

MEETING	Monday, June 1, 2015
TIME	5:41 PM
PRESIDING OFFICER	Mayor David P. Maher
PRESENT	Mayor Maher, Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons and Toomey
PRESENTATIONS	None
PLEDGE OF ALLEGIANCE	
MOMENT OF MEDITATION	Offered in memory of Daniel Meltzer, husband of Ellen Semonoff and Mildred Thompson Best.

MAYOR ANNOUNCED THAT THE MEETING WAS BEING RECORDED WITH AUDIO AND VISUAL DEVICES.

**SUBMISSION OF THE RECORD**

On a motion of Vice Mayor Benzan the submission of the Minutes from the May 11, 2015 Roundtable were accepted on a voice vote of six members.

**PUBLIC COMMENT**

Risa Mednick, 20 Maple Avenue, spoke on City Manager Agenda Items #14 and #15. She spoke in support of these items. She stated that she is speaking on behalf of the Cambridge Non-Profit Steering Committee. She stated that it is important to advance a needs assessment for the city. She stated that it is important to start with a baseline of data that speaks to the current needs of the city. She stated that the appropriations will advance the process significantly. She stated that she looks forward to collaborating with the City Council.

Maria Mossaides, Executive Director, Cambridge Family and Children’s Services, 60 Gore Street, spoke on City Manager Agenda Items #14 and #15. She joined Ms. Mednick in support of the proposed study. She stated that the Cambridge Non-Profit Steering Committee is hopeful that the results of the assessment will be able to provide better-coordinated services in the City of Cambridge.

Carol O’Hare, 172 Magazine Street, spoke on City Manager Agenda Item #13. She stated that the definition of short shrift is to give little or no consideration to a matter. In the Normandy/Twining case, the public comments and vigorous diverse conversation was given

short shrift by the City Council and by the Planning Board. She stated that she wonders if the Volpe project will be another situation where residents are told it will have to be fast-tracked or the developer will disappear. She stated that she is concerned about the 500 foot height which some City Councillors appear to want to be 1,000 feet. She is concerned about public open space. She is concerned about ignoring everything but a handful or smattering of affordable housing.

Gerald Bergman, 82 Elm Street, spoke on City Manager Agenda Item #13. He stated that the City Manager's Citizen Satisfaction Survey indicated that Affordable Housing replaced education as the single most important issue in Cambridge. Only 1% stated that taxes were most important. He stated that he was disappointed when not finding affordable housing initiatives in the budget. He asked why the City Council does not return the budget to the City Manager and ask for 25 million dollars for general revenues or free cash for the development of low and moderate-income housing. He stated that this expenditure would have only marginal impacts on the tax rates of the vast majority of homeowners and property owners. He stated that 25 million dollars alone would not be a major issue with tax payers. He would like the City Council to put referendum on next ballot that would clearly explain what the tax impacts of a 25 million expenditure would be, giving voters an opportunity to express their priorities. He stated that this empowerment of the residents would be an example of meaningful participatory budgeting. He stated that most striking in the budget were programs in the Police Tactical Division. He stated that the feds dangled money for a bomb squad with bomb sniffing dogs and now the city is on the hook for more than \$500,000 annually. Regarding the Volpe zoning proposals, he stated that while Cambridge does not fully control the fate of this land, to suggest zoning that lowers the requirement for low and moderate income housing the Volpe development to less than the current minimum now in effect and to shift affordable housing resources away from low and moderate income families is wrong. He stated that the K2C2 study is not the law of the land and is not a substitute for development policy.

Emily Dexter, 9 Fenno Street, spoke on Committee Report #1. She stated that as a Cambridge resident she is pleased that the city is well-managed with excellent programs, services and well-maintained public spaces. She stated that she would like more tax dollars going into classrooms. She would like to increase FY 16 spending on teachers, paraprofessionals and other staff who work directly with students. She stated that the Department of Elementary and Secondary Education shows that Cambridge is ranked 29<sup>th</sup> on classroom and specialist teachers. She stated that in terms of general education teachers, the student ratios in Cambridge are almost exactly the same as in Framingham, Waltham and Salem. She stated that in the early grades, the department's target class sizes for 1<sup>st</sup> and 2<sup>nd</sup> graders is 22 students per teacher which research suggests is too large for low-income students. She stated that there are only eight guidance counselors at CRLS who are each responsible for well over 200 students. She said that decades of educational research suggests that having more teachers per student and more trained adults in the classroom will improve the achievement of low-income students yet the staffing in Cambridge relative to other districts is not particularly high.

Tony Flanders, 61 Sparks Street, spoke on City Manager Agenda Item #7. He stated that this is a great opportunity for the city and it needs to be done right. He noted that some existing lighting is poor and unshielded. He is concerned about the color of the LED lighting. He stated that the color is much too blue.

Ellen Aronson, 121 Fayerweather Street, spoke on City Manager Agenda Item #7. She stated that she has written to the City Council about her reaction to LED lights. She stated that she finds them extremely unpleasant as they are so bright that she cannot look up and must keep her eyes at ground level. She stated that the color and quality is extremely unpleasant. She stated that they were installed because of energy efficiency but there are many other options. She stated that we need better bike paths, crosswalks on the river, better mass transit and more beautiful lighting in the city. She stated her hope that the City Council reconsider LED lighting in Cambridge.

Jane Stabile, 303 Third Street, stated that there are a lot of people who live in the area and are concerned about the development at the Volpe site. She is concerned about the open green space which is smaller than what they have previously heard. She stated that she is concerned with keeping the current portion of the Volpe Center along Third which is free of buildings open which helps to keep Kendall Square open.

Elaine DeRosa, 4 Pleasant Place, stated that the shift for low to moderate middle income is troubling as it relates to the Volpe site. She stated that given what happened at Twining, there should be a set number of units targeting 50%-80%. Since 1990 that has been the greatest exodus of families from Cambridge. She stated that we should have a specific number of three bedrooms. At a development this size, the details sometimes get lost. She stated her support of the City Manager Agenda Items #14 and #15.

Hasson Rashid, 820 Massachusetts Avenue, stated that there is less on the agenda concerning homelessness than in previous weeks. He stated that the Community Development Department recently conducted a comprehensive needs assessment to comply with the City's federal annual and five year consolidated plan requirements and asked why there is an order being made by the City Manager requesting taxpayer monies to be wasted on hiring a consultant to conduct another needs assessment.

Marilyn Wellons, 651 Green Street, stated that regarding streetlights, the lighting ordinance task force has revised the draft for outdoor lighting. She pointed out that the lighting ordinance task force does not deal with indoor lighting. She stated that the city has a proposal for towers that will be like beacons if the city does not do something on indoor regulations. She stated that it is interesting that the city is turning to euphemisms as labs are known to be noisy. She stated that it was very reassuring to see the proposal does deal with rooftop mechanical noise mitigation. She stated that the standards that the city uses to gage noise pollution are inadequate.

Mark Jacquith, 213 Hurley Street, spoke about the Volpe zoning. He stated that we are building a neighborhood and it must be done carefully. Regarding noise, he noted that if you call the Inspectional Services Department to call in a violation on noise you will be ignored. He stated that this is not enforced and must be worked on. He stated that the amount of affordable housing is another place where a conversation should just be getting started. He stated that he agrees with others regarding the motivation for moderate income subsidies but based on need, he is not there yet. He stated that as it relates to open space, to have it cut by more than 50% is something that needs to be talked about. While the zoning was being written, no one from the neighborhood was contacted to be part of the process.

Heather Hoffman, 213 Hurley Street, thanked Councillors Kelley, Cheung, McGovern for their policy order about new buildings and the effect on the schools. She stated that the neighborhood of East Cambridge and other neighborhoods directly affected by the Volpe development have not been part of the conversation. She stated that the Planning Board has had several meetings where they have talked about it under General Business. She stated that now there are words on paper and that is the starting point. The starting point should have been set with wider conversation. She noted that it is not okay to have the Community Development Department have discussions with people when the Planning Board does not hear any of that. She stated that the Planning Board has to listen to the public. She stated that to have really important things decided in this way is not a good thing. She stated that the public could not be active participants in the K2 process and was not welcome. She stated that it is the public who has to live with the decisions.

Ellen Shachter, 346 Concord Avenue, talked about Volpe petition. She stated that she has spent the last twenty-five years at Cambridge and Somerville Legal Services representing low income clients in housing, emergency shelter and public benefits matters. She stated that many of these clients were either homeless or facing imminent displacement from the City. She is also a member of the Cambridge Community Preservation Act Committee and a member of the city of Cambridge Steering Committee of its Charette Process to identify steps for the elimination of homelessness in Cambridge. She stated that the proposed requirements for affordable housing in the PUD-KS rezoning petition are insufficient and provide fewer units to those most in need than would be developed under current inclusionary rules. She stated that there are too few total affordable units required. She stated that given the vast bulk of the cost of the creation of an affordable unit is the cost of the production of kitchens/baths and she wondered if a different and perhaps better approach might be simply to require a minimum number of and/or three bedroom units to avoid the production of a significantly smaller overall number of affordable units.

#### **COMMUNICATION AND REPORTS FROM CITY OFFICERS**

Councillor Toomey moved suspension of the rules in order to dispense with the regular order of business to bring forward Communications and Reports from City Officers #1.

The question now came on suspension of the rules – and on a voice vote the rules were – Suspended.

Here insert Communications and Reports from City Officers # 1 read by Mayor Maher.

Councillor Toomey stated that this was before the City Council two weeks ago. He stated that he inadvertently forgot to remove the curb cut application from the Calendar. He moved that the curb cut be adopted.

Councillor Mazen stated that he wanted to discuss this item. He asked for clarification of the neighborhood letter attached that reads disapproved by Barbara Broussard, President of the East Cambridge Planning Team.

Councillor Toomey explained that the East Cambridge Planning Team wanted the curb cut reduced to 15-20 feet. There is a fire hydrant on the side and it made more sense to grant the curb cut as submitted by the petitioner.

The following order was now considered, the question being on adoption, to wit:  
(HERE INSERT CURB CUT ORDER FOR 139 CHARLES STREET)

The order was –  
Adopted by the affirmative vote of nine members.

### **FY 2016 CITY BUDGET**

Councillor McGovern moved suspension of the rules to dispense with the regular order of business to bring forward Unfinished Business Items 15-20 and Committee Reports # 1- 3.

The question came on suspension of the rules and on a voice vote the rules were –  
Suspended.

Councillor McGovern thanked the City Manager, Deputy City Manager, Finance Director, Budget Director and the Budget Department staff for their work on the budget. He stated that this budget is a budget with new positions for computer technology and it is also a responsible budget. There is little to no property tax increase for residents. The budget is fiscally responsible. Cambridge is set apart from other communities because the City can talk about ways to improve tremendous services, add new services, do new things and do all in a fiscally responsible way that does not have a tremendous impact on the taxpayers. He noted that this does not happen because of the two great universities located in the City; it happens because there was careful planning. The decisions made today will impact the City in 10-15 years.

Councillor Kelley stated that he appreciates the work done on the budget, but as a City the mark on the School Department is missed. He understand that the City Council does not run the Schools by the City Council approves the financing for the School Department and the Charter School funding. He commended that he cannot be the only one who thinks that the Schools are broken. He has watched for fourteen years students not succeeding. He will be voting in the negative on the budget.

Councillor Cheung agreed that the City was not always in the position that it is today. He stated that other communities around the Commonwealth have to go through Prop 2 ½ overrides. He stated that the low tax rate that Cambridge has together with the level of services provided to the residents is incredible. He stated that Cambridge has a Triple Bond Rating, a top rated police department and fire department and is a top rated City. He stated that Cambridge is top rated in almost everything except the schools. This problem will not be solved this evening. More money is not the solution. He stated that not adopting the budget tonight will make it automatically adopted on July 1, 2015. He stated that going forward this City Council has to commit to work together with the School Committee. The investment in the schools is not getting us where we want to go.

Councillor Mazen stated that the City Council has made a commitment to work with the School Committee without stepping on their authority. He expressed the importance of community

engagement that engages the families in the process. He stated that he voted against the Police Department budget in the budget hearing process because of increased militarization of fleets and guns. He will have to vote for the whole budget. He agreed with Councillor Cheung that zero based budgeting is needed every now and then to hit the reset button.

Councillor Simmons stated that in terms of the overall budget the process continues to improve. She praised this budget for its presentation and clarity. She stated that she looks forward to the City Council process to work on their goals so that the City Manager can tie the goals by way of directives to the budget and that they be demonstrated through the budget narrative. She stated that going forward the next City Council needs to work better with the School Committee on the budget process. The discussions about issues with the School Department need to occur between the City Council and the School Committee in a more collegial manner. She suggested more roundtable meetings between the two bodies. She stated that it does look odd that Cambridge has a high per pupil expenditure and the outcome does not support the expenditure. She is pleased, but found it odd, that the Office of College Success is in the City budget. She will support the budget.

Vice Mayor Benzan stated that if the City is committed to getting students and youth into the innovation economy that the City has to invest in Math and Science Education in the schools. He did not see this reflected in this budget. He will be voting "Present" on the budget because his wife is a Vice Principal at one of the schools. He stated that Cambridge cannot be a world class STEAM City if it cannot commit that the students cannot pass Algebra by the eighth grade. He hopes more staff is added to the School Department budget around Math and Science. He also wanted Language and Art programs increased in the schools.

Councillor Carlone stated that he is thrilled that the City is considering expanding the pre-primary program. He will be voting for the overall budget.

Here insert Unfinished Business # 15 read by Mayor Maher. The question now came on adoption of the proposed loan order, which reads as follows:  
(HERE INSERT FIRST PUBLICATION # 3366)

The question now came on adoption of the order and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

And the loan order was –

Adopted.

Here insert Unfinished Business # 16 read by Mayor Maher. The question now came on adoption of the proposed loan order, which reads as follows:  
(HERE INSERT FIRST PUBLICATION # 3367)

The question now came on adoption of the order and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0

ABSENT: None - 0

And the loan order was –

Adopted.

Here insert Unfinished Business # 17 read by Mayor Maher. The question now came on adoption of the proposed loan order, which reads as follows:

(HERE INSERT FIRST PUBLICATION # 3368)

The question now came on adoption of the order and the roll was called and resulted as follows:

YEAS: Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern,  
Toomey and Mayor Maher - 8

NAYS: None - 0

ABSENT: None - 0

PRESENT: Councillor Simmons - 1

And the loan order was –

Adopted.

Here insert Unfinished Business # 18 read by Mayor Maher. The question now came on adoption of the proposed loan order, which reads as follows:

(HERE INSERT FIRST PUBLICATION # 3369)

The question now came on adoption of the order and the roll was called and resulted as follows:

YEAS: Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern,  
Simmons, Toomey and Mayor Maher - 9

NAYS: None - 0

ABSENT: None - 0

And the loan order was –

Adopted.

Here insert Unfinished Business # 19 read by Mayor Maher. The question now came on adoption of the proposed loan order, which reads as follows:

(HERE INSERT FIRST PUBLICATION # 3370)

The question now came on adoption of the order and the roll was called and resulted as follows:

YEAS: Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern,  
Simmons, Toomey and Mayor Maher - 9

NAYS: None - 0

ABSENT: None - 0

And the loan order was –

Adopted.

Here insert Unfinished Business # 20 read by Mayor Maher. The question now came on adoption of the proposed loan order, which reads as follows:

(HERE INSERT FIRST PUBLICATION # 3371)

The question now came on adoption of the order and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

And the loan order was –

Adopted.

Here insert Committee Report # 1 read by Mayor Maher, which reads as follows:

(HERE INSERT COMMITTEE REPORT # 1)

The question now came on accepting the report and placing on file – and on a voice vote the report was –

Accepted and Placed on file.

The question now came on adoption of the General Fund Budget in the amount of \$510,570,005, which reads as follows:

(HERE INSERT THE GENERAL FUND BUDGET)

The question now came on adoption of the General Fund Budget and the roll was called and Resulted as follows:

YEAS:	Councillors Carlone, Cheung, Mazen, McGovern, Toomey and Mayor Maher	- 6
NAYS:	Councillor Kelley	- 1
ABSENT:	None	- 0
PRESENT:	Vice Mayor Benzan and Councillor Simmons	- 2

and the General Fund Budget was –

Adopted.

Here insert Committee Report # 2 read by Mayor Maher, which reads as follows:

(HERE INSERT COMMITTEE REPORT # 2)

The question now came on accepting the report and placing on file – and on a voice vote the report was –

Accepted and Placed on file.

The question now came on adoption of the Water Fund Budget in the amount of \$13,964,115, which reads as follows:

(HERE INSERT THE WATER FUND BUDGET)

The question now came on adoption of the Water Fund Budget and the roll was called and Resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
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NAYS:	None	- 0
ABSENT:	None	- 0

and the Water Fund Budget was –  
Adopted.

Here insert Committee Report # 3 read by Mayor Maher, which reads as follows:  
(HERE INSERT COMMITTEE REPORT # 3)

The question now came on accepting the report and placing on file – and on a voice vote the report was –  
Accepted and Placed on file.

The question now came on adoption of the Public Investment Budget in the amount of \$13,964,115, which reads as follows:  
(HERE INSERT THE PUBLIC INVESTMENT BUDGET)

The question now came on adoption of the Public Investment Budget and the roll was called and Resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the Public Investment Budget was –  
Adopted.

**CONSENT AGENDA**

- # 1 Order adopted 9 – 0 – 0
- # 2 Order adopted 9 – 0 – 0
- # 3 Placed on file
- # 4 Placed on file
- # 5 Placed on file
- # 7 Order adopted 9 – 0 – 0

Mayor Maher requested unanimous consent to ask a question on this matter. He asked for an update on the blue LED lights.

Deputy City Manager Peterson stated that there 49,000 street lights that have been converted to LED and all are connected to a master control system and can be dimmed at night. She stated that the vast majority of the LED lights are dimmed at 10 PM. She noted that the City is realizing an energy efficiency improvement of a 50% reduction in cost. She explained that the City has studied the color extensively through the consultant and the Public Health Department. She stated that there was full confidence in the action taken by the City in shielding the light and the fixtures that are being purchase. Mayor Maher asked if a resident is having a problem with a light outside of their home that they can call the Electrical Department to have something done about the light. Ms. Peterson responded absolutely and the Electrician will take the appropriate action to shield the light. Councillor Carlone noted that the comments that the City Council has been hearing is about the color. Ms. Peterson stated that after the extensive study the City purchased the most efficient from a color perspective as well. She stated that during

the next phase of the LED conversion to be done in the Summer, park lights will be ordered which are a different scale of lights. She stated that this is about what is available on the market in terms of using best practices.

- # 8 Order adopted 9 – 0 – 0
- # 9 Order adopted 9 – 0 – 0
- #10 Order adopted 9 – 0 – 0
- #11 Order adopted 9 – 0 – 0
- #12 Order adopted 9 – 0 – 0
- #15 Order adopted 9 – 0 – 0

#### **NON CONSENT AGENDA**

# 6 Here insert Agenda # 6 read by Mayor Maher. Vice Mayor Benzan asked how seniors can get access to fans from these funds. He asked about the process. City Manager Rossi stated that this is taken care of by the CHA for seniors living in CHA housing. He stated that previously the City had grants where a resident in housing could turn in their less efficient fan for a more efficient fan. He stated that he would discuss this issue with the Housing Authority. Vice Mayor Benzan stated that he wanted to know how the program to purchase fans for low income seniors works and how one would have access to this program. Ms. Janice Algier, Assistant Director for Administration, Human Services Programs, stated that the fans that the Senior Center purchases are available primarily to participants at the Senior Center. She stated that referrals are received from outside agencies and the social service staff that conducts home visits for seniors identify seniors in need of this service. Seniors can contact the senior center. Vice Mayor Benzan asked if a senior lives in a private residence, are low income and in need of a fan they could contact the Senior Center and apply for a fan. Ms. Algier believed this to be true, but would get more information on the program. Mr. Rossi added that he would contact the CHA and see what programs they have.

Councillor Simmons stated that some of the senior buildings were built before central air, such as Millers River, and when the renovations of the building is done all buildings will have central air and will alleviate the issue of fans versus air conditioners. She spoke about the cost to seniors of uninstalling air conditioners in the winter and reinstalling them in the spring for the summer. The cost of this is in excess of \$250. She wonder if there was a mechanism to contact this vendor to see if the burden of the fee could be eliminated by working with the CHA on this. Mr. Rossi stated that he would discuss this with the CHA.

Councillor McGovern wanted to ensure that this information is made public so that people can access this information. Ms. Algiers stated the the DHSP social staff collaborates with many outside agencies and make them aware of these services. She stated that internally this is posted in "The Newslines" published by the Senior Center. She added that this information could be expanded on the website. Councillor McGovern stated that there are seniors that do not access the Senior Center. Mr. Rossi stated that the community newsletter that is sent out by the City will have this information in the next edition. Mayor Maher stated that his office was contacted by the Dana Street Nursing Home resident and his office was able to help getting them a fan.

The following order was now considered, the question being on adoption, to wit:

(HERE INSERT ORDER FOR AGENDA # 6)

On this question the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 7
NAYS:	None	- 0
ABSENT:	Councillors Carlone and Cheung	- 2

and the order was –  
Adopted.

#13 Here insert Agenda # 13 read by Mayor Maher. Councillor Mazen stated that this site has been said that it is the most important development site in the world. He stated that Volpe is a federal site and has to create their own budget for redevelopment by selling off parts of land that will not be subject to federal immunity. This site can be as high as it wants by the sites around this are subject to oversight by the Planning Board and City Council. This allows for negotiation and impact on this area. He stated that this site has aspirations for height, use and excitement but has no aspirations for economic development. He spoke about the 10% not being the “real” negotiated number. He stated that the “real” number will be seen at the last minute. He wanted to know what is possible and what is in the range and what is the housing component including three bedroom units. He stated that because the federal government is immune there will be no discussion on their building but only on the non-immune through sales. He stated that the more that the City can engage in constraints or constrictors now the better. He wanted the City to get what it deserves from the biggest development site in the world. He wanted the City and the City Council to place boundaries on the site now and together.

Councillor Cheung asked if the federal site has to conform to the zoning ordinances. Ms. Farooq stated that part of the property moves to private development will be subject to City zoning. She stated that in terms of the federal building the federal government is not subject to the City’s zoning but the expectation is that this will be part of the site plan review and have the master plan include this building even if it is taller than the height limit. This could be seen as whole contextual piece with the federal building included in the site. She stated that design guidelines that apply to the area would guide the design of the federal building in addition to the GSA guidelines. It is important to put into place what the City wants to see on this site so it can guide the private piece and in an advisory way guide the design of the federal building. As to negotiating a deal and achieving the greatest amount of public benefit possible she stated that this is different from when there is a developer at the table where the City Council is negotiating a deal. The GSA is only in charge of developing the federal site and they will not be negotiating on behalf of a private developer. Ms. Farooq stated that the federal government does not see itself in any way negotiating on behalf of a private developer or trying to maximize development on behalf of a developer. Their biggest concerns is to make sure that there is a viable project at the end of the zoning so that transformation can be seen on the site. In terms of economic development she is not sure if the thinking is who goes into the large commercial building or retail or start-ups. She stated that there are provisions for each of these. These will be discussed during the Ordinance Committee hearing and if they are not bold enough there can be conversation to strengthen the provisions. This is the spot in the City that has to be focused on for economic development and housing capacity.

Councillor Cheung has how many buildings this translates into. Ms. Farooq responded five to seven buildings depending on how large the floor plates are. Councillor Cheung stated that it is important to get this right. This is a one shot deal to make this happen and it is important to think through every aspect of this proposal. He wanted to know how it is being building into this that Cambridge youth have access to these opportunities that are being planned for the Volpe site. He asked how a government building, despite the security needed, ensure that the innovative workers at Volpe are folded into the fabric of Kendall Square. He spoke about his comment that Cambridge should have the tallest building. He stated that the alignment of the runways at Logan Airport most of Cambridge, Somerville and Boston cannot build over 800 feet which is the height of the John Hancock Building. He stated that Volpe is in a pocket between the runways and you could actually build a tall building. He stated that he would like to see this come to fruition, not for height sake. He stated that if the building were 1000 feet there could be 250 more units of affordable housing. This would keep people in Kendall Square and this would help the commercial base. He noted that a tall building would help with the open space. He stated that it must be kept in mind that any developer of this site must building a new building for Volpe and he spoke about the cost of a new building being between \$300-\$400 million. He stated that the community benefits may be taken up the Volpe building. He stated that there needs to be a strong community process. The developer of this project must have a plan in place to reach out to the community to include those who do not normally attend community meetings. He stated that he wanted the CRA to be part of this process.

Councillor McGovern commented that this is just an opportunity at this point. He stated that the City can take advantage of or blow this opportunity. He stated that because there is no developer identified at this point the information is unknown. He stated that with the housing built and the housing being proposed to be built in Kendall Square he wanted to make sure that the open space is useable and it feels like a neighborhood that we are creating. He wanted the affordable housing maximized but this number is unknown. He stated that the recommendation of 10% low income and 5% middle income does not even come close for him. This is really low. He hoped that the Mass and Main sets a precedent of a bare minimal of affordable housing. He stated that the conversation should not start until there is 17% and 3% for housing. We could do better than this on the Volpe site. He stated that 10% and 5% is squandering an opportunity and he does not want to do this. What is proposed is to low to him. He wanted comparison of what are the possibilities for this site.

Councillor Carlone spoke about a buffer of open space around the federal building would this be counted as the open space required by the zoning. Ms. Farooq stated that all public open space should be included in the count, but the Planning Board wanted to make sure that the open space was truly of a public nature. If the federal open space is designed is such a way as intended to be a plaza this would count, but open space that is for delivery to the Volpe building would not be counted. She stated that it is based on the character and the nature of the open space. Councillor Carlone commented that it is odd that the building does not count but the open space might. He stated that the open space could be 1.5 acres based on the numbers provided. He stated that this may be heavily controlled open space. He stated that for clarity the numbers either should or should not be included. Mr. Rossi agreed that this needs clarity. Councillor Carlone stated that the guidelines are not here. He explained that the guidelines tell the character. He stated that the bigger the project the more important that the quality works. He wanted the guidelines in the time available on the zoning. He stated that the size of the floor

plate is unknown and if they are large then these need to be mitigated and broken down to include such things as passageways.

Vice Mayor Benzan asked for clarification that the federal government intends to transfer this land to the City. Ms. Farooq stated that she has heard of no such plan. Mr. Rossi explained as the transaction is understood it is a unique, equity based transaction. He stated that the equity in the balance of the land is what the developer would have to work with in order to finance their project. He stated that the land is not being transferred to the City. Vice Mayor Benzan commented that this is a difficult balance because a developer has to support the needs of a federal agency and on the other hand the City wants the developer to meet the objects of City planning. These objectives include a significant number of affordable housing. He stated that he is leaning on a number of affordable housing units. He stated that he wanted to understand the need for family housing units, including one bedroom units. He stated that he would be looking for a much higher number of affordable housing units than are on the table now. He stated that this is the last development in the City that can provide a significant number of affordable housing units. He added the areas of importance to him other than housing is the public realm, retail opportunities for Mom and Pop businesses in the City. He stated that he wanted this to be more deliberate in the zoning. He asked about the timeline on the zoning. Ms. Farooq explained that the federal government is going out with an RFP next spring to ensure that the contract with the private developer is inked in this administration. In order to accomplish this the zoning needs to be in place prior to the spring. She noted that this is a Municipal Election year and it is unknown how long it will take for committees to be appointed it is wisest to ensure that the zoning is passed during the tenure of this City Council. Once the petition is referred to the Planning Board by the City Council the timing of Chapter 40A begins. She stated that a conversation will be had with the Co-Chairs of the Ordinance Committee regarding the timing of the Ordinance Committee hearing. She stated that goal is to have a vote at the September 21<sup>st</sup> or September 28<sup>th</sup> City Council meeting. She stated that there will be opportunities for public discussion before July 4<sup>th</sup> and in September. She spoke about possible hearing dates on the Volpe zoning petition. Vice Mayor Benzan asked Ms. Farooq what are the ways that CDD is looking to engage the community to shape the broad needs of the community on this petition other than the Planning Board and Ordinance Committee hearings. Ms. Farooq explained that once a zoning petition is filed it is in the purview of the Planning Board and the Ordinance Committee. She stated that the substantive comment will occur at these venues. She noted that the nature of CDD is informational output rather than information gathering. Vice Mayor Benzan stated that the developer before proceeding with the RFP process or before the federal government disposes of the land they would like to have a strong sense of what can be done on this parcel. The City is entertaining this petition now so that the developer will know what it can and cannot build. They want to know what their investment expectation will be. This is the reason why the petition is vigorously being timed. He noted that this process is not going to be an easy process. Vice Mayor Benzan questioned how much access the public has now to the parcel. Ms. Farooq responded that there was a time when the Volpe Center was very closed off. The Center is attempting to be more open and has worked with the Kendall Square Association to screen a movie night. She stated that the GSA guidelines around their buildings they are attempting to make things more public. She stated that any transformation on the site will move it to a more public nature and the goal is to be more inviting in the federal open space. She stated that there are some security issues.

Councillor Toomey stated that the site poses challenges and opportunities to meet all the needs. He noted that GSA is proposing this because they want a new federal building which the government will not fund. A private developer must be found to finance the new federal building and to build on the remainder of the land. The developer is looking at the bottom line. He stated that this magic formula for the developer to make a profit also has to pay for the federal building. He asked if it is possible if GSA feels that this financing is not going to be feasible. He noted that there sensitive research that takes place in DOT. He stated that under the new federal guidelines there has to be a certain distance for the building to be protected. He further stated that there is a federal law that if a property is declared surplus that it only goes to organizations that house the homeless. Ms. Farooq stated that the project has to be financially feasible for a private developer to undertake. Otherwise, this will not happen. She noted that the CDD budget contained funds for a development consultant. It is anticipated that there will be a development consultant in CDD after July. She is hopeful that analysis will be done so that there is information on the financial side. She stated that financial analyses is different when being done at a planning zoning level than when you have a developer who knows exactly what they will build. She stated that it has not been made clear what the range of the public benefits are. This information can be laid out so that the City Council can see the full spectrum. She stated that the cost of the federal building would be the biggest consideration for the developer. She stated that the challenge is that by the time that the GSA puts out an RFP and no developer bids because it is financially infeasible it will be too late to change the zoning and for the GSA to go out with another RFP. She noted that the City has only one shot at this deal.

Mr. Rossi stated that the information that is known is that Volpe wants to stay in Kendall Square. It is important that the new facility will serve them in modern times. He stated that GSA has stated that it wants to work with the City and the community. This project will have limits and the value has to come from the land. Mr. Rossi stated that it is in the interest of the City to work with the federal government to develop a project that will meet the needs that have been expressed by the City Council.

Councillor Toomey questioned whether the federal government has committed any funding for this project to move forward. Mr. Rossi stated that his understanding is the equity comes from the land. He further stated that there are no federal appropriations. Councillor Toomey questioned if there is information as to how much square footage would be needed for the new building so that a cost for the new building could be guesstimated. Ms. Farooq stated that an approximate number was given and she believes it is around 250,000 square foot range. The GSA/Volpe is looking for a state of the art laboratory building which is at the highest level of the cost spectrum. Councillor Toomey asked what the average cost per square foot is. Councillor Carlone responded \$1,000 per square foot. He further stated that the building will cost around \$250 million. Ms. Farooq stated that the developer cannot build until the land is transferred to DOT. There is a waiting period for the developer. Councillor Toomey inquired that if the end this does not work and if this site is moved to another state and this property is declared surplus. Ms. Farooq stated that homeless services is the top priority when property is declared surplus per the federal government. The federal GSA process is that surplus would be offered to other federal agencies, the state and then the local community. The property would have to be purchased at fair market value.

Councillor Kelley stated that he is feeling rushed on this. He stated that he felt that he could say no and wait for a better discussion, result or understanding. He noted that if the zoning does not pass the Volpe Center could remain at the current site indefinitely. There is nothing on the table now other than the Volpe continuing as is or the zoning proposal. He stated that more aggressive outreach and explanations as to why this is the best that can happen. He stated that he does not see this as something that will pass.

Councillor Simmons commented that there are too many unanswered questions about this proposal. She stated that this proposal needs to be simplified. She stated that she could not state exactly what the community benefit is. She needed more concrete information. She stated that the most important issues for her are the community benefit as it relates to housing and ground floor retail. She stated that the Economic Development division of CDD has to give more guidance and leadership to the City Council about how there can be a more economic and diverse mix of retail. She felt that Economic Development should know all the small businesses and what there needs are. She stated that the City Council is always looking over the developer's proposal and she felt that it should be that the developer's proposed should be based on what the City Council wants. She felt that the housing piece was moving along and that there is a clearer sense as to what the community benefit is for housing. She stated that linkage is still lagging behind these processes. She does not want this to go forward without inclusionary and linkage in place. She expressed her concern about the height of the new building. She has trepidations because this is not like any other process. She does not understand the urgency on this petition. She stated that the community meetings that are to be held by the City are not good enough. This project abuts Area Four, East Cambridge and Cambridgeport and these communities have residents that have a hard time to get to meetings. She stated that she will not accept that the City has the process and let people find it. The process needs to be brought to the communities. She noted that everyone is equal in the City as to how information gets to them.

Councillor Carlone asked if there is a 3D model that shows the density. Ms. Farooq stated that there is not a 3D model because there is no developer at the table. She stated that CDD has scenarios of how this zoning might play out and there are a few different models. She stated that the models represent the density. Councillor Carlone stated that through tax increment financing and focusing on taxes on this future site may be there could be a focus on generated funds that will go toward affordable housing and open space overtime. He suggested that in the PUD 10% could be set aside for future non-profit use; this would be done after the fact. This would take the benefit that would come and use it as part of the overall plan so that the percentage is reached in the future if this does not work now. Mr. Rossi stated that one of the problems is that there is no developer. These are all good ideas and will be reviewed. Councillor Carlone stated that eventually we all get what we want but it may be a different way to do this.

Vice Mayor Benzan asked what if the City entered the bidding process; has this been discussed. City Manager Rossi responded in the negative. He further stated that this would not be possible. Vice Mayor Benzan noted that a 3D model and height variations for community benefits would be helpful.

Mayor Maher stated that he is delighted to have this conversation; this has been a long time coming. He stated that the frustration with this property has been that the City has never been

able to get people from Washington to come to the table. They are finally at the table and so the City needs to do its work with the surrounding neighborhoods and staff to come up with something that is realistic. He believed that this is the beginning of this conversation. This is a perfect opportunity for the City to plan what is going to happen on this site. There needs to be a more detailed conversation going forward. This is an opportunity to shape what has otherwise been an unfinished, oversized block. He spoke about finishing this off and making it a vibrant and a valuable part of Kendall Square connecting it to East Cambridge, Area Four and Wellington-Harrington areas. He stated that there are endless possibilities. He hoped that the City could shape some home ownership opportunities as a result of this development. He stated that there is a shift in other areas from rental to home ownership and Cambridge has yet to see this shift here. He wanted a percentage of the development to be home ownership opportunities. He stated that for the first time there is an alignment with the administration in Washington, DC, the Volpe Center and with the development world leading to an opportunity. There is no finite deadline that this has to happen by September 21<sup>st</sup>. The City Council has it in their purview to extend this deadline. He suggested having a full discussion on this now and see if we can move toward the September 21<sup>st</sup> deadline and if not then more time will be granted. He stated that the significant changes made to Kendall Square over that last 10-15 years was laid out thirty or more years ago. Kendall Square had a suburban office feel to it and the Volpe site could be in the suburbs today, but that is not what the City is looking for now. This site can be reshaped into a transit oriented, friendly site.

#13 Referred to the Planning Board and Ordinance Committee for hearing and report on a motion by Councillor Cheung.

#14 Here insert Agenda #14 read by Mayor Maher. Mayor Maher stated that in the overview section it states that MIT has committed to pay \$13.7 million and he does not believe this to be correct. He asked if this was the total for all of the community benefits funds. Mr. Rossi stated that he believes this to refer to what is committed. He stated that there is more money. Mayor Maher asked what is the total commitment including Novartis and all others. Mr. DePasquale stated that the total commitment is \$30 million. Some of the funding is for specific purposes and some in general. He further stated that to date the City has received \$18 million of which \$11 million is for specific purpose such as the park. Mayor Maher asked about funds going into the community benefits. Mr. Rossi stated that if things such as the park were set aside or commitments made to do specific projects or funds for scholarships and what is the money outside of this in the undesignated pool. Deputy City Manager Peterson stated that \$13.7 million is commitments with \$3.5 million received. She further stated that in terms of the process that tonight the request is for the appropriation for the needs assessment. She stated that at the August 10<sup>th</sup> meeting the City Manager would like to come to the City Council to set up the specific funds because there will be a funding structure recommended for both designated and undesignated funds. Ms. Peterson stated that it would be productive to have the chart and the reconciliation for the August 10<sup>th</sup> meeting. She stated that it would be helpful to have the discussion when the City is ready to set up the funds. Mayor Maher stated that funds came from Boston Properties, Novartis and EF that were undesignated funds. He stated that this fund was in place prior to the MIT zoning. Ms. Peterson stated that funds are designated for a neighborhood planning study, for the design and construction of the Rogers Street Park, Triangle Park, for streetscape improvements and scholarships. There are amounts that have come out of the fund for designated purposes. She stated that bulk of the funds is from the MIT PUD. Mr. Rossi explained that the Finance Department worked with the Law

Department and CDD to look at the commitments. He stated that this can be revisited and get a more detailed report. Mayor Maher stated that he was pleased to see this move forward.

Councillor McGovern spoke about the process of coming together of the non-profit coalition and speaking in a unified voice. He stated that he is happy that this moving forward.

Councillor Cheung commended the Cambridge Foundation and non-profit coalition. He wanted to ensure that the entire range of non-profits are represented in the needs assessment. Mr. Rossi stated that the coalition has opened its process to any and all non-profits. The goal of the needs assessment is to ensure that funds are allocated to the needs of the community. Any non-profit, whether in the coalition or not, would be able to contract through this fund for services if they provide the needs that the City Council deems most critical. Councillor Cheung asked if the funding would be used a trust or would the funds be spent down. He stated that if funds from community benefits is put into a trust and use the interest every year for the funding. If the funds are spent every year then the pressure is put back onto the City Council to approve development to get the community benefits. Mr. Rossi stated that there are restrictions on how the City can invest money. He further stated that the interest rate today would not sustain this fund to make it viable. He spoke about if there is an investment instrument that the City could look at that might yield greater interest. He stated that this scenario does not work in today's financial market. Mr. DePasquale stated that \$3.5 million was created for this fund and a specific amount would be taken annually as an appropriation from the \$3.5 million. He stated that it would be key what the annual recommendation would be for the fund and whether funds not intended for a specific purpose could be put into this fund to keep it growing. Mr. Rossi explained that all this money has not been realized yet. He stated that as projects are built out the City would get more funds. Councillor Cheung stated that he worries if there is an economic downturn. Mr. Rossi explained that the funding was for contracted services with non-profits. He further stated that the anti-aid amendment prevented the City from making capital donations to non-profits. Councillor Cheung stated that this goes back to Boston Properties when the zoning was done for the Broad building. He stated that \$50,000 was allocated for the parking lot at the Margaret Fuller House. This was the purpose of creating the funds so that undesignated funds would go into the community benefits fund so that the City could help local non-profits. There was a concern also that the funds be used in the neighborhoods most impacted. Mr. Rossi stated that this is achievable about the funding go towards the neighborhoods that are most impacted. He stated that the funds that were designated needed to be separated from the undesignated funds. He explained that the administration is well on its way to give the City Council a plan. The needs assessment is important to determine the need and whether the number one need is more impacted by one neighborhood and this plan will allow this to happen.

Vice Mayor Benzan asked how much of the \$30 million is undesignated and when will the payments be received. Mr. DePasquale stated that now the City has \$3.5 million which has to be certified by the Department of Revenue in the free cash calculation. When this number is certified and after the tax rate has been set the number will be recommended to the City Council into a stabilization mitigation fund. The \$3.5 million will be the first allocation. Mr. Rossi stated that the commitment of undesignated project money totals \$13.7 million which will be received periodically overtime as milestones are reached in development. Mr. DePasquale explained that the only way that this money can be used is in the following year after it is received per the Department of Revenue. Vice Mayor Benzan asked relating to the needs

assessment how does the City intend to capture the responses from the community and how will the needs assessment be conducted. Deputy City Manager Peterson stated that once the appropriation is approved the City will be contracting with a firm that has expertise and an advisory committee will be formed to work on the methodology and the process. The key goals need to be identified and the existing data needs to be reviewed. Then there will be stakeholder interviews, reaching out to the community and working closely with the non-profit community. This will be a broad needs assessment that will reviewed and then a recommendation will come back to the City Council to prioritize the primary goals. The report that comes back to the City Council will ask the City Council to prioritize the needs. The City Council will be approving the funds designated to the fund on an annual basis that will then be allocated. She stated that in the needs assessment there will be involvement with the non-profit community and the community. Vice Mayor Benzan wanted to ensure that the voices are heard from the neighborhoods most impacted by the development.

Councillor Toomey stated that this is a worthwhile undertaking to help the non-profits. He stated that the City Manager was going to come back with more information so he was going to exercise his charter right on this matter until the next meeting.

# 14 Charter Right exercised by Councillor Toomey.

#### **STATUS UPDATE ON THE MARTIN LUTHER KING SCHOOL AFTER THE FIRE**

Mr. Rossi stated there was a fire at the MLK School on Saturday, May 30, 2015 at 2 PM which started on the roof. He stated that the contractor is fully insured. The contractor has begun conversations with their insurance companies. Mr. Rossi stated that he believes that the school will be open in September. He explained that there will be two operations going forward. One operation will be to continue the the project and the second operation will be the remediation and repair of all the work damaged from the fire. The majority of the damage other than the roof is water damage. He stated that the second and third floors received the most damage. The roof and the two major HVAC units have been ordered. He stated that Inspectional Services has inspected the school. The electrical vault is in fine condition. He stated that the City Council will be kept updated. Mr. Rossi further stated that the school will be kept on schedule. He informed the City Council that this does not impact the King Open project. The budget for the MLK School remains at \$95 million. This work will be paid for through insurance proceeds by the general contractor.

Councillor McGovern stated that there has been a lot of construction in the Kinnaird Street – Western Avenue area he asked the City Manager to communicate with the abutters of this area if this is going to be prolonged.

Mr. Rossi stated that the Fire Department was asked to give an estimate of the level of the damage. It was reported that the damage is \$2.5-\$3 million. When the cost is known it will be reported to the City Council. He further stated that more information will be known later in the week.

Councillor Kelley noted that there will an update on the website on Friday and will there be updates also. Mr. Rossi responded in the affirmative.

## CALENDAR

### UNFINISHED BUSINESS # 21 – CHESTNUT HILL REALTY ZONING PETITION

Mayor Maher stated that Vice Mayor Benzan has informed the Chair of his intention to move Unfinished Business # 21, the same being:  
(HERE INSERT UNFINISHED BUSINESS # 21)

Vice Mayor Benzan moved that the proposed amendment to the Zoning Ordinances be passed to be ordained, which reads as follows:

(HERE COPY ORDINANCE #1369)

The question now came on passage to be ordained and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the proposed amendment was –  
Passed to be ordained.

Mayor Maher stated that Councillor Kelley has stated his intent to move Calendar Item # 12, which reads as follows:

(HERE INSERT CALENDAR # 12)

Councillor Kelley noted that high stakes testing is something that just does not work in public education. It is teaching to the test and constraining public school teachers. He acknowledged that accountability is important in the schools. He stated that he would like the City Council to pass this Order as a means of support against high stake testing even though the vote at the State House has taken place.

Councillor McGovern stated that there should be standards and benchmarks; not high stake testing. He stated that standardized testing were used for assessment. He stated that the high stake testing has gone to such an extreme that first grade students are pressured with this testing. He stated that the consequence for now doing well on the test is severe. He stated that curriculum is all about the test. This bill calls for a three year break to look at this issue.

Councillor Toomey stated that in March 1993 his first vote was on major education reform which was the MCAS. He stated that once this goes away there is no accountability and no standards will go in. His concern is the low income and minority status students will be left behind. He stated that this is his personally held strong feeling of this issue. He stated that there is no one speaking for these students. He wanted to ensure that there is accountability. He further stated that no one is stating how this will be replaced.

Councillor Mazen disagreed with Councillor Toomey and agreed with Councillor McGovern. He stated that no one benefits from making a bad situation worse. He stated that in 20-30 years when this period is looked back upon it will be seen as the dark ages with the use of the internet and computers education was done as in World War 1. He stated that the PARCC system replaces what could be better. He agreed with the three year break and do this properly and bring forth a system that works.

The following order was now considered, the question being on adoption, to wit:  
(HERE INSERT ORDER FOR CALENDAR # 12)

The order was –

- Adopted by the affirmative vote of eight members.
- Councillor Toomey was recorded in the negative.

Councillor Toomey moved to bring forward Calendar Items # 1 – 11 and make the resolutions unanimously sponsored and move adoption.

- # 1 Order adopted by the affirmative vote of nine members.
- # 2 Order adopted by the affirmative vote of nine members.
- # 3 Order adopted by the affirmative vote of nine members.
- # 4 Order adopted by the affirmative vote of nine members.
- # 5 Order adopted by the affirmative vote of nine members.
- # 6 Order adopted by the affirmative vote of nine members.
- # 7 Order adopted by the affirmative vote of nine members.
- # 8 Order adopted by the affirmative vote of nine members.
- # 9 Order adopted by the affirmative vote of nine members.
- #10 Order adopted by the affirmative vote of nine members.
- #11 Order adopted by the affirmative vote of nine members.
- #13 Order adopted by the affirmative vote of eight members.  
Councillor Toomey recorded in the negative.
- #14 No action taken
- #15 -20 Adopted as part of the budget 9 – 0- 0

#### **APPLICATIONS AND PETITIONS**

- # 2 Referred to the City Manager with power.
- # 4 Referred to the City Manager with power.

#### **NON CONSENT APPLICATIONS AND PETITIONS**

- # 1 Tabled by Councillor Cheung
- # 3 Here insert Application and Petitions # 3 read by Mayor Maher. Councillor Cheung stated that the petitioner did not want the sign on Monday when they are not open.
- # 3 Referred to the City Manager with Power.

#### **CONSENT COMMUNICATIONS**

- # 1-25 Placed on file.

#### **CONSENT RESOLUTIONS**

Councillor Simmons moved that the resolutions be made unanimously sponsored upon adoption.

- # 1 – 25 All consent resolutions were adopted by the affirmative vote of nine members.

## POLICY ORDERS

# 1 – 5 Orders adopted by the affirmative vote of nine members.

## COMMITTEE REPORTS

# 1 – 3 See above in the Budget.

# 4 Here insert Committee Report # 4 read by Mayor Maher.

The report was –

Accepted and Placed on file.

The following order was now considered, the question being on adoption, to wit:

(HERE INSERT ORDER # 7)

The question now came on adoption of the order and the roll was called and resulted as follows:

YEAS:	Vice Mayor Benzan, Councillors Carlone, Cheung, Kelley, Mazen, McGovern, Simmons, Toomey and Mayor Maher	- 9
NAYS:	None	- 0
ABSENT:	None	- 0

and the order was –

Adopted.

# 5 Here insert Committee Report read by Mayor Maher.

The report was –

Accepted and placed on file.

# 6 Here insert Committee Report # 6 read by Mayor Maher.

The report was –

Accepted and placed on file.

In connection with this matter Councillor Cheung submitted the following order, the question being on adoption, to wit:

(HERE INSERT ORDER # 8)

Adopted by the affirmative vote of nine members.

Councillor Carlone submitted the following order, the question being on adoption, to

wit:

(HERE INSERT ORDER # 9)

Adopted by the affirmative vote of nine members.

# 7 Here insert Committee Report # 7 read by Mayor Maher.

The report was –

Accepted and placed on file.

## ADJOURNMENT

On motion of Councillor Carlone the meeting adjourned at 9:17 PM.

*A list of documents and other exhibits used at the meeting:*

***City Manager's Agenda  
City Council Agenda  
CD of meeting***