-

through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Finance Committee

10.12. Mayor's Request
(ID # [23-1754](#))

Requesting approval to accept and expend a \$120,420.65 grant with no new match required, from the State 911 Department to the Police Department for Emergency Medical Dispatch training.

Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Finance Committee

10.13. Mayor's Request
(ID # [23-1752](#))

Requesting approval to accept and expend a \$39,398 grant with no new match required, from the Department of Mental Health to the Police Department for jail diversion.

Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Finance Committee

10.14. Mayor's Request
(ID # [23-1753](#))

Requesting approval to accept and expend a \$24,500 grant with no new match required, from the State 911 Department of Emergency Medical Dispatch to the Police Department for Emergency Medical Dispatch work with Cataldo Ambulance Service of Massachusetts.

Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Finance Committee

10.15. Mayor's Request
(ID # [23-1756](#))

Requesting approval to accept and expend a \$20,000 grant with no new match required, from State Opioids Response to the Police Department for the Post-Overdose Follow-Up with First Responders program.

Councilor Wilson moved to waive the readings of items 7.1 through 7.3, 7.5 through 7.7 and 10.9 through 10.15 and refer them to the Finance Committee.

RESULT: REFERRED FOR RECOMMENDATION

FOLLOWUP: Finance Committee

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- 10.16. Mayor's Request (ID # [23-1763](#)) Requesting confirmation of the appointment of Alexis Washburn to the Commission on Energy Use and Climate Change.
- President Pineda Neufeld moved to waive the readings of items 10.16 through 10.23 and refer them to the Committee on Confirmation of Appointments and Personnel Matters.
- RESULT:** **REFERRED FOR RECOMMENDATION**
- FOLLOWUP:** Confirmation of Appointments and Personnel Matters Committee
- 10.17. Mayor's Request (ID # [23-1765](#)) Requesting confirmation of the appointment of Helen Corrigan to the Commission for Persons with Disabilities.
- President Pineda Neufeld moved to waive the readings of items 10.16 through 10.23 and refer them to the Committee on Confirmation of Appointments and Personnel Matters.
- RESULT:** **REFERRED FOR RECOMMENDATION**
- FOLLOWUP:** Confirmation of Appointments and Personnel Matters Committee
- 10.18. Mayor's Request (ID # [23-1766](#)) Requesting confirmation of the appointment of Ingrid Schneider to the Commission for Persons with Disabilities.
- President Pineda Neufeld moved to waive the readings of items 10.16 through 10.23 and refer them to the Committee on Confirmation of Appointments and Personnel Matters.
- RESULT:** **REFERRED FOR RECOMMENDATION**
- FOLLOWUP:** Confirmation of Appointments and Personnel Matters Committee
- 10.19. Mayor's Request (ID # [23-1767](#)) Requesting confirmation of the appointment of Laurie Brandt to the Commission for Persons with Disabilities.
- President Pineda Neufeld moved to waive the readings of items 10.16 through 10.23 and refer them to the Committee on Confirmation of Appointments and Personnel Matters.
- RESULT:** **REFERRED FOR RECOMMENDATION**
- FOLLOWUP:** Confirmation of Appointments and Personnel Matters Committee
- 10.20. Mayor's Request (ID # [23-1768](#)) Requesting confirmation of the appointment of Murshid Buwembo to the Commission for Persons with Disabilities.
- President Pineda Neufeld moved to waive the readings of items 10.16 through 10.23 and refer them to the Committee on Confirmation of Appointments and Personnel Matters.
- RESULT:** **REFERRED FOR RECOMMENDATION**
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FOLLOWUP: Confirmation of Appointments and Personnel Matters Committee

10.21. Mayor's Request
(ID # [23-1769](#))

Requesting confirmation of the appointment of Sheila Tracy to the Commission for Persons with Disabilities.

President Pineda Neufeld moved to waive the readings of items 10.16 through 10.23 and refer them to the Committee on Confirmation of Appointments and Personnel Matters.

RESULT: **REFERRED FOR RECOMMENDATION**

FOLLOWUP: Confirmation of Appointments and Personnel Matters Committee

10.22. Mayor's Request
(ID # [23-1770](#))

Requesting confirmation of the appointment of Nick Altschuller to the Commission for Persons with Disabilities.

President Pineda Neufeld moved to waive the readings of items 10.16 through 10.23 and refer them to the Committee on Confirmation of Appointments and Personnel Matters.

RESULT: **REFERRED FOR RECOMMENDATION**

FOLLOWUP: Confirmation of Appointments and Personnel Matters Committee

10.23. Mayor's Request
(ID # [23-1771](#))

Requesting confirmation of the appointment of M. Michael Shaps to the Commission for Persons with Disabilities.

President Pineda Neufeld moved to waive the readings of items 10.16 through 10.23 and refer them to the Committee on Confirmation of Appointments and Personnel Matters.

RESULT: **REFERRED FOR RECOMMENDATION**

FOLLOWUP: Confirmation of Appointments and Personnel Matters Committee

10.24. Officer's
Communication
(ID # [23-1748](#))

Planning Board conveying recommendations for items #23-1198, #23-1205, #23-1305, #23-1306, and #23-1489.

President Pineda Neufeld moved to waive the readings of items 10.24 through 10.27 and Place them on File.

RESULT: **PLACED ON FILE**

10.25. Public
Communication
(ID # [23-1740](#))

Urban Forestry Committee submitting comments re: green roof coverage.

President Pineda Neufeld moved to waive the readings of items 10.24 through 10.27 and Place them on File.

RESULT: **PLACED ON FILE**

- 10.26. Public Communication (ID # [23-1749](#)) Pedestrian and Transit Advisory Committee submitting comments re: item #23-1461, amending the Code of Ordinances to create a Safe Streets ordinance.

President Pineda Neufeld moved to waive the readings of items 10.24 through 10.27 and Place them on File.

RESULT: PLACED ON FILE

- 10.27. Public Communication (ID # [23-1750](#))

Ati Waldman submitting comments re: ceasefire in Gaza.

President Pineda Neufeld moved to waive the readings of items 10.24 through 10.27 and Place them on File.

RESULT: PLACED ON FILE

11. LATE ITEMS

- 11.1. Order (ID # [23-1773](#))

By Councilor Clingan, Councilor Burnley Jr., Councilor Davis, Councilor Gomez Mouakad, Councilor Kelly, Councilor McLaughlin, Councilor Pineda Neufeld, Councilor Scott and Councilor Wilson

That the Director of Engineering provide this Council with a timeline for all utility work and paving projects scheduled for Highland Ave including the Highland Ave redesign project.

RESULT: APPROVED AND SENT FOR DISCUSSION

FOLLOWUP: Public Utilities and Public Works Committee

12. ADJOURNMENT

The meeting was Adjourned at 10:39 PM.