City of Quincy

OFFICE OF THE CITY COUNCIL
1305 Hancock Street
Quincy, MA 02169

2026 OCT -1 PM 3:59
CITY CLERK
QUINCY, MA. 02169

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Walter Hubley
Maggie McKee
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Deborah A, Riley
Ziqiang Susan Yuan
Nicole L. Crispo, City Clerk
Joseph J. Newton, Assistant Clerk
Jennifer L. Manning, Clerk of Committees
Susan M. O'Connor, Auditor

Monday, October 5, 2026
The Great Hall - Historic City Hall
1305 Hancock Street

Public Hearing
6:30 PM

2026-130 - Utility - Grant of Location – Mass. Electric Company - Chestnut Street

6:35 PM

2026-131 - Utility - Grant of Location – N. Grid – Bayview Ave/Homestead Ave.

Ordinance Committee
6:45 PM

2026-123 -Order – Discussion of Fair, Data-Driven Pay Raises for Politicians

City Council Meeting
7:30 PM

Honoring His Excellency President Julius Maada Bio and the delegation from Sierra Leone represented by Special Envoy Dr. Brima Rodgers

Recognizing White Cane Awareness Month

Recognizing Domestic Violence Awareness Month

1.	Residents Open Forum and Public Comment	President Mahoney
2.	2026-133 - Ordinance – Establishing a Rolling Five-Year Capital Improvement Plan	Councillor Yuan Councillor McKee Councillor Riley
3.	2026-134 - Resolve – Regarding the City of Quincy's Noise Control Advisory Board	Councillor Ash Councillor McKee Councillor Riley
4.	2026-135 - Resolve – Ordering/Requesting a Review of City Website Usage and Navigation Requirements for Popular Online Municipal Services	Councillor Hubley

5.	2026-136 - Resolve – Quincy Center Station and Long-Term Redevelopment	Councillor Mahoney Councillor McKee Councillor Riley
6.	2026-137 - Resolve – Seeking Restitution on the Thomas Clasby Case	Councillor Jacobs Councillor McKee Councillor Riley
7.	2026-138 - Gift – $1,800.00 from Various Donors to D.A.R.E.	Mayor Koch

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CITY CLERK
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INTRODUCED BY: **COUNCILLOR AT LARGE – ZIQIANG SUSAN YUAN**
WARD FIVE COUNCILLOR – MAGGIE MCKEE
WARD SIX COUNCILLOR – DEBORAH A. RILEY

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2026-133

ORDERED: October 05, 2026

ORDINANCE ESTABLISHING A ROLLING FIVE-YEAR CAPITAL IMPROVEMENT PLAN

WHEREAS, sound long-term capital planning enables the City to identify, evaluate, and coordinate needed investments in its buildings, infrastructure, facilities, equipment, and other capital assets;

WHEREAS, a multi-year Capital Improvement Plan provides the City Council, the Mayor, City departments, and the public with a forward-looking view of the City's planned capital investments, anticipated costs, timing, and funding sources;

WHEREAS, capital projects may be funded through municipal bonds or other borrowing, grants, City funds, revolving funds, and other resources, and comprehensive capital planning should consider such projects regardless of funding source; and

WHEREAS, an annually updated five-year Capital Improvement Plan promotes responsible fiscal planning, helps coordinate capital needs with available resources, and supports informed decision-making regarding the City's long-term development and financial commitments;

NOW THEREFOR BE IT ORDAINED that the City Council of the City of Quincy, as follows:
Section 1. Rolling Five-Year Capital Improvement Plan.

The Mayor shall submit to the City Council a rolling five-year Capital Improvement Plan ("Plan") no later than February 1 of each year.

The first Plan shall be submitted no later than February 1, 2027, and shall cover Fiscal Years 2028 through 2032.

The Plan shall identify the capital projects and capital improvements the City anticipates undertaking during the five-year period, regardless of funding source, and shall include, for each project, the anticipated cost, timing, and funding source or sources, including municipal bonds or other borrowing, grants, City funds, revolving funds, and other resources.

The Plan shall be revised and extended annually to update the status of projects and add one additional fiscal year to the five-year planning horizon.

The Plan shall be submitted to the City Council and made available to the public.

Section 2. Effective Date.

This ordinance shall take effect upon passage and publication as required by law.

INTRODUCED BY: **WARD TWO COUNCILLOR – RICHARD C. ASH**
WARD FIVE COUNCILLOR – MAGGIE MCKEE
WARD SIX COUNCILLOR – DEBORAH A. RILEY

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2026-134

ORDERED: October 05, 2026

Order Regarding the City of Quincy's Noise Control Advisory Board

WHEREAS, Chapter 215 (entitled "Noise") of the City of Quincy Code was amended and/or restated in 2010;

WHEREAS, at this time, the City adopted and/or instituted a Noise Control Advisory Board (the "**Board**");

WHEREAS, said Board has been signed into law to "advise the Mayor, Director of Inspectional Services, City Council, and Planning Board on noise control issues, including administration and enforcement of this chapter;"

WHEREAS, the Board consists of seven members including one Chairperson and one Vice Chairperson, appointed by the Mayor and confirmed by the City Council;

WHEREAS, the Board must meet at the call of the Chairperson as required to perform its duties, but not less than once each quarter, and a majority of the members of the Board constitutes a quorum for transacting business;

WHEREAS, no later than March 1 each year, the Chairperson of the Board must report to the Director of Inspectional Services, the Mayor, the City Council, and the Planning Board on activities and actions the Noise Control Advisory Board took during the previous calendar year;

WHEREAS, over the last ten (10) plus years, the City of Quincy has experienced one of the most transformative construction booms in its history, resulting in a significant increase in residents and the overall population;

WHEREAS, in recent years, there has been a noticeable uptick in excessive speeding, drag racing, and loud vehicle noise;

WHEREAS, excessive speeding, drag racing, and loud vehicle noise lead to a Summer 2026 "pilot program" that closed Wampatuck Road and Chickatabot Roads within the Blue Hills Reservation in Quincy on the weekends;

WHEREAS, nearby municipalities have recently amended their respective laws and/or legislative authority to enhance precautions related to and/or to prohibit high noise outputs near residences;

WHEREAS, nearby municipalities have recently amended their respective laws and/or legislative authority to include restrictions on vehicles with modified exhaust systems and/or muffler cutouts or bypasses; and

WHEREAS, nearby municipalities have recently approved appropriations for "noise cameras" and/or increased police presence in problem areas.

NOW, THEREFORE BE IT RESOLVED, that the Administration, including but not limited to the Noise Control Advisory Board, the Quincy Police Department, and the Inspectional Services Department review and present recent considerations, issues, complaints and suggested remedies;

NOW, THEREFORE BE IT RESOLVED, that the Administration, including but not limited to the Noise Control Advisory Board, the Quincy Police Department, and the Inspectional Services Department review and consider benefits of adopting or changing current measures to address the adverse effects these issues have on our residents' quality of life;

THEREFORE, BE IT FURTHER RESOLVED, that this review should include financial and environmental concerns for all residents, any or all contractors and also the City's first responders.

INTRODUCED BY: **WARD THREE COUNCILLOR – WALTER HUBLEY**

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2026-135

ORDERED: October 05, 2026

RESOLUTION ORDERING A REVIEW OF CITY WEBSITE USAGE AND NAVIGATION REQUIREMENTS FOR POPULAR ONLINE MUNICIPAL SERVICES

WHEREAS, the City of Quincy is committed to providing efficient, accessible, equitable, and responsive municipal services to all residents; and

WHEREAS, the City Council previously requested a review of resident interactions with City Hall and opportunities to expand accessible online municipal services, and the Administration provided a responsive report dated September 16, 2026, concerning Council Order No. 2026-36; and

WHEREAS, that report indicated that most of the most frequently requested constituent services can already be completed online through the City website, departmental portals, and related digital platforms; and

WHEREAS, during subsequent discussion of that report, it was observed that the City website does not currently provide reporting tools sufficient to quantify how many constituents request or complete a given online service; and

WHEREAS, it was further observed that the City does not currently report the number of clicks or selections required for a resident to locate and access the most popular online services from the City website; and

WHEREAS, accurate measurement of website usage for popular constituent requests would allow the City to identify high-demand services, evaluate resident demand over time, and support data-driven operational and budgetary decisions; and

WHEREAS, measuring the number of clicks or selections required to reach popular services would help identify opportunities to simplify website navigation, reduce friction, and make frequently used services easier to find; and

WHEREAS, website analytics and navigation-path measurement are established tools for improving digital service delivery, provided that any such tools are implemented consistent with applicable privacy, cybersecurity, and accessibility standards; and

WHEREAS, improving the findability of popular online services can complement the City's existing investments in information technology, website accessibility, and online municipal services; and

WHEREAS, a focused review of website usage data and click-path requirements will assist the Council and the Administration in considering optimizations that make popular services easier to locate while preserving in-person and assisted options for residents who need them;

NOW, THEREFORE, BE IT RESOLVED, that the Quincy City Council hereby requests that the Administration, through the appropriate departments, explore options for providing actual usage data for the City website and related online platforms with respect to popular constituent requests and services; and

BE IT FURTHER RESOLVED, that such review identify, to the extent practicable, the most frequently used online municipal services and report available or obtainable measures of usage, including page views, form starts and completions, or comparable metrics; and

BE IT FURTHER RESOLVED, that the report include an accounting of the number of clicks or selections required for a resident to locate and access the most popular online services from the City website homepage or other primary entry points; and

BE IT FURTHER RESOLVED, that the report outline options and considerations for implementing or expanding website usage reporting, including but not limited to available tools, estimated costs, staffing implications, cybersecurity, data privacy, and integration with existing City systems and digital platforms; and

BE IT FURTHER RESOLVED, that the report identify opportunities to optimize website navigation so that the most popular services are easier to find, while maintaining compliance with the Americans with Disabilities Act (ADA) and applicable accessibility and language-access standards; and

BE IT FURTHER RESOLVED, that the report be submitted to the City Council within a reasonable timeframe to assist the Council in evaluating future policy, operational, and budgetary decisions related to digital municipal services.

INTRODUCED BY: **COUNCILLOR AT LARGE – ANNE M. MAHONEY**
WARD FIVE COUNCILLOR – MAGGIE MCKEE
WARD SIX COUNCILLOR – DEBORAH A. RILEY

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2026-136

ORDERED: October 05, 2026

Quincy Center Station and Long-Term Redevelopment

WHEREAS, Quincy Center Station is one of the City's most important transportation hubs, connecting the Red Line, commuter rail, bus service, pedestrians, businesses, residents, and the surrounding downtown; and

WHEREAS, the former Quincy Center parking garage was closed in July 2012 because of significant structural deterioration, and more than fourteen years later the station property remains without the comprehensive redevelopment long envisioned for this critical downtown site; and

WHEREAS, over that period, various proposals have contemplated replacement parking, improved bus and rail connections, pedestrian and accessibility improvements, transit-oriented development, and mixed-use redevelopment; and

WHEREAS, despite prior planning efforts, development proposals, and subsequent demolition of the deteriorated garage, comprehensive redevelopment of Quincy Center Station has not moved forward; and

WHEREAS, during the same period, the City has made substantial public investments in roads, utilities, parking, public spaces, and other downtown infrastructure, while significant private development has transformed much of Quincy Center; and

WHEREAS, significant transit infrastructure and station modernization projects have also advanced in other communities throughout the MBTA system, while Quincy Center remains a visibly unfinished component of the City's downtown revitalization; and

WHEREAS, the Mayor of Quincy holds significant leadership roles within the MBTA governance structure, giving the City an important voice in regional transportation policy and capital planning; and

WHEREAS, the MBTA's FY2027-FY2031 Capital Investment Plan now includes approximately $96 million in authorized funding associated with Project P1165, involving work at Quincy Center including garage-related infrastructure and relocation of the adjacent traction power substation; and

WHEREAS, after more than fourteen years, the City Council and the public should have a clear understanding of what has delayed comprehensive redevelopment, what efforts have been undertaken to advance it, what the current investment will accomplish, and what the long-term plan is for Quincy Center Station.

NOW, THEREFORE, BE IT RESOLVED, that the Quincy City Council requests a comprehensive written and public update regarding the history, current status, and future of Quincy Center Station and the surrounding MBTA property.

BE IT FURTHER RESOLVED, that this matter be referred to the appropriate committee of the Quincy City Council for Oversight, and that representatives of the Massachusetts Bay Transportation Authority, MassDOT, the MBTA Advisory Board, and the Mayor's Administration be invited to participate.

As part of that review, the Council requests a chronological report beginning with the closure of the Quincy Center parking garage in 2012 and continuing through the present, identifying:

1. Each major plan, proposal, study, development concept, agreement, approval, funding commitment, and significant decision involving Quincy Center Station;
2. The City, MBTA, MassDOT, Commonwealth, private developer, or other parties involved in each initiative;
3. The follow-up or next steps contemplated after each major proposal or decision, whether those steps occurred, and, where they did not, the reasons the initiative did not advance;
4. The actions taken by the City and the Mayor's Administration to advocate for, fund, or advance the redevelopment and modernization of Quincy Center Station;
5. The improvements and infrastructure work actually completed since 2012 and the funding committed, expended, or programmed during that period;
6. The current scope, funding, design status, and anticipated schedule for MBTA Project P1165, including what the approximately $96 million investment will accomplish at Quincy Center;
7. The current long-term vision for the station and surrounding MBTA property, including transportation improvements, passenger amenities, accessibility, parking, bus and rail connections, pedestrian circulation, and potential transit-oriented or mixed-use development; and
8. The specific next steps required to advance the project, including responsible parties, funding needs, major milestones, and an anticipated timetable.

The report should clearly distinguish between what was proposed, what was approved, what was funded, what was completed, what remains outstanding, and what is planned next.

The purpose of this Oversight review is to provide the City Council and the public with a clear record of what has occurred at Quincy Center since 2012, what progress has been made, what barriers have delayed further redevelopment, and what specific plan now exists to move the station forward.

INTRODUCED BY: **WARD ONE COUNCILLOR – DAVID A. JACOBS**
WARD FIVE COUNCILLOR – MAGGIE MCKEE
WARD SIX COUNCILLOR – DEBORAH A. RILEY

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2026-137

ORDERED: October 05, 2026

RESTITUTION ON THE THOMAS CLASBY CASE

WHEREAS, former Elder Services Director Thomas Clasby Jr. pleaded guilty to stealing more than $136,000 from the City of Quincy, including money collected through programs and café sales at the Kennedy Center; and

WHEREAS, the court ordered Clasby to pay approximately $136,000 in restitution to the City; and

WHEREAS, the Council on Aging and the seniors it serves were most directly affected by his actions; and

WHEREAS, restitution for these thefts should be used for the benefit of Quincy's seniors.

NOW, THEREFORE, BE IT RESOLVED that it is the wish of the Quincy City Council that the full amount of restitution received from Thomas Clasby Jr. be placed in the Council on Aging Department budget and used solely by that department for programs, services, and other needs that benefit Quincy's seniors, rather than being used for unrelated purposes through the City's General Fund; and

BE IT FURTHER RESOLVED that the City Council requests that the Mayor and the City's financial officials take the steps necessary, consistent with applicable law and the City's appropriation process, to make the full amount of restitution available to the Council on Aging Department; and

BE IT FURTHER RESOLVED that the City Council requests to be notified when restitution payments are received and to be shown where those funds have been added to the Council on Aging Department budget.

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

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2026-138

ORDERED: October 05, 2026

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

DONOR	GIFT	PURPOSE
Various Donors	$1,800.00	D.A.R.E. Program

Deposit To: 31194 – 484000

D.A.R.E. Donor's

Donor	Check#	Date	Amount
Capital Waste Services, Inc.	10116	9/14/2026	$ 1,000.00
M.J. Nicholls Landscaping, LLC	26286	9/2/2026	$ 500.00
500 Victory Road LLC	17246	9/17/2026	$ 300.00
			$ 1,800.00