



CITY OF CAMBRIDGE

CITY COUNCIL AGENDA • MAY 8, 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 transfer of \$60,000 from the General Fund Employee Benefits (Insurance) Salary and Wages account to the General Fund Finance (Purchasing) Travel & Training (Judgment and Damages) account. The funds will cover medical bills and settlements for Finance Department personnel injured in the course of their job.

CMA 2023 #124

This communication is a transfer of \$60,000 to cover the medical bills and settlements for Finance Department personnel injured at work.

This communication was placed on file.

2. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 23-24, regarding an update on providing free menstrual products in all gender bathrooms of the Cambridge Public Library branches, and the City's Fire Stations..

CMA 2023 #125

This communication is in response to this [policy order](#) I filed alongside Mayor Siddiqui, Councillor Nolan, Councillor Simmons, Councillor McGovern, and Councillor Zondervan asking the City to work to provide free menstrual products in Cambridge Public Library branches and the City's Fire Stations. I want to thank Executive Director of Cambridge Public Libraries Maria McCauley and Interim Fire Chief Cahill for their quick response and willingness to participate. According to the [report](#), products should be available in all locations by the fall. There was discussion about what kinds of menstrual products would be available, and it was shared that the Women's Commission will be in talks with the City to determine the assortment of products, but they are open to hearing from community members as well. I also want to highlight the Cambridge Youth Council for their advocacy work that brought this policy order to life.

This communication was placed on file.

3. A communication transmitted from Yi-An Huang, City Manager, relative to the Final Landmark Designation Report for the Charles Hicks Saunders House

CMA 2023 #126

Charles Hicks Saunders served as Mayor of Cambridge from 1868-1870 and also served as a member of the Board of Assessors. His residence now serves as the admissions office for Lesley

University. This property now has Landmark Designation, protecting it from demolition or out-of-character upgrades and renovations.

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

4. A communication transmitted from Yi-An Huang, City Manager, relative to the appointment of the following persons as members of the Lesbian, Gay, Bisexual, Transgender, Queer, Plus (LGBTQ+) Commission for a term of three years, effective May 8, 2023: • Cindy Telingator (appointment) • Jason Doo (appointment) • M Joyce-Anderson (appointment) • Mary Rebecca Gardner (appointment) • Zachary Dresser (appointment) • Greg MacDonough (reappointment) • Lesley Phillips (reappointment) • Linden Huhmann (reappointment) • Noelani Kamelamela (reappointment)

CMA 2023 #127

This communication is an appointment request for nine persons to the Lesbian, Gay, Bisexual, Transgender, Queer, Plus (LGBTQ+) Commission for a three year term. To read more about each member, click [here](#).

This communication was placed on file.

5. A communication transmitted from Yi-An Huang, City Manager, relative to a recommendation that the City Council approve an Order to take by “friendly” eminent domain proceeding parcels of land located at 319 Webster Avenue, Cambridge (as shown on Cambridge Assessors Map 81, Parcel 21), 333 Webster Avenue, Cambridge (as shown on Cambridge Assessors Map 81, Parcel 23), and 455 Columbia Street (as shown on Cambridge Assessors Map 81, Parcel 16) (collectively “Cambridge Parcels”), and approve an Order authorizing the purchase of a parcel of land located at 94 Webster Avenue, Somerville (as shown on Somerville Assessors Map 96, Parcel B-7) (“Somerville Parcel”) (collectively, the “Premises”), all of which are owned by Webster Avenue Ventures LLC (“WV”).

CMA 2023 #128

This [communication](#) outlines the details of a possible sale of 319 Webster Avenue, Cambridge, 333 Webster Avenue, Cambridge, 455 Columbia Street, Cambridge, and 94 Webster Avenue in Somerville. This assemblage of property will be used primarily for the Department of Public Works to store vehicles and other equipment. In the future, there are possibilities for the land to be used for housing development or community space. There was discussion about the assessed value of the land versus the sale price of the land, and we were assured by the Assessor’s Office that the best price was given to the City, despite the high price tag. Based on the price of the land, I mentioned that it would be helpful to see a long-term plan for this parcel to ensure that we are getting the most value for the City’s funds.

I moved my Charter Right on this item, halting all discussion and action until the next Council meeting.

6. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Items Numbered 23-02 & 23-034, related to exploring the need for a special permitting process

for cannabis dispensaries, special permitting fees and bicycle parking requirements, and Response to Awaiting Report No. 23-4 regarding establishing the framework that will allow for the immediate elimination of the bicycle parking fees imposed on Economic Empowerment and Social Equity applicants and cannabis dispensary operators.

CMA 2023 #129

This [communication](#) is in response to two policy orders filed in [January](#) and [February](#) of this year by Councillor Simmons and Councillor Toner asking the City to report back on the need to remove the special permitting process for cannabis dispensaries, and the traffic mitigation payment, as well as establishing framework that will allow for the bike parking stipulation to be removed from the Economic Empowerment and Social Equity cannabis dispensary operators. This report from the City Manager outlines that the special permitting process for cannabis operators will be removed, shortening the timeframe for applicants by at least 4 months.

This amended language was adopted.

This communication was referred to the Planning Board and Ordinance Committee.

7. A communication transmitted from Yi-An Huang, City Manager, relative to a Planning Board report with no positive or negative recommendation on the Kelley et. al. Zoning Petition

CMA 2023 #130

This petition seeks to establish the ability for residents to rent their electric vehicle charging stations to other residents.

This communication was referred to the petition.

8. A communication transmitted from Yi-An Huang, City Manager, relative to an update on Afterschool care.

CMA 2023 #131

This communication is an update on [Afterschool care](#) provided by the Department of Human Service Programs. The report from Assistant City Manager for Human Services Ellen Semenoff outlines the challenges DHSP has faced in recent years, and especially in the aftermath of the pandemic. Despite increasing the number of available afterschool seats by 100 and adding 52 new staff positions, there is still a great need for more slots and staff to meet the needs of the City. This year, DHSP is adding 170 afterschool slots to 7 targeted locations: Cambridgeport Community Schools, Morse Community Schools, King Open Extended Day, and all four youth centers. In addition to slots for children, 15 new staffing roles will be created as well. The lottery process for DHSP began on May 1, and families will know about their childrens' acceptance by June 19. There is only one application required for after school, community schools, or youth centers. To help with the application process, DHSP is hosting 5 in-person sessions at the following locations and times:

Monday, May 1, 8, 15, and 22 from 5pm – 7:30pm at 51 Inman Street, 3rd floor

Thursday, May 11 from 6pm – 7:30pm at Frisoli Youth Center

Tuesday, May 18 from 6pm – 7:30pm at Gately Youth Center

You can also fill out the application [online](#).

There was discussion about who is responsible for transportation and what that will look like in the fall. Assistant City Manager Semenoff shared that DHSP is working closely with Cambridge Public Schools and the School Committee to come up with a permanent solution.

This communication was placed on file.

9. A communication transmitted from Yi-An Huang, City Manager, relative to an update on the development of the City of Cambridge Community Safety Department (CSD).

CMA 2023 #132

This [communication](#) is a report from Liz Speakman, LICSW, Interim Director of the Community Safety Department sharing an update on the development of the department thus far. Liz Speakman, LICSW, Michele Scott, and Marie Matheiu serve as Interim Director, Program Coordinator, and Clinical Consultant, respectively. The report shares that the CSD is working with Christina Giacobbe, Director of Emergency Communications to determine the call codes that the CSD can begin responding to once things are up and running. Additionally, the team at CSD has a trip planned to Durham, NC May 21-24 to visit their Community Safety Department and take notes on best practices. Michele Scott and Marie Mathieu will also be attending the National Co-Responder Conference June 11-14 to adopt best practices. In response to HEART, the CSD has received updated language from the Law Department as of May 4th to be implemented into the operating contract for HEART, and once signatures are received on both ends, the \$300 million ARPA funding can be officially allocated to HEART to begin operating. There was discussion about community input, and Program Director Michele Scott shared that in addition to the steering committee, she will be reaching out to community organizations and members to have informal conversations about what this department should look like. The CSD is also working with Crystal Rosa to make sure language access is at the forefront of all communications. There was also discussion about changing the name of the Community Safety Department to “CARE” in an effort to give the department a more community-centered connotation.

This communication was placed on file.

10. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 23-07, regarding report on providing publicly-accessible traffic stop, arrest, and citation police data on a new Procedural Justice Dashboard.

CMA 2023 #133

This communication is in response to this [policy order](#) filed by myself, Councillor Azeem, Mayor Siddiqui, and Councillor McGovern asking the City Manager to direct Police Commissioner Elow to work on providing publicly-accessible traffic stop, arrest and citation police data on a new

[Procedural Justice Dashboard](#). I am happy to see this [report share that](#) the new dashboard will be up and running by August 15th. The Cambridge Police Department will work with the Public Safety Information Department to report this information to the dashboard and publish it on the 15th of each month at the beginning of the quarter. In the future, this will be a more streamlined process. We understand this is just one way the Police Department can be accountable and transparent, and I look forward to seeing this dashboard in action. Commissioner Elow shared that the department will be hosting overview sessions with police staff, as well as community organizations, neighborhood organizations, and focus groups so as many people are informed about what will be reported on this dashboard and how.

This communication was placed on file.

II. CALENDAR

CHARTER RIGHT

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.

CHARTER RIGHT EXERCISED BY COUNCILLOR NOLAN IN COUNCIL MAY 1, 2023

POR 2023 #75

The [original policy order](#) filed by Councillor Simmons, Councillor McGovern, Councillor Zondervan, and Councillor Azeem asks the City Manager to direct the Community Development Department to draft a zoning petition based on the current Affordable Housing Overlay amendments that are before the Housing Committee.

Councillor Toner, Councillor Nolan, and myself presented the following amendment by substitution:

ORDERED: That the City Manager be and hereby is requested to direct the Community Development Department to bring any amendment proposals to the Ordinance Committee of the City Council by June 26th, 2023 and be it further

That the City Manager be and hereby is requested to direct the Community Development Department to accelerate the 5-year review process by beginning the process in September, 2023; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council by June 26th.

These amendments ask for any proposed amendments from the Community Development Department to be reported back to the City Council and Ordinance Committee by June 26th, and for the 5-year review process to begin in September of this year. This review process is to help make sure that people are informed of the big changes we may need to make to the Overlay, not just the small tweaks here and

there. It is also important for affordable housing providers to be able to have conversations with CDD in order to gain site control, build units, and begin the review process.

The amendment by substitution failed by a vote of 4-5. Councillor Azeem, Councillor McGovern, Councillor Simmons, Councillor Zondervan, and Mayor Siddiqui voted no.

Mayor Siddiqui then presented the following amendment to the original order in blue below:

That the City Manager be and hereby 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, with the following changes:

- The maximum height shall be 12 stories in the corridors and 15 stories in the squares except as provided below
- In addition, the Community Development Department, by June 1 after consulting Cambridge affordable housing developers, shall draft additional zoning language for consideration by the City Council, including providing heights in the specified corridors that constitute bonuses based on the existing base zoning in those corridors
- The height may match the height of existing housing on the existing or an adjacent parcel, as proposed by the Cambridge affordable housing providers
- The zoning petition shall include the following Open Space Correction language:

These amendments passed 8-1. Councillor Zondervan voted no.

As I had said many times in past debates on this topic, the heights dictated in this Policy Order are too prescriptive, so I presented further amendments requesting the first bullet to be stricken. This amendment failed 4-5. Councillor Azeem, Councillor McGovern, Councillor Simmons, Councillor Zondervan, and Mayor Siddiqui voted no.

The order was adopted as amended by a vote of 5-3-1. Councillor Carlone was marked present. Councillor Toner, Councillor Nolan, and myself voted no.

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

UNFINISHED BUSINESS

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.

PASSED TO A SECOND READING IN COUNCIL MAY 1, 2023

REFERRED TO THE FINANCE COMMITTEE IN COUNCIL MAY 1, 2023

CMA 2023 #106

No action was taken.

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.

PASSED TO A SECOND READING IN COUNCIL MAY 1, 2023 REFERRED TO THE FINANCE COMMITTEE IN COUNCIL MAY 1, 2023

CMA 2023 #107

No action was taken.

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.

PASSED TO A SECOND READING IN COUNCIL MAY 1, 2023

REFERRED TO THE FINANCE COMMITTEE IN COUNCIL MAY 1, 2023 CMA 2023 #108

No action was taken.

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.

PASSED TO A SECOND READING IN COUNCIL MAY 1, 2023

REFERRED TO THE FINANCE COMMITTEE IN COUNCIL MAY 1, 2023

CMA 2023 #109

No action was taken.

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.

PASSED TO A SECOND READING IN COUNCIL MAY 1, 2023 REFERRED TO THE FINANCE COMMITTEE IN COUNCIL MAY 1, 2023

CMA 2023 #110

No action was taken.

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.

**PASSED TO A SECOND READING IN COUNCIL MAY 1, 2023 REFERRED TO THE FINANCE COMMITTEE IN COUNCIL MAY 1, 2023
CMA 2023 #111**

No action was taken.

V. POLICY ORDER AND RESOLUTION LIST

1. That the City Manager is directed to work with all relevant departments to recommend what new city regulations and council action or changes to existing regulations or ordinances are needed to put in place in order to implement the Craig Kelley et al. Zoning Petition for residential car sharing and renting of EV charging stations and bring those recommendations to the full council by June 12, 2023. **Councillor McGovern, Councillor Nolan**
POR 2023 #81

This policy order came out of the May 3 Ordinance Committee meeting and was filed on the floor by Councillor McGovern and Councillor Nolan. This order asks the City Manager to work with the relevant departments to recommend any new City regulations that may need to be in place before the Craig Kelley et al. zoning petition can be ordained. This order would allow residents to rent their electric vehicle charging stations to other residents via a website, and allow residents to rent their cars on an online platform. It's important that if our residents want to become more "car lite" in our city, and residents move from gas combustion engines to electric vehicles, that we update zoning to allow residents to access more transportation opportunities and access to EV chargers when they don't have a driveway or garage.

This policy order was adopted.

2. That the City Manager be and hereby is requested to determine the feasibility of purchasing available property from Lesley University to address City goals
Mayor Siddiqui, Vice Mayor Mallon, Councillor Nolan, Councillor Zondervan
POR 2023 #82

This policy order asks the City Manager to determine the feasibility of purchasing property from Lesley University to help address City goals such as housing, pre-k, open space, and more. Currently, there are several properties that Lesley University is looking to offload, and Cambridge should be first in line to bid.

This policy order was amended to include the entire Council as cosponsors.

This policy order was adopted as amended.

3. Online Publication of Legal Notices
Councillor Nolan, Mayor Siddiqui, Councillor Azeem
POR 2023 #83

Given the lack of a relevant local print newspaper, this policy order asks the City Manager to work with the Law Department and other relevant departments to determine how the City can begin using online news publications to post legal notices. This would increase the accessibility of these notices and also allow the City to publish them more quickly.

This policy order was adopted.

VI. COMMITTEE REPORTS

1. The Health and Environment Committee held a public meeting to review and discuss the update on Urban Forest Master Plan and to discuss how to improve tree health and tree canopy across the City.

This report was accepted and placed on file.

2. A public meeting of the Cambridge City Council's Ordinance Committee was held on Wednesday, April 12, 2023. The call of the meeting was to continue the discussion on the proposed amendments to the Building Energy Use Disclosure Ordinance (BEUDO), Ordinance #2021-26. The meeting was recessed and reconvened on April 26, 2023. At the meeting, the committee voted favorably to request that the City Manager is requested 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 31, 2023 (**POR 2023 #78, Adopted May 1, 2023**).

This report was accepted and placed on file.

VII. 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 #88

This communication was placed on file.

2. A communication from Mayor Siddiqui, transmitting information from the School Committee
COF 2023 #89

This communication was placed on file.