



Medford City Council

The Thirty-Ninth Regular Meeting

Medford, Massachusetts

December 13, 2016

Frederick N. Dello Russo, Jr., Council President

Breanna Lungo-Koehn, Vice President

Richard F. Caraviello

John C. Falco, Jr.

Adam Knight

Michael J. Marks

George A. Scarpelli

Council President Frederick N. Dello Russo Jr., called the Thirty-Ninth Regular Meeting of the Medford City Council to order at 7:00 P.M at the Howard F. Alden Memorial Auditorium, Medford City Hall.

ROLL CALL

SALUTE TO THE FLAG

RECORDS

The Records of the Meeting of December 6, 2016 were passed to Councillor Scarpelli.

HEARING

16-768-

TAX HEARING

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING
CITY OF MEDFORD**

A Public Hearing will be held by the Medford City Council in the Howard F. Alden Memorial Chambers, City Hall, Medford, MA., on Tuesday, December 13, 2016 at 7:00 P.M.

The purpose of the hearing is to hear the Board of Assessors on the following items for the purpose of allocation of the FY 2017 Property Tax.

1. To determine the residential factor to be used for FY 2017
2. Select an open space discount
3. Select a residential exemption
4. Select a small commercial exemption

Call 781-393-2501 for any aids/accommodations. T.D.D. 781-393-2516. The City of Medford is an EEO/AA/504 Employer.

By Order of the Medford City Council

S/Edward P. Finn, City Clerk

Medford Daily Mercury November 28 and December 5, 2016

16-798-

CITY OF MEDFORD

NOTICE OF A PUBLIC HEARING

A Public Hearing will be held by the Medford City Council in the Howard F. Alden Memorial Chambers, City Hall, 85 George P. Hassett Drive, Medford, Massachusetts, on TUESDAY EVENING, December 13, 2016 at 7:00 P. M. on a petition Medford Associates LLC, owner of the Meadow Glen Mall, for a Special Permit pursuant to Chapter 94, Zoning Ordinances of the City of Medford, Section 94-148 (d)(48) "keeping or raising of livestock, including animal stables or kennels" for a retail pet store comprising of approximately 20,000. Square feet of ground floor space at 3850 Mystic Valley Parkway, Medford MA. located in a (I) Industrial District.

Petition and plans may be seen in the Office of the City Clerk, City Hall, Medford, Massachusetts. For further information, contact the City Clerk 781-393-2425

Call 781-393-2501 for any accommodations/aids. T.D.D.781- 393-2516.
The City of Medford is an EEO/AA/504 Employer.

By order of the City Council.

Edward P. Finn
City Clerk

Advertised in the Medford Mercury November 29 and December 6, 2016

MOTIONS, ORDERS AND RESOLUTION

16-799-Offered by Councillor Scarpelli

Be It Resolved that the city administration share any information they might have with the City Council in regards to the Langwood Commons Development site

Whereas the development being discussed in this location will result in negative quality of life issues for the residents of Medford but more so for the residents in North Medford

16-800-Offered by Councillor Scarpelli

Be It Resolved that the city arborist send the City Council a report on what type of trees are being planted on city property.

Whereas the trees that have been previously planted are beginning to raise newer sidewalks causing dangerous surfaces.

16-805-Offered by Councillor Knight

Whereas, Massachusetts Municipal Association has established a Fiscal Policy Committee to establish a series of best practice recommendations, and

Whereas, adequate funding of municipal reserve accounts to mitigate budget risks from extraordinary and unforeseen events and maintain fiscal stability over time has been deemed a best practice, and

Whereas, it is widely recognized that those local governments who have established and funded reserve and stabilization accounts at sufficient levels have been well served because these reserves allow localities to sustain services in times of economic and fiscal distress and limit the risk from extraordinary and unforeseen occurrences, and

Whereas, sound policies and practices along with adequate levels of reserves can also have a positive impact on credit ratings and reduce the cost of borrowing and capital project spending, and

Whereas, the DOR's Division of Local Services advises that a good reserve policy will establish target balances for the local stabilization fund and other reserves and will establish a schedule of annual appropriations designed to reach target balances gradually over time, and

Whereas, the Government Finance Officer's Association's Executive Board recommends local governments establish a formal policy on the level of of unrestricted fund balance that should be maintained in the General Fund at a suggested level of no less than two months of general operating fund revenues or expenditures, and that various parts of the fund balance be specified each for the purpose of working capital, budget stabilization, and responding to extreme events,

Be It therefore Resolved the Medford City Council request the City Administration establish a Reserve Stabilization Account and policy for the use or drawing down of reserves and for the replenishment thereof.

PETITIONS, PRESENTATIONS AND SIMILAR MATTERS

16-801-

Petition for a Class II Auto Dealer License by Tiago R. Mereciano, 30 Chelsea St #810, Everett, MA for Inman Motors Corp, 357 Mystic Avenue, Medford, MA

ON FILE

Business Certificate # 236	Treasurer
Building Dept.	Letter of Compliance
Fire Dept	Tax Identification
Police Traffic Impact	Workmen's Compensation
Health Dept.	Petition
Bond	Corporation papers

16-802-

Petition by Jeanne Martin, 10 Cummings St., Medford, MA to address the council on Police Staffing.

16-803-

Petition by Jeanne Martin, 10 Cummings St., Medford, MA to the opportunity to better frame of the Conversations Initiative.

COMMUNICATIONS FROM THE MAYOR

16-804

December 7, 2016

TO: President Frederick N. Dello Russo Jr
and Members of the Medford City Council

FROM: Stephanie M. Burke, Mayor

RE: ACCEPTANCE OF A GRANT FROM THE COMMONWEALTH OF
MASSACHUSETTS AND THE NATIONAL PARK SERVICE LAND AND
WATER CONSERVATION FUND FOR IMPROVEMENTS TO

RIVERSIDE PLAZA AND TO APPROPRIATE THE FUNDS NECESSARY
FOR THE IMPLEMENTAION OF THIS PROJECT

Dear President Dello Russo and Members of the Medford City Council:

The Commonwealth of Massachusetts and the National Park Service have awarded a reimbursement grant of \$250,000.00 in Federal Land and Water Conservation Fund assistance to the City for reconstruction of Riverside Plaza to serve its residents.

Acceptance of this federal grant requires that the property remain open to the general public and prohibits any use other than outdoor recreation at the site in perpetuity. The land must be dedicated to Chapter 45, Section 3. Conversion of the property to non-recreational use requires the park board to abide by Article 97 of the Article of Amendment to the State Constitution, as well as the Federal Land and Water Conservation Fund Project Agreement.

Implementation of the project will cost an estimated total of \$550,000.00 and this sum must be appropriated and allocated to the project by the City prior to the execution of the grant agreement.

I respectfully request and recommend that your Honorable body adopt the attached resolution to accept the grant and to appropriate the sum of \$550,000.00 for implementation of the project.

The Federal Land and Water Conservation Fund grant will reimburse \$250,000.00 on completion of the project.

Sincerely,
(signature file/paper)
Stephanie M. Burke, Mayor

- Whereas: Riverside Plaza is an underutilized public space located adjacent to the historic Salem Street Burying Ground in the heart of Medford Square
- Whereas: The renovation of Riverside Plaza (the "Project") presents an opportunity to create a central vibrant space for passive recreation, cultural activities and a gathering space for public events but also a focal point from which to explore connections the Mystic River, links to the Condon Shell Park, Clippership Park and the Krystle Campbell Peace Garden, as well as a variety and links to open space and recreation areas throughout the city.
- Whereas: The proposed park meets several of the goals of the City's Open Space and Recreation Plan;
- Whereas: The Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs (EEA) and the National Park Service is offering a reimbursement of \$250,000.00 grant to the City of Medford to support the renovation of Riverside Plaza through the Federal Land and Water Conservation Fund (the "Grant")
- Whereas: Acceptance of this Grant requires that the property remain open to the general public and prohibits any use other that appropriate outdoor recreation at the site in perpetuity; and

Whereas: Construction of the Project will cost \$550,000.00 and this sum must be appropriated and allocated to the Project prior to the execution of the grant agreement. EEA will reimburse a total of \$250,000.00 of this total to the City on completion of the Project.

NOW, THEREFORE, BE IT ORDERED:

1. That the City council appropriates the sum of \$550,000.00 for the implementation of the Project;
2. That to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$550,000 under G.L. c44 S7 (1), or any other enabling legislation, provided that the amount of the borrowing shall be reduced by the amount of any grant funds for the Executive Office of Energy and Environmental Affairs received prior to the issuance of the bonds or notes under this order;
3. That the Mayor be hereby authorized to accept and expend the Grant from the Executive Office of Energy and Environmental Affairs for the Project; and
4. That the land located at 56 Riverside Avenue¹ be placed under the care and charge of the City of Medford Board of Park Commissioners under the provisions of Part III of the Revised Ordinances of the City of Medford, Sections 62-61 and the provisions of G.L. Chapter 45 Section 3 and that said land be preserved for purposes of a public park;
5. That the Mayor be hereby authorized to take any other actions as necessary to carry out the Project and the terms, purposes and conditions of the Grant to be administered by the Office of Community Development;
6. That the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under Chapter 44A of the General Laws and an or all of the bonds authorized by this order to provide such information and execute such documents as the Municipal Finance Oversight Board may require for these purposes:
7. That any premium received by the City upon the sale of bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General laws, thereby reducing the amount authorized to be borrowed to pay such cost by a like amount; and
8. That the resolution shall take effect upon passage.

UNFINISHED BUSINESS

'15-605 Hearing National Grid & Verizon Canal St

IN CITY COUNCIL

AUGUST 11, 2015

TABLED

¹ The land is shown on Land Court Plan 27691A dated July 15, 1957, excluding any areas used as sidewalks or areas for which public travel is dedicated.

<u>'15-816-</u>	Transfer \$250,000 from sale of real estate for 5 kiosks improvements		
	IN CITY COUNCIL	DECEMBER 22, 2015	TABLED
<u>'16-009-</u>	No Confidence		
	IN CITY COUNCIL	JANUARY 5, 2016	TABLED Council Rule 29
<u>'16-063</u>	School Committee Policies Future Bomb Threats		
	IN CITY COUNCIL	FEBRUARY 9, 2016	TABLED
<u>16-472</u>	Accounting Use of school facilities for Fee or Donation		
	IN CITY COUNCIL	MAY 10, 2016	TABLED
<u>'16-529</u>	Residents address pedestrian safety		
	IN CITY COUNCIL	JUNE 7, 2016	TABLED
<u>'16-636</u>	Special Permit use Keno Monitor NK Convenience 562 High St		
	IN CITY COUNCIL	SEPTEMBER 20, 2016	TABLED
	IN CITY COUNCIL	OCTOBER 11, 2016	TABLED
<u>16-759-</u>	Update on expenditures for property		
	IN CITY COUNCIL	NOVEMBER 15, 2016	TABLED
<u>16-766-</u>	Community Preservation Act ordinance		
	IN CITY COUNCIL	NOVEMBER 22, 2016	FIRST READING
	ADVERTISED	DECEMBER 8, 2016	MEDFORD TRANSCRIPT

(eligible for 3rd reading December 20, 2016)

<u>16-779</u>	National Grid & Verizon Boston Ave Conduit Underground		
	IN CITY COUNCIL	DECEMBER 6, 2016	TABLED
<u>16-789</u>	Transfer \$900,000 From Water Retained Earnings		
	IN CITY COUNCIL	DECEMBER 6, 2016	TABLED
<u>16-795</u>	Appoint Leonard A. Glionna Hormel Stadium		
	IN CITY COUNCIL	DECEMBER 6, 2016	TABLED

PUBLIC PARTICIPATION

COUNCIL PAPERS IN COMMITTEE

Reports Due/ Deadlines

Records:

The Records of the Meeting of December 6, 2016 were passed to Councillor Scarpelli.

Adjournment: