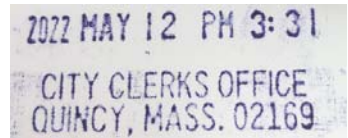




City of Quincy

Massachusetts

OFFICE OF THE CITY COUNCIL
1305 HANCOCK STREET
QUINCY, MA 02169



Noel T. DiBona, President
Anthony J. Andronico
William P. Harris
Anne M. Mahoney
Brian Palmucci

Ian C. Cain
Nina X. Liang
David F. McCarthy
Charles J. Phelan, Jr.

Nicole L. Crispo, City Clerk
Joseph J. Newton, Assistant City Clerk
Jennifer L. Manning, Clerk of Committees
Susan M. O'Connor, Auditor

Monday, May 16, 2022

The Great Hall - Historic City Hall
1305 Hancock Street

Ordinance Committee Meeting

6:00 PM

2022-064 – Order – Establishment of Municipal Lighting Plant

2022-007 – Order – Wollaston Center – Urban Redevelopment Plan

Public Hearings

7:00 PM

2022-007 – Order – Wollaston Center – Urban Redevelopment Plan

7:15 PM

2022-069 – Utility - Grant of Location - Mass. Electric/Verizon - Kendrick Avenue

7:20 PM

2022-070 – Utility - Grant of Location - Mass. Electric - Faxon Park Road

7:25 PM

2022-071 – Utility - Grant of Location - National Grid Gas - Barham Avenue

City Council Meeting

7:30 PM

Honoring of the 10th Anniversary of Quincy Climate Action Network

- | | | |
|----|---|---------------------------------|
| 1. | 2022-072 – Appropriations - 2022 Capital Improvement Plan – | Mayor Koch |
| | 2022-072A – Appropriation – \$15,000,000 for Animal Shelter | Mayor Koch |
| | 2022-072B – Appropriation – \$3,000,000 for Vehicles | Mayor Koch |
| | 2022-072C – Appropriation – \$7,000,000 for Public Buildings | Mayor Koch |
| 2. | 2022-073 – Order – Land - Order of Taking – 1620 Hancock Street | Mayor Koch |
| 3. | 2022-074 – Order – Approval of Quincy Housing Production Plan (2022 – 2027) | Mayor Koch
Councillor Phelan |
| 4. | 2022-075 – Gift – \$300.00 from Ron Affsa Inc. DBA Hairplace One for D.A.R.E. | Mayor Koch |

It is anticipated that one or more matters contained within the City Council Calendar, including any or all listed items pending in Committee, may be discussed and acted upon at this meeting. For a full Council Calendar, go to www.quincyma.gov. Reasonable accommodations can be made for the Deaf/deaf/Hard of Hearing using a wireless hearing assistance system. Requests for services should be made in writing 48 business hours to City Clerk Nicole L. Crispo via email at ncrispo@quincyma.gov.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2022-072A

ORDERED

May 16, 2022

BE IT ORDAINED that \$15,000,000 is appropriated for the following purposes: The construction of a new animal shelter and associated costs thereunto.

To meet this appropriation the Treasurer-Collector with the approval of the Mayor is authorized to borrow \$15,000,000 under G.L. c. 44B s. 7 (6) or any other enabling authority, and that the Treasurer-Collector is authorized to file an application with the Municipal Finance Oversight Boards to qualify under Chapter 44A of the General Laws any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2022-072B

ORDERED

May 16, 2022

BE IT ORDAINED that \$3,000,000 is appropriated for the following purposes: the purchase of equipment and vehicles.

To meet this appropriation the Treasurer-Collector with the approval of the Mayor is authorized to borrow \$3,000,000 under G.L. c. 44B s. 7 (6) or any other enabling authority, and that the Treasurer-Collector is authorized to file an application with the Municipal Finance Oversight Boards to qualify under Chapter 44A of the General Laws any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2022-072C

ORDERED

May 16, 2022

BE IT ORDAINED that \$7,000,000 is appropriated for the following purposes: repairs and improvements to City buildings and land and all costs related to thereunto

To meet this appropriation the Treasurer-Collector with the approval of the Mayor is authorized to borrow \$7,000,000 under G.L. c. 44B s. 7 (6) or any other enabling authority, and that the Treasurer-Collector is authorized to file an application with the Municipal Finance Oversight Boards to qualify under Chapter 44A of the General Laws any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2022-073

ORDERED:

May 16, 2022

COMMONWEALTH OF MASSACHUSETTS
NORFOLK, SS.
CITY OF QUINCY
ORDER OF TAKING

WHEREAS, the City of Quincy (“City”) is a duly organized Municipal Corporation with its principal offices at Quincy City Hall, 1305 Hancock Street, Quincy, Massachusetts; and

WHEREAS, the City, acting in pursuance to its powers and in accordance with its authority as set forth in Chapter 898 of the Massachusetts Acts of 1973, as amended, the requirements of Chapter 121B and Chapter 79 of the Massachusetts General Laws, as amended, and every other power thereunto enabling, has determined that certain areas located within the City of Quincy, and more particularly within the Quincy Center Urban Renewal District, are to be taken by eminent domain, as is set forth and more particularly described herein and in Exhibit A (“Property”) attached hereto, for the purposes of and in furtherance of the goals and objectives of the Quincy Center District Urban Revitalization Development Plan, as amended, a Massachusetts urban renewal plan, duly adopted and approved by the City and approved by the Massachusetts Department of Housing and Community Development, and to carry out the purposes of Chapter 121B of the General Laws and Chapter 898 of the Massachusetts Acts of 1973, as amended by Chapter 355 of the Acts of 2016; and

WHEREAS, all preliminary requirements prescribed by law having been met as required by Massachusetts General Laws Chapter 79, § 1; and

WHEREAS, the City has deposited with the Mayor of the City of Quincy security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of the Property, as required by Chapter 898 of the Massachusetts Acts of 1973 and Chapter 79, § 40 of the General Laws.

NOW, THEREFORE, BE IT ORDAINED, that the City, acting in pursuance to its powers and in accordance with its authority as set forth in Chapter 898 of the Massachusetts Acts of 1973, Chapter 121B and Chapter 79 of the General Laws, and of any and every power and authority to it granted or implied, hereby for itself takes by eminent domain in fee simple, for the purposes hereinbefore set forth or referred to, the Property described in Exhibit A attached hereto, together with any and all easements and rights appurtenant thereto, including the trees, buildings, structures and other improvements standing upon or affixed thereto, and including the fee, if any, in all public streets, highways, and public or private ways in contiguous and adjacent to the Property hereby taken subject to all existing rights to use the “Passageway,” as shown on Land Court Plan No. 16398A and as is described with particularity in Exhibit A, hereto;

AND FURTHER, BE IT ORDAINED, that acting in accordance with the provisions of Chapter 79 of the General Laws, the City hereby awards for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interests in the Property described in Exhibit A, and entitled to any damages by reason of the taking hereby made. The City reserves the right to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of the Property before the right to damages vests or for other good cause shown. The awards hereby made are set forth in Exhibit B, which said Exhibit B is not to be recorded in the Norfolk Registry District of the Land Court with this Order of Taking;

AND FURTHER, BE IT ORDAINED that the City Council of the City of Quincy caused this Order of Taking to be recorded in the Norfolk Registry District of the Land Court.

EXHIBIT A

That certain parcel of land, with the improvements thereon, situate in Quincy, in the County of Norfolk and the Commonwealth of Massachusetts, bounded and described as follows:

- Westerly by the easterly line of Hancock Street, 84.81 feet:
- Northerly by lands now or formerly of Sadie B. London and of Helen M. Bruce, 131 feet;
- Easterly by lands now or formerly of Battista Grazio and of Mary Grazio, 89.21 feet and
- Southerly by land now or formerly of Laura M. Smith 131.30 feet.

All of said boundaries are determined by the Land Court to be located as shown on a plan drawn by Ernest W. Branch Inc., C.E., dated February 17, 1937, as modified and approved by said Court, filed for registration with the Norfolk Registry District of the Land Court as Plan No. 16398A, a copy of a portion of which is filed in Norfolk Registry of Deeds with Certificate No. 21280, Book 107.

There is appurtenant to the above-described land the right to pass and repass for all purposes over the Passageway to Mechanic Street as shown on said plan and as set forth in a deed given by the Brockton Savings Bank to Julius Paletz, dated February 11, 1937, duly recorded at Norfolk Registry of Deeds in Book 2135, Page 166.

Being the same premises described in a deed to C & L Hancock, LLC, dated September 12, 2013, Document #1293481, Certificate of Title #187448, and shown on Land Court Plan #16398.

INTRODUCED BY: **MAYOR THOMAS P. KOCH**
WARD FIVE COUNCILLOR – CHARLES J. PHELAN, JR.

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2022-074

ORDERED:

May 16, 2022

WHEREAS, on February 22, 2008, the Department of Housing and Community Development (DHCD) promulgated 760 CMR 56.00, Comprehensive Permit; Low or Moderate Income Housing regulations; and

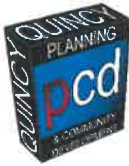
WHEREAS, DHCD developed guidelines to expand on 760 CMR 56.03(4) and describe the process and requirements for local preparation of a Housing Production Plan (HPP), submission of the HPP for DHCD approval, and certification of community compliance with the Plan in accordance with the HPP regulation; and

WHEREAS, the guidelines require municipal approval by the City Council; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL:

1. That it is hereby found and determined upon receipt of the report from the Director of the City's Department of Planning and Community Development:
 - a. we have reviewed the City of Quincy Housing Production Plan (2022 – 2027);
 - b. we find that the Comprehensive Needs Assessment, the Affordable Housing Goals, and the Implementation Strategy set forth in the City of Quincy Housing Production Plan (2022 – 2027) are in conformance with 760 CMR 56.03(4); and

NOW, THEREFORE, in accordance with the requirements of 760 CMR 56.03(4), the City Council hereby approves the City of Quincy Housing Production Plan (2022 – 2027) and requests the final Plan, along with additional information as required, be forwarded to the Department of Housing and Community Development for final approval.



Department of Planning and Community Development

34 Coddington Street 3rd Floor, Quincy, Massachusetts 02169

Tel. (617) 376-1362 FAX (617) 376-1097

TTY /TDD (617) 376-1375



JAMES J. FATSEAS
Planning Director

THOMAS P. KOCH
Mayor

TO: Nicole L. Crispo, Clerk of Council

Noel T. DiBona, Councillor-at-Large; City Council President

Nina X. Liang, Councillor-at-Large

Anne M. Mahoney, Councillor-at-Large

David McCarthy, Ward One Councillor

Anthony Andronico, Ward Two Councillor

Ian C. Cain, Ward Three Councillor

Brian Palmucci, Ward Four Councillor

Charles J. Phelan, Jr., Ward Five Councillor

William P. Harris, Ward Six Councillor

FROM: James J. Fatseas, Planning Director

CC: Mayor Thomas P. Koch
Chris Walker, Chief of Staff
Jennifer Manning, Clerk of Committees
Sean Glennon, Community Development Director
Robert Stevens, Deputy Planning Director

DATE: May 9, 2022

RE: City of Quincy Housing Production Plan (HPP)

Find herewith for introduction at the City Council's May 12, 2022 open public meeting, a copy of the city's updated Housing Production Plan (2022-2027) for your review and approval.

This is the third 5-year HPP that the city has developed since 2008, when the Commonwealth promulgated 760 CMR 56.00 in 2008, which established regulations for the creation & adoption of HPPs.

One of the requirements is local approval of the plan by the City Council.

The plan includes sections on *Housing Need & Demand*; *Community Housing Priorities*; *Future Development Constraints & Opportunities*; and I would particularly call your attention to the section on *Recommendations*.

If you have any questions prior to the meeting, please do not hesitate to contact Sean Glennon at 617-376-1167 or sglennon@quincyma.gov

Thank you.

Enc. *Housing Production Plan*

INTRODUCED BY: **MAYOR THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2022-075

ORDERED:

May 16, 2022

BE IT ORDAINED that the City of Quincy accept the following gift upon the conditions attached and herein set forth:

<u>DONOR</u>	<u>GIFT</u>	<u>PURPOSE</u>
Ron Affsa Inc. DBA Hairplace One	\$300.00	D.A.R.E. Program

Deposit To: 31194 - 484000

QUINCY POLICE DEPARTMENT

GIFT ACCOUNT

MAY 3, 2022

TO: The Quincy City Council

Please accept the following gift

PURPOSE: DONATION FOR DARE PROGRAM

TOTAL AMOUNT \$300.00

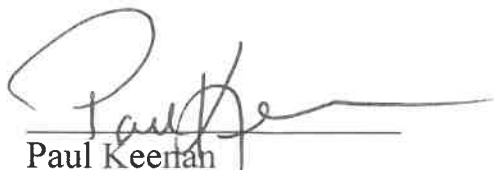
ACCOUNT # 31194-484000

DONOR: HAIR PLACE ONE

CONTACT: RONNIE AFFSA



ADDRESS: 85 QUINCY AVE, SUITE 4
QUINCY MA 02169



Paul Keenan
Chief Of Police