



Medford City Council
Medford, Massachusetts

The Fifth Regular Meeting, March 11, 2025

City Council

Isaac B. "Zac" Bears
Anna Callahan
Kit Collins
Emily Lazzaro
Matt Leming
George A. Scarpelli
Justin Tseng

Zoom Link: <https://us06web.zoom.us/j/82401804736>

Call-in Number: +13092053325,,82401804736#

Live: Channel 22 (Comcast), Channel 43 (Verizon), [YouTube](#), and medfordtv.org.

To submit written comments, please email AHurtubise@medford-ma.gov.

CALL TO ORDER

President Isaac "Zac" Bears called the meeting to order at 7:06 P.M. on March 11, 2025 in the City Council Chamber on the second floor of Medford City Hall, 85 George P. Hassett Drive, Medford, Massachusetts, and via Zoom. The start of the meeting was delayed by a committee meeting immediately beforehand.

ROLL CALL

Present: Councillor Callahan; Vice President Collins; Councillor Lazzaro; Councillor Leming; Councillor Tseng; President Bears. Absent: Councillor Scarpelli. Inside the Rail: City Clerk Adam Hurtubise.

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

Vice President Collins took the Chair at 7:07 p.m.

25-038 - Offered from the Floor by President Bears

Be it Resolved by the Medford City Council that we send our deepest condolences to the family, friends, and loved ones of Maxwell Liner. Max was my friend of over 15 years and together we were both graduates of the Medford High School Class of 2011 and University of Massachusetts Amherst Class of 2015. He was a deeply caring person who spent his personal and professional lives making a positive impact on people through his work in medical care and his loyalty and devotion to family and friends.

Be it Further Resolved that we dedicate this meeting in his honor.

From the Floor, President Bears moved for approval (Councillor Lazzaro second)—approved.

Records:

The Records of the Meeting of February 25, 2025 were passed to Councillor Leming. Councillor Leming moved for approval (Councillor Callahan second)—approved.

Reports of Committees:

25-023 - Offered by Councillor Scarpelli

Education and Culture Committee Report, February 25, 2025

25-023
EDUCATION AND CULTURE COMMITTEE
MEETING REPORT
TUESDAY, FEBRUARY 25, 2025 @ 6:00 P.M.

Attendees: Councillor George Scarpelli; Committee Chair; Councillor Anna Callahan, Committee Vice Chair; Council President Isaac “Zac” Bears; Council Vice President Kit Collins; Councillor Justin Tseng; Councillor Matt Leming (non-voting Member); City Clerk Adam Hurtubise; Recreation Director Kevin Bailey; Assistant Recreation Director Dan Fowlkes; other participants as noted in the body of this report.

Chair Scarpelli called the meeting to order at 6:00 p.m. on February 25, 2025 in the City Council Chambers on the second floor of Medford City Hall, and via Zoom. The purpose of the meeting was to discuss Recreation Department Programs for Youth with Disabilities (Paper **25-027**).

Chair Scarpelli thanked participants for attending. He said he was inclined to invite parents to speak.

Tonya Sullivan, Brackett Street, said she wanted to give the vision of this through a parent’s eyes. She said a lot of parents have to go out of town to participate in athletic activities. She said we are realistic. We know how hard it is to get and train sufficient staff. She said, “When a flower doesn’t bloom, you fix the environment in which it grows, not the flower.” She said we don’t want to have to be grateful that there are programs for our kid. She said a Citywide Inclusion Specialist would make other aspects of the City more inclusive.

Patricia Scieri said that she appreciates Chair Scarpelli’s work. She said she is a little bit nervous because we fought this hard to get this position even spoken about and we want to get it right. We don’t want it to be another 3-4 p.m. on a Saturday program.

Alexandra Lorick said one area where there was discussion was the library. She said the library now asks if you need an accommodation when you apply for their programs.

Ms. Sullivan said we have people with disabilities in this community from zero to 99. Chair Scarpelli said Councillor Callahan and Councillor Leming took the lead on this. He said that he was a Councillor who helped bring a full-time recreation director to the City. He said we have had some hurdles because of limitations. He said the recreation isn’t about sports.

Ms. Sullivan said she would like to get clarification. She asked how the funding and time would filter for different parts of the City, not just recreation. She asked for other options on where that can be housed. Chair Scarpelli said that this would be part of the discussion that needs to occur with the Mayor.

Ms. Scieri said she also wants to make sure that there is accountability if this doesn't go the right way.

Chair Scarpelli said that this was yesterday. He said this is where we are today, at the start of something amazing. He said he is not going to do a problem just to check a box.

Councillor Callahan said she appreciates seeing everyone again. She said she has heard very clearly from parents that this is not just about rec programs. She said she is hoping we can have a meeting with budget season coming up so that we can answer the questions that the Mayor might have.

Ms. Scieri said that the Mayor said she was going to be here tonight.

President Bears said that what we are doing here is going to bear more fruit. He said when we have these conversations about addressing urgent needs and where the resources need to be placed, the question is about what is the system that we build with the resources we have now. He said he doesn't have the answers to these questions but that this is how he would frame it. He said we are talking about access to job opportunities to adults. He said that someone who could bring together all the different departments of the City would be the staff person to start.

Ms. Scieri said this would be in addition to the inclusion specialist that the School Department is hiring. Ms. Sullivan said we would like a seat at the table to see where the inclusion specialist will be housed. She said that there are places to house that position.

Councillor Tseng arrived at 6:27 p.m.

Ms. Scieri said that it has to be the right person. Ms. Sullivan said that we want to move the needle, but move it for the City of Medford, not just for this age group.

Vice President Collins said she is glad we are having this discussion. She said that the parents and the advocates have described what success looks like and we are very far away from that right now. She said we need to make sure we don't lose sight of what success looks like.

Councillor Leming apologized for not being present in person. He said he is under the weather and doesn't want to infect anyone. He said a lot of the conversations about where this could be housed were had behind closed doors. He said if somebody wants to have this conversation with City staff again about where this position is housed, he said the conversations he's had indicated that having one or two positions added in Director Bailey's office would be most conducive to what we are trying to do. He said he also defers to Councillor Scarpelli's expertise because this is what Councillor Scarpelli does in his day job.

Ms. Sullivan said we just want a seat at the table.

Councillor Tseng said that in general, it seems like this master plan is really important to making sure that we have a position that doesn't only work in one department.

Chenine Peloquin, Belle Avenue, said she hears and believes in this vision from the families. She said she hears that people don't want this to be a management position. She said she needs clarification on this vision. She also asked how this intersects with the ADA coordinator because Director Nwajei already does that job.

Chair Scarpelli said what we're doing is good. He said he sees this as two positions. He said it is great to hear where we are.

President Bears said it sounds like some ideas got thrown around City Hall and some folks made some suggestions on what would be best, but it's important that we make clear that no decisions were made.

Chair Scarpelli said maybe we need to start two groups.

Director Bailey thanked everyone involved. He said he appreciated having the parents speak first. He said he is here as the Recreation Director. He said he agrees that it is limited and that parents have very valid points. He said we've worked with high school students and with Tufts University. He said it is only once a week. He said another part is getting a good number of participants into this program. He said he has spoken with Chair Scarpelli and with his colleagues in Malden. He said that Belmont has also handled this situation admirably. He said we are approaching a tri-city route with Malden and Somerville. He said we first want to create a parent advisory group with one parent and one employee from each city. He said he would like to see more social events. He said we are trying to host Hoops Without Limit in Malden. He said we are also hoping to continue adaptive swimming at Tufts Pool. He said we accepted a recreation bus and we might be able to work in field trips. He said his biggest concern is having the appropriate staff. He said a preferred qualification is to have a certified therapeutic recreation specialist. He said we have hired Krista DeVoe, with a bachelor's degree in therapeutic recreation. He said he would post an assistant to the program manager if we can do this.

Chair Scarpelli outlined his department in an adjoining municipality, which has significantly more departmental staffing than Medford does. He said he sees this as two separate issues.

Gaston Fiore, 61 Stickney Road, said that it's key that the inclusion specialist and whoever gets hired is as close as possible to the families of persons with disabilities. He also suggested looking at the Commission for Persons with Disabilities.

Director Bailey said that our program manager does the therapeutic recreation and is just starting her maternity leave. He said we have other people in the community who can help us with this.

President Bears said that a big piece of this is "What is the accountability?" He said he appreciates the regional approach. President Bears moved to keep this paper in Committee so we can bring it up during budget meetings, and amended it to have the Recreation Department establish a parent working group for families with disabilities (Councillor Tseng second)—approved.

President Bears moved to adjourn at 7:13 p.m. (Councillor Tseng second)—approved.

Chair Scarpelli adjourned the meeting at 7:13 p.m.

[End of Education and Culture Committee Report.]

Councillor Callahan moved to approve the report (Councillor Tseng second)—approved.

President Bears resumed the Chair at 7:13 p.m.

24-033 - Offered by Vice President Collins

Planning and Permitting Committee Report, February 26, 2025

24-033
PLANNING AND PERMITTING COMMITTEE
MEETING REPORT
WEDNESDAY, FEBRUARY 26, 2025 @ 6:00 P.M.

Attendees: Kit Collins, Council Vice President; Council President Isaac "Zac" Bears; Councillor Anna Callahan; Councillor Matt Leming; Councillor George Scarpelli; Clerk Adam Hurtubise; Alicia Hunt, Director of Planning, Development, and Sustainability;

Senior Planner Danielle Evans; Emily Innes, Innes Associates; Paula Ramos Martinez, Innes Associates; Jimmy Rocha, Innes Associates; Attorney Jonathan Silverstein; other participants as noted in the body of this report.

Vice President Collins called the meeting to order on February 26, 2025 at 6:00 p.m. in the Medford City Council Chamber and via Zoom. The purpose of the meeting was to discuss zoning updates with the Innes Associates team (Paper [24-033](#)).

Vice President Collins thanked participants for attending. She summarized work to date. She said we are looking at zoning in specifically residential districts. She said that the goal of the urban residential zoning is to respond to what is already there, taking the new T stations in the city into mind. She said we are now going to take a closer look at dimensional standards.

Ms. Ramos Martinez went through the timeline. She said she would also analyze the residential districts. She said we are looking at neighborhood and urban residential. She said we are looking at meetings for March 20 and March 27.

President Bears arrived at 6:14 p.m.

Ms. Ramos Martinez said she wanted to make sure that people had enough time in advance. She said there is only one thing we are changing and we need to talk more about that in April. She said that we changed the colors on the map. She said we extended Urban Residential 1 to the South of Ball Square and to the West of that site.

Ms. Ramos Martinez said that detached means “not touching the lot lines.” She detailed some of the residential definitions. She discussed some amendments to the table of use regulations and the table of dimensional requirements.

Councillor Leming said that, looking through the use tables and the proposed maps, he said what is allowed in accessory dwelling units is unclear to him. Ms. Ramos Martinez said we are expecting to update the ADU zoning, perhaps by the next meeting. She said it can be any district that allows single family. Councillor Leming asked additional clarifying questions about ADUs. Ms. Ramos Martinez walked through the process.

Attorney Silverstein said that the state regulations say that an ADU is allowed by right in any district that allows single family by right or by special permit. The ADU is accessory to a principal dwelling. A principal dwelling is a structure that has at least one dwelling unit. He said that he doesn't necessarily agree with some of the regulations about special permits.

Ms. Ramos Martinez addressed other dimensional requirement changes. She said that the minimum area per unit is 900 square feet. She said that ADUs, by state law, shall not be counted in any density calculations. She said we are looking into the development standards for multi-family.

President Bears asked for some discussion of protection for single families in the UR1 and UR 2 districts. Ms. Innes said that the existing ordinance has many of the protections that she was looking for regarding non-conforming uses. She said she needs to speak with Attorney Silverstein to ensure that improvements can still be made. She said she also needs to discuss the variance process regarding increasing an existing non-conformity. She said that under state law, there are existing protections for single family houses.

Vice President Collins said that the next phase will shift us out of residential sub-districts into a commercial framework. She said Medford Square would also be discussed.

President Bears said we will talk commercial framework, Medford Square, West Medford Square, Wellington, Glenwood, the Tufts Institutional District, and Boston Ave. and Main Street.

Vice President Collins detailed the steps that any new zoning proposal needs to take before final enactment.

Zachary Chertok, 5 Almont Street, asked if the documents would be made available publicly. President Bears said that they are available on Civic Clerk right now in the link in the chat.

Gaston Fiore, 61 Stickney Road asked about what exempt agriculture means. Ms. Innes said that under MGL, commercial agriculture is exempt from most zoning restrictions. Mr. Fiore asked about pervious surfaces. Ms. Ramos Martinez said that will appear in the standards at the next meeting.

Mr. Chertok asked about the upcoming Q&A session for Salem Street. Vice President Collins said we've been updating the timelines as we've been going along. She said that the intent is to create an additional chance for public comment before it is referred out of the CDB and back to the Council for a further hearing.

President Bears said that there is no further proposed public Q&A on Salem Street. That was on February 11 at the Roberts School. He said that Planning and Permitting Committee meetings are to draft items to go before the Council and then to the CD Board. He said we have already had the Q&A for Salem Street. He said the next Q&A is for March for some of the items discussed tonight and there will be one in April for upcoming items.

Director Hunt said that the CD Board will hold its continued hearing on Salem Street on March 5. She said she anticipates that the board will close its hearing on March 5. She said that if they close, they will refer the paper to the Council for its hearing on March 11.

Judith Weinstock, 144 Burget Avenue, said roughly 50 percent of the homes designated under the UR 1 in her area are single family homes. She asked what the vision is for her community 10, 20, and 30 years from now. She said her current community is very family-friendly right now. She said developers and single family homeowners will make a killing under some of these proposals.

President Bears said this gets to the crux of the whole zoning process. He said every neighborhood would see some incremental increase in its density.

Ms. Innes said that the plan for UR is a two-unit dwelling, historic conversion, townhouse, or a multiple unit dwelling of up to four units.

President Bears detailed some things that would be allowed for existing non-conforming uses, including razing an existing house and putting up a new house.

Councillor Scarpelli said that what Ms. Weinstock is bringing up is what residents have brought to him. He said he thinks that the realistic answer is that it's not going to be 10, 20, 30 years. He said he's had developers calling him saying that they will be knocking on doors as soon as possible, offering substantial money to purchase those homes. He said people fear losing their close-knit neighborhoods and turning them into transient communities. He said a number of people don't understand the process. He said we have to make sure both sides' concerns are heard. He said we do need rezoning and we do need new housing. He said it is also possible that these neighborhoods will be drastically different within a few years.

President Bears said that this is basically the discussion we are having. He said he doesn't think anyone is disputing that upzoning is going to increase the land value per square foot. He said he'd like to see a lot of federal investment, state investment, non-market solutions. He said that the City's existing zoning is exclusionary zoning and that is one of the problems. He said at the very least, the zoning should at least look like what the neighborhoods looked like when they were built. He said that neighborhoods will change. He said the pace of the change is up to the private owners of those properties. He said that this is a reality we are facing because people want to live in

cities; more people want to live here than we have the ability to house here. He said he is on the line between the NR3 versus UR1 designation.

Janey Talarida, 68 Charnwood Road, said her concern is that there was no conversation about affordable housing. She said she wanted to stress how important it is. She said developers are not in business to make a living, they're in business to make a killing. She said affordable housing needs to be part of any larger development. She said her home is the first single-family home she's ever lived in. She said that the built environment matters. She said it's not fair to have any of us surrounded by too-tall or too-big buildings. She also asked about the commercial framework and Tufts development.

Vice President Collins said that commercial will be part of the next phase of the zoning overhaul. She said we will be looking at an institutional zone for Tufts.

President Bears said that the events calendar is the last place where the links go up after the Clerk's Office and the Council leadership publish the meeting schedules and agendas. He said we will probably talk about these items on March 26 or April 9.

William Navarre, 108 Medford Street #1B thanked everyone involved. He said this is a good job of increasing the allowable density in every neighborhood. He said hopefully this will contribute to addressing the housing shortage. He asked if it would be worthwhile looking at something higher than four stories to accommodate students. He said the housing market is regional. He said Medford isn't the only city doing upzoning right now. He said Cambridge just did it. He said that there are benefits to density beyond affordability.

Cheryl Rodriguez, 281 Park Street, said that we hear that people want more density. She said that the areas with larger lots and more parking should be made more dense. She said no zone should disallow two-families. She said the impacts of these zoning changes will be very harmful to us. She said many sections of this are are single family. She said this does not compare to Cambridge zoning which has larger lot sizes and doesn't have sacrificial neighborhoods.

Marian Tomaszczuk, 29 Garfield Avenue, said she is in a single family in the Glenwood area. She said it is a wonderful community and she would like it to stay that way. She said we take care of each other. She said it is the highest density area in the city and she doesn't understand why it is being targeted to be even more dense than the other neighborhoods in the city. She said traffic will be worse if we add units. We don't have rapid transit. She said we have block parties and barbecues together. She said it is a wonderful area to be in and she doesn't want to leave here. She said she wants to stay in her home, that she can't drive, and that she is disabled. She said she won't be able to do anything with what is being proposed. She said Boston Avenue needs to be more dense. She said you don't need any more density here.

Mr. Fiore said he previously asked what would happen if someone lived in a single family home needed to renovate more than 50% of the total cost of the house. He said he was told we couldn't have that discussion until we could have a discussion with the Building Commissioner about construction under permitting and construction under zoning.

President Bears said we read the non-conforming use and structure section of the ordinance and right now it allows you to build up to 100%.

Director Hunt said that our zoning (section 94, 5.5) allows the Building Commissioner to issue some permits without going to the Zoning Board. It allows that non-conforming single and two family residential structures may be reconstructed or altered under various circumstances. She outlined several scenarios.

Mr. Chertok said he appreciated the comments about affordable housing. He said the housing market doesn't limit itself to Medford. He said a lot of Medford's densest areas have evolved organically. He asked if there is any information on how we are coming

together to try to centralize zoning to recentralize and realign zoning. He said we are preserving a lot of the inconsistency about how our higher density areas have evolved.

Vice President Collins said that the land use map from the Comprehensive Plan is what she looks at as the source image.

Ms. Innes said she wanted to highlight the maps from the beginning of the presentation. She said we have to examine some of these boundaries and areas. She said that there are a number of considerations in play, such as transit, job density, topography, and other factors. She said what's on the ground doesn't necessarily match the uses in current zoning districts. She said this is not an easy decision and reasonable people can disagree.

Sam Goldstein, 29 Martin Street, said he wanted to speak in general support. He said a few months ago he spent a weekend in Astoria, Queens, which has a lot of two- and three-story, two- and three-family houses, with a lot of shopping and restaurants. He said it was nice and it was not at all incompatible with a sense of community.

Eric Berglund, 72 Marshall Street, said he wanted to add a voice in support for the committee's vision of zoning change.

Lori Spinney-Flagg, 55 Garfield Avenue, said she has lived in the city her entire life. She asked if the historical values don't matter any more. She said that many of the homes in her neighborhood are historical homes. She said she doesn't understand why we should be discriminated against by the state as one of the communities that have transit. She said we should not be getting the majority of the density of the density. She said Salem Street is not a corridor, it's a street. She said the displaced caller at the last meeting was her nephew. She said he drives sixty miles every day for his job. She said we need space for children and we don't need more density. She said that there is an abandoned home on her street that has been abandoned for six years. She said none of what is being proposed is going to bring affordable housing to the city. She said you will decrease our property values with all the developers you have in your pockets.

President Bears said that the vision for Salem Street is a vibrant, mixed-use district. He said the City doesn't control who buys and controls properties, or what the state can do. He said a rental registry, transfer fee, or zoning, are some solutions to consider to address the regional issue of housing. He said that the City doesn't have large amounts of money to build housing, and is not allowed to borrow money to build housing. He detailed some other potential solutions. He said he supports a combination of policy options. He said there is so much focus on zoning because this is the only element of the policy basket that is entirely within municipal control.

Councillor Leming said he wanted to echo a lot of what President Bears just said. He said a lot of this is about trade-offs. He said you're not going to have a neighborhood of beautiful single family homes that your nephew can afford unless your nephew is very rich. He said if you want to talk about density and affordability, we can have that conversation, but it's contradictory to say you don't want your kids pushed out of a neighborhood because they can't afford it. He said this is not a case where everybody can have everything they want.

President Bears moved to refer this draft to the regular meeting, and to adjourn, at 8:28 p.m. (Councillor Leming second)—approved on a roll call vote of three in favor, zero opposed, and Councillors Callahan and Scarpelli absent.

Vice President Collins adjourned the meeting at 8:28 p.m.

[End of Planning and Permitting Committee Report.]

Vice President Collins moved to approve the report (Councillor Callahan second)—approved.

24-468 - Offered by Councillor Tseng

Committee of the Whole Report, March 4, 2025

24-468
COMMITTEE OF THE WHOLE
MEETING REPORT
TUESDAY, MARCH 4, 2025 @ 6:00 P.M.

Attendees: Council President Isaac “Zac” Bears; Council Vice President Kit Collins; Councillor Anna Callahan; Councillor Emily Lazzaro; Councillor Matt Leming; Councillor George Scarpelli; Councillor Justin Tseng; City Clerk Adam Hurtubise; other participants as noted in the body of this report.

President Bears called the meeting to order at 6:18 p.m. on March 4, 2025 in the City Council Chambers on the second floor of Medford City Hall, and via Zoom. The purpose of the meeting was to discuss proposed Charter updates (Paper **24-468**), including the draft City Charter as amended by the Governance Committee.

President Bears thanked participants for attending. Councillor Tseng, Chair of the Governance Committee, gave an update on work to date. He thanked the Charter Committee for its work. He said that the Council comes in now because state law requires Council approval of any proposed Charter that goes to the legislature. He said that there were two substantive edits and some technical edits. He said that the substantive edits were to adopt a district-based Council and to remove the Mayor as Chair of the School Committee but leaving the Mayor as a member of the School Committee. He said he was concerned that we have a legally airtight charter.

Councillor Tseng listed a number of proposed technical amendments.

Vice President Collins thanked the Charter Committee. She said she is excited to vote yes tonight. She said that this Charter would require review every ten years. She said that the move to district representation with four districts would be a step forward. She said she is grateful that the residents challenged the Council on the idea of district representation and she said she understands that there is not consensus on this on the Council. She thanked Councillor Tseng for all his work on this as Chair of the Governance Committee.

Councillor Scarpelli thanked Councillor Tseng for his work. He said it would be interesting to see what Legal and the Collins Center recommend as changes. He said Harvard is not our legal representative. Councillor Scarpelli said that the lesser of the changes is the Mayor’s position on the School Committee. He said that the Mayor should be the Chair but he leaves that to the will of the voters. He said that the community is very perplexed that some members of the Council would run on a platform of eight ward-based Councillors with three at-large. He said that the Charter Committee worked on this for years and that the consensus was clear on this issue. He said Ward representation opens up an avenue for a number of people who would never have had an opportunity. He said that this version, which differs from the Charter Committee’s recommendation, only benefits six people. He said that his colleagues are not listening to everyone in the City. He said that the Committee had 200 meetings over more than two years and then had assistance from the Collins Center. He said that the people who have reached out to him want the 8 ward representatives and 11 Councillors total. He asked his colleagues to vote this down, or then to ask the Mayor to veto this. He said that the Charter Committee put a lot of work into this process. He said that 8 ward-based Councillors is a solution that leaves nobody behind. He said we want to see a more diverse Council. He said that neighboring communities have Councils that are more reflective of their communities. He said that this system with 8 ward-based representatives is what is better for the City.

Councillor Tseng said he wanted to talk about equity. He said that this is a guiding decision behind so much City policy. He said he hears the concerns that there is only one elected person of color in this City. He says he looks in the mirror every morning and he sees that. He said he promised to look at all our policies through the lens of equity. He said that the conversation has to end with the outcomes and whether the outcomes that a future Council makes reflects the equity in the first place. He said that there is not a major statistical difference in demographics when ward representation and district representation are compared against each other. He said he walked into this debate leaning toward an 8-3 model. He said when you do more research, there is a muddier picture. He said he's not convinced that the 4-5 split is more expedient. He said he may be weakening his own argument. He said that there is no perfect system. He said it is incumbent upon him as an elected official to make the decision he thinks is morally right for the City, not the politically expedient decision.

Councillor Scarpelli said that this process doesn't stop with this process for equity. He said as we move forward, the equity builds off that eight. He said that the residents feel strongly in favor of the 8-3 format. He said we have heard from the Collins Center. He said there are only a handful of Councils that are not based like the 8-3 Council. He said that those Councils work and the neighborhoods come out. He said we might be in a position where a few of his colleagues are running against each other in a few years. He repeated that the community has worked very hard with the Charter Committee.

He said if you go against the 8-3 representation, you are going against the majority of this community, and you are not accelerating the process of equity. He said that the vote will be the vote.

Councillor Callahan said she wanted to give her perspective. She said she would vote in favor whether this were 8-3 or 5-4. She said she would want a combination of local versus at-large and she would vote for it either way. She said that the survey the Charter Committee used did not delineate between 8 wards or 4 districts and that is unusual because the proposed composition of the School Committee went one way and the Council went the other. She said 18% of people think we should be all at-large and 17% of people think it should be all wards. 60% say it should be a combination. She said we really have no idea whether the community would prefer 8 or 4 because we have no data on this. She said she doesn't think that question was ever asked or answered.

Councillor Lazzaro said it would be wonderful if we could do this, but we can't take a survey of residents every time we're about to vote on something. She said we were elected by residents to think more deeply about issues. She said the vast majority of residents don't want to learn about the intricacies of ward-based versus at-large versus a combination of those or a variety of other options. She said we are trying to figure out the best thing that we can suggest and offer. She said we are trying to figure out what the best choice is.

Vice President Collins said she doesn't know what the majority of the community thinks about this issue particularly. She said that we have gathered this data in good faith. She said our responsibility is to take the votes that we think are right. She said that is why she has come down in favor of four district Councillors and five at-large Councillors. She said she wanted to focus on the consequences of those outcomes of the people who are least engaged.

Councillor Scarpelli said what we did was support a body that would go out to the public and do all the work for us. He said that the Charter Committee was given the opportunity to go out to the whole community. He said we applauded every time the Charter Committee did its work. He said that the work was done. He said that the Committee got the information, and that a report said that it should be 8-3. He said when we say that we are elected to make these decisions, we are minimizing the fact that we understood that there was a committee out there. He said it's disingenuous to say that the work wasn't done. He asked if we are doing what the residents are asking for. He said we appreciate the work of the Charter Committee. He said he doesn't think this body is making the decision that is best for the community.

President Bears said that when Councillor Scarpelli said that people are contacting him, that is healthy. He said that this is democracy. He said he has had conversations with people who agree with him and disagree with him on this issue. President Bears said he didn't propose five and four. He said he came to the Council with a different proposal and that was amended. He said that the Mayor got to amend this proposal, and not in public. He said that this Council was elected and is legally required to review the proposal. He said it's not that we're not listening, it's that we don't agree with some people. He said he is confident that we can work through those disagreements.

Councillor Callahan said she wanted to hear about ranked-choice voting. President Bears said that he brought up ranked-choice voting. He said he would feel more confident about the 8-3 model with ranked-choice voting. He said he heard from the Collins Center that things that the legislature has not approved previously are less likely to be approved by the legislature as new measures.

Councillor Lazzaro said that we can sometimes disagree with people that we frequently agree with. She said that changing our mind as people who work in politics and government is amazing. She said she thinks she will vote for a ward-based 8 and 3 only because she has talked to people in Malden and the people she has spoken with have positive experience with ward-based representation. She said we've never had that in Medford. She said she voted with Councillor Scarpelli on this item in committee.

Councillor Tseng said he hears what Councillor Lazzaro is hearing. He said he also feels like people with district representation have a direct line to their Councillors. He said that the wards can be arbitrary as well. He said that the strength of the district system for him is that most people will fall into a district that they feel a part of. He said that the win count for getting a Councillor elected in one ward may be different from the win count to get a Councillor elected in another ward. He said we have a ward that is essentially half a university and another that is essentially apartment blocks. He said he doesn't want to see one Councillor elected with 200 votes and another in a different ward elected with 1,000. He said surveys are hard to design. He said he appreciates that the Charter Committee did a survey. He said that the risk is letting the survey dictate every decision we make. He said it should inform our decisions. He said he understood Councillor Callahan's point that the survey had 663 responses. He said we have to be careful when we analyze the data. He said we need to engage with a deep conversation and that is what democracy really looks like. He said we are adding to the product of the Charter Study Committee. He said 90-95% of the proposed Charter is exactly the same document. He said our role is due diligence. He said adding in the proposals and adding in the really important experience of City Councillors, all of that is important.

President Bears said is that disagreeing can be hard. He said there can be hard feelings when people disagree with them on something that they didn't expect them to disagree on. He said that in general this proposal reflects a consensus of people, both the original proposal and the amended proposal. He detailed the similarities between the two documents. He said he thinks both proposals reflect that. He said that this is the most diverse council with the most women, the youngest, and the first person of color to vote in this process so far. He said that his original proposal was met with pushback on all sides. He said that there are costs and benefits to every decision. He said that the core benefit is the question of equity. He said some communities have a single person representing a district or ward for ten, twenty, thirty years. He said that there are a lot of models that could have minimized these costs. He said he is confident that this will pass. He said that these are not easy choices. He said that this reflects what the voters said they want to see in a Charter change.

Councillor Leming said the more drama that comes out of this process, the less likely that people will be inclined to vote on it. He said he has been very grateful to be able to talk about different issues. He said he was an early member of the Charter Study Committee and stepped down when he started his campaign for Council. He said some form of Charter Review is very important to him personally. He said that the 5-4 system and the 8-3 system would be an improvement over what we have now. He said that the

component of the Charter that it's reviewed every ten years is very important. He said it would be harder to go from 8-3 to 5-4 than it would be to expand from 9 to 11. He also agrees that the 8-3 model is the most popular, but he thinks that this is maybe because other options have not been presented in public discourse. He said at the end of the day people want to move away from the 7 at-large system. He said that the 8-3 system is the most popular and most intuitive, but his concern with it has to do mainly with turnout. He said that the turnout in Ward 3 is 3.1 times the turnout in Ward 7. He said that this is mitigated a little bit with the district system. He said the ration between highest turnout district to the lowest is 1.9 to 1. He said that there are philosophical differences in the approach of the Charter Study Committee versus the approach of the Council. He said he thinks that both approaches are legitimate.

Councillor Lazzaro moved to sever the vote to adopt the Governance Committee's recommendation regarding Council composition (Councillor Leming second)—approved on a vote of four in favor (Vice President Collins, Councillor Lazzaro, Councillor Leming, and President Bears) and three opposed (Councillor Callahan, Councillor Scarpelli, and Councillor Tseng).

Milva McDonald, Chair of the Charter Committee, encouraged people to talk to her. She said that information was not left out of the survey. She said that district representation was left out because Massachusetts doesn't have it outside of Boston and Worcester. She said that ward representation is understood. She said that the demographic research is great but that demographics will change. She said that there is no perfect system. She said a district system is not perfect either but you're willing to ignore your constituents. She said that Charter Review is not easy and there are a lot more steps that this will have to go to, with the voters being the last step.

Glenn Dickson, 61 Monument Street, said that under the new proposal, the majority of the Council will still be at-large, so that disempowers the district Councillors. He said that there are no compelling reasons to go with four districts.

Ron Giovino, 326 East Border Road, Chairperson of the Ward Representation Committee on the Charter Committee. He said that ward representation is the most symbolic way we can show change in this community. He cited the interviews the committee did with each member of the Council interviewed and their comments in favor of ward representation and blog posts by Council candidates. He said that the Mayor's version leaves Ward representation unamended.

President Bears named a number of other cities that have districts with a combination of precincts or wards.

Ms. McDonald said that district and ward are interchangeable terms in general and it doesn't mean that there are combined wards or districts. President Bears specifically cited Methuen and Amherst.

Councillor Leming said he did write a blog post during his campaign. He said he spoke a lot about Article 8. He said he was originally the person who suggested the 5-4 model because he thought it was a good compromise between the original proposal and the change that President Bears proposed. He said that the point about voter turnout does need to be addressed. He said he doesn't think that ward representation is going to resolve the voter turnout issue. He specifically cited Wards 4 and 7. He said that voter turnout for single family homes is just biased to have more people who vote in municipal elections. He said he still has good relationships with people on the Charter Committee. He said when he wrote the blog post, it was an effort to put some degree of faith in their work and I knew that they wanted to see some form of Charter Review passed. He said that there are a couple of members that he wished they didn't say in public. He said one member put out a death threat against one elected official and said that she hates most of the Council and 95% of our supporters. He said that the vast majority of the work of the people on the committee has been very admirable.

Councillor Tseng said his words were quoted and quoted accurately, and especially when he said that wards are better than at-large and that we need a bigger Council, and

he said it in those contexts of improving the Council. He said he really emphasized looking at multi-member districts and ranked choice. He said his campaign website said that he would consider ward representation. He said when he sat in that interview, he didn't get to any real content until the 30th minute.

Zachary Chertok, 5 Almont Street, said that the Council referenced studies. He said there have been studies submitted by ward representation groups. He said that there are a number of trained professionals in this community. He said he is a fifth generation Bostonian. He said he encourages more respect for public opinion in the public process.

Sharon Hays, 69 Ripley Road, said she thinks it is somewhat disrespectful to the Charter Committee Members who are here. She said that they are here as representatives of the committee, not residents, and limiting them to three minutes is disrespectful and unfair. She said she e-mailed the Mayor but didn't send it to the Council because she didn't think it would be heard. She said that as a progressive and as a member of a progressive group represented here, she said we talked about ward representation. She said that the desire for ward-based representation was a driving force in her recollection of the conversations that she was part of. She said that representation on the City Council is arguably the largest and most important piece of our City Charter. She said she doesn't feel represented right now because this is a major disagreement.

Alyssa Nugent, 98 Sheridan Avenue, said she is disappointed that this amendment has been given as much weight as it has. She said constituents would like ward-based representation. She said that there are numerous court decisions that at-large districts are discriminatory. She said that the only minority-majority ward, Ward 7, would be combined with Ward 1 and thereby diluted. She said five at-large Councillors would still dilute the vote of the districts. She said that the 8-3 proposal from the Charter Review Committee has just been disregarded. She said that this doesn't seem that it would pass muster under the Voting Rights Act. She said we would prefer this other proposal that would allow wards to have more weight. She urged a no vote.

Nicholas Giurleo, 40 Robinson Road, said he wanted to take a step back and remind the Council of the overall role of Charter Review. He said one goal is to make government more accessible to our residents. He said as a matter of common sense, he would move more toward the ward-based system. He said it does seem like we're speeding through here. He said we're making an extremely consequential decision. He said there would be value in slowing things down. He said that there are other aspects of the Charter that deserve our time. He cited provisions to reduce public participation in City government.

President Bears said we are on this timeline because if we don't submit this to the legislature by the end of March, it is unlikely that the legislature will consider this in time to be placed on the November 4, 2025 ballot.

Councillor Tseng said he just found case law where the Supreme Court specifically backs a system like this one. He said that the test is invidious discrimination. He cited *Dutch v. Davis*.

Councillor Leming said he is sympathetic to the timeline and the idea that this is a little bit rushed. He said he wishes that we had more time to flesh things out. He said he wishes we'd gotten more progress updates throughout the process. He said he is sympathetic to the idea that he wishes the Council had more time to do this.

President Bears said he and Councillor Tseng spoke with the Mayor about starting this process earlier but that we decided to wait until the Charter Study Committee finished its work.

Councillor Tseng said that Ward 7 is currently 48% white and as part of a district it would be 55% white. He said that the draft Charter gives the Council the power to redraw precincts and districts. He said we can redraw a district that is majority-minority

if that is the preference. He said Ward 6 is currently 72% white and with district representation it would be 71% white.

Sheila Ehrens, 19 Sagamore Park, said she lived in Somerville for many years and we had ward representation there and it was a fantastic system. She encouraged voting for ward representation and she said it was her impression that Our Revolution supported ward representation. She said that was a very important issue in this community. She said she is very disappointed with the switch by some of the Councillors.

Paul Gerety detailed a number of the thought processes behind the proposals before the Council. He said on one hand is the Council's willingness to support the general will of their constituencies and on the other ignoring the desire for ward representation.

Daniel Mezynski, 98 Sheridan Avenue, urged the Council to go back to the proposed ward representation.

Marie Izzo, Pilgrim Road, said that 60,000 people are represented here. She said that the same people come out to vote and the same people come to these meetings. She said when she voted for ward representation, she really didn't consider it to be one way or the other. She said any change at all will bring some level of inclusivity. She said she respects the work of the committee. She said she doesn't believe we will see diversity immediately, so any change and any move forward is what she voted for. She said one person representing two wards is still pretty good.

Mike Mastrobuoni, 73 Fulton Spring Road, said either proposal is a positive move because it lowers a barrier to entry, and having a representative on a local bases pushes him toward 8 individual ward Councillors. He said looking retrospectively at turnout numbers is a bit of a red herring. He said different wards have different ways of outreach.

Mr. Giovino said he neglected to mention Councillor Scarpelli during this process and that Councillor Scarpelli is now fully supportive of ward representation. He rebutted points made by individual Councillors tonight and in their interviews. Councillor Tseng said his original comments were accurate but were without context. Mr. Giovino said we knew about the district solution because we applied it to the School Committee. He said that this solution is the people's solution on ward representation.

Bob Jones, 5 St. Mary Street, said he would yield his time to Mr. Giovino. President Bears said we would hear from Mr. Giovino again.

Sam Goldstein, 29 Martin Street, said he wanted to speak in favor of the proposal. He said we are getting caught up in the semantics of wards versus precincts versus districts. He said these are bodies we use to make up a district. He said he lives in Ward 4, where Tufts takes up a large part of the ward. He said precincts are made up of the population of an area, not of eligible voters. He said we have a large population based on students on campus, but these students do not vote here and are not registered to vote here. He said we have habitually defaulted to surveying in a casual way. He said that there is a technical scientific way to conduct a survey.

Steven South, 106 Damon Road, thanked the Charter Review Committee. He said that in over two years, they had over 200 meetings and spent thousands of hours working on this and they weren't paid. He said they did all of this for their love of the City of Medford. He said that along with the professionals at the Collins Center, he finds it a little uneasy that Councillor Tseng made a number of amendments that were first being seen tonight. He said that these are huge changes. He said he personally prefers the 8 and 3. He asked how six members of the Council can overrule the thousands of hours that were put into this, and the 80 years of experience of the Collins Center. He asked the Council to reconsider.

President Bears said he particularly appreciates Mr. South's bringing up the volunteer nature of the Charter Committee. Ms. McDonald confirmed that the Charter Committee was unpaid. She said that Methuen and Amherst also have multi-member but that the

Collins Center said this probably wouldn't fly. She said those communities also have home rule charters. She said Worcester is also a home rule charter. President Bears said he was pulling back some of what he said earlier.

Councillor Tseng said he has a lot of respect for the Collins Center. He said he had a lot of questions but that the Collins Center said they couldn't provide legal advice or an opinion. He said that there is one interpretation that the Council by unanimous vote can remove the Mayor. He said it's not enough to look at intention or at the committee report. He said that the presumption is that the text rules. He said his technical amendments were not substantive. He said that wards in Quincy are very large, each with 16,000 people.

Councillor Scarpelli said that he appreciates that Councillor Tseng did his due diligence by reaching out to legal minds. He said as one Councillor, not having a City Solicitor and not being able to raise concerns to a City Solicitor, is a huge concern. He said he doesn't want to talk about politicizing this discussion. He said that nobody has shown that the 8-3 split is going to cause any issues for the City.

Councillor Leming said that the signature process is what the Charter Committee was bringing up. He said that the Committee alluded to petitions circulated by former School Committee Member Michael Ruggiero. He said we would've needed about 5,300 signatures. He said if that had succeeded, the situation would have been different, better in some ways. He said at some point in the process, there needs to be some review of an elected body. He said he was very cognizant of that blog post he wrote. He said that he thinks that the Charter Study Committee should've been confirmed by the City Council. He said he doesn't think it's done without any Council involvement in any other context. He thanked everyone for their work on this process and also thanked those attending and listening.

Vice President Collins said not everybody knows about Council composition and she is not really interested in repeating herself. She said she did want to correct the record about concerns on the 8-3 model. She said she had concerns with one Councillor for each of 8 small wards. She said that wards deserve compelling and competitive elections every single time. She said that by necessity, some strategies have to be citywide. She said it's not accurate to say that no concerns were raised about an 8-3 composition. She said she understands that some members may not want to support her going forward. She said she doesn't want to be ascribed a reasoning for her vote that is not her own.

Councillor Tseng said when he thinks about what people want in their elected officials, he hears that people want their elected officials to act with integrity, to do the things that they think is right, and to follow the law. He said he can't not vote his conscience on this. He said he doesn't think there is a right answer or that any solution is perfect. He said he is concerned about what this means for racial justice and he finds Vice President Collins's concerns compelling. He said that this job isn't just being here on Tuesday or Wednesday nights. He said that the job is complicated and often times we see things that aren't really intuitive. He said he hopes that people in this community understand. He said that when we encounter new information, he hopes that we will be open-minded enough to change our priors.

Councillor Callahan said that she downloaded a database on wards and districts in Massachusetts. She said that looking through it, through the letter N, she has not found any cities with wards as small as our wards. She said most wards are 1.5 times, 2 times, 3 times as large as our wards. She said it looks like Chelsea's are twice the size of ours. She said that Chicopee is smaller. She said Everett is almost 1.5 times, Somerville is twice the size, Fall River is more than 1.5 times the size. She said she understands that people want ward representation. She said in Massachusetts, we are unusual but we are not unusual compared to other states.

President Bears said that what we are disputing and debating is how big the local districts should be. He said we could have 16 precinct Councillors. He said his concern is how small is too small. He said he has been researching this for five years and

particularly over the last 18 months. He said there's a whole bunch of things we said we're not going to do because the legislature is probably going to delay or deny. He said that if the proposal for the School Committee was going to pass muster, then he hoped it would pass muster for the Council composition.

Munir Jirmanus, 3 Summit Road, said he has long been a proponent of ward representation because he thought it would be more representative. He said that now as he has been listening, he expects the Council to do their best and will support and respect the Council's vote.

Ilene Lerner, 3920 Mystic Valley Parkway, said she has found this discussion extremely interesting and illuminating. She said she has been trying to understand all sides of this disagreement. She said everybody is well-intentioned and everybody is trying to do the right thing. She said that the Committee has done an amazing job and should be proud of its work. She said we also have to be flexible and listen to the concerns of people who have a different point of view. She said that whatever gets passed, we need to be thinking about equity and justice and doing the right thing. She said she is confident that the Council will do the right thing.

Mr. South said he has heard many members of the Council cite anonymous research, scientific studies, and legal opinions. He said none of the Councillors are lawyers. He said he recalls previous conversations in which the Council fought for legal representation. He asked if the Council plans to have these changes officially reviewed by an attorney that works for the City or is contracted through the City.

President Bears said he is not 100% sure if the document already has been reviewed. Mr. South said it would be important to know the answer to that. President Bears said he supports having this reviewed by counsel for the City. He said he has also been assured that House and Senate Counsel will also review it if it hasn't been reviewed by city counsel. Councillor Tseng said that School Committee counsel has reviewed that portion. He said he had no objection to further legal review.

The Committee next voted on the question of composition of the Council. A "yes" vote is in favor of five at-large members and four district members. A "no" vote keeps the initial recommendation of the Charter Study Committee, 8 ward members and 3 at-large members.

Councillor Lazzaro requested a roll call vote on her motion above (seconded by Councillor Tseng)—approved on a roll call vote of five in favor and Councillors Lazzaro and Scarpelli opposed.

Eunice Browne, Greenleaf Avenue, said she was a member of the Charter Study Committee. She said that there was a section of the final report and charter that the committee did that was inadvertently left out, entitled public comment. She said it has since been sent to the Mayor. She said she has not seen that section discussed at all in any way or voted on, or disposed with. She asked procedural questions on next steps. President Bears said that the Council accepted all the edits that the Mayor made and that if there is significant further negotiation, there would probably need to be another Council meeting or another Committee meeting. He said we have been submitted the Charter as submitted. He said that the public comment portion was not part of the Charter as submitted and no member of the Council made any amendment to include it.

Ms. McDonald said that the language on public comment Ms. Browne referred to was supposed to be in the draft. She said the Charter Committee also had originally included a residency requirement for multi-member boards.

Councillor Leming said that a resident brought up a proposal that a petition in Article 8, Section 1 should not be limited to registered voters. President Bears said that the legislature would likely not agree with this.

Councillor Tseng moved to refer to the Council for the next agenda the draft as amended by the Governance Committee with the technical amendments he outlined, and also with an amendment proposed by Councillor Scarpelli to include a residency requirement for multi-member bodies (Vice President Collins second)—approved on a roll call vote of six in favor and Councillor Scarpelli opposed.

Councillor Tseng's technical amendments:

- In Sec 1-3: Remove the words "not including the Medford Public Schools" specifically from the definitions from "City agency" and "City office or department head"
- In Sec. 1-7: Add the word "New" before "initiative measure" and ", excluding repeal referendum measures." at the end of the definition.
- In Sec. 1-7: Add the word "Repeal" before "Referendum measure".
- In Sec. 3-8: Add the word "temporarily" before the word "unable."
- In Sec. 3-10a: Add the words: ", and shall receive such compensation as established by ordinance for the office of the mayor."
- In Sec. 3-10b: Amend the final clause to end the sentence after "Section 3-1(a)" and insert the following: "Such person shall not be entitled to have the words "candidate for re- election" printed against their name on the election ballot for the office of the Mayor, but may have these words printed against their name on the election ballot for their original city council position. Such person shall receive such compensation as established by ordinance for the office of the mayor."
- In Sec. 4-8 B, replace "highest vote getter" with "candidate receiving the highest number of votes"
- In Sec. 6-4, adding that the budget requiring to be posted on the city website
- In Sec. 8-4 (iii), making that "the city budget or school committee budget as a whole, or any portion thereof,"

Councillor Tseng moved to adjourn at 9:50 p.m. (Councillor Callahan second)—approved.

President Bears adjourned the meeting at 9:50 p.m.

[End of Committee of the Whole Report.]

Councillor Tseng moved to approve the report (Councillor Callahan second)—approved.

24-069, 24-073 and 24-354 - Offered by Councillor Leming

Resident Services and Public Engagement Committee Report, March 5, 2025

24-069, 24-073 & 24-354
RESIDENT SERVICES AND PUBLIC ENGAGEMENT COMMITTEE
MEETING REPORT
WEDNESDAY, MARCH 5, 2025 @ 6:00 P.M.

Attendees: Councillor Matt Leming, Committee Chair; Councillor Anna Callahan; Councillor Emily Lazzaro; Councillor Justin Tseng; City Clerk Adam Hurtubise; other participants as noted in the body of this report.

Chair Leming called the meeting to order at 6:00 p.m. on March 5, 2025 via Zoom. The purpose of the meeting was to discuss modernization of the Human Rights Commission's Enabling Ordinance; to discuss City Council Listening Sessions; and to edit and publish the City Council Newsletter (Papers **24-069, 24-073, and 24-354**).

Chair Leming thanked participants for attending. He said we would start with the Human Rights Commission enabling ordinance.

Councillor Tseng said he would walk through the draft changes. He said this starts with reappraising the work we're doing in our city with regards to social justice, civil rights and human rights. He said that the original enabling ordinance hamstrung them. He said he has been working with members of the HRC with experience in the field. He said he has been working to draft an ordinance that makes the commission more functional again. He said that the commission has not been able to make a quorum for the last several months and also Director Nwajei has resigned as liaison to the commission. He said that means we need to pass a new enabling ordinance as fast as we can. He said the goal is to get the committee generally behind the document, and he plans to meet with the Mayor. He said he would like to get something out of this committee by next month.

Councillor Lazzaro thanked Councillor Tseng for doing this work.

Chair Leming also thanked Councillor Tseng and the community advocates who have been involved.

Councillor Tseng said that many of his proposed edits are technical but some are substantive. He said he wants to include people from every sector of the community. He also said he wanted to make the language tighter.

He said previously the HRC had 12 to 18 members. He said that Director Nwajei suggested a lower number. He said he wants to make sure there are as many voices as possible. He said that there is a benefit to having a higher number. He said Director Nwajei suggested 9 to 12 members. He said this draft has 9 to 15. He said the appointment system has been reworked: 1/3 from the Mayor; 1/3 from the Council; 1/3 from community groups. He said that commissioners who spend personal money to get a project done, they should be compensated for that as well. He said he has been talking to people with more legal training. He said that the last edit to this section is clarification on the training that members should receive. He said that there should be officers of the commission. He said he took the language for most of this section from the draft charter. He said there is more clarification and customization for the HRC.

Councillor Tseng said that because it is not always common to have a treasurer as an officer for a commission, he put the financial responsibilities among various members. He also said he set the minimum number of meetings lower. He said that the Administration recommended that we adjust the language about legal counsel, particularly in the absence of a City Solicitor. He said that a lot of the work that the commission will be doing may not align with the Administration so it makes more sense to allow the commission to retain counsel. He said the counter argument to that is that it is not recommended practice for different parts of the municipal government to have separate counsel.

Councillor Callahan said it looks like the four essential roles are related to Medford specifically. She said that she has heard from others that they were not allowed to discuss human rights outside the City.

Councillor Tseng said that it wasn't his intention to limit it to Medford. He said that the boundaries are sometimes muddy.

Councillor Callahan said it's appropriate that this be about Medford. She said it is also appropriate to have an outlet to discuss issues affecting Medford even if it is not occurring in Medford. She said it is important to have a place where people can go to discuss issues of human rights.

Councillor Callahan said she is inclined to say that counsel should be the City Solicitor or the counsel for the City. Councillor Tseng said that the part about the budget line is about accomplishing its purposes. He said that the first sentence says that when there is a City Solicitor, the Solicitor serves as counsel. He said the Administration suggested wording including adequate access to counsel.

Barry Ingber, 9 Draper Street, said that Item C does read that the commission shall be empowered to advocate for issues on the Medford, state, and federal levels.

Councillor Tseng said that this language is generally broad.

David Harris, 151 Sharon Street, was a member of the HRC from 1999-2015. He also chaired it for a number of years. He said he enthusiastically supports these changes. He said that over the course of his time with the commission, the City became increasingly diverse but the commission didn't have the capacity to expand with it.

[The City Clerk lost his internet connection for approximately two minutes.]

Munir Jirmanus, 3 Summit Road, made several recommendations. He said that there was a report made to the HRC and that there was a conclusion that the HRC has been hampered by its current enabling ordinance. He said that there needs to be a new enabling ordinance that is carefully written and which allows the HRC to fulfill its responsibilities. He said he would urge the Council to adopt the ordinance with any amendments it sees fit.

Mr. Ingber said he was part of the group that prepared the report and wrote the first draft of the ordinance based on the report. He said we felt like the residents of Medford deserves a vibrant and empowered Human Rights Commission. He detailed the reasons for that and the requirements that an enabling ordinance would need. He said one role is policy advocacy. He said that a commission needs independence from the City Administration. He said that this is not a slight against the Administration. He said it would also need the authority to set the agenda for addressing issues of civil rights. He said it would need membership sufficient to do its work, culturally proficient, and made up of community members in constituencies that are often underserved.

Jennifer Yanco, 16 Monument Street, detailed how the working group arrived at what is now in front of the Council. She said that this was not a hasty process and involved a great deal of reflection and discussion.

Steve Schnapp, 36 Hillside Avenue, was a volunteer with the HRC from 2016 to 2022. He said we are living in a time when federal policies can have a profound impact on localities like Medford. He said that there have been threats that cities that have welcoming city policies could lose federal funding. He argued that legal counsel should be independent of the City's counsel.

Mr. Harris said that anybody can go and secure counsel any time and get a legal opinion on their own. He said he doesn't think this needs to be written into an ordinance.

Mr. Ingber said that we prefer the idea of independent counsel. He said we largely concluded that we weren't going to die on that hill. He said maybe what is important is defining the word "adequate" to make sure that there is nothing that prevents the HRC from retaining its own volunteer counsel because he could imagine its being told it has no right to do that.

Mr. Schnapp said he doesn't want the language to preclude the possibility of the HRC seeking independent counsel. Ms. Yanco said she was also thinking along those lines. She said that the default should be the solicitor but the commission is not precluded from seeking counsel.

Councillor Tseng said he did not want to speak for the Administration but he thinks they would be against explicit references to independent legal counsel. He said it might be an art to do that, and would like to hear suggestions on how to thread that needle.

Mr. Harris said leaving it as it is leaves it open. He said bringing a topic up provides the opportunity to say no.

Councillor Tseng and Mr. Schnapp said they agree. Mr. Schnapp said he doesn't want the language to revert to say that the commission has to use the City Solicitor. He said he would hope that there is pushback if there is a requirement to use the City Solicitor.

Chair Leming said he could see several sides to this. He said he agrees that there is not a need to belabor the point presently.

Ms. Yanco said she was imagining cases where the commission would need to consult other counsel. She said that the Solicitor might not be expert in civil rights law. She said that the wording doesn't need to be in there as long as the language is not construed as "must use."

Mr. Jirmanus said that leaving it as it is should be okay.

Councillor Tseng said he is trying to think through this to ensure that what we're doing aligns with what's been said. He said that some will read this as requiring the City Solicitor but that this is not the intent here. He said in most cases the HRC would not have a cause of action anyway.

Mr. Ingber suggested changing the word from "shall" to "may" regarding having the City Solicitor serving as counsel. He said another solution would be to leave out this language.

Councillor Tseng said his plan is to accept a version of the ordinance with edits, so he can bring it to the Mayor. He said the Mayor told him that there might be substantive edits that she wants to look at. He said he also wanted to talk about the legislative intent of this committee. He said he would bring edits back to the committee, and there may be a compromise. He said he would hope to vote something out of this committee in April. He also said Mr. Ingber's edits are quite good. He said we kept the City Solicitor language in there because Councillor Scarpelli said he favors that. He said striking the first sentence may be the stronger proposal.

Mr. Harris said he didn't want to belabor this. He said that the problem of using the word "may" is that "may not" also becomes an option.

Chair Leming said that there is consensus on the vast majority of this document. He said that we definitely belabored the point.

Councillor Tseng said he wants to get clarification on whether there is consensus on the committee for language to be presented to the Mayor. Councillor Lazzaro said she doesn't have a legal opinion on this. She said she feels neutral in this. Councillor Callahan said she suspects that if we strike that first sentence then the Mayor will have an opinion. She said she's not concerned that this will be used to say that we cannot use other counsel. She said either way is probably fine. Chair Leming said that presenting this current language is fine but he would like to float to the Mayor some of the suggestions that were presented during this meeting.

Councillor Tseng suggested saying that the commission shall seek and have adequate access to counsel. Chair Leming said that he thinks that this is putting in loopholes to give the Mayor the opportunity to say no. He said he would be more comfortable with a little more clarity but he is concerned with the potential that the Mayor could say no.

Councillor Tseng said he also supports "at minimum" language. Chair Leming suggested rephrasing this to require reports that are at minimum annual.

Councillor Tseng moved to accept the edits and to keep the paper in committee (Councillor Lazzaro second)—approved on a roll call vote of four in favor, zero opposed, and Councillor Scarpelli absent.

Chair Leming thanked all the participants. Councillor Tseng thanked all the participants.

Discussion turned to the listening sessions. Chair Leming said that there had been requests to report back what we'd heard from listening sessions. He said he had attended both listening sessions. He said that the sessions went well. He said that there was some contention but a lot of that was just residents voicing concerns about potholes and parking. He said that there were also discussions about the overrides and affordability. He said that some residents approached Councillors individually and asked about specific issues privately. He said he thinks it went well.

Councillor Callahan said she had a slightly different take. She said she heard from someone that the whole tone was very angry and that she felt uncomfortable. She said that her hope is that for the next session she attends, is that she will be more facilitating. She said that when one or two people dominate the conversation with angry rhetoric, it makes it more difficult for people to discuss the other things that matter to them.

She said we have public forums to discuss something like the Salem Street zoning so maybe we shouldn't dominate the listening sessions with these topics beyond devoting a few minutes to them. She said she would follow up with a number of departments. She said people have concerns about potholes and what streets will be done next. She said it was a good session but she thinks that we can do better in terms of our ability to make sure that residents who show up feel comfortable.

Councillor Lazzaro said she would be doing the next session at the end of March. She said that regular City Council meetings are not great opportunities for residents to bring issues to the floor, but these listening sessions are. She said that at listening sessions, people can bring up whatever is pertinent to their experience. She said we don't have a robust constituent services apparatus right now. She said we are still showing up for these sessions.

Councillor Tseng thanked Chair Leming and Councillor Callahan for this report. He said he likes what Councillor Callahan is thinking. He said he is excited to see where that goes.

Councillor Callahan said she is excited about what Councillor Lazzaro is saying and that yes, we also will listen to the concerns that people come with. She said that the listening session part is a part that she would like to add as a "yes and."

Chair Leming said that there was one person who kept bringing up Salem Street zoning and that there was another who was talking about potholes. He said that there were people who were asking questions, and it was in a place where the Councillors aren't normally necessarily going. He said that showing up to the Senior Center provides a regular thing. He said he thinks he has a different approach and he looks forward to hearing about how those different approaches are working.

Discussion turned to the newsletter. Chair Leming said he pre-formatted everything. He detailed the draft of the newsletter.

Councillor Tseng suggested some minor edits.

[The City Clerk lost his internet connection again for approximately two minutes.]

Councillor Callahan moved to approve with edits, and to adjourn, at 7:50 p.m. (Councillor Lazzaro second)-- approved on a roll call vote of four in favor, zero opposed, and Councillor Scarpelli absent.

Chair Leming adjourned the meeting at 7:50 p.m.

[End of Resident Services and Public Engagement Committee Report.]

Councillor Leming moved to approve the report (Councillor Tseng second)—approved.

At 7:16 p.m., Councillor Lazzaro moved to suspend the rules to take Paper **25-043** (Councillor Tseng second)—approved.

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

25-043—

Petition for Amendment to a Common Victualler License - Mrs. Murphy's

Request to Extend Hours of Operation to 1:00 a.m.

All paperwork on file in the Office of the City Clerk.

Hi, Mr Hurtubise,

I write seeking to extend my hours of business to 1am.

As you are aware my liquor license already allows for that and, it is crucial for my business.

We find ourselves, particularly on Chevalier nights, asking our customers to vacate the premises and it is very upsetting for all parties.

Thank you for your consideration,

Best,

Barry Rafferty

Addressing the Council:

Barry Rafferty, Crocker Road

Councillor Lazzaro moved to approve the amendment to the license to extend the hours of operation (Councillor Tseng second)—amendment approved and hours extended on a roll call vote of six in favor, zero opposed, and Councillor Scarpelli absent.

HEARINGS

24-515—



Public Hearing - Proposed Amendments to the Medford Zoning Ordinance, Chapter 94
(Salem Street Neighborhood Corridor District)

As requested, this memorandum contains the draft text for the following proposed zoning changes:

We understand that the text is presented for public review and comment prior to the continued public hearing by the City Council on this proposed zoning district:

Amend Section 94-2.1. Division into districts	page 2
Amend Section 94-3.2 Table of Use Regulations (Table A) Dimensional	page 3
Amend Section 94-4.1 Table of Dimensional Requirements (Table B)	page 9
Amend Section 94-12.0 Definitions (if needed)	page 10
Insert Section 94-9.X Salem Street Neighborhood Corridor District	page 12

Amend Section 94-2.1. Division into districts.

Add the following row to the table of zoning districts, as shown below:

Full Name	Classification	Abbreviation
Salem Street Neighborhood Corridor District	Residential, Office, and Commercial	SSNCD

[the remainder of this page is blank]

Amend Section 94-3.2 Table of Use Regulations (Table A) by incorporating the following table into the existing table and renumbering as appropriate:

	Salem Street Neighborhood Corridor District				PC ⁵	LC
	MR	MX-1	MX-2	C		
A. RESIDENTIAL USES						
1. Detached one-unit dwelling	N	N	N	N	2 per Dwelling Unit	NA
2. Attached one-unit dwelling (Rowhouse)	Y	N	N	N	1.5 per Dwelling Unit ⁴	NA
3. Detached two-unit dwelling (Duplex)	Y	N	N	N	1.5 per Dwelling Unit ⁴	NA
4. Multiple dwelling	Y	Y	Y	N	1.5 per Dwelling Unit ⁴	NA
5. Dormitory, fraternity or sorority house	N	N	N	N	1 per 4 beds	1/15,000 s.f.
6. Lodging or boarding house	CDB	CDB	CDB	N	1 per Guestroom	1/15,000 s.f.
7. Senior housing facility	CDB	CDB	CDB	N	1 per 2 Units	1/15,000 s.f.
9. Co-housing.	Y	CDB	CDB	N	1.5 per Dwelling Unit ⁴	NA
10. Congregate Housing.	Y	N	N	N	1 per 4 beds	NA
11. Three-unit dwelling, Detached.	Y	N	N	N	1.5 per Dwelling Unit ⁴	NA
12. Townhouse.	Y	N	N	N	1.5 per Dwelling Unit ⁴	NA
B. COMMUNITY USES						
1. Museum	Y	Y	Y	CDB	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	CDB	CDB	CDB	N	1 per 750 s.f.	1/15,000 s.f.
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	1 per 140 s.f.	NA
4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Child care center or school aged child care program	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	Y	Y	Y	NA	NA
9. Essential services	CDB	CDB	CDB	CDB	NA	NA
10. Hospital, nonprofit	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	CDB	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.

	Salem Street Neighborhood Corridor District				PC ⁵	LC
	MR	MX-1	MX-2	C		
C. OPEN RECREATIONAL AND AGRICULTURAL USES						
1. Private open recreational uses, available to the public	Y	Y	Y	CDB	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	N	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	NA	1/15,000 s.f.
D. COMMERCIAL USES						
1. Private entertainment or recreation facility excluding adult uses	N	Y	Y	CDB	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	CDB	Y	Y	CDB	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	CDB	Y	Y	CDB	1 per 750 s.f.	1/15,000 s.f.
4. Trade, professional, or other school operated for profit	N	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel	N	N	N	N	1 per Guestroom	1/15,000 s.f.
7. Mortuary, undertaking or funeral establishment	N	N	N	CDB	1 per 140 s.f.	1/15,000 s.f.
8. Adult use	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
9. Brewery or taproom ¹	N	N	Y	Y	1 per 350 s.f.	1/15,000 s.f.
10. Artisanal Fabrication.	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
11. Artistic/Creative Production.	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
12. Work-Only Artists' Studio.	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
13. Co-working Space.	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
14. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises.	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
E. OFFICE USES						
1. Business, professional, or government office	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Bank and other financial institution	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Medical Office	N	N	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
4. Medical Office	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
5. Clinic	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
4. Medical Office	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
5. Clinic not affiliated with any other institution	N	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
6. Clinic affiliated with a hospital or an accredited university medical school	N	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
7. Clinic connected to a community center	N	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.

	Salem Street Neighborhood Corridor District				PC ⁵	LC
	MR	MX-1	MX-2	C		
F. RETAIL AND SERVICE USES						
1. Retail sales ²	N	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail ²	N	Y	Y	Y	1 per 500 s.f.	1/15,000 s.f.
3. Neighborhood retail	N	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	CDB	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	N	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
7. Body art establishment	N	Y	Y	N	1 per 850 s.f.	1/15,000 s.f.
8. Adult Use Marijuana Establishment – Cultivation	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment – Manufacture and processing	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
10. Adult Use Marijuana Establishment –Retail	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
11. Adult Use Marijuana Establishment – Independent laboratory	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
12. Doggy Daycare	N	Y	Y	Y		
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS						
1. Eating place, without drive through	N	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	CDB	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Café	N	Y	Y	CDB	1 per 350 s.f.	1/50,000 s.f.
H. MOTOR VEHICLE RELATED USES						
1. Motor vehicle light service station	N	N	N	CDB	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	1 per 1,040 s.f.	1/50,000 s.f.
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
I. MISCELLANEOUS COMMERCIAL USES						
1. Parking area or garage not accessory to permitted principal use: Residential	CDB	N	N	CDB	NA	NA
Nonresidential	N	N	N	CDB	NA	NA
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	Y	Y	Y	Y	NA	NA
3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district	CDB	CDB	CDB	CDB	NA	NA
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	CDB	CDB	CDB	CDB	NA	NA

	Salem Street Neighborhood Corridor District				PC ⁵	LC
	MR	MX-1	MX-2	C		
5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district ³	N	N	N	N	NA	NA
6. Open Storage	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
7. Moving of land	N	N	N	N	NA	NA
8. Radio and television tower	N	N	N	N	NA	NA
9. Solar energy system	Y	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES						
1. Fuel and ice sales	N	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	CDB	H	B
4. Railroad right-of-way	Y	Y	Y	Y	NA	NA
5. Manufacturing	N	N	N	N	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	N	N	N	1 per 2 employees	1/50,000 s.f.
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	N	N	N	N	1 per 2 employees	1/15,000 s.f.
9. Wholesale laundry, cleaner, dyer or similar use	N	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
10. Warehouse, Wholesale establishment	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
11. Mini or self-storage warehouse	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
12. Distillery or winery.	N	N	N	Y	1 per 350 s.f.	1/15,000 s.f.
13. Food Production Facility	N	N	N	N	1 per 2 employees	1/50,000 s.f.
14. Life Science Facility	N	N	N	N	1 per 2 employees	1/50,000 s.f.
15. Light Manufacturing	N	N	N	N	1 per 2 employees	1/50,000 s.f.
16. Maker Space	N	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
17. Shared-use Kitchen	N	CDB	CDB	CDB	1 per 1,000 s.f.	1/15,000 s.f.
K. ACCESSORY USES						
1. Home occupation (see § 94-3.4) As of right	Y	Y	Y	N	1 per 350 s.f.	NA
By special permit	CDB	CDB	CDB	N	1 per 350 s.f.	NA
2. Accessory child care center or school aged child care program	Y	Y	Y	Y	1 per 2 employees	
3. Family day care home	Y	Y	Y	Y	1 per 2 employees	NA

	Salem Street Neighborhood Corridor District				PC ⁵	LC
	MR	MX-1	MX-2	C		
4. Family day care home, large	CDB	CDB	CDB	CDB	1 per 2 employees	NA
5. Adult day care home	CDB	CDB	CDB	CDB	1 per 2 employees	NA
6. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers	Y	Y	Y	N	1 per Guestroom	NA
7. Noncommercial greenhouse, tool shed, or similar accessory structure	Y	N	N	CDB	NA	NA
8. Swimming pool, on a lot with: Less than 4,500 sq. ft.	Y	Y	Y	Y	NA	NA
More than 4,500 sq. ft.	Y	Y	Y	Y	NA	NA
9. Scientific research and development, as provided at section 94-3. 3.3.1	N	N	N	Y	NA	NA
10. Keno	N	N	N	N	NA	NA
11. Open storage	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
12. Heavy repair operations	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
L. OTHER PRINCIPAL USES						
1. Mixed-Use, Community	N	Y	Y	N		
2. Mixed-Use Development	N	Y	Y	N		

[the remainder of this page is blank]

Amend Section 94-4.1 Table of Dimensional Requirements (Table B) by incorporating the following table:

Dimensions	Salem Street Corridor District			
	MR	MX-1	MX-2	Commercial
Lot Area sf (Min) – under review	3,000	3,000	3,000	10,000
Frontage ft (Min)	35 ft	30 ft	40 ft	60 ft
Façade Build Out (Min)	60%	80%	80%	60%
Residential Density (Units per lot) (Min-Max):	2-6 units	-	-	-
Active Frontage (Min)	-	75%	75%	25%
Height				
Min. Height (Stories)	2	2.5	3	1
Base Height (Stories)	3	3	4	3
Maximum Height for buildings that front on Salem St. (Stories)	N/A	4	6	6
Height (ft). Ground floor story. Min/Max	10/12	14 / 18	14/18	14/18
Height (ft). Upper floor story. Min/Max	10/12	10/12	10/12	10/14
Stepback (above 3rd floor on MX1 and above 4 th floor for buildings that front on Salem St. within MX2 and Commercial)	N/A	N/A	10 ft	10 ft
Setbacks (ft)				
Front (Min/Max)	3 ft-10 ft	3/20 ft	3/20 ft	10/20 ft
Side (Min)	5 ft (Sum 10 ft)	-	-	-
Rear (Min)	10 ft	10 ft	10 ft	10 ft
Stormwater and Landscaping				
Building Coverage (Max)	60%	80%	80%	70%
Green Score (Min / Ideal)	-	25/30	25/30	20/25
Open Space, Permeable (Min)	25%	20%	20%	15%

Amend Section 94-12.0 Definitions by adding the following definitions:

Business Incubator. An organization that assists early innovators achieve a minimum viable product or service and creates an achievable plan to take that product or service to market. In addition to mentorship and investment opportunities, a business incubator gives access to logistical and technical resources, as well as shared office space. An incubator program can last from several months to a few years.

Clinic. A clinic as defined in M.G.L. c.111, section 52.

Hospital. A hospital as defined in M.G.L. c.111, section 52.

Neighborhood Medical Office. Office of a physician, dentist or other medical practitioner not located in a clinic or hospital as defined in Section 94.12.0 Definitions. The office area shall not exceed 1,500 square feet of gross floor area, shall have no more than 5 employees, and shall operate only between the hours of 8:00 a.m. and 7:00 p.m.

Medical Office. Office of a physician, dentist or other medical practitioner not located in a clinic or hospital as defined in Section 94.12.0 Definitions. The office area is greater than 1,500 sf and has more than 5 employees.

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Section 94-9.X Salem Street Neighborhood Corridor District

94-9.X.1 Purpose

The purpose of the Salem Street Neighborhood Corridor District (SSNCD) is to allow a mix of uses, including lower-scale residential, multifamily, and commercial to meet the following needs for this corridor:

1. Wider variety of uses and building types to support jobs and economic development near established residential neighborhoods, providing options for living within walking distance of jobs, goods, and services.
2. Mixed-use, multifamily, and commercial uses at a density appropriate to a walkable, urban corridor.
3. Design standards to buffer abutting neighborhoods from the higher intensity of uses and reinforce a corridor identity along the length of Salem Street.

94-9.X.2 Applicability

The SSNCD replaces the existing zoning districts and is shown on the Zoning Map, City of Medford, Massachusetts, as amended. An applicant may develop within this district in accordance with the provisions of Section 94-9.X and other relevant sections of the Zoning Ordinance.

1. The SSNCD is comprised of the following subdistricts:
 - a. **Multi-unit Residential.** The Multi-unit Residential Subdistrict allows buildings of 2-6 units within a corridor, square or neighborhood hub district. The intent for this district is to transition from a higher level of development intensity along corridors or within squares to the lower level of adjacent Neighborhood Districts.
 - b. **Mixed-use 1.** The Mixed-Use 1 Subdistrict allows a mix of residential and commercial uses at a lower scale of building size and massing.
 - c. **Mixed-use 2.** The Mixed-Use 2 Subdistrict allows a mix of residential and commercial uses at a medium scale of building size and massing.
 - d. **Commercial.** The Commercial subdistrict does not include residential uses. The buildings vary in scale and massing. A greater variety of commercial uses are allowed in this district than in the mixed-use districts.

94-9.X.3 Dimensional Requirements and Waivers.

The following waivers are available to the Site Plan Review or Special Permit Authority for projects within the SSNCD.

- a. **Front Setbacks.** The building façade must be set back from the lot line at a distance sufficient to create a 12-foot sidewalk in conjunction with an existing City sidewalk. A maximum setback of an additional ten feet is allowed for the purpose of creating an active public plaza.
- b. **Side and Rear Setbacks.** If the proposed development is adjacent to an existing lot with a residential use of fewer than 5 units, the applicant shall provide a landscaped buffer of at least 10 feet ~~wide~~. The property owner shall maintain the buffer and landscaping.
- c. **Height Stepback Requirements.** For any lot within the MX-1, MX-2, or Commercial district that abuts a MR, GR, or APT-1 district, a height setback is required along the lot line abutting the residential district. The height stepback is calculated by a 45-degree angle beginning at the third floor and extending to the highest floor of the building in the MX-1, MX-2, or Commercial district. The fourth, fifth, and sixth floors shall not break the plane of that 45-degree angle.
- d. **Multi-Building Lots.** In the SSNCD, lots may have more than one principal building.
- e. **Ground Floor Active Frontage.** Active uses are required on the ground floor of any building with its principal façade parallel to Salem Street subject to the Active Frontage percentages set forth in Section 94-4.1 Table of Dimensional Requirements (Table B). Active uses are defined as arts-related uses, retail (including retail accessory to an artisanal, maker, or manufacturing use), restaurant, personal services, publicly-accessible spaces, residential lobbies and common amenities, and other uses that encourage high levels of pedestrian activity and create a perception of safety.
- f. ~~**Transition to adjacent residential districts.** Buildings adjacent to a residential zoning district should step down to the base height required by the subdistrict of the SSNCD in which the project is located for any buildings between twenty and thirty feet of the rear or side setback abutting a parcel within that residential zoning district. If the side or rear setback is adjacent to an active public way, no stepback is required.~~
- g. **Setbacks for Infill Lots.** If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of Section 94-4.1 Table of Dimensional Requirements. Otherwise, infill buildings may match the setback line of either adjacent building or an average of the setback of the two buildings to provide consistency along the street.
- h. **Drop-off zone.** The required setback distances may be waived to allow for a cut-out along the curb for loading and short-term parking for deliveries or drop-off/pick-up zones. Such a cut-out must be coordinated with City staff. The required setback distances may also be waived to allow a development to meet the requirements of Chapter 91.
- i. **Height Waiver 1.** The limitation on the height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
- j. **Height Waiver 2.** The minimum height requirement may be waived by a Special Permit from the Community Development Board for projects that are consistent with the purpose of the district and the goals of the Medford Comprehensive Plan.
- k. **Stepback Waiver.** If a building is subject to a front stepback and rear or side stepbacks, the Community Development Board may waive the strict dimensional requirement of any

of the setbacks, provided that priority is given to retaining the setback(s) in 94-9.X.3.c Height Stepback Requirements.

- I. **Energy-Efficiency.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in 94-9.X.6 Development Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

94-9.X.4 Development Incentives

In exchange for incorporating certain provisions that further the City’s goals for affordability, economic development, environmental sustainability, and climate resiliency, Applicants may receive Development Incentive Bonuses that allow for additional stories beyond the base number of stories that are allowed as of right under Section 94-4.1 Table of Dimensional Requirements. However, the total number of stories is limited to the maximum number of stories allowed in each subdistrict, as shown in Section 94-4.1 Table of Dimensional Requirements. Additional stories must comply with any setback, stepback, or other dimensional requirements and the development and design standards in 94-9.X.3 Dimensional Requirements and Waivers and 94-9.X.6 Development Standards.

Table of Development Incentive Bonuses.						
Incentive 1: Affordability						
Incentive 1A: Deeper Affordability:						
	# of Lots or Units in Proposed Project	Required Minimum/Total Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors	
			Minimum Percentage of Affordable Units at 80% AMI	Minimum Percentage of Affordable Units at 65% AMI	Minimum Percentage of Affordable Units at 80% AMI	Minimum Percentage of Affordable Units at 65% AMI
1	10-24	10%	8%	2%	5%	5%
2	25-49	13%	8%	5%	6%	7%
3	50 +	15%	10%	5%	8%	7%
Incentive 1B: More Affordable Units:						
	# of Lots or Units in Proposed Project	Required Minimum Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors	
			Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI	Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI
1	10-24	10%	3%	13%	5%	15%
2	25-49	13%	3%	16%	5%	18%
3	50 +	15%	3%	18%	5%	20%
Incentive 2: Community Amenities (privately maintained)						
<ul style="list-style-type: none"> Indoor pedestrian seating or outdoor pedestrian plaza of at least 300 square feet and accessible to the public during business hours. 					1 additional quarter-story	
<ul style="list-style-type: none"> One of the following neighborhood open spaces: <ul style="list-style-type: none"> Pocket Park Garden Playground Skate Park 					1 additional half-story	
<ul style="list-style-type: none"> Fountain / Water element (maintenance and repair for the life of the associated building) 					1 additional quarter-story	
<ul style="list-style-type: none"> Low-Income Shared Community Solar 					Incentive to be confirmed.	
<ul style="list-style-type: none"> Public parking 					Incentive to be confirmed.	
Incentive 3: Community Amenities (publicly maintained)						
<ul style="list-style-type: none"> Streetscape Improvements along a public street 					1 additional half-story	

Table of Development Incentive Bonuses.	
Incentive 4: Vibrant Neighborhoods	
Parking is concealed below grade or within a building structure.	1 additional story
The development project provides a minimum of 50% or the ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits or local businesses under 10 employees)	1 additional story
Incentive 5: Environmental Resilience	
The development project meets the Ideal Green Score	1 additional story
The building(s) is/are certified as Net Zero Emissions Building	1 additional story
The development project is certifiable as LEED Platinum or equivalent standard	1 additional story

94-9.X.5 Design Guidelines and Applicability of Development Standards

1. **Design Guidelines.** The Community Development Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction submitted under this SSNCD. Such Design Guidelines may address the scale and proportions of building, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off-street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition to make such standard or definition clear and understandable.
2. **Applicability of Development Standards.** Sections 94-9.X.6 Development Standards shall apply to all projects submitted under this SSNCD. These standards, along with any Design Guidelines adopted under paragraph 1, above, are components of the Site Plan Review and Special Permit processes as defined in this Zoning Ordinance.

94-9.X.6 Development Standards

1. Site Standards.

- a. **Connections.** Sidewalks shall provide direct connections among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
- b. **Sidewalk Width.** Along Salem Street, for any lot abutting a public sidewalk that is less than twelve (12) feet in width, the frontage area must be paved to provide a sidewalk that is at least twelve (12) feet in total width.
- c. **Sidewalk Materials.** Sidewalks shall be continuous across driveways, using the same materials and grade and level as the sidewalk on either side of the driveway.
- d. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged. Curb cuts for one-way access shall be no more than twelve (12) feet in width, while curb cuts for two-way traffic shall be no more than twenty (20) feet in width. Designated drop-off and pick-up areas for deliveries and ride-sharing companies should be incorporated to reduce conflicts associated with double-parking and blocking of bicycle lanes, crosswalks, and bus stops. These areas should be clearly marked with signs and conveniently located near entrances to buildings and major destinations.
- e. **Circulation.** Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- f. **Open Space.** Open Space shall be contiguous and connected to the pedestrian network. Isolated pockets of space that cannot be accessed for maintenance are prohibited. Open Space may be either private or public. Public open space shall be in the front or side setback. A minimum third of the requested open space, permeable, shall be landscaped.
- g. **Screening for Surface Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk. Chain-link and vinyl fences are prohibited.
- h. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- i. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- j. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
- k. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- l. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Dumpsters or other trash and recycling collection points located within the building are preferred.

- m. **Stormwater management.** Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

2. General Building Standards.

- a. **Position relative to the principal street.** The primary building shall have its principal façade and entrance facing the principal street.
- b. **Entries.** Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

3. Multiple buildings on a lot.

- a. **Location of Mixed Uses.** For a mixed-use development, uses may be mixed within the buildings or in separate buildings.
- b. **Orientation.** The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- c. **Position relative to the street.** Building(s) adjacent to a public street shall have a pedestrian entry facing that public street.

4. Mixed-use development.

- a. **Access.** In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
- b. **Connections.** Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable. Paved surfaces may include pervious paving materials.
- c. **Material Storage.** Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
- d. **Shared Outdoor Space.** Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.

5. Corner Lots.

A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.

- a. **Connections.** Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
- b. **Façade Design.** All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
- c. **Fire Exits.** Fire exits serving more than one story shall not be located on either of the street-facing façades.

6. **Parking.** Parking shall be subordinate in design and location to the principal building façade.
 - a. **Surface parking.** Surface parking shall be located to the rear or side of the principal building. Parking shall not be in the setback between the building and any lot line adjacent to the public right-of-way.
 - b. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. **Parking structures.** Above-grade parking structures (stand-alone or within a residential, commercial, or mixed-use building) shall be subordinate in design and placement to the primary uses. Ground-floor parking levels shall be wrapped with active uses such as commercial/retail, community spaces, or residential amenity spaces. Exposed facades of upper parking levels shall incorporate design treatments such as public art installations, vertical planting, or other architectural features for visual interest and to disguise the parking uses within. Vehicular openings shall have doors.
 - d. **Electrical Vehicle (EV) Charging Spaces.** One EV charging space is required for every twenty (20) parking spaces, rounded up to the next highest number of EV stations.
 - e. **Bicycle parking.** For a multi-family development or a mixed-use development, a minimum of 50% of the required bicycle spaces shall be covered or integrated into the structure of the building(s). E-bike storage is only permitted in an area that is separated from the dwelling units by a fire-rated structure.
7. **Waivers.** Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of 94-9.X.6 Development Standards in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the overall purpose and objectives of the SSNCD.

94-9.X.5 Affordability Requirements

Development in the SSNCD is subject to the requirements of Section 94-8.1 Inclusionary Housing.

Public Hearing - Proposed Amendments to the Medford Zoning Ordinance, Chapter 94
(Green Score)



This memorandum contains the draft text for Green Score. We present the following recommendations as amendments to the City Council's original text for the Green Score. The Community Development Board recommended these amendments (highlighted in yellow) at their meeting on February 5, 2025. Text highlighted in blue indicates additional recommended changes (primarily typographical edits).

Green Score

1. Purpose

The purpose of the Green Score is to:

- Provide flexibility in meeting environmental performance standards.
- Promote attractive and environmentally functional landscapes.
- Strengthen climate adaptive goals established in the Climate Action and Adaptation Plan released in 2022 by improving flood resilience, heat mitigation, storm infiltration, and water, air, and soil quality.
- Offer many free ecosystem services including mitigation of pollution, shade and energy savings, recreational opportunities, and enhanced property values and quality of life.

2. Overview

The Green Score is an environmental sustainability zoning regulation that sets standards for landscape and site design to help reduce stormwater runoff; improve air, water, and soil quality; and keep the city cooler.

Green Score provides a weighted menu of landscape elements with the intention of being flexible and providing options that can be tailored to different building and site conditions. These landscape elements include green roofs, rain gardens, vegetated walls, and plants, among others. The minimum required Green Score needed to reach compliance differs by zoning district.

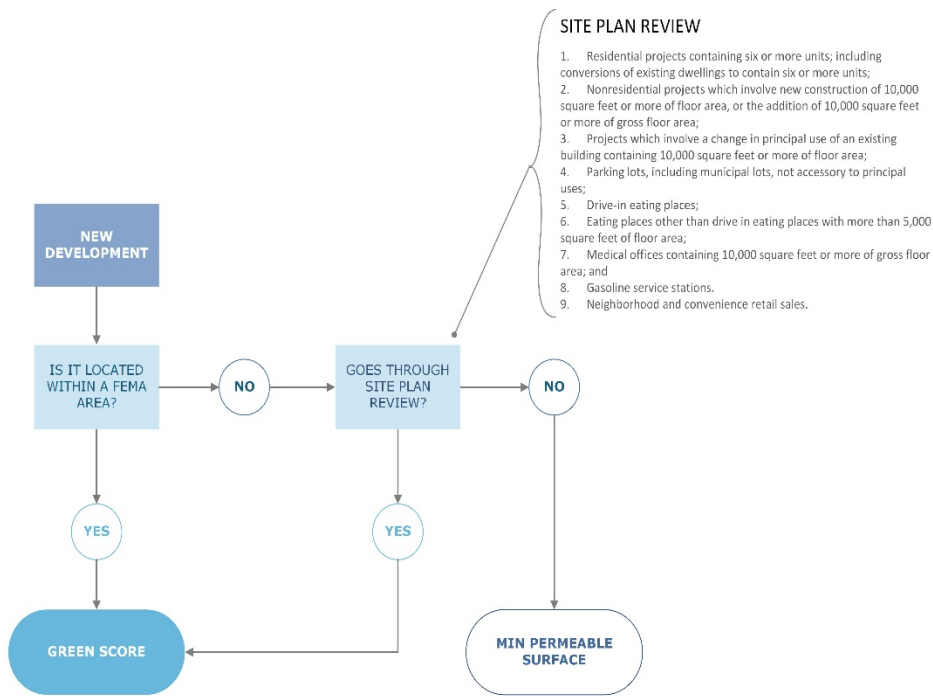
The environmental performance of each landscape element is quantified by assigning a unique multiplier to each feature. This multiplier gives landscape elements with greater environmental value a higher Green Score. Landscaped areas that earn a higher green score correlate to higher environmental sustainability than sites that earn a lower score.

3. Applicability

This section applies to the construction of any new principal building or major renovation that:

- a. Is located within the FEMA National Flood Hazard Layer including the following zones:
 - Zone A, AE. The 1% Annual Chance Flood Hazards and,
 - Zone X. The 0.2% Annual Chance Flood Hazard or Area with Reduced Risk Due to Levee.
- b. Requires Site Plan Review.

Major renovation projects are defined as where the work area exceeds 50% of the aggregate building area, includes the removal and replacement of existing elements, equipment or reconfiguration of the space and whereas the work value exceeds 50% of the assessed value of the structure.



4. Zone Districts

ZONE DISTRICT	GREEN SCORE (MIN / IDEAL)*
Mystic Avenue Corridor Mixed-Use 1	25 / 30
Mystic Avenue Corridor Mixed-Use 2	25 / 30
Mystic Avenue Corridor Mixed-Use 3	25 / 30
Mystic Avenue Corridor Commercial	20 / 30
TBD	
TBD	
TBD	

*Projects that provide more affordable units than the minimum required or provide affordable units with deeper affordability are allowed to reduce the required Green Score by 5 points.

5. Calculation

The green score is calculated as follows:

- Determine total lot area in Square Feet (SF).
- Identify all the proposed landscape elements, sorted into the categories presented in Table 5.1.
- Calculate the area of each proposed landscape element or equivalent square footage where applicable. Equivalencies are presented in table 5.2.
- Multiply the square feet, or equivalent square footage, of each landscape element by the multiplier provided for that element in Table 5.2.
- If the landscape elements follow the conditions presented in Table 5.1. their multiplier can be summed to the element's multiplier as a bonus credit and then multiply the square feet or equivalent to the new multiplier.
- Add the weighted score of all landscape elements together.
- Divide the resulting sum by the area of the lot to determine the final green score and multiply by 100.

Table 5.1. Eligible Landscape Elements.

LANDSCAPE ELEMENTS	MULTIPLIER
A- Planted Areas	
A1- Planted areas with a soil depth of 24 inches or more.	0.6
A2- Bioretention facilities	1.0
B- Plants	
B1- Mulch, ground covers, or other plants normally expected to be less than 2 feet tall at maturity	0.1
B2- Medium shrubs or other perennials at least 2 feet tall, but less than 4 feet tall, at maturity	0.3
B3- Large shrubs or other perennials at least 4 feet tall at maturity	0.3
B4- Small trees	0.3
B5- Small/medium trees	0.5
B6- Medium/large trees	0.7
B7- Large trees	0.9
B8- Preservation of existing trees at least 6 inches in diameter at breast height	1.0
C- Roofs	
C1- Extensive vegetated roof over at least 2 inches but less than 8 inches of growth medium	0.6

LANDSCAPE ELEMENTS	MULTIPLIER
C2- Intensive vegetated roof over at least 8 inches of growth medium	0.8
C3- Blue roofs	1.0
C4- High SRI	0.2
D- Vegetated Wall	
D1- Green Wall	0.3
D2- Living wall	0.1
E- Permeable paving	
E1- Installed over at least 6 inches and less than 24 inches of soil and/or gravel	0.3
E2- Installed over at least 24 inches of soil and/or gravel	0.5
F- Enhanced tree growth systems	0.5

Table 5.2. Equivalent square feet of tree canopy and large shrubs.

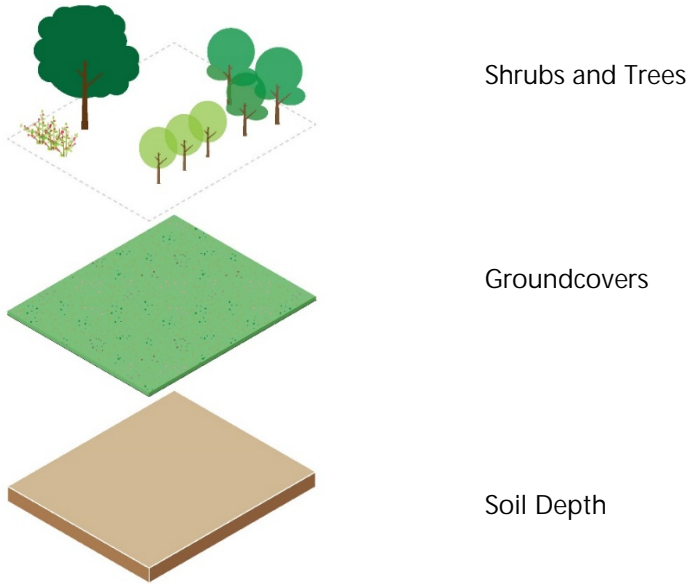
LANDSCAPE ELEMENTS	EQUIVALENT SQUARE FOOTAGE (SF)
B2- Medium shrubs or other perennials at least 2 feet tall, but less than 4 feet tall, at maturity	1 plant = 9 sf
B3- Large shrubs or other perennials at least 4 feet tall at maturity	1 plant = 36 sf
B4- Small trees	1 tree = 75 sf
B5- Small/medium trees	1 tree = 150 sf
B6- Medium/large trees	1 tree = 250 sf
B7- Large trees	1 tree = 350 sf
B8- Preserved trees	1 inches = 20 sf

Table 5.3. Bonuses applied to Green Score Landscape Elements:

BONUS CREDIT	MULTIPLIER
Landscaping that consists entirely of native or adaptive (non-invasive) plant species.	0.1

Minimum of 50% of annual irrigation is met through the use of harvested rainwater or collected greywater.	0.2
Landscaping is visible from adjacent public right-of-way or public open spaces.	0.1
Landscape includes food cultivation and the right to harvest for residents, tenants, or neighbors of the subject property.	0.1

Nearly every landscape element is stackable. To demonstrate how elements may be stacked, consider the illustration below.



6. General Standards

Tree and plant selection

Tree and plant selection should be based on climatic and topographic conditions as well as design criteria to ensure compatibility with the site.

Tree and plant preservation

If an applicant counts existing shrubs, perennials, groundcovers, or trees toward meeting any code requirements (including but not limited to Green Score), those planted areas must be protected during construction. Preservation must include specific protection measures and/or details on the approved plan set to ensure compliance during construction to make sure preserved trees and plants are adequately protected.

Trees and other plants bordering driveways and parking areas shall be protected from vehicles with wheel stops, curbs, or similar devices, to be shown on the approved plan set.

Invasive species

Invasive species are prohibited for new plantings. All invasive species must be removed from the development site before new planting. Additionally, a minimum 10' buffer around all planted areas must be cleared of invasive species, except in portions of the buffer which extend beyond the development site.

Maintenance

All plantings and landscape elements required as part of a land use permit or building permit must be maintained by the property owner or designer for the life of the project.

When planting, ample clearance shall be provided so that plants have enough space and light, considering existing conditions on adjacent lots. All landscape improvements must be designed to allow access to conduct maintenance.

Soil and Mulch

Decompact (loosen) subsoil at a minimum of 4 inches depth (whether amended or imported soil) to produce a minimum 12-inch depth of un-compacted soil in all planting areas.

Mulch is required in all planting areas to suppress weeds, conserve water, and improve soil health. Mulch counts for credit on the Green Score if it is coarse, maintained at a depth of 2 to 4 inches, and covers the soil below shrubs and trees. Fine bark is discouraged because it can create hydrophobic conditions at the soil surface.

Landscape elements in the right of way * Applicants should be aware of building code issues involved with planting in containers or over structures: structural weight, drainage, soil mix, irrigation and maintenance, and plant selection. Irrigation and drainage are required for all container plantings for the life of the project.

7. Standards for Landscape Elements

The purpose of the standards in this section is to clarify what types of plantings, structures, systems, and fixtures are eligible for Green Score points. Each element has specific requirements for installation, configuration, and maintenance that shall be followed to maintain Green Score compliance for the life of the project.

7.1 Planted areas.

Planted areas with a soil depth of 24 inches or greater

Planted areas earn credits for having a soil with a depth of 24 inches or greater in addition to earning credits for specific plants or features in the planted areas. There is no credit awarded for planted areas with less than 24 inches of soil.

Bioretention facilities

Bioretention facilities use soils and plantings to manage stormwater runoff. Bioretention facilities include but are not limited to rain or rainwater gardens, bioretention planters, or linear cells or swales. These do not include structures made of cement or concrete alone. Stormwater will pond at the surface before it filters through the underlying soil. Most water infiltrates into the underlying soil or, in places with lower infiltration rates, is collected by an underdrain and discharged to the drainage system. Stormwater that exceeds the surface storage capacity overflows to the drainage system.

7.2 Plantings

Mulch, ground covers, or other plants less than 2 feet tall at maturity

Evergreen ground covers are spreading plants typically less than 12 inches tall which provide year-round soil coverage when established. For Green Score, areas covered with evergreen perennials or shrubs less than 2 feet tall are awarded the same credit as areas covered with evergreen ground cover. Non-evergreen plants (e.g. grasses) of any height qualify as ground covers so long as they provide soil coverage year-round. Plants that die back below the soil each year do not qualify for Green Factor credit.

Medium shrubs or perennials 2 to 4 feet tall at maturity

To earn credits as shrubs or perennials, plant selections must have a mature height as specified and be non-herbaceous. Otherwise, they are counted as groundcovers.

Shrubs and perennials must be at least 9 inches tall when planted;

Preserving existing trees counts for more credit than newly planted trees. Fencing and signage requirements are the same as those for tree preservation, and the protection area may not be any smaller than the drip line of affected shrubs and perennials.

Spacing between shrubs shall be at least 18 inches apart on-center.

Large shrubs or perennials 4 feet tall or more at maturity

All of the height, size, and preservation standards specific to Medium shrubs or perennials also apply to Large shrubs or perennials.

Spacing between shrubs shall be at least 24 inches apart on-center.

Trees

Size categories: for purposes of determining the size category of a tree species, the tree must have a mature canopy spread of the following:

TREE CATEGORY	CANOPY SIZE
Small Trees	8 ft to 16 ft
Small / Medium Trees	16 ft to 21 ft
Medium / Large Trees	21 ft to 26 ft
Large Trees	26 ft or more

Size at the time of installation on private property:

- Deciduous trees with one trunk must be at least 1.5 inches in diameter, measured 6 inches above the ground.
- Multi-stemmed deciduous trees must have at least 3 stems and be at least 6 feet tall.
- Evergreen trees must be at least 4 feet tall.
- In the right-of-way, because street trees face more difficult growing conditions, DPW requires larger trees at time of installation.
- In the right-of-way, deciduous trees with one trunk must be 2 to 2.5 inches, measured 6 inches above the ground. The Urban Forestry division of DPW requires that they inspect and approve street trees before planting.

Spacing: Trees on private property shall be planted no closer than the following minimum spacing:

- 10 feet on center between small trees
- 14 feet on center between small/medium trees
- 18 feet on center between medium/large trees
- 22 feet on center between large trees.
- Trees in the right-of-way shall be sized according to DPW standards based on growing conditions.

Soil requirements for trees and trees in containers: Soil volume is critical to tree health and survivability. Trees and trees in containers must have a minimum of 30-inch soil depth and a minimum soil volume as follows:

TREE CATEGORY	SOIL VOLUME	AREA (30-in depth)
Small Trees	150 cu ft	6 ft x 10 ft
Small / Medium Trees	250 cu ft	10 ft x 10 ft
Medium / Large Trees	400 cu ft	10 ft x 16 ft
Large Trees	550 cu ft	11 ft x 20 ft

Trees will be healthier, bigger, and longer-lived with greater soil volume.

Smaller surface areas can achieve the same volume with greater depth if adjacent paved surfaces are installed over structural soil or similar technologies.

Preserving trees: Every development that is proposing to protect trees must include locations and dimensions of the basic tree protection area for all trees six inches or more at standard height to be retained, whose basic tree protection areas would be affected by proposed construction. The basic protection area for trees to be

preserved is generally considered to be the area within the dripline and is a no-disturbance area.

Plans must demonstrate avoidance of all proposed construction impacts and all tree protection measures.

7.3 Roofs

Green Roofs:

Green roofs are plantings on top of a structure at least 10 feet above grade with at least 2 inches of soil, including extensive green roof systems and rooftop gardens. Green roof planting areas that are drought-tolerant are eligible for the drought-tolerance bonus credit.

Green roof vegetation is not eligible for groundcover credits, but rooftop vegetation taller than 2 feet at maturity (shrubs, perennials, and trees) may be counted for their respective credits.

Blue Roofs:

Blue Roofs are flat roofs that are designed to temporarily store water to reduce flooding to the surrounding area and help prevent sewer overflow. The stored water is gradually released as residents use it for various purposes like watering plants or flushing toilets, or it is simply returned to the ground or sewage system in a controlled way after the storm has moved on.

All blue roofs shall be designed to safely convey system overflows to downstream drainage systems. The design of the overflow structure must be sufficient to provide safe, stable discharge of stormwater in the event of an overflow.

Blue roofs shall not permit any standing water to remain 72 hours after a rain event, in order to allow for sufficient storage for the next rain event. Storage in excess of 72 hours may render the blue roof ineffective and may result in anaerobic conditions, odor, and both water quality and mosquito breeding issues.

Blue roof systems may be designed to allow other uses of the roof. Any equipment stored on a blue roof should be protected to ensure that it is not damaged as a result of ponded water. A blue roof system may also be designed with solar panels, provided that the solar panels are designed to allow rainfall to reach the roof surface and will not be damaged by ponded water.

Blue roofs, like all other stormwater BMPs (Best Management Practices) require maintenance; therefore, all maintenance personnel shall access the roof. Additionally, if the roof is open to the public, measures shall be included to ensure safety.

General Maintenance:

- Blue roofs shall be inspected at least four times annually and after every storm event exceeding 1 inch of rainfall. Blue roofs located in areas with significant tree cover or in areas with a high potential for airborne debris may require more frequent inspections due to the potential for clogging.
- All structural components shall be inspected for cracking, spalling and deterioration at least once annually.
- Access points for maintenance are required on all blue roofs; these access points should be clearly identified in the maintenance plan.
- A method for detecting leaks shall be included in the blue roof's maintenance plan. Location of physical leak detection systems will depend on the manufacturer's specifications and should be placed accordingly.
- Disposal of debris, trash, sediment and other waste material shall be done at suitable disposal/recycling sites and in compliance with all applicable local, state and federal waste regulations.

Green-blue roofs:

Green-blue roofs are classic green roofs systems elevated with a crate system underneath that brings significant water storage capability, as well as an additional valve system to control the water level in the water storage underneath the green roof.

Green-blue roofs shall follow all the standards for green and blue roofs, as stated in this document.

To calculate the Green Score of a blue-green roof the same area will be calculated separately as a green roof and as a blue roof.

High Solar Reflective Index (SRI) Roof:

Solar Reflective Index (SRI) is defined as an indicator of the ability of a roof surface to return solar energy to the atmosphere. It is expressed as a unitless value ranging from 0 to 100, with 0 representing the lowest possible solar reflectance and 100 representing the highest possible solar reflectance.

Using roofing materials with a higher SRI values can enhance building occupant comfort and reduce air conditioning use.

To be eligible for this credit the roofing material of such roof shall have a minimum initial SRI of 82.

Roofs with a slope of 2:12 or steeper shall not be subject to a minimum SRI requirement.

7.4 Vegetated walls

Vegetated walls are vertical surfaces covered by plants. Green walls (climbing vines with vertical structural support) and living walls (built-in-place growing media) are design approaches that achieve credit as vegetated walls. Vegetated walls allow sites to gain credit using minimal site area.

The maximum calculated vertical dimension must not exceed 30 feet unless the vegetated wall features a built-in growth medium and irrigation.

To establish successfully, vegetated walls need soil and light. Vegetated walls planted at grade (i.e. where planting medium is not incorporated into the vegetated wall structure) earning credit must include planting medium at least 24 inches deep, with surface dimensions no smaller than 12 inches in any direction.

Vegetated walls earning credit must include dedicated irrigation for the life of the project as well as drainage suitable for the specified plant species.

The walls shall be at least five feet (5 ft.) from a side or rear lot line.

7.5 Permeable pavement

Permeable pavement allows water to pass through voids in the paving material or between pavers while providing a stable, load-bearing surface. Porous asphalt and pervious concrete allow water infiltration. Permeable interlocking concrete pavers can also be used if they are installed with gaps between them to allow stormwater to infiltrate into the subsurface.

Green Score applicants receive credit for the total area of all permeable pavement.

Permeable pavement in the right-of-way can be counted for credit and requires the DPW approval.

Porous asphalt and pervious concrete are only recommended for light automobile traffic. To maintain long-term performance of porous asphalt pavements' stormwater management capabilities, it is recommended that the surface infiltration rates be inspected annually during rain events to observe any changes in effectiveness of infiltrating stormwater. In addition, to remove any solids and debris that could lead

to more permanent clogging of the pavement, it is recommended that porous asphalt pavements be vacuumed two to four times a year or power-washed.

Grass pavers, Reinforced Turf, Flexible Porous Surface Treatment, or other similar installations, are not eligible for permeable paving credit but are eligible for ground cover credit if used in areas with low traffic volume, such as fire lanes or event parking. Grass pavers and other similar installations cannot be counted for credit in any area used to meet parking requirements.

Permeable paving and structural soil together cannot add up to more than one-third of a site's Green Score.

7.6 Enhanced tree growth systems

Enhanced tree growth systems, including CU-Structural Soil, Silva Cells, and their performance equivalents, support pavement while avoiding subsurface compaction, allowing air and water infiltration, and contributing to larger, healthier plants.

For Green Score credit, these systems must be at least 36 inches deep, under pavement, and adjacent to and continuous with the root zone of one or more planting areas.

Green Score Credit is calculated by the square footage of the system's footprint.

Structural soil systems in the right-of-way must be approved by the DPW.

Permeable paving and structural soil together cannot add up to more than one-third of a site's Green Score.

8. Bonuses applied to Green Factor Landscape Elements

Any landscape feature that has claimed credit under the regular Green Score categories can also count for one or more bonus credits if it meets the criteria below. Bonus credits can apply to all landscaping, including elements provided in the right-of-way. Bonus credits cannot total more than Green Score elements subtotal.

8.1 Landscaping that consists entirely of native/adaptive non-invasive plant species

Square footage for this credit is calculated as the area covered by native/adaptive non-invasive groundcovers, shrubs, and trees.

8.2 50% of annual irrigation needs are met through the use of harvested rainwater or collected greywater

For each area claimed under this bonus, 50% of annual irrigation needs must be met using harvested rainwater or collected greywater.

This can be demonstrated by drainage or plumbing documents showing a water storage system.

Square footage for this credit is calculated as the area plumbed for irrigation with rainwater or greywater.

8.3 Landscaping visible from adjacent public right-of-way or public open spaces

To earn this credit, landscaping must be planted between the street-facing façade and the street right-of-way or public open spaces, where the planting medium is no higher than 15 feet above grade.

Square footage for this credit is calculated as the area covered by visible groundcovers, vegetated walls, all visible shrubs and trees.

8.4 Landscape includes food cultivation and the right to harvest for residents, tenants, or neighbors of the subject property.

Food cultivation areas are designed to grow edible plants by the residents or occupants of a building. They can be planted with annual fruits and vegetables; edible-fruit-producing perennials, shrubs, and trees; and/or nut-bearing plants.

All food cultivation areas must be easily accessible to at least some residents or occupants of a building and must have a source of water that can reach all portions of the food cultivation area.

Food cultivation areas and proposed plantings in the right-of-way are subject to approval by the DPW.

Square footage for this credit is calculated as the area of all edible food-producing shrubs and trees.

Amendment to section Sec. 94-11.7. Site plan review.

MODIFY 94-11.7.7 Site Plan by adding the following requirement:

The application shall include a site plan, prepared by a registered architect, landscape architect, or professional engineer, with the following information:

- Green score sheet.
- Landscape drawings and/or specification stamped by a MA registered Landscape Architect drawn to a legible, conventional architectural or engineering scale.
- Typical drawings include but are not limited to:
 - Existing Conditions Plan
 - Demolition and Site Preparation Plan
 - Layout Plan
 - Materials Plan
 - Grading Plan
 - Show existing spot elevations at existing trees
 - Show spot elevations and slopes at hardscape areas
 - Show minimum 1-foot contours
 - Show any existing or proposed sub-surface utilities such as drainage and sewer pipes, gas lines, and electrical conduits.
 - Planting Plan
 - Show the location of preserved and proposed trees
 - Include a planting schedule identifying, common species name, scientific species name, quantity, and minimum size
 - For existing trees to be preserved: show location and canopy radius drawn to scale, note DBH, genus and species, and tree protection area and fencing.
 - Details
 - Include appropriate details for facilities relevant to Green Score such as tree protection, erosion control, tree planting, green roof, bioswale, pervious paving, etc.
- Recent photograph(s) of any trees proposed to be “preserved”
- Other relevant supporting documentation such as product information sheets, boring or infiltration test data, geotechnical reports, engineering calculations, etc.

MODIFY 94-11.7.16 Modifications by adding the following sentence to the end of the paragraph:

The applicant shall submit one paper copy and one electronic copy in a format acceptable to the building inspector of the revised plan for any project that has received approval for modification by the planning board.

ADD 94-11.7.17. As-builts. With the As-built plan, the applicant shall submit a letter issued by a registered architect, landscape architect or professional engineer under pains and penalties of perjury, that the revised plan is consistent in all aspects with the plan reviewed and approved by the planning board and that all conditions of approval have been met.

ADD 94-11.7.18. Waivers. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of Green Score in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the purpose of the Green Score and the relevant zoning district's overall purpose and objectives.

President Bears declared the hearing re-opened relative to Paper **24-515** and open for Paper **24-499** at 7:23 p.m. President Bears directed that the Council first hear Paper **24-515**.

Addressing the Council on Paper **24-515**:

Emily Innes, Innes Associates

President Bears specifically re-opened the public hearing on the Salem Street Corridor District (Paper 24-515) at 7:52 p.m.

Addressing the Council:

William Navarre, 108 Medford Street #1B (In Favor)
Alex Lussenhop, 30 Wright Avenue (In Favor)
Marie Izzo, Pilgrim Road (In Favor)
Miranda Briseno, 2 Taylor Street
Carly Campbell Hagan, 49 Almont Street (Opposed)
Sneha Khaund, 108 Medford Street (In Favor)
Ian McGullam, 20 Pleasant Street (In Favor)
Zachary Chertok, 5 Almont Street (Opposed)
Mark Davidson, 63 West Street (In Favor)
Kaitlin Robinson (31 Everett Street (In Favor)
Charles Fenton, 26 Kearney Street (Opposed)
Michael Von Korff, 44 Pitcher Avenue (In Favor)
Jill Nemler, 56 Farragut Avenue (Opposed)
Rebecca Davidson, "Salem Street Neighborhood" (In Favor)
Claudia Fennelly, 36 Farragut Avenue (Opposed)
Benjamin Streim, 76 Marion Street (In Favor)
Ken Gareau, 52 Lambert Street (In Favor)
Jared Nussbaum, 76 Jerome Street (In Favor)
Jim Sampson, 14 Revere Place (Opposed)
William Clarke, 59 Warner Road (In Favor)
Courtney Botelho, 49 Medford Street (In Favor)
Rebekah Lea, Grove Street (In Favor)
Gil Gabuy, 48 Almont Street (In Favor)
Cynthia Estremara, 18 Webster Street (In Favor)
Ralph Klein, 72 Park Street (Opposed)
Ada Gunning, 40 Magoun Avenue (In Favor)
Penny Taylor, 29 Martin Street (In Favor)
Andrew MacRobert, 63 Kenmere Road (In Favor)
Marian Tomaszczuk, 29 Garfield Avenue (Opposed)
Martha Ondras, 45 Kilgore Avenue (In Favor)

Elizabeth Kramer, 60 Pleasant Street (Opposed)
Nathan Kando, 90 Forest Street (In Favor)
Mark Curtis, 89 Traincroft Street (In Favor)
Jennifer O'Callaghan, 19 Paris Street (Opposed)
Stephanie Gernsmeyer, 54 Whitney Road (In Favor)
Jean Nuzzo, 35 Paris Street (Opposed)
Rosemary Misick, 36 Poole Street (Opposed)
Megan Marrs, 71 Clarke Street (In Favor)
Cheryl Rodriguez, 281 Park Street (Opposed)
Donna Sylva, 1536 Mystic Valley Parkway (Opposed)
Sharon Deyeso, 130 Circuit Road (Opposed)
Janeen Sencabaugh, 40 Fountain Street (Opposed)
Paul Morgan, Brewster Road (Opposed)
Pat Hansen, 22 Touro Avenue (Opposed)
David McKenna, 2 Vine Street (In Favor)
Teresa Marzilli, 48 Medford Street (In Favor)
Melanie Tringali, 116 Forest Street (Opposed)
Jessica Parks, 38 Quarry Street (In Favor)
Ilene Lerner, 3920 Mystic Valley Parkway (In Favor)
Jessica Healey, 4 Locke Road (Opposed)
Roberta Cameron, 12 North Street (In Favor)
Eunice Browne, Greenleaf Avenue (Opposed)
David Zabner, 107 Bowdoin Street (In Favor)
Gary Marinelli, Paris Street (In Favor)
Tony Puccio, Tainter Street (Opposed)
Ren Bean, 37 Woodrow Avenue (In Favor)
Barry Ingber, 9 Draper Street (In Favor)
Kerry Denny, 36 Paris Street (Opposed)
Matthew Page-Lieberman, 15 Canal Street (In Favor)
Donna Messina, 302 Salem Street (Opposed)
Patricia Chappelli, 53 Garfield Avenue (Opposed)
Sue Brown, Pine Ridge Road (In Favor)
Paulette Vardabedian, Central Avenue (Opposed)
Harrison Greene, 2 Ronaele Road (In Favor)
Diana Santiago, 19 Paris Street ("I'm Not Saying One Way or Another")
Lori Spinney-Flagg, 55 Garfield Street (Opposed)
Sam Goldstein, 29 Martin Street (In Favor)
Nate Merritt, 373 Riverside Avenue (Opposed)
Bob Jones, 5 St. Mary Street (Opposed)
Andrew Castagnetti, 23 Cushing Street (Opposed)
Jennifer Yanco, 16 Monument Street (In Favor)
James Torres, 48 Everett Street (In Favor)
Lisa Serio, 19 Paul Road (Opposed)
Ellen Epstein, 15 Grove Street (In Favor)
Tina Lavoie, 128 Sheridan Avenue (Opposed)
Nick Uhlig, 62 Tainter Street (In Favor)

The following people addressed the Council by e-mail:

Anna Meyer, 6 Douglas Road (In Favor)
Jason Besse, 87 Magoun Avenue (In Favor)
Kim DeAndrade, 54 Canal Street (In Favor)
Joan Cyr, 49 Cedar Road North (In Favor)
Katie Sullivan, 51 Boynton Road (In Favor)
Fiona Imami, 24 Bower Street (In Favor)
Melissa Young, 68 Fulton Street (In Favor)
Talia Connelly, 34 Woodbine Road (In Favor)
Alyssa Nugent, 98 Sheridan Avenue
Roubina Surenian, 146 Park Street, Unit 146 (In Favor)
Robert Magro, "Off of Salem St."
Laura O'Neill, Executive Director, Medford Chamber of Commerce
Meg Wickham, no address listed (In Favor)

Lynne Weiss, 40 Greenleaf Avenue (In Favor)
Bujar Imami, 24 Bower Street (In Favor)
Liljana Imami, 24 Bower Street (In Favor)
Ellery Klein, 37 Fells Avenue (In Favor)
Mike Young, 68 Fulton Street (In Favor)
Doreen O'Hare, 325 Malden Street (Opposed)
Mayor Breanna Lungo-Koehn (Writing to ask that the Council "take the public comment into account, especially from all that live in the neighborhood/Salem Street corridor" and saying she appreciates "the adjustments proposed" and that she hopes "you will also make adjustments based on community/neighborhood feedback.")
Jennifer Sullivan, 35 Washington Street (In Favor)
Melissa Markstrom, 96 Bow Street (In Favor)
Maeve Levi, no address listed (In Favor)
Susan Jhirad, Brooksby Village, Peabody, formerly of Farragut Avenue (In Favor)
Francesca Casey, 86 Surrey Street (In Favor)
John Coiner, 800 Highland Avenue (In Favor)
Mike Welch, 96 Bow Street (In Favor)
Erick Jersey, 67 Playstead Road (In Favor)
Corey Robinson, 17 Tamar Drive (In Favor)
Kate Ryan, 34 Warren Street (Opposed "because it does not go anywhere near as far enough or high enough as we need.")
Ellen Rushman, 52 Stickney Road (In Favor)
Lana Marks, 154 Fellsway West (In Favor)
Charles Hernandez, 14 Whyte Street, Unit A (In Favor)
Ethan Lay-Sleeper, 52 Stickney Road (In Favor)
Thomas Morgan, 63 Dover Street
Tracy Noble, 60 Sharon Street (In Favor)
Marjorie Whalen, 16 Eliot Street, by voicemail (Opposed)
Christina Kalenderian, 800 Highland Avenue (In Favor)
Daniel Pierkowski, 5 Russell Street (In Favor)
Josh Eckart-Lee, 347 Main Street (In Favor)
Rebecca D'Agostine, 48 Medford Street (In Favor)
Sarah Goshman, 96 Bow Street (In Favor)
Lisa Marquis, 19 Columbia Road (In Favor)
Althea Northcross, 77 2nd Street (In Favor)
David Cameron, 12 North Street (In Favor)
Justin Peczkowski, 14 Webster Street (In Favor)
Megan Marrs, 71 Clark Street (In Favor)
Yuko Okabe, 55 Winchester Street #2 (In Favor)
Ryan Domigan, 20 Stanley Avenue (In Favor)
Cecilia Carlowicz and C. Dan Earley, 41 Burbank Road (In Favor)
Brigitta Patterson, 255 Riverside Avenue (In Favor)
Christina Mastrobuoni, 73 Fulton Spring Road (In Favor)

President Bears declared this portion of the hearing closed at 10:49 p.m.

Councillor Leming moved to accept the recommendations of the Community Development Board except for the recommendation to go to MX-1 at the intersection of Salem and Park Street (a "yes" vote would keep MX-2 at the intersection of Park and Salem) (Councillor Tseng second)—approved on a roll call vote of six in favor, zero opposed, and Councillor Scarpelli absent.

Councillor Leming moved to adopt the remainder of the of the Community Development Board's recommendations and approve the zoning ordinance amendment (Councillor Callahan second)—approved on a roll call vote of six in favor, zero opposed, and Councillor Scarpelli absent.

Discussion turned to Paper **24-499**, the Green Score. President Bears declared at 11:28 p.m. that the hearing on Paper **24-499** was still open.

Addressing the Council:

Andrew Castagnetti, 23 Cushing Street
Gaston Fiore, 61 Stickney Road

Mr. Fiore identified two typos in the Green Score paper. On Page 30, section 5, calculation, bullet five, table 5.1, should be table 5.3, regarding the bonus scores.

He also said that on Page 37, regarding the blue roofs, line two, "HEP" should be "help."

Addressing the Council:

MCM Station Director Kevin Harrington (from the control booth)

President Bears declared the portion of the public hearing regarding Paper **24-499**, the Green Score, closed at 11:39 p.m.

Vice President Collins moved to adopt the Community Development Board's recommendations and adopt the zoning ordinance amendment (Councillor Lazzaro second)—approved on a roll call vote of six in favor, zero opposed, and Councillor Scarpelli absent.

At 11:40 p.m., Vice President Collins moved to suspend the rules to take Paper **25-042** out of order (Councillor Leming second)—approved.

COMMUNICATIONS FROM CITY OFFICERS AND EMPLOYEES

25-042—

Submitted by Interim Superintendent Suzanne Galusi, Medford Public Schools

MSBA Accelerated Repair Statements of Interest (SOI) for Roof and HVAC Systems at the Roberts, Missituk, and Brooks Elementary Schools

25-042 a—

Brooks Elementary School - Medford City Council

Resolved: Having convened in an open meeting on March 11, 2025, prior to the SOI submission closing date, the Medford City Council of the City of Medford, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated March 2025 for the Brooks Elementary School located at 388 High Street, Medford MA 02155 which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future Priority 5 - Replacement, renovation or modernization of school facility systems including the roof which is approaching 25 years old and the HVAC systems with Heat Pump technology. This work is being undertaken by the school district in partnership with the city of Medford as both the heating and cooling systems are in various states of failure. In particular, the cooling systems are unable to maintain a comfortable temperature for staff and students to function at maximum learning capacity. The roof is showing signs of deterioration and wetness; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Medford Public Schools of the City of Medford to filing an application for funding with the Massachusetts School Building Authority.

25-042 b—

Missituk Elementary School - Medford City Council

Resolved: Having convened in an open meeting on March 11, 2025, prior to the SOI submission closing date, the Medford City Council of the City of Medford, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated March 2025 for the Missituk Elementary School located at 37 Hicks Ave, Medford, MA 02155 which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future Priority 5 - Replacement, renovation or modernization of school facility systems including the roof which is approaching 25 years old and the HVAC systems with Heat Pump technology. This work is being undertaken by the school district in partnership with the City of Medford as both the heating and cooling systems are in various states of failure. In particular, the cooling systems are unable to maintain a comfortable temperature for staff and students to function at maximum learning capacity. The roof is showing signs of deterioration and wetness; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Medford Public Schools of the City of Medford to filing an application for funding with the Massachusetts School Building Authority.

25-042 c—

Roberts Elementary School - Medford City Council

Resolved: Having convened in an open meeting on March 11, 2025, prior to the SOI submission closing date, the Medford City Council of the City of Medford, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated March 2025 for the Roberts Elementary School located at 35 Court Street, Medford, MA 02155 which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future Priority 5 - Replacement, renovation or modernization of school facility systems including the roof which is approaching 25 years old and the HVAC systems with Heat Pump technology. This work is being undertaken by the school district in partnership with the City of Medford as both the heating and cooling systems are in various states of failure. In particular, the cooling systems are unable to maintain a comfortable temperature for staff and students to function at maximum learning capacity. The roof is showing signs of deterioration and wetness; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Medford Public Schools of the City of Medford to filing an application for funding with the Massachusetts School Building Authority.

Addressing the Council:

Assistant Superintendent Dr. Peter Cushing, Medford Public Schools

Councillor Lazzaro moved to approve Paper **24-042-a** for the Brooks Elementary School (Councillor Tseng second)—approved on a roll call vote of six in favor, zero opposed, and Councillor Scarpelli absent.

Councillor Lazzaro moved to approve Paper **24-042-b** for the Missituk Elementary School (Councillor Tseng second)—approved on a roll call vote of six in favor, zero opposed, and Councillor Scarpelli absent.

Councillor Lazzaro moved to approve Paper **24-042-c** for the Roberts Elementary School (Councillor Callahan second)—approved on a roll call vote of six in favor, zero opposed, and Councillor Scarpelli absent.

MOTIONS, ORDERS, AND RESOLUTIONS

24-468 - Offered by Councillor Tseng

Voted, to petition the General Court to the end that legislation be adopted precisely as follows. The General Court may make clerical or editorial changes of form only to the bill unless the mayor approves amendments to the bill before enactment by the General Court. The mayor is hereby authorized to approve amendments which shall be within the scope of the public objectives of this petition.

AN ACT ESTABLISHING A CHARTER FOR THE CITY OF MEDFORD

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. The following shall be the charter for the city of Medford:

PREAMBLE

We the people of the city of Medford, under the constitution and laws of the Commonwealth of Massachusetts, desiring to manage our own affairs and conduct our local government so that it is accountable, transparent, innovative, stable, ethical, representative, and responsible, and wishing to participate fully in exercising the rights and responsibilities of local government, do adopt and adhere to this charter.

We aim for a government based upon this charter that will promote equity, inclusivity, civic engagement, and a vibrant, diverse community in which all people have a voice.

We recognize the fact that we need a government that is responsive and serves residents' needs, and demand that our leaders are principled and professional.

Our city's rich history, from even before the creation of the ford by the meadow from which Medford draws its name, is complex and significant and we resolve to cultivate a city that learns from that past to meet the promises and challenges of the future.

ARTICLE I

INCORPORATION; SHORT TITLE; DEFINITIONS

SECTION 1-1: INCORPORATION

The inhabitants of the city of Medford, within the territorial limits established by law, shall continue to be a municipal corporation, a body corporate and politic, under the name "City of Medford".

SECTION 1-2: SHORT TITLE

This instrument shall be known and may be cited as the city of Medford charter.

SECTION 1-3: DIVISION OF POWERS

The administration of the fiscal, prudential, and municipal affairs of the city of Medford shall be vested in an executive branch headed by a mayor and a legislative branch consisting of a city council. The legislative branch shall never exercise any executive power, and the executive branch shall never exercise any legislative power.

SECTION 1-4: POWERS OF THE CITY

Subject only to express limitations on the exercise of any power or function by a municipal government in the constitution or General Laws, it is the intention and the purpose of the voters of Medford, through the adoption of this charter, to secure for themselves and their government all of the powers it is possible to secure as fully and as completely as though each power were specifically and individually enumerated in this charter.

SECTION 1-5: CONSTRUCTION

The powers of the city under this charter are to be construed liberally in favor of the city and the specific mention of any particular power is not intended to limit the general powers of the city as stated in section 1-4.

SECTION 1-6: INTERGOVERNMENTAL RELATIONS

Subject only to express limitations in the constitution or General Laws, the city may exercise any of its powers or perform any of its functions and may participate in the financing thereof, jointly or in cooperation, by contract or otherwise, with the commonwealth or any of its agencies or political subdivisions, or with the United States government or any of its agencies.

SECTION 1-7: DEFINITIONS

As used in this charter, the following words shall, unless the context clearly requires otherwise, have the following meanings:

1. "Charter", this charter and any adopted amendments to it.
2. "City", the city of Medford.
3. "City agency", any multiple member body, any department, division or office of the city of Medford.
4. "City office or department head", a person having charge of a city office or department.
5. "City website", a site established and maintained by the city as its online repository of municipal information, whether on the internet or accessed through another comparable technology, not including the Medford Public Schools.
6. "District", as appearing in Articles 4 and 7 of this charter shall refer to the election of district councilor or district school committee; 1 to be elected from the following districts comprised of combined wards within the city of Medford: wards 1 and 7, wards 2 and 3, wards 4 and 5, and wards 6 and 8.
7. "Emergency", a sudden, generally unexpected occurrence or set of circumstances demanding immediate action.
8. "Full city council", the entire authorized membership of the city council, notwithstanding any vacancy that exists.
9. "Full multiple member body", the entire authorized membership of a multiple member body, notwithstanding any vacancy that exists.
10. "Full school committee", the entire authorized membership of the school committee, notwithstanding any vacancy that exists.
11. "Local newspaper", a newspaper of general circulation within Medford, with either a weekly or daily circulation.

12. "Majority vote", when used in connection with a meeting of a multiple member body, shall mean a majority of those present and voting, unless another provision is made by ordinance or by such body's own rules; provided, however, that General Laws related to any vote to meet in executive session shall always require a majority of the full multiple member body.
13. "Measure", any ordinance, order or other vote or proceeding adopted, or which might be adopted, by the city council or the school committee.
14. "Multiple member body", any council, commission, committee, subcommittee or other body consisting of 2 or more persons, whether elected, appointed or otherwise constituted, but not including the city council, the school committee or an advisory committee appointed by the mayor or the school committee.
15. "New initiative measure", a measure proposed by the voters through the initiative process provided under this charter, excluding repeal referendum measures.
16. "Organization or reorganization plan", a plan submitted by the mayor to the city council which proposes a change in the organization or the administrative structure of the city administration or organization or a change in the way in which municipal services are delivered.
17. "Quorum", a simple majority of the members of the public body, unless otherwise provided in a general or special law, executive order or other authorizing provision.
18. "Recall", an election to remove an elected official from office before the expiration of the term for which elected.
19. "Remove from the city" or "remove from a ward", when a person ceases to be domiciled within the territorial limits of the city or a ward.
20. "Repeal referendum measure", a measure adopted by the city council or the school committee that is protested under the referendum procedures of this charter.
21. "Voters", registered voters of the city of Medford.
22. "Year", a calendar year, unless otherwise specified.

ARTICLE II LEGISLATIVE BRANCH

SECTION 2-1: COMPOSITION; TERM OF OFFICE; ELIGIBILITY

- a) There shall be a city council that shall exercise the legislative powers of the city. The city council shall consist of 9 members, 5 members elected at large by the voters of the city; and 1 each elected from the following districts comprised of combined wards within the city: wards 1 and 7, wards 2 and 3, wards 4 and 5, and wards 6 and 8.
- b) The term of office for councilors shall be 2 years each, beginning on the first Monday in the January succeeding the councilor's election, except when that first Monday falls on a legal holiday, in which event the term shall begin on the following day and shall end when their successors have been qualified.
- c) Any voter shall be eligible to hold the office of councilor-at-large. A district city council candidate shall be a voter in the district from which election is sought. If a district councilor or a councilor-at-large removes from the city during the councilor's term, that office shall immediately be deemed vacant and filled in the manner provided in section 2-10. A district councilor who removes from the district in which the councilor was elected and who remains a resident of the city may continue to serve during the term for which the councilor was elected. The city council shall determine by 2/3 vote whether a city councilor has removed from the city.

SECTION 2-2: COUNCIL PRESIDENT AND VICE-PRESIDENT, ELECTION; TERM; POWERS

a) Election and Term – As soon as practicable after the councilors-elect have been qualified following each biennial election, as provided in section 9-11, the members of the city council shall annually elect from among its members a city council president.

b) Powers and Duties - The president shall prepare the agenda for city council meetings. The city council president shall preside at all meetings of the city council, regulate its proceedings and shall decide all questions of order. The city council president shall appoint all members of all committees of the city council, whether special or standing. The city council president shall have the same powers to vote upon all measures coming before the city council as any other member of the city council. The city council president shall perform such other duties consistent with the office as may be provided by charter, by ordinance, city council rules or by other vote of the city council.

c) Council Vice-President – The members of the city council shall also elect annually from among its members a city council vice-president who shall serve as acting president during the temporary absence of the city council president. The powers of an acting city council president shall be limited to only those powers of the office indispensably essential to the performance of the duties of the office during the period of such temporary absence and no others.

d) Vacancy – If a vacancy shall occur in the office of city council president the city council shall elect from among its members a city council president who shall serve for the balance of the current term. If a vacancy shall occur in the office of city council vice-president the city council shall elect from among its members a city council vice-president who shall serve for the balance of the current term.

SECTION 2-3: PROHIBITIONS

a) No member of the city council shall hold any other city office or city employment for which a salary or other emolument is payable from the city treasury. No former member of the city council shall hold any compensated appointed city office or appointed city employment until 1 year following the date on which such former member's service on the city council has terminated.

b) Neither the city council nor any member of the city council shall give orders or directions to any such officer or employee, either publicly or privately.

SECTION 2-4: COMPENSATION

a) The members of the city council shall receive such salary for their services as may from time to time be set by ordinance. No ordinance increasing or decreasing the salary of city councilors shall be effective unless it shall have been adopted by a 2/3 vote during the first 18 months of the term for which city councilors are elected and it provides that such salary is to take effect upon the organization of the city government following the next regular municipal election.

b) Subject to appropriation, the city council members shall be entitled to reimbursement of their actual and necessary expenses incurred in the performance of their duties.

SECTION 2-5: EXERCISE OF POWERS; QUORUM; RULES

Except as otherwise provided by law or the charter, all powers of the city shall be vested in the city council, which shall provide for their exercise and for the performance of all duties and obligations imposed upon the city by law.

The city council shall from time to time adopt rules regulating its procedures that shall include, but not be limited to:

- 1) Regular meetings of the city council be held at a time and place fixed by the city council rules;
- 2) Special meetings of the city council to be held at the call of the president or at the call of not less than 3 members, by written notice delivered in hand, via electronic mail or by first class mail to each member; provided, however, that such notice shall contain a listing of the items to be acted upon; provided further, that except in case of an emergency, which shall be determined by the president, such notice shall be delivered not less than 48 hours in advance of the time set for such meeting, excluding Saturdays, Sundays and legal holidays; and provided further, that a copy of the notice to members shall immediately be posted upon the city bulletin boards;
- 3) All sessions of the city council and of every committee or subcommittee of the city council shall be open to the public unless another provision is allowed by law.

SECTION 2-6: ACCESS TO INFORMATION

- a) The city council may request a member of a multiple-member body or a city officer or employee to appear before the city council to give any information that the city council may require in relation to the municipal services, functions and powers or duties which are within the scope of responsibility of that person and not within the jurisdiction of the school committee.
- b) The city council may request specific information from the mayor on any municipal matter and may request that the mayor be present to answer written questions relating to that information at a meeting to be held not earlier than 14 days from the date the mayor receives the questions. The mayor shall personally, or through a designee, attend such meeting and respond to the questions. The mayor, or designee, shall not be required to answer questions relating to any other matter.
- c) The city council shall give a minimum of 14 days' notice to a person it may request to appear before it under this section. The notice shall include specific questions on which the city council seeks information, and no person called to appear before the city council under this section shall be required to respond to any question not relevant or related to those questions presented in advance and in writing.

SECTION 2-7: APPOINTMENTS OF THE CITY COUNCIL

- a) The city council shall elect a city clerk to serve for a term of up to 3 years. The city clerk shall be the keeper of vital statistics of the city and the

custodian of the city seal and of all records of the city. The city clerk shall administer the oath of office to all city officers and shall issue licenses and permits as may be provided by law. The city clerk shall have the powers and duties provided to that office by law, this charter, ordinances or other votes of the city council.

b) The city council shall elect a city messenger to serve for a term of up to 2 years. The city messenger shall serve as an assistant to the members of the city council at the direction of the city council president or their designee. The city messenger shall be a resident of the city.

c) Subject to appropriation, the city council may establish additional support positions by ordinance as the city council deems necessary and may appoint staff to serve in those positions. All officials of the city shall cooperate with employees of the city council in the performance of any oversight functions. City council staff shall have such other powers and duties as may be provided for by charter, by ordinance or by other vote of the city council.

d) City council staff appointed under this section shall receive such compensation as may from time to time be provided for such position by ordinance.

SECTION 2-8: ORDINANCES AND OTHER MEASURES

a) No ordinance shall be passed finally on the date it is introduced, except in case of an emergency involving the health or safety of the people or their property or in the case of the unanimous vote of the city council. No ordinance shall be regarded as an emergency ordinance unless the emergency is defined and declared in a preamble to the ordinance, separately voted upon and receives the affirmative vote of not less than 8 members of the city council. An emergency ordinance shall be repealed after the expiration of 60 days following its adoption unless an earlier date is specified in the measure, or another measure passed under this section extends the original emergency ordinance.

b) The city council may pass a measure through all of its stages at one meeting, except for proposed ordinances, appropriation orders and loan authorizations, if no member of the city council shall object; provided, however, that if a single member objects, a vote on the measure shall be postponed to the next meeting of the city council. If a member objects to the taking of a vote on the first occasion that the question of adopting any measure is put to the city council, except an emergency ordinance under subsection (a), the vote shall be postponed until the next regular or special meeting of the city council. This procedure shall not be used more than once for any measure notwithstanding any amendments made to the original measure.

c) Every introduced ordinance, appropriation order or loan authorization, except an emergency ordinance, shall be posted on the city bulletin board and city website and made available in the office of the city clerk. After final passage it shall be posted on the city bulletin board and city website and otherwise published and made public as may be required by ordinance.

SECTION 2-9: CITY COUNCIL CONFIRMATION OF CERTAIN APPOINTMENTS

The mayor shall refer to the city council, and simultaneously file with the city clerk the name of each person the mayor desires to appoint as a member of a multiple-member body. Appointments made by the mayor shall become

effective on the 30th day after the date on which notice of the proposed appointment was filed with the city clerk unless rejected by a majority vote of the city council within the 30 days, such rejection shall not be unreasonably withheld. The question on rejection of any appointment made by the mayor shall not be subject to the procedure of objection provided in section 2-8(b) of the charter.

SECTION 2-10: FILLING OF VACANCIES

a) If a vacancy shall occur in the office of councilor-at-large, the vacancy shall be filled in descending order of votes received by the candidate for the office of councilor-at-large at the preceding city election who received the highest number of votes without being elected and who received not less than 30 percent of the total votes cast for the candidate with the highest number of votes for the office of councilor-at-large, if that person remains eligible and willing to serve as councilor-at-large. The board of election commissioners shall certify this candidate to the office of councilor-at-large to serve for the balance of the unexpired term.

b) If a vacancy shall occur in the office of district councilor, the vacancy shall be filled in descending order of votes received by the candidate for the office of district councilor in the district in which the vacancy occurs at the preceding city election who received the highest number of votes without being elected and who received not less than 30 percent of the total votes cast for the candidate with the highest number of votes for the office of district councilor in the district, if that person remains eligible and willing to serve as district councilor. The board of election commissioners shall certify this candidate to the office of district councilor to serve for the balance of the unexpired term.

c) If a vacancy shall occur in the office of councilor-at-large or in that of district councilor and there is no available candidate to fill the vacancy in the manner provided in subsection (a) or (b), the remaining members of the city council shall elect a person to fill the vacancy. The notice of the meeting to fill the vacancy must be posted at least 10 days in advance of the meeting. A person elected by the city council to fill a vacancy shall serve until the next regular election, at which time the vacancy shall be filled by the voters and the person chosen to fill the vacancy shall immediately be sworn and shall serve for the remainder of the unexpired term in addition to the term for which the person is elected.

d) No vacancy shall be filled under this section if a regular city election is to be held within 120 days following the date the vacancy is declared to exist. A person serving as a councilor under this section shall not be entitled to have the words "candidate for re-election" printed against the person's name on the election ballot.

SECTION 2-11: PERIODIC REVIEW OF ORDINANCES

Not later than July 1, at 5-year intervals, in each year ending in a 7 or in a 2, the city council shall provide for a review to be made of some or all the ordinances of the city to prepare a proposed revision or recodification of them. This review shall be made by a special committee to be established by a vote of the city council. All members of the committee shall be voters of the city. The special committee shall file its report with the city clerk on a date specified by a vote of the city council. The review of city ordinances shall be under the supervision of the city solicitor. Copies of any recommendations shall be made available to the public at a cost not exceeding the actual cost of the reproduction.

**ARTICLE III
EXECUTIVE BRANCH**

**SECTION 3-1: MAYOR: QUALIFICATIONS; TERM OF OFFICE;
COMPENSATION; PROHIBITIONS**

a) The chief executive officer of the city shall be a mayor, elected by and from the voters of the city at large. Any voter shall be eligible to hold the office of mayor. The mayor shall devote full time to the office and shall not hold any other elective public office, nor shall the mayor be engaged in any other business, occupation, or profession during the period of service as mayor.

b) The term of office of the mayor shall be 4 years beginning on the first Monday in the January succeeding the mayor's election, except when that first Monday falls on a legal holiday, in which event the term shall begin on the following day and shall end when a successor has been qualified.

c) No person shall be elected to the office of mayor for more than 4 consecutive terms.

d) The city council shall, by ordinance, establish compensation for the mayor. No ordinance increasing or decreasing the compensation of the mayor shall be effective unless it has been adopted by a 2/3 vote of the full city council. No ordinance increasing or decreasing the compensation of the mayor shall be effective unless it has been adopted during the first 36 months of the term for which the mayor is elected and unless it provides that the compensation increase or decrease is to take effect upon the organization of the city government following the next regular city election.

e) No former mayor shall hold any compensated appointed city office or city employment at least 1 year following the date on which said mayor leaves office.-

SECTION 3-2: EXECUTIVE POWERS; ENFORCEMENT OF ORDINANCES

a) The executive powers of the city shall be vested solely in the mayor and may be exercised by the mayor either personally or through the several city agencies under the general supervision and control of the office of the mayor. The mayor shall cause the charter, the laws, the ordinances and other orders for the government of the city to be enforced and shall cause a record of all official acts of the executive branch of the city government to be kept.

b) The mayor shall exercise general supervision and direction over all city agencies, unless otherwise provided by law or the charter. Each city agency shall furnish to the mayor, forthwith upon request, any information, materials or otherwise as the mayor may request and as the needs of the office of mayor and the interest of the city may require.

c) The mayor shall be, by virtue of the office, a member of every multiple-member body of the city. The mayor shall have a right, as such ex officio member, to attend any meeting of any multiple-member body of the city, at any time, including so-called executive sessions, to participate in the discussions, to make motions and to exercise every other right of a regular member of such body, but not

including the right to vote.

SECTION 3-3: APPOINTMENTS BY THE MAYOR

a) The mayor shall appoint, subject to the review of such appointments by the city council under section 2-9, all city officers and department heads and the members of multiple-member bodies for whom no other method of appointment or selection is provided by the charter or ordinance. All appointments to multiple-member bodies shall be in accordance with section 2-9. Upon the expiration of the term of a member of a multiple-member body, a successor shall be appointed in like manner. The mayor shall fill a vacancy for the remainder of the unexpired term of a member of any multiple-member body.

b) All persons classified as department heads, except the city clerk, shall, subject to the consent of the mayor, appoint, promote, and discipline all assistants, subordinates, and other employees of the agency for which that person is responsible. All appointments and promotions made or approved by the mayor shall be made based on merit and fitness demonstrated by examination, past performance or by other evidence of competence and suitability. Each person appointed to fill an office or position shall be a person especially fitted by education, training, and previous work experience to perform the duties of the office or position for which the person is chosen.

SECTION 3-4: REMOVAL OR SUSPENSION OF CERTAIN OFFICIALS

The mayor may, in writing, remove or suspend any city officer or the head of any city department appointed by the mayor by filing a written statement containing the effective date of the removal or suspension and the office or officer affected, with the city clerk.

SECTION 3-5: TEMPORARY APPOINTMENTS TO CITY OFFICES

(a) If a temporary or permanent vacancy occurs in a city office and the needs of the city require that the office be filled, the mayor may designate the head of another city agency, a city officer, a city employee or some other person to perform the duties of the office on a temporary basis until the position can be filled as otherwise provided by law or by this charter. If a person is designated under this section, the mayor shall file a certificate with the city clerk in substantially the following form:

I designate (name of person) to perform the duties of the office of (designate office in which vacancy exists) on a temporary basis until the office can be filled by (here set out the regular procedure for filling the vacancy or when the regular officer shall return). I certify that said person is qualified to perform the duties that will be required and that I make this designation solely in the interests of the city of Medford.

(b) A person serving as a temporary officer under this section shall have only those powers of the office essential to the performance of the duties of the office during the period of the temporary appointment. Notwithstanding any general or special law to the contrary, no temporary appointment shall be for more than 180 days; provided, however, that 1 extension of not more than 120 days of a temporary appointment may be made when a permanent vacancy

exists in the office.

SECTION 3-6: COMMUNICATIONS; SPECIAL MEETINGS

(a) Within 12 weeks following the start of each fiscal year the mayor shall submit to the city council, and make available for public distribution, a complete report on the financial and administrative

activities of the city for the preceding fiscal year. The mayor shall, from time to time throughout the year, by written communications, recommend to the city council for its consideration such measures as, in the judgment of the mayor, the needs of the city require. The mayor shall, from time to time throughout the year by written communications, keep the city council fully informed of the financial and administrative condition of the city and shall specifically indicate in any such reports any fiscal, financial or administrative problems of the city.

(b) The mayor may call a special meeting of the city council for any purpose. Notice of the meeting shall, except in an emergency, require written notice delivered in hand, via electronic mail or by first class mail to each member; provided, however, that such notice shall contain a listing of the items to be acted upon; provided further, that except in case of an emergency, which shall be determined by the mayor, such notice shall be delivered not less than 48 hours in advance of the time set for such meeting, excluding Saturdays, Sundays and legal holidays; and provided further, that a copy of the notice to members shall immediately be posted upon the city bulletin boards.

SECTION 3-7: APPROVAL OF CITY MAYOR, VETO

Every order, ordinance, or vote adopted or passed by the city council relative to the affairs of the city, except resolutions, the selection of city officers by the city council and any matters relating to the internal affairs of the city council, shall be presented to the mayor for approval. If the mayor approves of a measure, the mayor shall sign it. If the mayor disapproves of a measure, the mayor shall return the measure with the specific reasons for the disapproval attached to it, in writing, to the city council. The city council shall enter the objections of the mayor on its records and shall reconsider the measure not less than 10 but not more than 30 days from the date of the measure is returned. If the city council shall again pass the order, ordinance or vote by a 2/3 vote of the full city council, it shall then take effect notwithstanding the objections of the mayor. If the mayor has neither signed a measure nor returned it to the city council within 10 days following the date it was presented to the mayor, the measure shall take effect.

SECTION 3-8: TEMPORARY ABSENCE OF THE MAYOR

(a) Whenever, the mayor is temporarily unable to perform the duties of the office, the president of the city council shall serve as acting mayor or, if the city council president is unable or unwilling to serve, the city

council shall elect, by majority vote, one of its members to serve as an acting mayor. The city council, by unanimous vote of the entire membership, may determine whether the mayor is unable to perform the duties of the office. The mayor may of their own authority declare themselves temporarily unable to perform the duties of the office. Notwithstanding any general or special law to the contrary, the vote

shall be taken in public session by a roll call vote. The mayor may at any point declare themselves able to perform the duties of office.

(b) The acting mayor shall have only those powers of the mayor as are indispensable and essential to conduct the business of the city in an orderly and efficient manner and on which action may not be delayed. The acting mayor shall have no authority to make a permanent appointment or removal from city service unless the absence of the mayor shall extend beyond 60 days, nor shall an acting mayor approve or disapprove of any measure adopted by the city council unless the time within which the mayor must act would expire before the return of the mayor. During any period in which any member of the city council is serving as acting mayor, such councilor shall not vote as a member of the city council.

SECTION 3-9: DELEGATION OF AUTHORITY BY THE MAYOR

The mayor may authorize a subordinate officer or employee of the city to exercise a power or perform a function or a duty which is assigned by this charter, or otherwise, to the mayor and the mayor may rescind or revoke an authorization previously made; provided, however, that all acts performed under any such delegation of authority during the period of authorization shall be and remain the acts of the mayor. Nothing in this section shall be construed to authorize a mayor to delegate the powers and duties of a school committee member, the power of appointment to city office or employment or to sign or return measures approved by the city council.

SECTION 3-10: VACANCY IN THE OFFICE OF THE MAYOR

(a) If a vacancy in the office of mayor occurs during the first 34 months of the term for which the mayor is elected, the city council shall forthwith order a special election to be held within 90 days following the date the vacancy is created, to fill such vacancy for the balance of the remaining term. If a regular city election is to be held within 180 days following the date the vacancy is created, a special election need not be held and the position shall be filled by vote at such regular election. The person elected shall serve for the balance of the remaining term. An acting mayor as provided in Section 3-8 shall serve until such special or regular municipal election and shall receive such compensation as established by ordinance for mayoral compensation.

(b) If a vacancy in the office of mayor occurs in the last 14 months of the term to which the mayor is elected, the president of the city council shall serve as acting mayor and if the city council president is unable or unwilling to serve, the city council shall elect one of its members to serve as acting mayor. A majority vote of the city council shall be required to elect a mayor from among the members of the city council. Upon the election of a member of the city council as the mayor, under this section, a vacancy shall exist in that city council seat which shall be filled in the manner provided in section 2-10. Any person serving as mayor under this subsection shall not be subject to the restrictions contained in the second sentence of section 3-1(a). Such person shall not be entitled to have the words "candidate for re-election" printed against their name on the election ballot for the office of the Mayor, but may have these words printed against their name on the election ballot for their original city council position. Such person shall receive such compensation as established by ordinance for mayoral compensation.

ARTICLE IV SCHOOL COMMITTEE

SECTION 4-1: COMPOSITION; TERM OF OFFICE; ELIGIBILITY

The school committee shall consist of 7 members: 2 members elected at large by the voters of the city; and 1 each elected from the following districts comprised of combined wards within the city: wards 1 and 7, wards 2 and 3, wards 4 and 5, and wards 6 and 8. The mayor shall serve as the 7th member of the school committee.

(b) The term of office for school committee members, other than the mayor, shall be 2 years each, beginning on the first Monday in the January succeeding the member's election, except when that first Monday falls on a legal holiday, in which event the term shall begin on the following day and shall end when their successors have been qualified.

(c) Any voter shall be eligible to hold the office of school committee member at-large. A district school committee candidate shall be a voter in the district from which election is sought.

(d) If any school committee member removes from the city during the school committee member's term, that office shall immediately be deemed vacant and filled in the manner provided in section 4-6. A district school committee member who removes from the district in which the school committee member was elected and who remains a resident of the city may continue to serve during the term to which the remainder of the school committee member was elected. The school committee shall determine by 2/3 vote whether a school committee member has removed from the city.

SECTION 4-2: SCHOOL COMMITTEE ORGANIZATION; CHAIR, VICE CHAIR AND SECRETARY (CLERK)

(a) Immediately prior to the first regular committee meeting in January or as soon as practical after school committee members-elect have been qualified following each regular city election, the school committee members shall choose from amongst their membership a chair, vice chair, and secretary (clerk).

(b) The chair shall prepare the agenda for the school committee meetings. The chair shall preside over all regular meetings of the school committee and regulate its proceedings. The chair will have the same powers to vote upon measures coming before the school committee as any other member of the school committee. The school committee chair shall perform such other duties consistent with the office as may be provided by charter, by ordinance or by other vote of the school committee. The vice chair shall preside in the absence of the chair.

(c) The secretary shall record the votes taken at regular school committee meetings. The secretary shall oversee and approve the bills of the school department unless the school committee votes to form a subcommittee expressly for reviewing the bills.

SECTION 4-3: PROHIBITIONS

No member of the school committee shall hold any other city office or city employment for which a salary or other emolument is payable from the city treasury. No former member of the school committee shall hold any

compensated appointed city office or city employment until at least 1 year after the date on which the member's service on the school committee has ended.

SECTION 4-4: COMPENSATION

The members of the school committee shall receive such salary for their services as may from time to time be set by ordinance. No ordinance increasing or decreasing the salary of school committee members shall be effective unless it shall have been adopted by a 2/3 vote of the city council during the first 18 months of the term for which school committee members are elected and it provides that such salary is to take effect upon the organization of the city government following the next regular municipal election.

SECTION 4-5 POWERS AND DUTIES

a) The school committee shall have all powers which are conferred on school committees by the General Laws and the additional powers and duties provided by charter, ordinance or otherwise and not inconsistent with the General Laws.

b) The school committee shall exercise the following powers and perform the following duties, and no individual member is empowered to act unless by vote of the school committee:

1) Making all reasonable rules and regulations for the management of the public school system and for conducting the business of the school committee as deemed necessary or desirable; including but not limited to determining the hours and sessions of the public schools, establishing rates of tuition for non- resident pupils, and participating in negotiations in accordance with the General Laws of the Commonwealth of Massachusetts.

2) Adopting and overseeing the administration of an annual operating budget for the school system, subject to appropriation by the city council; provided, however, that the school committee shall have general charge and superintendence of all school buildings and grounds and shall furnish all school buildings with proper fixtures, furniture and equipment.

SECTION 4-6: FILLING OF VACANCIES

a) If a vacancy shall occur in the office of school committee at-large, the vacancy shall be filled in descending order of votes received by the candidate for the office of school committee at-large at the preceding city election who received the highest number of votes without being elected and who received not less than 30 percent of the total votes cast for the candidate with the highest number of votes for the office of school committee at-large, if that person remains eligible and willing to serve as school committee at-large. The board of election commissioners shall certify this candidate to the office of school committee at-large to serve for the balance of the unexpired term.

b) If a vacancy shall occur in the office of district school committee member, the vacancy shall be filled in descending order of votes received by the candidate for the office of district school committee in the district in which the vacancy occurs at the preceding city election who received the highest number of votes without being elected and who received not less than 30 percent of the total votes cast for the candidate receiving the highest number of votes for the office of district school committee in the district, if

that person remains eligible and willing to serve as district school committee. The board of election commissioners shall certify this candidate to the office of district school committee to serve for the balance of the unexpired term.

c) If a vacancy shall occur in the office of school committee at-large or in that of district school committee member and there is no available candidate to fill the vacancy in the manner provided in subsection (a) or (b), the remaining members of the school committee and the city council shall meet in joint session to elect a person to fill the vacancy. The notice of the meeting to fill the vacancy must be posted at least 10 days in advance of the meeting. A person elected by the school committee and city council to fill a vacancy shall serve until the next regular election, at which time the vacancy shall be filled by the voters and the person chosen to fill the vacancy shall immediately be sworn and shall serve for the remainder of the current term in addition to the term to which elected. No vacancy shall be filled under this section if a regular city election is to be held within 120 days following the date the vacancy is declared to exist. A person serving as a school committee member under this section shall not be entitled to have the words "candidate for re-election" printed against the person's name on the election ballot.

ARTICLE V ADMINISTRATIVE ORGANIZATION

SECTION 5-1: ORGANIZATION OF CITY AGENCIES

The organization of the city into agencies to provide services and administer the government may be accomplished only through an administrative order submitted to the city council by the mayor. No administrative order may originate with the city council. The mayor may, subject only to express prohibitions of a general law or this charter, submit proposals to reorganize, consolidate or abolish any agency, in whole or in part, or to establish a new agency as is deemed necessary, establish terms of office and prescribe the functions and administrative procedures to be followed by all such agencies. No function assigned by this charter to a particular agency may be discontinued or assigned to any other agency unless specified by this charter. The mayor may prepare and submit to the city council administrative orders that establish agencies for the orderly, efficient, or convenient conduct of the business of the city. These administrative orders shall be accompanied by a message from the mayor which explains the expected benefits and advises the city council if an administrative order shall require amendments, insertions, revisions, repeal or otherwise of existing ordinances. Whenever the mayor proposes an administrative order, the city council shall hold 1 or more public hearings on the proposal giving notice by publication in a local newspaper and on the city's website, which notice shall describe the scope of the proposal and the time and place at which the public hearing will be held, not less than 7 nor more than 14 days following the publication. An organization or reorganization plan shall become effective at the expiration of 60 days following the date the proposal is submitted to the city council unless the city council shall, by a majority vote, within that 60-day period, vote to disapprove the plan. The city council may vote only to approve or to disapprove the plan and may not vote to amend or to alter it.

SECTION 5-2: MERIT PRINCIPLES

All appointments and promotions of city officers and employees shall be made on the basis of merit and fitness demonstrated by examination, past performance or by other evidence of competence and suitability. Each

person appointed to fill an office or position shall be a person especially fitted by education, training and previous work experience to perform the duties of the office or position.

ARTICLE VI FINANCIAL PROCEDURES

SECTION 6-1: FISCAL YEAR

The fiscal year of the city shall begin on July 1 and shall end on the last day of June, unless another period is required by general law.

SECTION 6-2: ANNUAL BUDGET MEETING

On or before February 15th, the mayor shall call a joint meeting of the city council and school committee before the commencement of the budget process to review the financial condition of the city and share relevant information.

SECTION 6-3: SUBMISSION OF OPERATING BUDGET; BUDGET MESSAGE

Not less than 45 days before the beginning of the fiscal year, the mayor shall submit to the city council a proposed operating budget for all city agencies, which shall include the budget as approved by the school committee, for the ensuing fiscal year with an accompanying budget message and supporting documents. The budget message submitted by the mayor shall explain the operating budget in fiscal terms and in terms of work programs for all city agencies. It shall outline the proposed fiscal policies of the city for the ensuing fiscal year, describe key features of the proposed operating budget and indicate any major variations from the current operating budget, fiscal policies, revenues, and expenditures, together with reasons for such changes. The proposed operating budget shall provide a complete fiscal plan of all city funds and activities and shall be in the form the mayor deems desirable. The school budget, as adopted by the school committee, shall be submitted to the mayor within a reasonable time before the submission of the proposed operating budget to the city council. The mayor shall notify the school committee of the date by which the budget of the school committee shall be submitted to the mayor. The mayor and the school superintendent shall coordinate the dates and times of the school committee's budget process.

SECTION 6-4: ACTION ON THE OPERATING BUDGET

a) The city council shall publish in at least one local news publication of general circulation in the city and on the city website a notice of the proposed operating budget as submitted by the mayor. The notice shall state: (i) the times and places where copies of the entire proposed operating budget are available for inspection by the public; and (ii) the date, time and place, not less than 14 days after its publication, when a public hearing on the proposed operating budget will be held by the city council.

b) The city council shall adopt the operating budget, with or without amendments, not more than 30 days following the date the budget is filed with the city clerk. In amending the operating budget, the city council may delete or decrease any amounts except expenditures required by law. The city council, except on the recommendation of the mayor, shall not increase any item in or the total of the proposed operating budget unless otherwise authorized by law. If the city council

fails to act on an item in the operating budget within 30 days after receipt of the budget, that amount shall, without any action by the city council, become a part of the appropriations for the upcoming fiscal year and shall be available for the purposes specified.

c) In addition to any other posting requirements under law, immediately after the submission of the proposed budget to the city council, the mayor shall cause the entire budget document to be posted on the city's website, such posting shall be prominently labeled as "Proposed FY ____ Budget". Said proposed budget document shall remain posted during the city council review process contained in this article. After the enactment of the budget, it shall be posted on the city's website and prominently labeled as "FY ____ Budget" and shall remain there throughout the fiscal year for which it is in effect. Said budget document shall reflect any amendments made by the city council and approved by the mayor.

SECTION 6-5: CAPITAL IMPROVEMENT PROGRAM

a) The mayor shall submit a capital improvement program to the city council at least 120 days before the start of each fiscal year. The capital improvement program shall include:

- 1) a clear and concise general summary of its contents;
- 2) a list of all capital improvements proposed to be undertaken during the next ensuing 5 years, with supporting information as to the need for each capital improvement;
- 3) cost estimates, methods of financing and recommended time schedules for each improvement; and,
- 4) the estimated annual cost of operating and maintaining each facility and piece of major equipment involved. This information is to be annually revised by the mayor with regard to the capital improvements still pending or in the process of being acquired, improved or constructed.

b) The city council shall publish in at least one newspaper of general circulation in the city, and on the city's website, a notice stating: (1) the times and places where entire copies of the capital improvements program are available for inspection by the public; and, (2) the date, time and place not less than 14 days after such publication, when a public hearing on said plan will be held by the city council.

c) At any time after the public hearing but before the first day of the last month of the current fiscal year, the city council shall by resolution adopt the capital improvements program with or without amendment, provided that each amendment must be voted separately and that any increase in the capital improvements program as submitted must clearly identify the method of financing proposed to accomplish such increase.

SECTION 6-6: INDEPENDENT AUDIT

The city shall annually provide for an outside audit of the books and accounts of the city to be conducted by a certified public accountant or a firm of certified public accountants, which has no personal interest, direct or indirect, in the fiscal affairs of the city or any of its officers. The mayor shall annually provide a sum sufficient to satisfy the estimated cost of conducting the audit. The report of the audit shall be filed in final form and published on the city website. At least every 5 years, the city shall conduct a competitive procurement process to retain auditing services.

SECTION 6-7: EXPENDITURES IN EXCESS OF APPROPRIATIONS

Except as otherwise provided by law, no official shall knowingly and intentionally expend in any fiscal year any sums in excess of the appropriations duly made in accordance with law or involve the city in any contract for the future payment of money in excess of these appropriations and any such expenditure or involvement shall be in strict compliance with section 31 of chapter 44 of the General Laws. An official who violates this section shall be personally liable to the city for any amounts so expended to the extent that the city does not recover these amounts from the person to whom the sums were paid.

ARTICLE VII ELECTIONS

SECTION 7-1: PRELIMINARY ELECTIONS

A preliminary election to nominate candidates for mayor, councilor-at-large, ward city councilor, and at large and district school committee members shall be held on the second Tuesday in September in each odd-numbered year in which the candidates are to be elected, but the board of election commissioners may, with the approval of the city council, reschedule the preliminary election to the fourth Tuesday in September to avoid a conflict with any civic or religious holiday. Whenever a special election to fill a vacancy is to be held, a preliminary election shall be conducted, if necessary, 28 days before the date established for the special election; provided, however, that a preliminary election to fill a vacancy for district councilor or district school committee member shall be held only in the affected wards comprising such district.

SECTION 7-2: PRELIMINARY ELECTION PROCEDURES

a) The number of signatures of voters required to place the name of a candidate on the official ballot to be used at a preliminary election shall be as follows: for the office of mayor, not less than 150 certified signatures; for any other office elected at large, not less than 100 certified signatures; for the office of district councilor, not less than 50 certified signatures; for the office of district school committee, not less than 50 certified signatures; provided, however, that the signatures for the office of district councilor and the signatures for district school committee members shall be from voters in the wards comprising such district. Signatures of voters shall be made on a form prescribed by the board of election commissioners and shall be made available not earlier than April 2 in each city election year and those forms shall be submitted to the board of election commissioners for certification of the names on or before the 14th day preceding the date fixed for submission to the board of election commissioners. The forms shall be submitted to the board of election commissioners on or before 5:00 in the afternoon on the 45th day prior to the declared date of the preliminary election. An individual may appear on the ballot for only one office at any preliminary, regular or special city election.

b) The order in which names of candidates for each office appear on the ballot shall be determined by a drawing, by lot, conducted by the city clerk at least 40 days before the preliminary election. The drawing shall be open to the public.

c) The 2 persons who receive the highest number of votes for nomination for an office at the preliminary election shall, except as provided by this section be the sole candidates for that office whose names shall be

printed on the official ballot to be used at the regular or special city election at which the office is to be voted upon and no acceptance of a nomination shall be necessary to its validity. If 2 or more persons are to be elected to the same office at the regular or special city election, the several persons equal in number to twice the number to be elected, receiving at such preliminary election the highest number of votes for nomination for that office shall, except as provided by this section, be the sole candidates for that office whose names shall be printed on the official ballot. If the preliminary election results in a tie vote among candidates for nomination receiving the lowest number of votes which would entitle a person receiving the same to have that person's name printed on the official ballot for the election, all candidates participating in the tie vote shall have their names printed on the official ballots, although in consequence thereof there shall be printed on the ballots the names of candidates exceeding twice the number to be elected.

d) If at the expiration of the time for filing statements of candidates to be voted for at any preliminary election, not more than twice as many such statements have been filed with the board of election commissioners for an office as are to be elected to such office, the candidates whose statements have thus been filed shall be deemed to have been nominated to the office and those candidates shall be voted on for such office at the regular or special city election and the board of election commissioners shall not print those names on the ballot to be used at the preliminary election and no other nomination to the office shall be made. If in consequence it shall appear that no names are to be printed upon the official ballot to be used at a preliminary election in the city, no preliminary election shall be held for such office or offices.

SECTION 7-3 REGULAR CITY ELECTION

The regular city election shall be held on the first Tuesday following the first Monday in November in each odd-numbered year.

SECTION 7-4: BALLOT POSITION, REGULAR CITY ELECTION

The order in which names of candidates for each office appear on the ballot shall be determined by a drawing, by lot, conducted by the board of election commissioners not later than 7 days after the certification of the preliminary election results. If there is no preliminary election in advance of the regular city election, the drawing shall be conducted at least 40 days before the general election. If there is no preliminary election in advance of a special city election, the drawing shall be conducted at least 40 days prior to the special city election. The drawing shall be open to the public.

SECTION 7-5: NON-PARTISAN ELECTIONS

All elections for city offices shall be nonpartisan and election ballots shall be printed without any party mark, emblem, or other political designation.

SECTION 7-6: WARDS

The territory of the city shall be divided into 8 wards so established as to consist of as nearly an equal number of inhabitants as is reasonable to achieve based on compact and contiguous territory, bounded as far as reasonable by the center line of known streets or ways or by other well-defined limits. Each ward shall be composed of voting precincts established in accordance with the General Laws. The city council shall from time to time

but not less than once every 10 years, review the wards to ensure their uniformity in number of inhabitants.

SECTION 7-7: APPLICATION OF STATE GENERAL LAWS

Except as otherwise expressly provided in this charter and authorized by law, all city elections shall be governed by the General Laws relating to the right to vote, the registration of voters, the nomination of candidates, voting places, the conduct of preliminary, regular and special city elections, the submission of charters, charter amendments and other propositions to the voters, the of votes, the recounting of votes and the determination of results.

ARTICLE VIII CITIZEN PARTICIPATION MECHANISMS

SECTION 8-1: GROUP PETITIONS

The city council shall hold a public hearing and act with respect to every petition which is addressed to the city council and that is signed by at least 100 municipal voters as certified by the Board of Election Commissioners, along with their addresses, and that seeks the passage of a measure. Once received, the petition shall be reviewed by the City's legal department to ensure it does not conflict with any provisions of General Law regarding public hearings and legally permissible topics thereof. If approved for consideration, a hearing shall be held by the city council or by a committee or subcommittee thereof, and the city council shall act on the petition within 3 months of filing with the city clerk. Hearings on two or more petitions filed under this section may be held at the same time and place. At least 14 days before the hearing, the city clerk shall notify the ten petitioners whose names first appear on each such petition, publish a general summary of the subject matter of the petition, and post notice of the date and time of the public hearing. A hearing shall not be held upon any subject more than once in a given 12-month period, as determined by the city council president.

SECTION 8-2: CITIZEN NEW INITIATIVE MEASURES

a) Initiative procedures shall be started by the filing of a proposed initiative petition with the city clerk or the secretary (clerk) of the school committee. The petition shall: (i) be addressed to the city council or the school committee; (ii) contain a request for the passage of a particular measure, which shall be set forth in full in the petition; and (iii) be signed by not less than 250 voters and include their addresses. Not less than 25 signatures shall be certified from each ward. The petition shall be accompanied by an affidavit signed by 10 voters, containing their residential addresses, stating that they will constitute the petitioners' committee and be responsible for circulating the petition and filing it in proper form, as well as designating one member as its clerk.

b) The city clerk or the secretary (clerk) of the school committee shall, immediately following receipt of a proposed petition, deliver a copy of the petition to the city solicitor. The city solicitor shall, not more than 15 days following receipt of a copy of the petition, advise the city council or the school committee in writing as to whether the measure as proposed may lawfully be proposed by the initiative process and whether, in its present form, it may be lawfully adopted by the city council or the school committee. If the opinion of the city solicitor is that the measure is not in proper form, the reply shall state the

reasons for this opinion in full. A copy of the opinion of the city solicitor shall be mailed to the members of the petitioners' committee.

c) If the opinion of the city solicitor is that the petition is in a proper form, the board of election commissioners shall provide blank forms for the use of subsequent signers and shall print at the top of each blank form a fair, concise summary of the proposed measure, as determined by the city solicitor, together with the names and addresses of the first 10 voters who signed the originating petition. Not more than 90 days following the date the blank forms are issued by the city clerk, the petitions shall be returned and filed with the board of election commissioners, signed by not less than 5 percent of the total number of voters as of the date of the most recent city election. Signatures to an initiative petition may be on more than one sheet of paper but all papers pertaining to any one measure shall be fastened together and shall be filed as a single instrument with the endorsement on it of the name and residential address of the person designated as filing the same. With each signature on the petition, there shall also appear the street and number of the residence of each signer. Not more than 10 days following the filing of the petition, the board of board of election commissioners shall ascertain by what number of voters the petition has been signed and what percentage that number is of the total number of voters as of the date of the most recent city election. The board of election commissioners of voters shall attach to the petition a certificate showing the results of its examination and shall return the petition to the city clerk or to the secretary of the school committee, depending on how the petition is addressed. A copy of the board of election commissioners's certificate shall also be mailed to the person designated as clerk of the petitioners' committee.

d) Not more than 30 days following the date a petition has been returned to the city clerk or the secretary (clerk) of the school committee and after publication under subsection (f), the city council or the school committee shall act with respect to each initiative petition by: (i) passing it without change; (ii) passing a measure stated to be in lieu of the initiative measure; or (iii) rejecting it. The passage of a measure in lieu of an initiative measure shall be considered a rejection of the initiative measure. If the city council or the school committee does not act with respect to an initiative measure that is presented to it not more than 30 days following the date the measure is returned to it, the measure shall be deemed to have been rejected on the thirtieth day. If an initiative measure is rejected, the city clerk or the secretary (clerk) of the school committee shall promptly give notice of that fact to the persons designated as the petitioners' committee by certified mail.

e) Not more than 60 days following the date an initiative petition has been rejected, a supplemental initiative petition may be filed with the city clerk or the secretary of the school committee, but only by persons constituting the original petitioners' committee. The supplemental initiative petition shall be signed by a number of additional voters that is not less than 10 percent of the total number of voters as of the date of the most recent city election. The signatures on the initial petition filed under subsection (c) and the signatures on the supplemental petition filed under this subsection, taken together, shall contain the signatures of not less than 15 percent of the total number of voters in the city. If the number of signatures to this supplemental petition is found to be sufficient by the board of election commissioners, the city council shall call a special election to be held on a date fixed by it not less than 35 days nor more than 90 days following the

date of the certificate of the board of election commissioners that a sufficient number of voters have signed the supplemental initiative petition and shall submit the proposed measure, without alteration, to the voters for determination; provided, however, that if another city election is to be held not more than 180 days following the date of the certificate of the board of election commissioners that a sufficient number of voters have signed the supplemental initiative petition, the city council may omit the calling of such special election and cause the question to appear on the election ballot at such regular city election for determination by the voters.

f) The full text of an initiative measure that is to be submitted to the voters shall be published in at least one local news publication not less than 7 days but not more than 14 days before the date of the election at which the question is to be voted upon. Additional copies of the full text shall be available for distribution to the public in the office of the board of election commissioners, and the text of the initiative and ballot question shall be posted on the city's website.

g) The ballots used when voting on a measure proposed by the voters under this section shall contain a question in substantially the following form:

Shall the following measure that was proposed by an initiative petition take effect? (Insert a fair, concise summary prepared by the petitioners and approved by the city solicitor.)

YES
NO

If the vote meets the voter participation criterion of Section 8-6, and a majority of the votes cast on the question is in the affirmative, the measure shall be effective immediately unless a later date is specified in the measure.

SECTION 8-3: CITIZEN REPEAL REFERENDUM PROCEDURES

a) If, not more than 21 days following the date on which the city council or the school committee has voted finally to approve of a measure, a petition signed by a number of voters amounting to not less than 15 percent of the total number of voters as of the date of the most recent general city election and addressed to the city council or to the school committee, as the case may be, protesting against the measure or any part of it is filed with the secretary (clerk) of the school committee or city clerk, the effective date of the measure shall be temporarily suspended. The school committee or the city council shall immediately reconsider its vote on the measure or part of it and, if the measure is not rescinded, the city council shall provide for the submission of the question for a determination by the voters at a special election, which the city council may call at its convenience, or within such time as may be requested by the school committee or at the next regular city election; provided, however, that pending this submission and determination the effect of the measure shall continue to be suspended.

b) The petition under this section shall be a referendum petition and the applicable provisions of section 8.2 that relate to the filing and certification of signatures shall apply to such referendum petitions, except that the words "measure or part thereof protested against" shall replace the word "measure" and the word "referendum" shall replace the word "initiative". The measure or part protested against shall be null and void unless a majority of those voting on the question shall vote in favor of the measure or part protested against at the election.

SECTION 8-4: INELIGIBLE MEASURES

The following shall not be subject to the initiative or referendum procedures:

- (i) a proceeding relating to the internal organization or operation of the city council or the school committee;
- (ii) an emergency measure adopted under this charter;
- (iii) the city budget or school committee budget as a whole, or any portion thereof;
- (iv) an appropriation for the payment of the city's debt or debt service;
- (v) an appropriation of funds to implement a collective bargaining agreement;
- (vi) a proceeding relating to the appointment, removal, discharge, employment, promotion, transfer, demotion, or other personnel action;
- (vii) a proceeding repealing or rescinding a measure or part of it that is protested by referendum procedures;
- (viii) a proceeding providing for the submission or referral to the voters at an election;
- (ix) a memorial resolution and other votes constituting ordinary, routine matters not suitable as the subject of an initiative or referendum petition;
- (x) setting of a property tax rate;
- (xi) setting of water and sewer rates; and
- (xii) a change in the title of a City Agency or any body, department, division, office, or school of the Medford Public Schools.

SECTION 8-5 RECALL

a) The holder of the elected office of mayor in the city, with more than 6 months remaining in the term of office for which the mayor was elected, may be recalled therefrom by the voters of the city in the manner provided in this section. No recall petition shall be filed against an officer within 6 months after taking office.

b) A recall petition may be initiated by the filing of an affidavit containing the name of the mayor, provided that the affidavit is signed by at least 500 voters. The board of election commissioners shall thereupon deliver to those voters making the affidavit copies of petition blanks demanding such recall, copies of which printed forms the board of election commissioners shall keep available. The blanks shall be issued by the board of election commissioners, with signature and official seal attached thereto. The blanks shall be dated, shall be addressed to the city council and shall contain the names of all the persons to whom the blanks are issued, the number of blanks so issued, the name of the person whose recall is sought, the office from which removal is sought and the grounds of recall as stated in the affidavit. A copy of the petition shall be entered in a record book to be kept in the office of the board of election commissioners. Said recall petition shall be returned and filed with the board of election commissioners within 40 days after the filing of the affidavit and shall have been signed by at least 20% of the voters of the city. The board of election commissioners shall, within 5 days, certify thereon the number of signatures which are names of voters.

c) If the petition shall be found and certified by the city clerk to be sufficient, the city clerk shall submit the same with such certificate to the city council within 5 days, and the city council shall give written notice of the receipt of the certificate to the officer sought to be

recalled and shall, if the officer does not resign within 5 days thereafter, order an election to be held on a date fixed by the city council not less than 64 days and not more than 90 days after the date of the city clerk's certificate that a sufficient petition has been filed; provided, however, that if any other city election is to occur within 120 days after the date of the certificate, the city council shall postpone the holding of the recall election to the date of such other election. If a vacancy occurs in said office after a recall election has been ordered, the election shall not proceed as provided in this section.

d) The incumbent shall continue to perform the duties of the office until the recall election. If said incumbent is not recalled, the incumbent shall continue in office for the remainder of the unexpired term subject to recall as before. If recalled, the officer shall be deemed removed and the office vacant. The vacancy created thereby shall be filled under article 3 of this charter for filling vacancies in such offices. A person chosen to fill the vacancy caused by a recall shall hold office until the next regular city election. Should the person be a candidate in the subsequent election, that person will not be allowed to have "candidate for reelection" appear on the ballot at such election.

e) The form of the question to be voted upon shall be substantially as follows: Shall [here insert the name and title of the elective officer whose recall is sought] be recalled? YES NO

f) If a majority of the votes cast upon the question of recall is in the affirmative, such elected officer shall be recalled.

g) In the case of an officer subjected to a recall election and not recalled thereby, no other or additional recall petition shall be filed against such officer until at least 270 days after the election at which the officer's recall was submitted to the voters of the city.

h) No person who has been recalled from an office or who has resigned from office while recall proceedings were pending against such person shall be appointed to any city office within 2 years after such recall or such resignation.

SECTION 8-6: REQUIRED VOTER PARTICIPATION

For any measure to be effective under initiative procedure and for any measure to be declared null and void under a referendum procedure, at least 20% of the registered voters as of the most recent regular city election must vote at an election that includes on the ballot submission to the voters of one or more initiative or referendum questions. Any election that includes on the ballot submission a recall question shall require that 25% of the registered voters as of the most recent regular city election must vote at such election.

SECTION 8-7: SUBMISSION OF OTHER MATTERS TO VOTERS

The city council may by its own motion, and shall at the request of the mayor or the school committee if a measure originates with the mayor or school committee and pertains to affairs under its jurisdiction, submit to the voters at any regular city election for adoption or rejection any measure in the same manner and with the same force and effect as are hereby provided for submission by petitions of voters.

SECTION 8-8: CONFLICTING PROVISIONS

If 2 or more measures passed at the same election contain conflicting provisions, only the measure receiving the greatest number of affirmative votes shall take effect.

ARTICLE IX GENERAL PROVISIONS

SECTION 9-1: CHARTER CHANGES

This charter may be replaced, revised or amended in accordance with any procedure made available under the state constitution or by the General Laws.

SECTION 9-2: SPECIFIC PROVISION TO PREVAIL

To the extent that a specific provision of this charter conflicts with any provision expressed in general terms, the specific provision of the charter shall prevail.

SECTION 9-3: RULES AND REGULATIONS

A copy of all rules and regulations adopted by a city agency shall be placed on file in the office of the city clerk not later than the effective date of the rule or regulation and shall be available for review by any person who requests such information at any reasonable time. Unless an emergency exists, as determined by the mayor, no rule or regulation adopted by a city agency shall become effective until at least 5 days following the date it is filed.

SECTION 9-4: PERIODIC REVIEW OF CHARTER

- a) The charter shall be subject to review by a charter review committee as defined below within 10 years of the charter's approval by the voters, and every 10 years thereafter.
- b) In any year where a charter review is taking place, the mayor and city council shall provide for a review to be made of the city charter. This review shall be made by a special committee to be composed of 3 appointees of the mayor, 3 appointees of the city council, and 3 appointees of the school committee . In the case of the resignation or removal of a member of the special committee, the original appointing authority shall appoint a replacement. All members shall be appointed by March 1 of the year of the charter review, and the committee shall prepare a report of its recommendations within 15 months of the committee's appointments. The committee shall hold at least 2 public hearings, one to hear testimony from city officials and residents, and one to present the committee's recommendations to the public. All members of the committee shall be voters of the city. The special committee shall file its report with the city clerk. Copies of any recommendations shall be made available to the public at city hall and posted to the municipal website.
- c) The city council shall review and vote on the recommendations within 90 days of receipt of the committee's report. The city council may amend the recommendations.

SECTION 9-5: UNIFORM PROCEDURES GOVERNING MULTIPLE-MEMBER BODIES

a) All appointed multiple-member bodies shall elect a chair, a vice-chair and a secretary and any other officer it deems necessary.

b) All appointed multiple-member bodies of the city shall meet regularly at the times and places that the multiple-member body, by the body's own rules, prescribe. Special meetings of any multiple-member body shall be held at the call of the chair or by a majority of the members of the body. Notice of the meeting shall be posted as required by law. Except as may otherwise be authorized by law, all meetings of all multiple-member bodies shall at all times be open to the public.

c) Each appointed multiple-member body shall determine its own rules and order of business. Each multiple-member body shall provide for the keeping of agendas, minutes and related submissions of its proceedings. All such documents shall be a public record and certified copies shall be placed on file in the office of the city clerk within a reasonable period from the date of approval or acceptance of such submissions. Agendas and meeting minutes shall be posted on the city's website at the same time as submission to the city clerk, and to the extent practicable, all related submissions to any agenda item; provided, however, that if such submission cannot reasonably be posted on the website, the meeting minutes shall state where and when any submissions as referenced in the meeting minutes can be viewed.

d) If requested by a member, a vote of an appointed multiple-member body shall be taken by a roll call vote and the vote of each member shall be recorded in the minutes, but if the vote is unanimous, only that fact need be recorded.

e) A majority of the members of an appointed multiple-member body shall constitute a quorum. Unless some other provision is made by the multiple-member body's own rules while a quorum is present, except on procedural matters, a majority of the full membership of the body shall be required to vote on any matter representing an exercise of the powers of the multiple-member body. General Laws related to a vote to meet in "executive session" shall always require a majority of members of the body.

f) All appointed multiple-member body members shall be residents of the city. However, the residency requirement established by this subsection may be waived by majority vote of the city council upon recommendation of the mayor. The mayor's recommendation shall set out the reasons why said waiver is in the best interest of the city.

SECTION 9-6 LOSS OF OFFICE; EXCESSIVE ABSENCE

If any person appointed to serve as a member of a multiple-member body shall fail to attend 3 or more consecutive meetings, or all of the meetings held during 4 calendar months, or at least 50 per cent of all of the meetings of such body held in 1 calendar year, the remaining members of the multiple-member body shall, by a majority vote of their members, notify the appointing authority. Such notice to the appointing authority shall include the notice from the chair of the multiple-member body to the person meeting the criteria above given in hand, or mailed, postage prepaid, by registered or certified mail, return receipt requested, of the body's intent to

notify the appointing authority of the incidence of absence at least 10 days before providing notice to the appointing authority, and the response, if any, received from the person so notified. Only the appointing authority may determine if the seat is to be declared vacant.

SECTION 9-7: REFERENCES TO GENERAL LAWS

All references to General Laws contained in the charter refer to the General Laws of the commonwealth and are intended to refer to and to include any amendments or revisions to such chapters or sections or to the corresponding chapters and sections of any rearrangement, revision or recodification of such statutes enacted or adopted subsequent to the adoption of this charter.

SECTION 9-8: COMPUTATION OF TIME

In computing time under this charter the day of the act or event after which the designated period of time begins to run shall not be included. The last day of the period shall be included, unless it is a Saturday, Sunday or legal holiday, in which event the period shall be extended to the next day which is not a Saturday, Sunday or legal holiday. When the period of time designated is fewer than 7 days, intermediate Saturdays, Sundays and legal holidays shall not be included, when the period is 7 days or more, Saturdays, Sundays and legal holidays shall be included.

SECTION 9-9: OATHS OR AFFIRMATIONS FOR THE OFFICE OF MAYOR, CITY COUNCIL, SCHOOL COMMITTEE, CITY CLERK

A mayor-elect, the city council members-elect and the school committee members-elect shall, on the first Monday in the January of each even-numbered year, meet and take an oath or affirmation to the faithful discharge of the duties of their office by the city clerk. If the first Monday in January of such even-numbered years falls on a legal holiday, the oaths or affirmations shall be taken on the following day. Upon receiving the oath or affirmation, each official shall document the same by signing an oath or affirmation that shall be kept in a bound book maintained by the city clerk. In the case of the absence of the mayor-elect or any member-elect of the city council or school committee on the day the oath is administered, the oath or affirmation may at any time thereafter be administered to that person by the city clerk, the assistant city clerk, a judge of a court of record or by a justice of the peace. Modifications to this section may be prescribed by ordinance.

SECTION 9-10: CERTIFICATE OF ELECTION OR APPOINTMENT

Every person who is elected or appointed to an office or as a member of a multiple-member body shall receive a certificate of that election or appointment from the board of election commissioners. Except as otherwise provided by law, every person who is elected or appointed to an office or as a member of a multiple-member body, before performing any act under this election or appointment, shall take and subscribe to an oath or affirmation to qualify to enter upon the duties. The board of election commissioners shall keep a record of this oath.

SECTION 9-11: LIMITATION ON OFFICE HOLDING

Unless otherwise allowed by law or this charter, no person shall simultaneously hold more than 1 city office or position of employment. This

section may be waived by the mayor with the approval of the city council by majority vote. The city council shall have 30 days to accept or reject the mayor's request. If the city council does not act within said 30 days, the waiver shall become effective.

SECTION 9-12: FELONY CONVICTION

An elected official who has been convicted of a state or federal felony while holding office shall be deemed to have vacated the office. Any such vacancy shall be filled in accordance with the charter.

SECTION 9-13: ENFORCEMENT OF CHARTER PROVISIONS

It shall be the duty of the mayor to see that the charter is faithfully followed and complied with by all city agencies and city employees. Whenever it appears to the mayor that a city agency or city employee is failing to follow this charter the mayor shall, in writing, cause notice to be given to that agency or employee directing compliance with the charter. If it appears to the city council that the mayor personally is not following the charter the city council shall, by resolution, direct the attention of the mayor to those areas in which it believes there is a failure to comply with the charter. The procedures made available in chapter 231A of the General Laws may be used to determine the rights, duties, status or other legal relations arising under this charter, including any question of construction or validity which may be involved in such determination.

SECTION 9-14: CONFLICT OF INTEREST

All city employees shall be considered municipal employees under Chapter 268A of the General Laws and shall comply with the state conflict of interest laws.

ARTICLE X TRANSITIONAL PROVISIONS

SECTION 10-1: CONTINUATION OF EXISTING LAWS

All general or special laws, city ordinances and rules and regulations of or pertaining to the city of Medford, including special acts creating regional entities and arrangements of which the city is a member, that are in force when this charter takes effect, and not specifically or by implication repealed by this charter, shall continue in full force and effect until amended or repealed, rescinded by law or until they expire by their own limitation. In any case in which this charter is found to be inconsistent with any general or special law that would otherwise be applicable, this charter shall be deemed to prevail. Every inconsistency between the prior law and this charter shall be decided in favor of this charter.

SECTION 10-2: CONTINUATION OF GOVERNMENT AND ADMINISTRATION

All city agencies shall continue to perform the duties of the agency until re-elected, reappointed or until successors to the respective positions are duly appointed or elected or until the duties have been transferred and assumed by another city agency.

SECTION 10-3: TRANSFER OF RECORDS AND PROPERTY

All records, property and equipment of a city agency, or part thereof, the powers and duties of which are assigned in whole or in part to another city

agency, shall be transferred immediately to that agency.

SECTION 10-4: EFFECT ON OBLIGATIONS, TAXES, ETC.

All official bonds, recognizance, obligations, contracts and other instruments entered into or executed by or to the city before the adoption of this charter and all taxes, assessments, fines, penalties and forfeitures, incurred or imposed, due or owing to the city, shall be enforced and collected and all writs, prosecutions, actions and causes of action, except as otherwise provided in this charter, shall continue without abatement and remain unaffected by the charter. No legal act done by or in favor of the city shall be rendered invalid by reason of the adoption of this charter.

SECTION 10-5: DISPOSITION OF CERTAIN SPECIAL ACTS

Chapter 605 of the Acts of 1986 is hereby repealed.

Chapter 839 of 1974 establishing, a Department of Community Development and Chapter 423 of the Acts of 1958, as amended by Chapter 163 of 2014, relating to the Traffic Commission are hereby retained until the city takes action under Article 5.

SECTION 10-6: TIME OF TAKING EFFECT

a) The mayor will be elected to a 4-year term at the November 2, 2027 regular city election.

b) The city council composed of 9 members and the school committee composed of 7 members will be elected at the November 2, 2027 regular city election.

c) The provisions in Article 6 relative to the operating budget and the capital improvement program will be in effect for the fiscal year beginning July 1, 2028.

SECTION 2: The board of election commissioners shall cause the following question to be placed on the official ballot to be used by the city of Medford at the regular city election to be held on November 4, 2025:

Shall the city adopt Chapter XXX of the Acts of 2025 that provides a special act charter for the city of Medford?

The city solicitor shall prepare the summary of the proposed special act charter which shall appear on the ballot along with the question provided in this section and the city solicitor shall submit the question and summary to the board of election commissioners in accordance with section 42C of Chapter 54 of the General Laws.

SECTION 3: Except as noted in Section 10-5, Section 1 of this act shall take effect upon acceptance by a majority of the voters participating in the November 4, 2025 election voting in the affirmative, but not otherwise.

SECTION 4: Section 2 of this act shall take effect upon passage.

Vice President Collins took the Chair at 11:59 p.m.

President Bears resumed the Chair at 12:04 a.m.

- a) Councillor Leming offered an amendment to change the wording of 8-4, number 12 to "a change in the title of a City Agency or any body, department, division,

office, or school of the Medford Public Schools,” and further moved to alphabetize the definition section

Addressing the Council:

Gaston Fiore, 61 Stickney Road
Matthew Page-Lieberman, 15 Canal Street
Sam Goldstein, 29 Martin Street

Councillor Tseng moved to approve the Charter as amended by the Committee of the Whole, with the further motion to strike section 4-5 (b) 1 and to renumber the rest of the section accordingly, and as amended by Councillor Leming above (Vice President Collins second)—approved as amended on a roll call vote of six in favor, zero opposed, and Councillor Scarpelli absent.



25-039 - Offered from the Podium by President Bears

Be it Resolved by the Medford City Council that the Council President requests City Councilors submit individual budget recommendations to the City Clerk by Thursday, March 13, 2025 for consideration in a Committee of the Whole meeting on Tuesday, March 18, 2025 at 6PM.

Be it Further Resolved that, based on Budget Ordinance and discussions with the administration, the City Council and City Administration will follow the following budget schedule for the FY2026 City Budget:

- By March 13, 2025 - City Councilors Submit Individual Budget Recommendations for Consideration in Committee of the Whole
- March 18, 2025 at 6PM - City Council Committee of the Whole Meeting to Discuss Council Budget Recommendations
- March 19, 2025 at 6PM - Joint Meeting of the City Council and School Committee to Receive a Financial Update and Discuss the FY26 Budget Process
- Tuesday, March 25, 2025 - City Council Regular Meeting to Submit Collective Budget Recommendation to the Mayor
- From April 15th, 2025 to May 21st, 2025 - City Council Holds Preliminary Budget Meetings with Department Heads
- By Friday, May 31st, 2025 - Mayor Submits Comprehensive Budget Proposal to the City Council

Be it Further Resolved that the Draft Schedule of Preliminary Budget Meetings in Committee of the Whole is as follows:

- Tuesday, April 15th, 2025 at 6:00 P.M.
- Tuesday, April 29th, 2025 at 6:00 P.M.
- Wednesday, April 30th, 2025 at 7:00 P.M.
- Tuesday, May 13th, 2025 at 6:00 P.M.
- Tuesday, May 20th, 2025 at 6:00 P.M.
- Wednesday, May 21st, 2025 at 6:00 P.M.

Councillor Leming moved for approval (Councillor Lazzaro second)—approved.

25-040 - Offered by Vice President Collins

Whereas, the 125 Full-Time Lecturers (FTLs) in the School of Arts and Sciences at Tufts have been unionized with SEIU 509 since 2016 and have been bargaining for their 3rd contract since April 2024, seeking a fair contract that allows for both livable salaries and manageable workloads; and

Whereas, FTLs at Tufts create and teach classes, grade exams, advise and mentor students, and perform essential services that keep Tufts running, including in the case of many FTLs coordinating academic programs, directing graduate admissions and degrees, and supporting extra- and co-curricular activities; and

Whereas, Tufts University prides itself on the high-quality educational experience provided to students, and valuing a quality educational experience means investing in teachers; and

Whereas, Lecturers' working conditions are students' learning environments; and

Whereas, cost of living has increased 21% since 2020 while the average FTL salary has increased only 13.1%, and salaries for FTLs at Tufts rank 12th out of the 13 universities among its institutional peers in the Integrated Postsecondary Education Data System (IPEDS); and

Whereas, from 2019-2023, undergraduate enrollment in the School of Arts and sciences grew by 12.4%, while full time faculty growth was only 6.4%, leading to FTLs increasingly being overworked; and

Whereas, Tufts promises a student-faculty ratio of 9:1 and an average class size of approximately 20, while in reality many entry-level courses taught by FTLs have enrollments between 100 and 400 students, in which FTLs often serve as formal and informal advisors; and

Whereas, Tufts University charges undergraduates the highest college tuition in Massachusetts and fifth-highest in the country, and reported a \$34 million surplus in the School of Arts and Sciences in AY2023-24; and

Whereas, Tufts leadership has continued to offer bargaining proposals that prioritize budget austerity over workers' health and livelihoods, and has continued to reject proposals to increase salaries and make modest improvements in the direction of a living wage without adding to the burden of already-unmanageable workloads; now, therefore:

Be it Resolved by the Medford City Council that we support the Tufts University Full Time Lecturers Union, SEIU 509, and call upon Tufts University to prioritize investing in teachers, because both livable wages and sustainable workloads are essential to workers and to the University more broadly.

Vice President Collins moved to table Papers **25-040** and **25-041** until the next regular meeting (Councillor Tseng second)—both papers tabled.

25-041 - Offered by Councilor Tseng

Be it Resolved that the Resident Services and Public Engagement Committee design and implement a public engagement plan for the upcoming FY2026 budget.

Tabled until the next regular meeting (see Paper **25-040** above).

PUBLIC PARTICIPATION

To participate outside of Zoom, please e-mail AHurtubise@medford-ma.gov.

Addressing the Council:

Josue Perez, 132 Weston Road, Manchester, New Hampshire

UNFINISHED BUSINESS

24-031 **Request a Representative from BJ's Wholesale Club Meet to Discuss Construction and Neighborhood Concerns**

IN CITY COUNCIL FEBRUARY 6, 2024

TABLED

25-020 **Transfer and Conveyance of McCormack Avenue Parcels**

IN CITY COUNCIL JANUARY 28, 2025

TABLED

Reports Due/Deadlines

16-574 University Accountability Report (Next Report Due in October 2025)

Adjournment:

Councillor Tseng moved to adjourn at 12:31 a.m. (Councillor Leming second)—approved.

President Bears adjourned the meeting at 12:31 a.m.

A true copy, Attest

Adam L. Hurtubise
City Clerk