



CITY OF CAMBRIDGE

CITY COUNCIL AGENDA • MAY 1, 2023

Regular Meeting

Sullivan Chamber 5:30 PM

Cambridge City Hall, 795 Massachusetts Ave, Cambridge, MA 02139

I. CITY MANAGER'S AGENDA

1. Transmitting Communication from Yi-An Huang, City Manager, relative to the FY2024 submitted budget and appropriation orders.

CMA 2023 #105

This communication contains the [Fiscal Year 2024 budget](#) from City Manager Huang. This is a tentative budget that will be reviewed by the council during the Finance Committee meetings later starting next week. Manager Huang shared that this budget accurately reflects Council goals, especially affordable housing, resources for the unhoused, universal pre-k, climate change, and vision zero. In addition to these initiatives receiving ample funding to continue important work, the City has created 54 new full-time positions to support these goals. I look forward to discussing the budget in more detail in the coming weeks and am grateful for the many departments that have worked tirelessly on creating this budget.

This item was referred to the Finance Committee.

2. A communication transmitted from Yi-An Huang, City Manager, relative to relative to the appropriation and authorization to borrow \$50,000,000 to provide funds for the reconstruction of the Mass Avenue between Waterhouse Street and Alewife Parkway.

CMA 2023 #106

The rules were suspended to bring items #2-7 forward together for appropriation. The following loan orders will first be moved to a second reading, then brought back in front of the Council for a final adoption vote.

This \$50,000,000 appropriation will be allocated to reconstructing Mass Ave between Waterhouse Street and Alewife Parkway. These funds will also be used to continue the work of removing the median, improving the sewer, adding dedicated bike lanes, and pedestrian safety improvements.

This appropriation was passed to a second reading by a vote of 7-1-1. Councillor Zondervan voted no. I was marked absent due to illness.

This appropriation was referred to the Finance Committee.

3. A communication transmitted from Yi-An Huang, City Manager, relative to appropriation and authorization to borrow \$35,350,000 to provide funds for the Municipal Facilities Improvement Plan. Funds will support upgrades to the 689 Mass Avenue Interior; upgrades at the Moses Youth Center; Interior fit-out of Rindge Pre-K building; electric vehicle charging station infrastructure at several municipal buildings; and additional work at Inman and East Cambridge Fire Houses; First

Street Garage upgrades to stairs and elevator; and other City building upgrades.

CMA 2023 #107

This appropriation is a request for \$35,350,000 to renovate and improve several City buildings including, but not limited to: the First Street Garage, the Inman and East Cambridge Fire Houses, the Moses Youth Center, 689 Mass Ave, and the Rindge Pre-K building.

This appropriation was passed to a second reading by a vote of 7-1-1. Councillor Zondervan voted no. I was marked absent.

This appropriation was referred to the Finance Committee.

4. A communication transmitted from Yi-An Huang, City Manager, relative to appropriation and authorization to borrow \$2,500,000 to provide funds for the construction of the Peabody School Playground and Corcoran (Raymond Street) park.

CMA 2023 #108

This appropriation is a request for \$2,500,000 to construct the Peabody School playground and the Corcoran Park (Raymond Street) playground.

This appropriation was passed to a second reading by a vote of 7-1-1. Councillor Zondervan voted no. I was marked absent.

This appropriation was referred to the Finance Committee.

5. A communication transmitted from Yi-An Huang, City Manager, relative to appropriation and authorization to borrow \$1,800,000 to provide funds for financing school building upgrades.

CMA 2023 #109

This is an appropriation request of \$1,800,000 to be used for school building repairs and upgrades throughout the City.

This appropriation was passed to a second reading by a vote of 7-1-1. Councillor Zondervan voted no. I was marked absent.

This appropriation was referred to the Finance Committee.

6. A communication transmitted from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$51,500,000 to provide funds for the construction of sewer separation, storm water management and combined sewer overflow reduction elimination improvements within the Port and River Street areas as well as the Sewer Capital Repairs Program and climate change preparedness efforts.

CMA 2023 #110

This is an appropriation request of \$51,500,000 to be allocated to sewer projects in the Port and along River Street. These funds will also be used for the Sewer Capital Repairs Program and climate change preparedness efforts throughout the City.

This appropriation was passed to a second reading by a vote of 7-1-1. Councillor Zondervan voted no. I was marked absent.

This appropriation was referred to the Finance Committee.

7. A communication transmitted from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$26,000,000 to provide funds for the reconstruction of various City streets, sidewalks and bike facilities. \$15,000,000 of this loan order is attributable to the improvement project related to sewer infrastructure upgrades on River Street, which include full depth roadway reconstruction, new sidewalks, new street trees and various other street improvements.

CMA 2023 #111

This is an appropriation of \$26,000,000 for the reconstruction of streets, sidewalks, and bike facilities around the City. \$15,000,000 of these funds come from the River Street project, which includes a full street reconstruction, new sidewalks, trees, and other improvements to the road.

This appropriation was passed to a second reading by a vote of 7-1-1. Councillor Zondervan voted no. I was marked absent.

This appropriation was referred to the Finance Committee.

8. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of \$758.00 from a preschool family fundraiser to the Grant Fund Human Service Programs Other Ordinary Maintenance account. The funds are being used for field trips and classroom supplies for the program. ***CMA 2023 #112***

This item was adopted on the consent agenda. No discussion took place.

9. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of a grant from the Massachusetts Housing and Shelter Alliance funded by the Department of Housing and Community Development (DHCD) in the amount of \$33,301.72 to the Grant Fund Department of Human Service Programs Salary and Wages account (\$22,683.34) and to the Grant Fund Department of Human Service Programs Other Ordinary Maintenance Account (\$10,618.38). Funds from the grant support the Carey Men's Permanent Supported Housing Program operated by the Multi-Service Center. ***CMA 2023 #113***

This item was adopted on the consent agenda. No discussion took place.

10. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the Community Learning Center (CLC) grant funded by Friends of the Community Learning Center through individual donations in the amount of \$4,000.00 to the Grant Fund Human Service Programs Salary and Wages account (\$4,000.00), funds will support English for Speakers of Other Languages classes at the Community Learning Center.

CMA 2023 #114

This item was adopted on the consent agenda. No discussion took place.

11. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the Friends of the Community Learning Center (CLC) grant, funded by Friends of the Community Learning Center through a First Literacy mini grant, in the amount of \$5,000.00 to the Grant Fund Human Service Programs Salary and Wages account (\$5,000.00), funds will support one or two ESOL part time teachers to offer professional development and develop materials for teachers to use in their classes on a project regarding gender identities.

CMA 2023 #115

This item was adopted on the consent agenda. No discussion took place.

12. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of \$9,615.00 for the Center for Families program received from the Cambridge Public Health Commission, Agenda for Children to the Grant Fund Department of Human Service Programs Other Ordinary Maintenance account, funds will be used to provide Family programming and curriculum development, pre-bagged refreshments for outside and in-person events and activity bag giveaways.

CMA 2023 #116

This item was adopted on the consent agenda. No discussion took place.

13. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the Adult and Community Learning Services grant received from the Massachusetts Department of Elementary and Secondary Education (DESE) in the amount of \$12,646.00 to the Grant Fund Human Service Programs Salary and Wages account (\$6,646.00) and to the Grant Fund Human Service Programs Other Ordinary Maintenance account (\$6,000.00), funds will be used to pay for additional hours for professional development, career advising and participation in the Digital Literacy Advisory Group

CMA 2023 #117

This item was adopted on the consent agenda. No discussion took place.

14. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of \$255,000 from Free Cash to the General Fund Public Works Other Ordinary Maintenance account. Funds will be used for snowstorm related expenses associated with snow plowing and snow removal contracts.

CMA 2023 #118

The rules were suspended to bring this item forward with CMA #16 for discussion.

This item is an appropriation request for \$255,000 to be used to pay snow contractors. There was discussion about why these costs were not included in the operating budget since the winter snow totals were milder than predicted. It was shared that although the winter was mild in terms of snow totals, the cold winter air still does lots of damage to roads, and there were many weather days that called for salting, in which contractors were hired and now need to be paid.

This appropriation was approved.

15. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of 845,000 from Free Cash to the Public Investment Fund Public Works Extraordinary Expenditures account to fund the procurement of five pieces of equipment for use in snow and ice operations.
CMA 2023 #119

This communication is an appropriation of \$845,000 to pay for five pieces of snow and ice equipment. There was discussion about how many pieces of equipment are electric, and whether the clean fleet guidelines were followed. It was shared that the challenge with snow and ice equipment is ensuring that the vehicles can stay charged for the duration of operation, since snow removal is a 24 hour project. Electric options were looked at by the DPW, but there was not a viable option available for purchase.

This appropriation was approved.

16. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of \$500,000 from Free Cash to the Public Investment Fund Public Works Extraordinary Expenditures account to fund snowstorm related street repairs.
CMA 2023 #120

The rules were suspended to bring this item forward with CMA #16 for discussion.

This item is an appropriation request for \$500,000 to be used to cover the cost of snowstorm related street repairs.

This appropriation was approved.

17. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 22-74, regarding needs assessment of the Danehy Park and recommendations for improvements; and irrigation updates.
CMA 2023 #121

This communication is in response to this [policy order](#) filed by Councillor Nolan, Councillor Toner, Councillor Zondervan, Mayor Siddiqui, and Councillor Carlone asking the City Manager to report back to the City Council with an implementation and status update on the Urban Forest Master Plan which was adopted by the council and includes recommendations and actions to ensure the city maintains a healthy and holistic approach to caring for our urban environment. This [report](#) outlines environmental monitoring at Danehy Park, improvements to irrigation, and overall maintenance. There was discussion about the methane that was discovered while drilling, and we were assured that there is no danger to the public, the proper safety organizations were called in to help monitor the leak, and it will continue to be addressed. It was also shared that there will be a Portland Loo installed in the park to add to the number of available public restrooms.

This item was placed on file.

18. A communication transmitted from Yi-An Huang, City Manager, relative to the appointment and reappointment of the following persons as a members of the Board of Zoning Appeals.
CMA 2023 #122

This communication shares the newly appointed and reappointed members of the Board of Zoning Appeals. Since the initial posting in October 2022, 48 people applied for consideration to be appointed to the Board of Zoning Appeals. In addition to the increase in applicants, the Office of Equity and Inclusion reviewed both the applicant pool and the interview panel to ensure a wide range of community members from all backgrounds were represented. This is a welcome change that I am proud to see on our City's boards and commissions and I look forward to more of our appointed boards becoming more diverse in the future. To read more about each person, click [here](#).

This communication was placed on file.

19. A communication transmitted from Yi-An Huang, City Manager, relative to a Planning Board report with no positive or negative recommendation on the Michael Monestime et. al. Zoning Petition. ***CMA 2023 #123***

This communication contains a report from the Planning Board with no positive or negative recommendation to the Michael Monestime et. al. Zoning Petition that would change the Central Square Overlay District zoning to allow Starlight Square to continue to operate.

This item was referred to the petition.

The rules were suspended to bring Unfinished Business Item #1 forward for discussion.

Unfinished Business Item #1 was ordained.

The rules were suspended to move reconsideration on this item, making all votes final tonight.

Reconsideration failed, making the new ordinance final.

II. CALENDAR

UNFINISHED BUSINESS

1. A Zoning Ordinance has been received from Diane P. LeBlanc City Clerk, relative to the Zoning Ordinance of the City of Cambridge be amended on a Zoning Petition by Michael Monestime, et al., to amend the Zoning Ordinance of the City of Cambridge by creating new footnotes in the Table of Permitted Uses in Section 4.30 for Outdoor Retail or Consumer Service Establishment, not otherwise defined and Outdoor Entertainment and Recreation Facility” in the Business B, B-1 and B-2 column which read, “For the Central Square Overlay see section 20.304.5 (5)” and “For the Central Square Overlay see section 20.304.5 (6)”; and by amending Section 20.304.5 of the Central Square Overlay District to allow Outdoor Retail or Consumer Service Establishment, not otherwise defined by Special Permit from the Planning Board, with associated approval criteria, and to permit Outdoor Entertainment and Recreation Facility as-of-right within the Business B District of the Central Square Overlay District. (Ordinance #2023-1)

**PASSED TO A SECOND READING IN COUNCIL APRIL 24, 2023 TO BE ORDAINED ON OR AFTER MAY 15, 2023
EXPIRES ON JULY 12, 2023**

ORD 2023 # 1

The rules were suspended to bring this item forward with City Manager Agenda Item #19.

This ordinance was ordained.

Reconsideration on this item failed, making all action final tonight.

III. APPLICATIONS AND PETITIONS

1. An application was received from Lesley University requesting permission for 48 temporary banners on Massachusetts Avenue from Everett Street to Upland Road announcing Lesley University with Student Artwork from May 4, 2023 through May 23, 2023.

APP 2023 #21

This application was approved.

2. A Zoning Petition has been received from Ian Ferguson, et al. regarding Pitched Roofs Zoning Petition.

APP 2023 #22

This petition was referred to the Ordinance Committee and Planning Board for discussion.

VI. POLICY ORDER AND RESOLUTION LIST

1. That the City Manager is requested to direct the Community Development Department to promptly draft a zoning petition to be considered for filing by the City Council, based upon the proposed Affordable Housing Overlay amendments now before the Housing Committee.

**Councillor Simmons, Councillor McGovern, Councillor Azeem, Councillor Zondervan
*POR 2023 #75***

This policy order filed by Councillor Simmons, Councillor McGovern, Councillor Azeem, and Councillor Zondervan came out of the last Housing Committee meeting and seeks to amend the current Affordable Housing overlay zoning. The order asks the City Manager to direct the Community Development Department to draft a zoning petition based on the Affordable Housing Overlay amendments suggested by the motion makers.

Councillor Toner submitted an amendment by substitution alongside Councillor Nolan and myself. This substitute asks the City Manager to direct the Community Development Department to work with providers to determine the obstacles to developing affordable housing and what amendments should be made to help address these obstacles, rather than being prescriptive about solutions, and to report back by the summer Council meeting.

Councillor Nolan exercised her Charter Right on this policy order, halting all discussion and action until the next Council meeting.

Councillor Toner withdrew his amendment.

2. That the City Manager is hereby requested to work with the Community Development Department and neighboring cities and agree to a non-binding framework that Cambridge can use to work towards a more diverse real estate development industry.

Mayor Siddiqui, Councillor Simmons, Councillor Toner, Councillor Azeem

POR 2023 #76

This policy order filed by Mayor Siddiqui, Councillor Simmons, Councillor Toner, and Councillor Azeem asks the City Manager to work with the Community Development Department and surrounding cities to agree to a non-binding framework that Cambridge can also use to work toward a more diversified real estate development industry. Although this will not be a quick fix, it is important that we begin to create pathways to equity and access for minorities who want to be in the real estate industry.

This policy order was adopted.

3. Recognize Turquoise Takeover Week from May 8-14, 2023 to raise awareness for lung cancer.

Mayor Siddiqui

POR 2023 #77

This policy order was adopted.

4. That the City Manager is requested to work with CDD, Law Department, the Assessor's Office, and any other relevant departments to produce final draft ordinance language for the BEUDO amendments based on the CDD proposal as amended by the Ordinance Committee at its April 26, 2023 hearing; and that the City Manager report back on this matter, including presenting final draft language to the City Council no later than May 31st, 2023.

Councillor Zondervan, Councillor McGovern

POR 2023 #78

This policy order came out of Wednesday's Ordinance Committee and asks the City Manager to work with the Community Development Department, the Law Department, the Assessor's Office, and any other relevant departments to draft final language for the April 26, 2023 BEUDO amendments, and to report back by May 31, 2023. Once we receive the final draft language, we can begin the ordinance process to pass an updated BEUDO ordinance.

This policy order was adopted.

5. That the City Manager is requested to work with DPW and relevant City departments and the Committee on Public Planting to consider ideas proposed during the Health and Environment Committee meeting on April 25, 2023, and to prepare a brief report outlining action items within the City's UFMP which can be implemented as soon as this year and develop recommendations to update regulations regarding native species planting practices in light of climate change affecting the species that should be planted in the City.

Councillor Nolan, Councillor Zondervan, Councillor Carlone, Councillor Azeem

POR 2023 #79

This policy order came out of the April 25, 2023 Health and Environment Committee meeting and asks the City Manager to work with the Department of Public Works, the Committee on

Public Planting, and other relevant departments to consider the ideas that were proposed during the meeting and to report back on what action items can be implemented to save plant species throughout the City.

This policy order was adopted.

6. City Council support of letter on strong Clean Heat Standards.
Councillor Nolan, Mayor Siddiqui, Councillor Zondervan, Councillor Carlone
POR 2023 #80

This policy order asks the City Council to go on record supporting Clean Heat Standards. The Massachusetts Department of Environmental Protection has asked for comments on the building decarbonization and the Clean Heat Standards, and provided [discussion questions](#) to guide comments. The letter drafted by the City contains the City's climate goals and endorses the Clean Heat Standards.

This policy order was adopted.

VII. COMMITTEE REPORTS

1. The Economic Development & University Relations Committee held a public meeting on April 4, 2023 to discuss the practical impact of various city policies, regulations and ordinances on commercial and residential development and construction projects in Cambridge.

This report was accepted and placed on file.

VIII. COMMUNICATIONS AND REPORTS FROM OTHER CITY OFFICERS

1. A communication was received from Diane LeBlanc, City Clerk, transmitting an update regarding legislative activity.
COF 2023 #80

This communication was placed on file.

2. A communication was received from Mayor Siddiqui, transmitting information from the School Committee.
COF 2023 #81

This communication was placed on file.