



Medford City Council
Medford, Massachusetts

The Twenty-Second Regular Meeting, November 19, 2024

City Council

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

This meeting will take place at 7:00 P.M. in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

Zoom Link: <https://us06web.zoom.us/j/89116572066>

Call-in Number: +13017158592,,89116572066# US

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

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

CALL TO ORDER & ROLL CALL

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

24-496 - Offered by Kit Collins, Council Vice President, George Scarpelli, City Councilor, Isaac Bears, Council President

Resolution to Congratulate the Medford High School Varsity Rowing Team

Records

The Records of the Meeting of November 12, 2024 were passed to Vice President Collins

Reports of Committees

24-033 - Offered by Kit Collins, Council Vice President

Planning and Permitting Committee, November 13, 2024, Report to Follow

MOTIONS, ORDERS, AND RESOLUTIONS

24-499 - Offered by Kit Collins, Council Vice President, Isaac Bears, Council President

Amendment to Zoning Ordinance - Green Score (for referral to Community Development Board)

COMMUNICATIONS FROM THE MAYOR

24-494

Submitted by Mayor Breanna Lungo-Koehn

Riverside Plaza - PARC Grant, Loan Order, and CPC Appropriation Approval Request

24-497

Submitted by Mayor Breanna Lungo-Koehn

Ballot Question 7 and 8 Overrides: Supplemental Appropriations for the Fiscal Year 2025 Medford Public Schools Operating Budget and the Department of Public Works

COMMUNICATIONS FROM CITY OFFICERS AND EMPLOYEES

24-495

Submitted by Director of Traffic and Transportation Todd Blake

Authorization of Future Bluebikes Contract Exceeding Three Years

PUBLIC PARTICIPATION

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

Public Participation Item - Andrew Castignetti

UNFINISHED BUSINESS

23-412

Petition to Amend Deed Restriction - 12 Dell Avenue

IN CITY COUNCIL SEPTEMBER 19, 2023
TABLED

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

IN CITY COUNCIL FEBRUARY 6, 2024
TABLED

24-352 **Petition For a Class II Auto Body License - Finest Auto
Body, Inc**

IN CITY COUNCIL MAY 14, 2024
TABLED

Reports Due/Deadlines

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

22-026 Quarterly Presentation on City's Financial Health by Chief
Financial Officer/Auditor

22-027 Monthly Copy of Warrant Articles from Chief Financial
Officer/Auditor

Adjournment



Medford City Council
Medford, Massachusetts

MEETING DATE

November 19, 2024

SPONSORED BY

Kit Collins, Council Vice President,
George Scarpelli, City Councilor,
Isaac Bears, Council President

AGENDA ITEM

24-496 - Resolution to Congratulate the Medford High School Varsity Rowing Team

FULL TEXT AND DESCRIPTION

Be it Resolved by the Medford City Council that we acknowledge and celebrate the Medford High School Varsity Rowing Team on their recent achievement of being crowned State Champions at the Massachusetts Public School Rowing Association (MPSRA). We congratulate all members and coaches of the Rowing Team for their hard work, teamwork, and impressive achievement.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

MEMORANDUM

To	<u>Members of the Planning and Permitting Committee</u> <u>Alicia Hunt, Director of Planning, Development & Sustainability</u> <u>Danielle Evans, Senior Planner</u> <u>Brenda Pike, Climate Planner</u>
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	November 07, 2024
Project	23146 – Medford – Zoning
Subject	Green Score
Cc:	Emily Keys Innes, AICP, LEED AP ND, President Jimmy Rocha, GIS Analyst/Data <u>Scientist</u> Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

This memorandum contains the draft text for Green Score.

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.

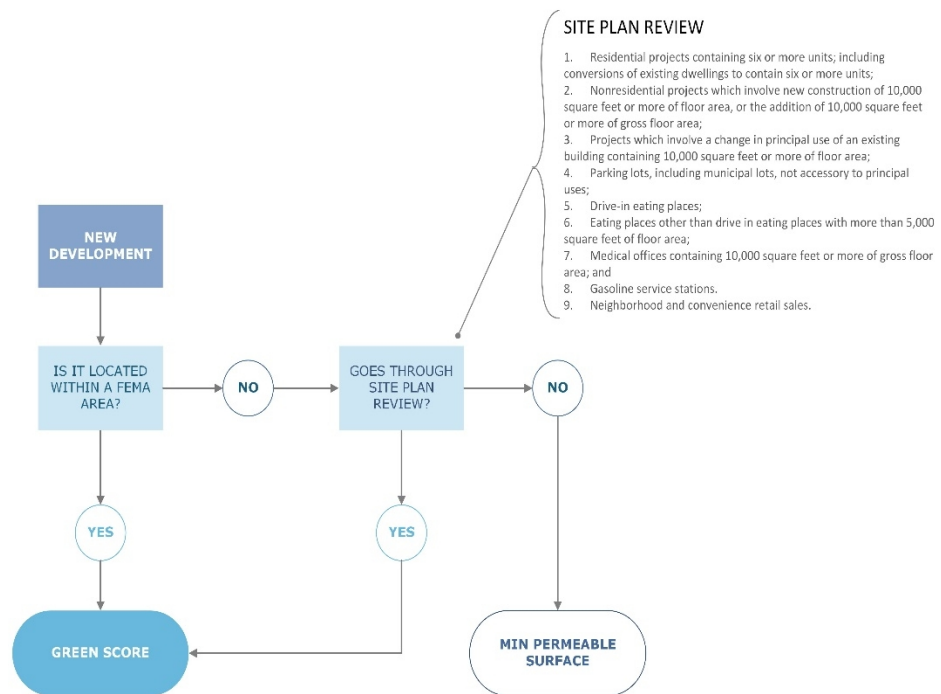
The environmental performance of each landscape element is quantified by assigning a unique multiplier to each feature. This multiplier gives landscape elements with greater environmental value a higher Green Score. Landscaped areas that earn a higher green score correlate to higher environmental sustainability 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 assess 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 with affordable housing may reduce the minimum required Green Score to 20.**

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

LANDSCAPE ELEMENTS	MULTIPLIER
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- Green Roofs	
C1- Extensive vegetated roof over at least 2 inches but less than 8 inches of growth medium	0.6
C2- Intensive vegetated roof over at least 8 inches of growth medium	0.8
C3- Blue roofs	1.0
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

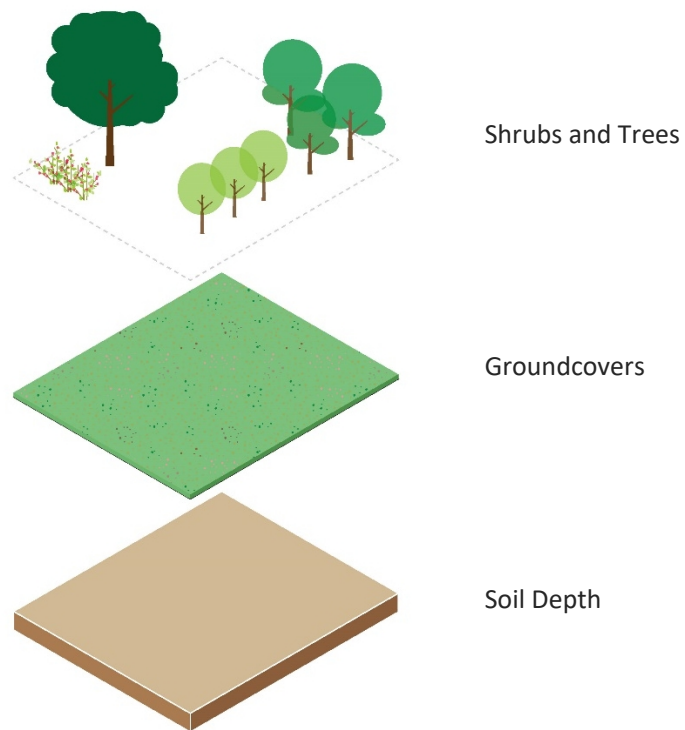
Table 5.2. Equivalent square feet of tree canopy and large shrubs.

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.

7.2. 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.

7.3. 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.

7.4. 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.

7.5. 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.

7.6. 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.

7.7. 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.



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

November 14, 2024

Via Electronic Delivery

To The Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Riverside Plaza Improvements Project Grant

Dear President Bears and Members of the City Council:

I am excited to share that the City has been awarded a \$198,853.00 Parkland Acquisitions and Renovations for Communities (PARC) grant for the Riverside Plaza Improvements Project. The City's Community Preservation Committee is also recommending an appropriation of Community Preservation Act funds in the amount of \$144,250.00, for a total project cost of \$343,103.00.

The PARC grant requires that City Council pass a resolution accepting the grant and acknowledging the restrictions to this space/project for providing recreation purposes. The grant also requires that full funding for the projects be appropriated upon acceptance of the grant. The enclosed drafted resolution addresses these requirements. The grant will then reimburse a \$198,853.00 portion of the appropriation.

In summary, I respectfully request and recommend that your Honorable body adopt the enclosed resolution to accept the grant for Riverside Plaza Improvements Project and authorize a loan order¹ request of \$198,853.00 to the project. As stated in the resolutions, the PARC grant will reimburse \$198,853.00 on the completion of the project.

The PARC grant for Riverside Plaza Improvements Project requires that a copy of a certified vote be sent to them by December 31st. I hope that these requests have been submitted with sufficient time for the Council to review to meet this important deadline.

Sincerely,

A handwritten signature in blue ink, appearing to read "Breanna Lungo-KoeHN", is written over the printed name.

Breanna Lungo-KoeHN
Mayor

Enclosures

¹ The loan order has been reviewed by counsel and a letter outlining their review is also enclosed.

A LOAN ORDER APPROPRIATING FUNDS FOR IMPROVEMENTS TO RIVERSIDE
PLAZA AND A RESOLUTION TO APPLY FOR, FILE AND ACCEPT GRANTS WITH AND
FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF
ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE PARKLAND ACQUISITIONS AND
RENOVATIONS FOR COMMUNITIES GRANT PROGRAM FOR THE RIVERSIDE PLAZA
PROJECT

WHEREAS: Riverside Plaza is a community-wide asset and the preservation and improvements to this facility are a City priority as evidenced in the most recent Open Space and Recreation Plan; and

WHEREAS: Riverside Plaza is dedicated to park and recreation purposes under M.G.L. Chapter 45, Section 3; and

WHEREAS: The Riverside Plaza Improvements Project (the “Project”) presents an opportunity to expand access to and resiliency at a central vibrant space for passive recreation; and

WHEREAS: Riverside Plaza is a node in a larger network of public open space areas such as Clippership Park, the Clippership Connector Path, Krystle Campbell Peace Garden, and Condon Shell Park that connect the community to the Mystic River; and

WHEREAS: The Project provides for the addition of shade sails, a water bottle filling station, additional seating and lights, and decking to create access to and protect the mature tree canopy;

WHEREAS: The Executive Office of Energy and Environmental Affairs has awarded the City a reimbursement grant in the amount of \$198,853 (the “Grant”) through the Parkland Acquisitions and Renovations for Communities grant program (301 CMR 5.00); and

WHEREAS: The total cost of the Project is Three Hundred Forty-Three Thousand One Hundred and Three Dollars (\$343,103), which will be appropriated by the City as follows: the City has allocated One Hundred Forty-Four Thousand, Two Hundred Fifty (\$144,250) in Community Preservation Act monies, and the Treasurer, with the approval of the Mayor, is authorized to borrow One Hundred Ninety-Eight Thousand, Eight Hundred Fifty-Three Dollars (\$198,853) pursuant to Chapter 44 of the General Laws or any other enabling authority, with the understanding that \$198,853 of said borrowing will be reimbursed from the Parkland Acquisitions and Renovations for Communities Grant.

NOW, THEREFORE, BE IT ORDERED

1. That Three Hundred Forty-Three Thousand, One Hundred and Three Dollars (\$343,103) is appropriated, for the purpose of implementing the Riverside Plaza Project, so-called, including the payment of costs incidental or related thereto; and
2. That to meet this appropriation, the City has allocated One Hundred Forty-Four Thousand, Two Hundred Fifty Dollars (\$144,250) in Community Preservation Act monies for the Project, and the Treasurer, with the approval of the Mayor, is authorized to

borrow One Hundred Ninety-Eight Thousand Eight Hundred Fifty-Three Dollars (\$198,853) pursuant to Chapter 44 or Chapter 44B Section 11 of the General Laws or any other enabling authority, and to issue bonds or notes of the City therefor; and

3. That the Mayor be and is hereby authorized to apply for, file, accept, and expend the Grant from the Executive Office of Energy and Environmental Affairs; and
4. That any grants received for the Project be administered by the Office of Planning, Development, & Sustainability; and
5. That the Mayor be and is hereby authorized to accept or acquire restrictions on Riverside Plaza and/or the Project for providing recreation purposes; and
5. That the Mayor be and is hereby authorized to take such other actions as are necessary or convenient to carry out the Project and the terms, purposes, and conditions of the Grant; and
6. That the resolution shall take effect upon passage; and
7. To take any action related hereto.

November 14, 2024

President Isaac B. Bears and Members of the
Honorable Medford City Council
City Hall
Medford, MA 02155

Re: Council Paper No. 24-494 – Loan Order Opinion
Riverside Plaza Bonds

Dear President Bears and Members of the Medford City Council:

In accordance with the provisions of Medford City Council Rule 30, we examined the above-captioned Loan Order (the “Loan Order”) as to its legality and respectfully transmit this letter as notification of our findings.

In our opinion, the Loan Order in which an authorization is sought to borrow One Hundred Ninety Eight Thousand Eight Hundred Fifty Three Dollars (\$198,853) for the purpose of paying the costs of the Riverside Plaza improvements project and other costs incidental and related thereto, is in proper form, and further, the project to be financed with said borrowing are valid purposes for which the City can borrow pursuant to chapter 44 of the General Laws, as amended, and section 11 of chapter 44B of the General Laws, as amended. The Loan Order properly grants the Treasurer, with the approval of the Mayor, the authority to issue such bonds of the City.

It is also our understanding that the City’s bond counsel prepared and reviewed the Loan Order.

Thank you very much and please let us know if you have any questions.

Very truly yours,


KP Law, P.C.

cc: The Honorable Breanna Lungo-Koehn, Mayor (by e-mail)
Adam L. Hurtubise, City Clerk (by e-mail)
950468/MEDF/0001



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

November 14, 2024

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Dear President Bears and Members of the City Council:

Re: Community Preservation Committee Appropriation Request

On behalf of the Community Preservation Committee, I respectfully request and recommend that your Honorable Body approve the following recommendation of the Community Preservation Committee:

Requesting the appropriation of \$144,250.00 from the CPA Open Space and Recreation Reserve to the Office of Planning, Development, and Sustainability for the Riverside Plaza Shade Structure project, which will include installation of permanent shade structures and an accessible seating platform.

The project will be tracked in the Community Preservation Fund.

The CPC recommendation letter is attached and incorporated. Community Preservation Act Manager Theresa Dupont and Planner Amanda Centrella will be in attendance.

Thank you for your consideration.

Respectfully submitted,

Breanna Lungo-Koehn
Mayor

Enclosure



Funding Recommendation Decision

November 12, 2024

Applicant Name: City of Medford – Office of Planning, Development, and Sustainability


Applicant Address: 85 George P. Hassett Drive, Medford MA 02155

Project: Riverside Plaza Shade Structures

On November 12, 2024, the City of Medford Community Preservation Committee (“CPC”) voted 7-0-0 to recommend to City Council that the Office of Planning, Development, and Sustainability (“PDS”) be awarded \$144,250 of Community Preservation Act funds for the Riverside Plaza Shade Structures Project. In reaching their decision, the CPC found that the project meets the CPA objective of supporting recreational projects and enhancing community spaces that improve usability of public amenities.

Conditions of Approval:

1. None

Signed by:

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Roberta Cameron, Chair
Community Preservation Committee



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MAYOR BREANNA LUNGO-KOEHN**

November 14, 2024

Via Electronic Delivery

The Honorable President
and Members of the Medford City Council
Medford City Hall
Medford, MA 02155

**Re: Ballot Question 7 and 8 Overrides: Supplemental Appropriations for the Fiscal Year 2025
Medford Public Schools Operating Budget and the Department of Public Works**

Dear President Bears and Members of the City Council:

In accordance with the vote of the City of Medford approving Question 7 and 8 on the November 5, 2024 state election ballot, I respectfully request and recommend that your Honorable Body approves the following additional appropriations to the Fiscal Year 2025 Medford Public Schools operating budget and the Department of Public Works (DPW), and, further, rescind the City Council's June 11, 2024 vote to appropriate a one-time fund advance of American Rescue Plan Act (ARPA) funds that was provided to avoid severe budget cuts in the FY2025 MPS operating budget in the event that the override questions did not pass. These ARPA funds will now instead be used for items outlined in the City's Capital Improvement Plan, such as, but not limited to, the purchase of a fire engine for the Fire Department and two (2) hybrid police cruisers for the Police Department.

For Supplemental Appropriation 2 below (DPW), enclosed is a comprehensive budget breakdown. As with any budget, it is subject to adjustments. The City will provide a breakdown of funds spent on the DPW and through my role as Chair of the School Committee, I will work with my School Committee colleagues and MPS administration to ensure detailed reporting for all override funds expended by the Medford Public Schools as well.

Supplemental Appropriation 1 - Medford Public Schools:

It is hereby ordered that the City of Medford raise by taxation and appropriate the additional sum of \$3,000,000 to supplement the Fiscal Year 2025 Medford Public Schools Operating Budget for the purposes stated in Question 7 on the November 5, 2024 state election ballot: costs of teacher(s), literacy coach(s), behavior specialist(s), administrative assistant(s), and nurse(s) positions and regular facilities maintenance.

<u>Department</u>	<u>Appropriation</u>
Medford Public Schools (FY25)	\$3,000,000.00
TOTAL	\$3,000,000.00

And, further, rescind the June 11, 2024 City Council vote appropriating the sum of \$1,750,000 in American Rescue Plan Act (ARPA) funds as a one-time advance for the FY2025 MPS budget.



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

Supplemental Appropriation 2 – Department of Public Works:

It is hereby ordered that the City of Medford raise by taxation and appropriate the additional sum of \$500,000 for the Department of Public Works consistent with the vote under Question 7 on the November 5, 2024 state election ballot for additional staff for road and sidewalk infrastructure repair, related insurance expenses and related capital expenses, all as set forth in the chart below.

<u>Department</u>	<u>Appropriations</u>
DPW - Highway Salaries (FY25)	\$270,192.64
DPW - Highway Expenses (FY25)	\$67,195.36
Related Insurance Expenses (FY25)	\$102,612.00
Related Capital Expenses (including, for example, trucks to be used by additional staff authorized by override)	\$60,000.00
TOTAL	\$500,000.00

Supplemental Appropriation 3 - Medford Public Schools:

It is hereby ordered that the City of Medford raise by taxation and appropriate the additional sum of \$4,000,000 to supplement the Fiscal Year 2025 Medford Public Schools Operating Budget for the purposes stated in Question 8 on the November 5, 2024 state election ballot: to create a high school schedule that increases access to arts and vocational programming, expands classroom instructional opportunities, and for classroom teacher and paraprofessional compensation for the fiscal year beginning July 1, 2024; and, to effectuate and further the will of the voters of the City of Medford, as evidenced by their approval of Question 8 on the November 5, 2024 ballot, the School Committee, per its procedures and prior to expenditure of the funds appropriated hereunder, shall determine and detail the specific anticipated operational costs and expenses to provide the referenced programming.

<u>Department</u>	<u>Appropriation</u>
Medford Public Schools (FY25)	\$4,000,000.00
TOTAL	\$4,000,000.00

Thank you for your kind attention to this matter.

Sincerely,


Breanna Lungo-Koehn

Mayor

Enclosure



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

Budget Breakdown: \$500,000 for Road and Sidewalk Infrastructure Repair

As per Ballot Question No. 7 on November 5, 2024 Election Warrant

The following is subject to adjustment:

DPW/Highway Department Budget Appropriations

Personnel

- PW-14 Mason Working Foreman, approximately = \$67,705.56
- PW-8 Maintenance Craftsman & Laborer, approximately = \$61,153.04
- PW-8 Maintenance Craftsman & Laborer, approximately = \$61,153.04
- OT (estimated at \$23,077 per employee) = \$69,231.00
- Stipends (OSHA 10, 30, Clothing, CPR) = \$10,950.00

Personnel Total = \$270,192.64

Ordinary Expenses

- Parts and supplies (equipment) = \$1,000.00
- Unleaded gas = \$2,600.00
- Repair Supplies (asphalt, concrete, manholes, etc.) = \$63,595.36

Expense Subtotal = \$67,195.36

- Include an annual amount for related Capital Expenses (Vehicles, machines, etc.) & maintenance of equipment/parts = **\$60,000.00**

Total Appropriation for DPW/Highway = \$397,388.00

Insurance Budget Appropriations

Ordinary Expenses

- Health insurance (\$2,755 per month per employee) = \$99,180
- Dental and Vision (\$22.00 per week per employee) = \$3,432

Total Appropriation for Insurance: \$102,612.00

TOTAL of DPW/Highway + Insurance Budget Appropriations = \$500,000.00



MEMORANDUM

To: Medford City Council

From: Todd Blake, Director of Traffic & Transportation

CC: Breanna Lungo-Koehn, Mayor
Fiona Maxwell, Chief Procurement Officer

Date: October 30, 2024

RE: Authorization of Future Bluebikes Contract Exceeding Three Years

This memorandum summarizes the request to authorize a future contract with the operator of Bluebikes for a period exceeding three years, as required by section twelve of Chapter 30B of the General Laws.

The City's contract with Lyft, the operator of Bluebikes, will expire in Fall 2025. The Metropolitan Area Planning Council ("MAPC") intends to issue a request for proposals on behalf of all the municipalities part of the Bluebikes system to select a new operator in 2025. MAPC will select one operator to manage the entire system to ensure that it continues to operate regionally. Each municipality will then have the opportunity to contract with the selected operator separately or enter into a joint contract.

It is the intention of the Bluebikes municipalities to enter into a five-year contract with two, two-year options to renew with the future operator. Entering into a longer-term contract will encourage the future operator to provide a higher level of service to users and help secure more funding through the system's title sponsorship, which will then allow the service to continue growing throughout the region.

Pursuant to section twelve of chapter 30B of the General Laws, City Council approval is required in order for the City to enter in a contract under that law for a period exceeding three years. Here, we are asking the City Council to approve a contract with the future Bluebikes operator for a period not to exceed nine years total, as described above, inclusive of renewal options. While the City Council may now authorize the full, anticipated contract length of nine years, the City Council has the discretion under chapter 30B, section 12, to authorize a different contract duration. Further, authorization by the City Council of the full, requested contract duration does not require the City to contract with the future Bluebikes operator for that entire period of time. For example, the City still retains discretion to decline to renew the contract for either one (or both) of the recommended renewal periods.

We further request that the above be voted upon by the end of December 2024. Thank you for your time and consideration. I will be available to answer any questions.

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MEDFORD, MASS.

2024 NOV 14 PM 1:38



City Of Medford
Massachusetts

11/14

2024

PETITION

To The Honorable City Council:

The undersigned respectfully pray for:

(Please write brief request below)

\$100-DONATION to: City of Medford
to: SHINE A LIGHT ON OUR MYSTIC RIVER
IN MEMORY OF LAWRENCE (LARRY)
LEPORE

Petitioner's Name:

Andrew P. Castagnetti

Date:

11/14/24

Petitioner's Signature:

Andrew P. Castagnetti

Residence:

23 CUSHING ST. 02155

Place of Business (if applicable):

Home/Cell Phone:

339-221-1363

Business Phone: