



# City of Somerville, Massachusetts

## City Council

### Meeting Minutes

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**Tuesday, November 26, 2024**

**7:00 PM**

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*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

**Present:** Ward One City Councilor Matthew McLaughlin  
Ward Six City Councilor Lance L. Davis  
Ward Five City Councilor Naima Sait  
Ward Two City Councilor Jefferson Thomas (J.T.) Scott  
City Councilor At Large Wilfred N. Mbah  
City Councilor At Large Willie Burnley Jr.  
Ward Four City Councilor Jesse Clingan  
City Councilor At Large Kristen Strezo  
Ward Seven City Councilor Judy Pineda Neufeld  
Ward Three City Councilor Ben Ewen-Campen

**Absent:** City Councilor At Large Jake Wilson

The meeting was called to order at 7:00 PM by Ward Three City Councilor Ben Ewen-Campen.

1.1. Roll Call                      Call of the Roll.  
(ID # [24-1675](#))

**RESULT:      PLACED ON FILE**

1.2. Remembrances              Remembrances.  
(ID # [24-1676](#))

Councilors McLaughlin and Clingan requested a moment of silence in memory of Kenneth Lonergan.  
**RESULT:      APPROVED**

1.3. Minutes                      Approval of the Minutes of the Regular Meeting of October 24, 2024.  
(ID # [24-1677](#))

**RESULT:      APPROVED**

#### 2. CITATIONS

### 3. PUBLIC HEARINGS

- 3.1. Grant of Location RCN applying for a Grant of Location to install approximately 20 feet of conduit in Foley Street, from existing Manhole 001 to a point of pickup at 45 Middlesex Avenue.  
(ID # [24-1662](#))

Robert Cassano, from Capital Projects, 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. Officer's Chief Assessor presenting proposed FY 2025 Tax Classifications and requesting the adoption of a minimum residential factor for FY 2025 and Communication requesting the adoption of a minimum residential factor for FY 2025 and acceptance of Massachusetts General Law Chapter 59 Section 5C, a residential exemption of 35% of average assessed value for owner-occupied properties.  
(ID # [24-1668](#))

#### CONDITION/AMENDMENT

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

1. That this Council adopts a minimum residential factor of 82.3464, the legal minimum for the city for FY 2025.

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 2025.

Chief Assessor Frank Golden presented two motions related to the tax rate for FY2025. He noted that there is a shift of the tax burden from residential to commercial properties that will lower the residential tax rate. He explained the residential exemption saying that lower valued properties will see a larger exemption amount. He reviewed several metrics saying that there was some improvement in the Form LA-4 comparisons for FY24-FY25 and said that the parcel count change was typical and that the average valuation change was healthy. There were 428 condo sales and \$3.5 million residential growth. Commercial, industrial and personal property growth equaled \$10.6 million.

Assessor Golden reviewed three tax options and showed the tax impact of the high school building. Deputy Assessor Janneke Donovan explained the other exemptions/options available to residents to reduce their taxes and noted that the qualifying criteria set by the state.

President Ewen-Campen opened the Public Hearing.

Eilish Brown spoke, saying that every department in the city needs more money and asked why the city doesn't just increase taxes. President Ewen-Campen explained that limits are set by Proposition 2 ½. Eilish

Brown asked why residents aren't contacted directly to see if they want to apply for the exemptions that they might qualify for, and Deputy Assessor Donovan replied that the Assessor's Office tries to contact people but can't go back in time.

There being no further speakers, President Ewen-Campen closed the Public Hearing.

**RESULT:**     **APPROVED**

**AYE:**           Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Five City Councilor Sait, Ward Two City Councilor Scott, City Councilor At Large Mbah, City Councilor At Large Burnley Jr., Ward Four City Councilor Clingan, City Councilor At Large Strezo, Ward Seven City Councilor Pineda Neufeld, and Ward Three City Councilor Ewen-Campen

**ABSENT:**       City Councilor At Large Wilson

#### 4.     **ORDERS, ORDINANCES, RESOLUTIONS AND MOTIONS OF MEMBERS**

- 4.1.   Communication    By Councilor Mbah  
(ID # [24-1671](#))       Conveying a report of the Municipal Job Creation and Retention Trust Fund.

Councilor Mbah reported that the Trust funded 7 new job-related programs and has spent \$7 million over the 5-year period since 2019. He also noted that this Trust is unique in that it provides stipends for some lower income participants in the program to cover miscellaneous costs such as child care, transportation, etc.

**RESULT:**     **PLACED ON FILE**

- 4.2.   Communication    By Councilor Mbah  
(ID # [24-1672](#))       Conveying a report of the Affordable Housing Trust Fund.

Councilor Mbah reported that the Trust has approved forgoing the repayment of a 2007 loan given for the rehabilitation of the St. Polycarp project rehabilitation at 1323 Broadway and he stated that the Somerville Community Land Trust is proposing to build 6 units next year at 2 Pleasant Avenue.

**RESULT:**     **PLACED ON FILE**

- 4.3.   Order  
(ID # [24-1673](#))       By Councilor Pineda Neufeld, Councilor Strezo, Councilor Clingan, Councilor Sait and Councilor Davis  
That the Director of Parking discuss with this Council how to ensure that permit-only parking is available to non-resident parents with shared custody of children enrolled in Somerville Public Schools.

Councilor Pineda Neufeld commented that this is a problem for non-resident parents when transporting their children to or from school, sporting events, parks, etc.

**RESULT:** APPROVED AND SENT FOR DISCUSSION

**FOLLOWUP:** Traffic and Parking Committee

4.4. Order  
(ID # [24-1674](#))

By Councilor Pineda Neufeld, Councilor Davis and Councilor Strezo  
That the Director of Parking install signage indicating the grace period, during daycare pickup and drop-off hours, during which parking tickets will not be issued in front of 99A Dover Street.

**AMENDMENT:** That the Director of Parking install signage indicating the grace period, during daycare pickup and drop-off hours, during which parking tickets will not be issued in front of 99A Dover Street, and other daycare locations in the city.

Councilor Davis moved to amend the item by adding: “and other daycare locations in the city” at the end of the order. The amendment was approved.

**RESULT:** APPROVED AS AMENDED AND SENT FOR DISCUSSION

**FOLLOWUP:** Traffic and Parking Committee

5. UNFINISHED BUSINESS

6. REPORTS OF COMMITTEES

6.A. HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

6.A.1. Committee Report (ID # [24-1647](#)) Report of the Committee on Housing and Community Development, meeting on November 21, 2024.

Councilor Strezo summarized the actions taken by the committee and reported that the committee received updates on various housing initiatives and on the income certification process used for affordable housing programs. Members also discussed the potential for density bonus incentives for homeowners to build affordable housing.

**RESULT:** APPROVED

6.A.2. Resolution  
(ID # [24-1009](#))

By Councilor Wilson, Councilor Pineda Neufeld, Councilor Clingan and Councilor Burnley Jr.

That the Administration work with the vendor to review the certification and re-certification processes for affordable housing units and identify ways to streamline the process and make it less onerous for residents.

**RESULT:** WORK COMPLETED

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**6.B. LAND USE COMMITTEE**

- 6.B.1. Committee Report Report of the Committee on Land Use, meeting on November 21, 2024.  
(ID # [24-1646](#))

Councilor McLaughlin summarized the actions taken by the committee and reported that the committee discussed a zoning ordinance to address various parking requirements, a zoning map amendment, a zoning ordinance, and parking minimums. The committee also approved the correction of errata in the zoning ordinances.

**RESULT: APPROVED**

- 6.B.2. Public  
Communication  
(ID # [23-0940](#))

NRL WSC 200 Inner Belt Prop, LLC requesting a Zoning Map Amendment to change the zoning district of 200 Inner Belt Road from Commercial Industry (CI) to High-Rise (HR).

**RESULT: PLACED ON FILE**

- 6.B.3. Public  
Communication  
(ID # [23-1617](#))

Charles Zammuto requesting the adoption of an amendment to the Zoning Ordinance Map to change the zoning district of 563-565 Broadway from Urban Residence (UR) to Mid-Rise 4 (MR4).

**RESULT: PLACED ON FILE**

- 6.B.4. Mayor's Request  
(ID # [24-0416](#))

Requesting ordainment of an amendment to Article 2, Article 3, Article 4, Article 5, Article 8, and Article 10 of the Zoning Ordinances to remove conflicts with the State Building Code.

**RESULT: PLACED ON FILE**

- 6.B.5. Mayor's Request  
(ID # [24-0551](#))

Requesting ordainment of an amendment to the Somerville Zoning Ordinance to add Section 8.5 Interim Planning Overlay District (IPOD) and the Brickbottom sub-area.

**RESULT: PLACED ON FILE**

- 6.B.6. Public  
Communication  
(ID # [24-0679](#))

14 registered voters requesting a Zoning Text Amendment to amend the Zoning Ordinances to add section 8.4.19, Somernova Innovation Sub-Area.

**RESULT: PLACED ON FILE**

- 6.B.7. Public Communication (ID # [24-0680](#)) 15 registered voters requesting a Zoning Map Amendment to include 8 Park Street, 10 Park Street, 504 Somerville Avenue, 7-9 Properzi Way, 15-27 Properzi Way, 29 Properzi Way, 26-32 Park Street, 8-14 Tyler Street, 40 Park Street, 15 Dane Street, 7-9 Tyler Street, 30 Dane Street, 24-28 Dane Street, 460 Somerville Avenue, 444 Somerville Avenue, 440 Somerville Avenue, and 502 Somerville Avenue in the Somernova Innovation Sub-Area.
- RESULT:** **PLACED ON FILE**
- 6.B.8. Public Communication (ID # [24-1080](#)) Walter Tauro requesting a Zoning Map Amendment to change the zoning district of 282 McGrath Highway from Neighborhood Residence (NR) to Small Business (SB) Overlay District.
- RESULT:** **ORDINANCE ORDAINED**
- AYE:** Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Five City Councilor Sait, Ward Two City Councilor Scott, City Councilor At Large Mbah, City Councilor At Large Burnley Jr., Ward Four City Councilor Clingan, City Councilor At Large Strezo, Ward Seven City Councilor Pineda Neufeld, and Ward Three City Councilor Ewen-Campen
- ABSENT:** City Councilor At Large Wilson
- 6.B.9. Mayor's Request (ID # [24-1196](#)) Requesting ordainment of an amendment to Sections 2.2.1, 3.1.16, 3.2.15, 4.1.13, 4.2.13, 4.3.13, 4.4.14, 5.1.15, 6.1.11, 6.2.13, 6.3.11, 6.4.14, 9.2.6.h, 9.2.14.b.v, and Table 9.1.1 of the Zoning Ordinance to streamline the regulation of daycare services and permit additional daycare operation in the Residential, Mid-Rise, and Commercial zoning districts.
- RESULT:** **ORDINANCE ORDAINED**
- AYE:** Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Five City Councilor Sait, Ward Two City Councilor Scott, City Councilor At Large Mbah, City Councilor At Large Burnley Jr., Ward Four City Councilor Clingan, City Councilor At Large Strezo, Ward Seven City Councilor Pineda Neufeld, and Ward Three City Councilor Ewen-Campen
- ABSENT:** City Councilor At Large Wilson
- 6.B.10. Mayor's Request (ID # [24-1259](#)) Requesting ordainment of an amendment to Articles 2-7, Articles 9-11, Article 13, and Article 15 of the Zoning Ordinance to make corrections, clarifications, and regulatory framework improvements.
- RESULT:** **ORDINANCE ORDAINED**

**AYE:** Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Five City Councilor Sait, Ward Two City Councilor Scott, City Councilor At Large Mbah, City Councilor At Large Burnley Jr., Ward Four City Councilor Clingan, City Councilor At Large Strezo, Ward Seven City Councilor Pineda Neufeld, and Ward Three City Councilor Ewen-Campen

**ABSENT:** City Councilor At Large Wilson

#### 6.C. LEGISLATIVE MATTERS COMMITTEE

- 6.C.1. Committee Report Report of the Committee on Legislative Matters, meeting on November 19, (ID # [24-1645](#)) 2024.

Councilor Davis summarized the actions taken by the committee and reported that the sole item discussed was a resolution reaffirming the city's status as a Welcoming Community. The committee opted to re-write the resolution and submit a new version (item # 24-1682) to the Council at tonight's meeting for further discussion. He commented that the committee meeting was a starting point for a conversation to determine if more could be done by the city on this topic.

**RESULT: APPROVED**

#### 6.D. SCHOOL BUILDING FACILITIES AND MAINTENANCE SPECIAL COMMITTEE

- 6.D.1. Committee Report Report of the Special Committee on School Building Facilities and (ID # [24-1644](#)) Maintenance, meeting on November 18, 2024.

Councilor Davis summarized the actions taken by the committee and reported that the committee received updates on the Massachusetts School Building Authority (MSBA) process for the Winter Hill and Brown Schools, the redesign plan for the Kennedy School front playground, the condition of the Somerville High School (SHS) building exterior tiles, the installation of a new classroom on the third-floor atrium at the Argenziano School, the creation of a production kitchen at the Argenziano School and on the procurement and installation of window blinds for certain classrooms at SHS.

**RESULT: APPROVED**

- 6.D.2. Order (ID # [24-1591](#))

By Councilor Sait, Councilor Burnley Jr., Councilor Clingan, Councilor Davis, Councilor Ewen-Campen, Councilor Mbah, Councilor McLaughlin, Councilor Pineda Neufeld, Councilor Scott, Councilor Strezo and Councilor Wilson

That the Director of Infrastructure and Asset Management provide an update on the redesign plan for the Kennedy School front playground.

**RESULT: WORK COMPLETED**

- 6.D.3. Order  
(ID # [24-1593](#))
- By Councilor Pineda Neufeld  
That the Director of Infrastructure and Asset Management provide an update on the condition of the Somerville High School building exterior tiles.

**RESULT:** **WORK COMPLETED**

- 6.D.4. Order  
(ID # [24-1596](#))
- By Councilor Pineda Neufeld  
That the Commissioner of Public Works provide information on the procurement and installation of window blinds for certain classrooms at Somerville High School that have unobstructed views from the hallways and need blinds in order to conduct lockdown procedures.

**RESULT:** **WORK COMPLETED**

## 7. COMMUNICATIONS OF THE MAYOR

- 7.1. Mayor's Request  
(ID # [24-1650](#))
- Requesting the appropriation of \$122,000 from the FY 2025 Property Tax Levy to the Emergency Stabilization Fund for the operational cost of the 2025 Warming Center.

This item was discussed with item #24-1651.

Health and Human Services Director Karin Carroll spoke about the funds being used for the warming center at the Cummings School. She told the Council that a vendor has been identified and will provide supplies, meals, transportation between Davis Square, and other areas where the need exists, and the warming center. Taxi voucher funds are also part of the scope of service provided by the vendor.

**RESULT:** **APPROVED**

- 7.2. Mayor's Request  
(ID # [24-1651](#))
- Requesting approval to appropriate \$388,000 from the Emergency Stabilization Fund for the 2025 Warming Center.

See item #24-1650.

**RESULT:** **APPROVED**

**AYE:** Ward One City Councilor McLaughlin, Ward Six City Councilor Davis, Ward Five City Councilor Sait, Ward Two City Councilor Scott, City Councilor At Large Mbah, City Councilor At Large Burnley Jr., Ward Four City Councilor Clingan, City Councilor At Large Strezo, Ward Seven City Councilor Pineda Neufeld, and Ward Three City Councilor Ewen-Campen

**ABSENT:** City Councilor At Large Wilson

- 7.3. Mayor's Request  
(ID # [24-1656](#))
- Requesting approval to appropriate \$350,000 from the Municipal Composting Program stabilization fund to implement a municipal composting pilot program.



Councilor Mbah commented that the composting program has been thoroughly discussed in the Open Space, Environment and Energy Committee already, and he asked that this item be approved this evening.

**RESULT:** **APPROVED**

**AYE:** Ward Six City Councilor Davis, Ward Five City Councilor Sait, Ward Two City Councilor Scott, City Councilor At Large Mbah, City Councilor At Large Burnley Jr., Ward Four City Councilor Clingan, Ward Seven City Councilor Pineda Neufeld, and Ward Three City Councilor Ewen-Campen

**ABSENT:** Ward One City Councilor McLaughlin, City Councilor At Large Wilson, and City Councilor At Large Strezo

7.4. Mayor's Request  
(ID # [24-1649](#))

Requesting approval to appropriate \$340,000 from the Union Square Community Benefits Fund, with \$200,000 for Workforce Development Services and \$140,000 for Small Business Technical Assistance Services.

Councilor Scott moved to waive the readings of items 7.4 through 7.7 and refer them to the Finance Committee.

**RESULT:** **REFERRED FOR RECOMMENDATION**

**FOLLOWUP:** Finance Committee

7.5. Mayor's Request  
(ID # [24-1574](#))

Requesting approval to appropriate \$147,902 from the Energy Stabilization Fund to replace steam traps.

Councilor Scott moved to waive the readings of items 7.4 through 7.7 and refer them to the Finance Committee.

**RESULT:** **REFERRED FOR RECOMMENDATION**

**FOLLOWUP:** Finance Committee

7.6. Mayor's Request  
(ID # [24-1635](#))

Requesting approval to accept and expend a \$82,357.50 grant with no new match required from Massachusetts Executive Office of Elder Affairs to the Council on Aging for social, educational and physical wellness programming.

Councilor Scott moved to waive the readings of items 7.4 through 7.7 and refer them to the Finance Committee.

**RESULT:** **REFERRED FOR RECOMMENDATION**

**FOLLOWUP:** Finance Committee

7.7. Mayor's Request  
(ID # [24-1654](#))

Requesting approval to pay prior year invoices totaling \$29,074.72 using available funds in various Police Department Ordinary Maintenance Accounts for unpaid invoices.

Councilor Scott moved to waive the readings of items 7.4 through 7.7 and refer them to the Finance Committee.

**RESULT:** **REFERRED FOR RECOMMENDATION**

**FOLLOWUP:** Finance Committee

- 7.8. Mayor's Request (ID # [24-1648](#)) Requesting approval for the 2025 Preliminary Municipal Election to be held on Tuesday, September 16, 2025.

**RESULT:** **APPROVED**

- 7.9. Mayor's Request (ID # [24-1620](#)) Requesting confirmation of the appointment of Amanda Nagim-Williams as Director of Racial and Social Justice.

Councilor Pineda Neufeld moved to waive the readings of items 7.9 through 7.12 and refer them to the Confirmation of Appointments and Personnel Matters Committee.

**RESULT:** **REFERRED FOR RECOMMENDATION****FOLLOWUP:** Confirmation of Appointments and Personnel Matters Committee

- 7.10. Mayor's Request (ID # [24-1657](#)) Requesting confirmation of the promotion of Sean M. Sheehan to the position of Police Captain.

Councilor Pineda Neufeld moved to waive the readings of items 7.9 through 7.12 and refer them to the Confirmation of Appointments and Personnel Matters Committee.

**RESULT:** **REFERRED FOR RECOMMENDATION****FOLLOWUP:** Confirmation of Appointments and Personnel Matters Committee

- 7.11. Mayor's Request (ID # [24-1658](#)) Requesting confirmation of the promotion of Paul Anderson to the position of Police Lieutenant.

Councilor Pineda Neufeld moved to waive the readings of items 7.9 through 7.12 and refer them to the Confirmation of Appointments and Personnel Matters Committee.

**RESULT:** **REFERRED FOR RECOMMENDATION****FOLLOWUP:** Confirmation of Appointments and Personnel Matters Committee

- 7.12. Mayor's Request (ID # [24-1661](#)) Requesting confirmation of the promotion of Juan Ducasse Ayala to the position of Police Sergeant.

Councilor Pineda Neufeld moved to waive the readings of items 7.9 through 7.12 and refer them to the Confirmation of Appointments and Personnel Matters Committee.

**RESULT:** **REFERRED FOR RECOMMENDATION****FOLLOWUP:** Confirmation of Appointments and Personnel Matters Committee

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- 7.13. Mayor's Request (ID # [24-1669](#)) Requesting confirmation of the appointment of Carlos Ayala to the Community Preservation Committee.  
**RESULT: APPROVED**
- 7.14. Mayor's Request (ID # [24-1670](#)) Requesting confirmation of the appointment of Mary Jo Bohart to the Community Preservation Committee.  
**RESULT: APPROVED**
- 7.15. Mayor's Request (ID # [24-1652](#)) Requesting approval of an exemption for Charles Graham as required by Massachusetts General Law Chapter 268A, Section 20(b).  
**RESULT: APPROVED**
- 7.16. Mayor's Communication (ID # [24-1580](#)) Conveying the draft Armory Master Plan.  
**RESULT: PLACED ON FILE AND SENT FOR DISCUSSION**  
**FOLLOWUP:** Finance Committee
- 8. COMMUNICATIONS OF CITY OFFICERS**
- 8.1. Officer's Communication (ID # [24-1532](#)) Memorialization Committee conveying the naming of a new park at 217 Somerville Ave in honor of Ken Kelly.  
**RESULT: PLACED ON FILE**
- 8.2. Officer's Communication (ID # [24-1533](#)) Memorialization Committee conveying the naming of a new public street as part of the Clarendon Hill redevelopment in honor of Mary-Louise Daly.  
**RESULT: PLACED ON FILE**
- 8.3. Officer's Communication (ID # [24-1621](#)) Planning Board conveying recommendations for items #24-1080, #24-1196, and #24-1259.  
**RESULT: PLACED ON FILE**
- 9. NEW BUSINESS**
- 9.1. License (ID # [24-1666](#)) Renewing Used Car Dealer Class 2 License, Green Automotive Inc., 600 Windsor Place.  
Councilor Burnley moved to waive the readings of items 9.1, 9.2, 9.4 and 10.10 and approve them this evening.
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**RESULT: APPROVED**

- 9.2. Public Event  
(ID # [24-1663](#)) Interdisciplinary Design Group and Victor Tessler applying for a Public Event License for Libertadores Final Match Celebrations on November 30 from 1pm to 7pm.

Councilor Burnley moved to waive the readings of items 9.1, 9.2, 9.4 and 10.10 and approve them this evening.

**RESULT: APPROVED**

- 9.3. Withdrawn  
(ID # [24-1664](#)) Withdrawn.

**RESULT: WITHDRAWN**

- 9.4. Public Event  
(ID # [24-1665](#)) Janine Fay applying for a Public Event License for Dancing in the Dark on December 21 from 3pm to 8pm.

Councilor Burnley moved to waive the readings of items 9.1, 9.2, 9.4 and 10.10 and approve them this evening.

**RESULT: APPROVED**

- 9.5. Public  
Communication  
(ID # [24-1667](#)) Ashley Stearns submitting comments re: Arts at the Armory.

**RESULT: PLACED ON FILE**

## 10. SUPPLEMENTAL ITEMS

- 10.1. Citation  
(ID # [24-1690](#)) By Councilor Mbah and Councilor Ewen-Campen  
Commending Reebee Garofalo on the auspicious occasion of his 80th birthday.

**RESULT: LAI D ON THE TABLE**

- 10.2. Resolution  
(ID # [24-1682](#)) By Councilor Pineda Neufeld, Councilor Mbah, Councilor Davis, Councilor Burnley Jr., Councilor Clingan, Councilor Sait and Councilor Ewen-Campen  
Reaffirming Somerville's commitment as a Welcoming Community for justice, equity, and inclusion.

Councilor Davis explained that the resolution essentially remains the same as the one previously submitted, but some wording has been clarified.

**RESULT: APPROVED AND SENT FOR DISCUSSION**

**FOLLOWUP:** Legislative Matters Committee

- 10.3. Order  
(ID # [24-1683](#))
- By Councilor Burnley Jr., Councilor Clingan, Councilor Davis, Councilor Ewen-Campen, Councilor Mbah, Councilor McLaughlin, Councilor Pineda Neufeld, Councilor Sait, Councilor Scott and Councilor Strezo  
That the City Solicitor draft a Home Rule Petition to prohibit the forced imposition of brokers' fees onto renters.
- Councilor Burnley commented on the high cost of moving in Somerville and noted that other communities are exploring the elimination of the forced imposition of brokers' fees. He went on to say that even if the fees could not be eliminated, spreading their cost over the length of a lease would be more financially manageable for those who have to pay them.
- RESULT: APPROVED**
- 10.4. Order  
(ID # [24-1684](#))
- By Councilor Burnley Jr. and Councilor Scott  
That the Director of Grants and External Funds explain to this Council in writing whether the city can apply for a grant through the Advanced Transportation Technologies and Innovation (ATTAIN) Program to fund a North-South microtransit pilot program, and apply if it is possible.
- Councilor Burnley spoke about the importance of north/south connectivity, especially for the elderly and for those with disabilities and he would like to explore a pilot program.
- RESULT: APPROVED AND SENT FOR DISCUSSION**  
**FOLLOWUP:** Finance Committee
- 10.5. Order  
(ID # [24-1686](#))
- By Councilor Burnley Jr. and Councilor Scott  
That the City Solicitor confirm whether an LGBTQ Legal Services Stabilization Fund can be created to pay fees associated with gendered document changes and potential court sealing of records associated with such documents.
- Councilor Burnley commented that many members of the community are worried about what the next few years will look like and are wondering if the government will seek to persecute and prosecute people in the trans community. He would like to hear from the City Solicitor's Office about whether such a fund could be created.
- RESULT: APPROVED AS AMENDED AND SENT FOR DISCUSSION**  
**FOLLOWUP:** Legislative Matters Committee
- 10.6. Resolution  
(ID # [24-1685](#))
- By Councilor Burnley Jr. and Councilor Davis  
That the Administration update this Council on the feasibility of pedestrianizing Elm Street for select hours, including identified obstacles and a potential timeline for implementation.
- Councilor Burnley noted his distress at how long it is taking to pedestrianize the city's major squares and he would like to have a conversation about this. Councilor Davis pointed out that the challenge is funding since the funds

were supposed to come from two projects that are now in limbo.  
**RESULT:** **APPROVED AND SENT FOR DISCUSSION**  
**FOLLOWUP:** Traffic and Parking Committee

10.7. Resolution  
 (ID # [24-1687](#))

By Councilor Burnley Jr., Councilor Clingan, Councilor Sait, Councilor Strezo, Councilor Ewen-Campen, Councilor Scott, Councilor Davis, Councilor Pineda Neufeld, Councilor McLaughlin and Councilor Mbah In support of Cambridge Health Alliance (CHA) SHARE workers.

Councilor Burnley spoke on the item saying that workers are not being allowed a voice in how patient care is provided. He sponsored Emily Chen to speak on the item. Ms. Chen commented that employees have been working for three years to improve their ability to care for patients and have now realized that they need to form a union in order to be involved. She said that CHA administrators are making decisions that impact how patient care is provided without input from those providing the care. Meetings were held with the Human Resources department to no avail. Seventy percent of eligible workers have signed union cards and have now filed with the Department of Labor to be recognized.

**RESULT:** **APPROVED**

10.8. Officer's  
 Communication  
 (ID # [24-1688](#))

City Clerk conveying the non-binding votes of the 2025 City Council Caucus.

City Clerk Wells reported that Councilor Pineda Neufeld was selected to serve as Council President for the 2025 Calendar Year and Councilor Davis was selected to serve as Vice President.

**RESULT:** **PLACED ON FILE**

10.9. Officer's  
 Communication  
 (ID # [24-1691](#))

Director of Economic Development and Director of the Arts Council requesting that this Council's Finance Committee hold a public hearing on the draft Armory Master Plan.

**RESULT:** **APPROVED AND SENT FOR DISCUSSION**

**FOLLOWUP:** Finance Committee

10.10. Public Event  
 (ID # [24-1693](#))

Mayor's Office applying for a Public Event License for Christmas Tree Lighting Ceremony on December 5 from 4pm to 8pm (raindate December 10).

Councilor Burnley moved to waive the readings of items 9.1, 9.2, 9.4 and 10.10 and approve them this evening.

**RESULT:** **APPROVED**

- 10.11. Public Communication (ID # [24-1692](#)) Michele Hansen and Matthias Rudolf submitting comments re: Central Somerville Ave.

**RESULT: PLACED ON FILE**

- 10.12. Withdrawn (ID # [24-1073](#)) Withdrawn.

**RESULT: WITHDRAWN**

## 11. LATE ITEMS

- 11.1. Mayor's Request (ID # [24-1606](#)) Requesting the appropriation of \$2,400,000 from the Receipts Reserved for Appropriation, Parking Meter Receipts Account to reduce the FY 2025 Tax Rate.

Councilor Scott made a motion to discharge item # 24-1606 from the Finance Committee. The motion was approved.  
Finance Director Ed Bean explained that this item represents a normal practice taken each year to reduce the tax rate.

**RESULT: APPROVED**

## 12. ADJOURNMENT

The meeting was Adjourned at 9:12 PM.