

October 5, 2015 Chelsea, Massachusetts

A Regular meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at 500 Broadway, Chelsea Massachusetts. The following Councilors were present: Councilors Robinson, Hatleberg, Murphy, Cataldo, Cunningham, Recuperero, Brown, Frank, and Cortell. Councilors Perlatonda, and Barton were absent. Council President Robinson presided over the meeting. The meeting opened at 7:00 p.m.

A late Resolution was received, sponsored by Councilors Frank and Cunningham. No objections. A motion from Councillor Frank to adopt under suspension was adopted.

**RESOLUTION**

**WHEREAS,** National Coming Out Day is recognized throughout the nation on October 11<sup>th</sup>,

**WHEREAS,** It is a day in which members of the lesbian, gay, bisexual and transgender communities come out to family members, friends and co-workers,

**WHEREAS,** For some it is a celebratory event, for others it is a day anticipated with much fear, anxiety and hope, still for others it is a combination of self-celebration and affirmation,

**WHEREAS,** Members of the LGBTQ community have contributed greatly to the City of Chelsea at all levels of government, culture, business and society,

**BE IT RESOLVED,** That the Chelsea City Council supports the LGBTQ community in Chelsea and recognizes Sunday, October 11, 2015, as National Coming Out Day.

Public speaking:

The public speaking portion opened at 7:08 p.m. and closed at 7:09 p.m. No one came forward to speak.

Communications from City Manager:

The following communication was received from City Manager Thomas Ambrosino. A motion from Councillor Hatleberg to accept and file was adopted under suspension.

The Honorable Chelsea City Council  
Chelsea City Hall  
500 Broadway  
Chelsea, Massachusetts 02150

Re: Approval of Tequilla Dulphe Fund

Dear Councilors:

As you know, the City recently set up a fund to help the family of Tequilla Dulphe, the toddler who fell from an apartment window on Revere Beach Parkway last week. Unfortunately, in our haste to accomplish this god deed, we overlooked the fact that the creation of such a Fund requires express City Council approval.

Pursuant to MGL c. 44, &53A, I am writing now to ask that the City Council formally approve the formation of the Tequilla Dulphe Fund and the accept gifts to such Fund for the purpose of assisting in the unmet needs of Tequilla Dulphe family as a result of this accident. The City will ensure that all donations are directed solely to this charitable purpose.

Sincerely,  
Thomas G. Ambrosino  
City Manager

The following communication was received from City Manager Thomas G. Ambrosino. A motion from Councillor Hatleberg to accept and file was adopted under suspension.

The Honorable Chelsea City Council  
Chelsea City Hall  
500 Broadway  
Chelsea, Massachusetts 02150  
Re: Requests for Additional Funding

Dear Councilors:

As I continue my efforts to get fully immersed in City business, I am identifying additional areas where funding from City Council is necessary to move projects forward or clean up some items outstanding from last Spring. Set forth below are five requests for such funding. I do expect to have the bulk of my remaining funding requests identified for the Council in advance of the setting of the FY16 Tax Rate in November.

#### **WRAP-Around Services for Navigators-\$200,000**

The first request pertains to the City's ongoing efforts to address the opioid crisis. I don't have to explain the extent of this insidious and debilitating problem for the Council. Not only is opioid abuse a high priority for our Governor and the subject of almost daily news stories throughout the Commonwealth, but its' devastating personal impacts are highly visible each day in Chelsea on the grounds of City hall, in Bellingham Square and in our Broadway business district.

I give great credit to the City Council for its aggressive efforts to address this problem. The funding of the \$125,000 Navigator's contract with North Suffolk Mental Health has provided a firm foundation for militating the impacts of this problem. Although the North Suffolk program has had some fits and starts, I am incredibly impressed with the work of our existing navigator Ruben Rodriquez, and I expect a second full time person to be on board soon.

In my opinion, the shortcomings of the Navigator's program have nothing to do with the efforts of the agency or individuals involved. What is hampering effectiveness is a lack of surrounding resources for the Navigators. When a Navigator encounters a person in need, it is essential for the Navigator to have a support network that can be available to provide, depending on the unique circumstances of the encounter, emergency food, emergency shelter, emergency clinical assessment or, in some cases, an immediate detox bed. Unfortunately, these resources are often in short supply.

To fill this gap, I have surveyed surrounding social service agencies to determine if, with adequate funding, capacity would exist to provide for such services. Specifically, I have asked both CAPIC and BayCove to outline for me a scope and budget for such services. Specifically, I have asked both CAPIC and BayCove to outline for me a scope and budget for such services to gain a sense of the cost. (Copies of these proposals are attached). Although it should be the federal and state governments stepping in to provide such critical social services, rather than have the burden fall on the backs of municipal taxpayers, that is not occurring. So, if we wish to make a dent in the problem at our own doorstep, the City of Chelsea needs to fund these efforts.

Accordingly, I am asking for the City Council, in addition to its funding for the Navigators contract, to also fund these additional wrap-around services. Specifically, I am asking that the Council appropriate from Free Cash an additional \$200,000 for contract services supporting the Navigators. If approved, I will immediately advertise an RFP for these services, with the hope that local agencies like CAPIC and BayCove will apply. But, it is the service, not the vendor that is most critical here. I would propose to contract these services for a one year pilot period, and then make these costs part of the City's. Accordingly, I ask the City Council support this request and this innovation effort to address the opioid crisis.

#### **Fire Chief Assessment Center--\$25,700**

As you know, I am in the process of hiring a permanent Fire Chief. To ensure the success of this effort, I wish to engage an expert consultant to prepare a professional assessment center for the position. The "assessment center" actually consists of four or more job-related exercises which are intended to accurately reflect the duties and responsibilities of a Fire Chief in the City of Chelsea. Candidates perform these exercises and are graded by professional assessors, the goal of which is to ascertain and rank those individuals most qualified to perform the job of the Fire Chief.

Following a competitive RFP process, Resources Management Associates has been selected to perform this service, subject to funding. Resource Management Associates has done numerous police and fire assessment centers for urban municipalities, most recently for the selection of the police chief in Salem. The total cost of these services is \$25,700. If the Council approves this expenditure, the evaluation process will occur during the Fall and Winter, with an expectation that a permanent Fire Chief internal and external candidates.

I ask that the City Council fund this one-time expenditure from Free Cash.

### **FEMA Grant for Firefighter Turnout Gear-City Share \$13,730**

Through the good work of the Fire Department, the City has been awarded a grant from FEMA for turnout gear for 58 firefighters. The total amount of the award is \$151,032, with 90% as a grant and a required 10% contribution from the City. If accepted, the City will be required to expend \$13,730.00. Given the significant benefits of this turnout equipment for such a modest investment by the City, I strongly urge council acceptance of the grant and approval of the \$13,730 request. Funding will come from Free Cash.-

### **Transfer for Funding of Police Superior Officer's Contract**

The City reached agreement on a one year contract with the Police Superior Officer's Union. The contract provides for an increase of 3% in FY16. In its FY16 Budget, the City Council anticipated this settlement and set aside sufficient funds for this contract in a reserve account. I am writing now to request a transfer from this Reserve to the Police Department Salary Account in the amount of \$87,846.32.

### **Payment of FY15 Bills**

Finally, as is often the case in municipal government, there are certain bills from a previous fiscal year that do not surface until well into the next fiscal year. Such prior year bills can only be paid with City Council approval. Attached is a list of FY15 bills that need payment from the FY16 appropriations. There is available funding in the FY16 accounts to pay these outstanding bills. I ask for Council approval to pay. There is no request for additional funds.

I respectfully request that the City Council favorably consider each of these requests. I will be available to answer any questions which arise. The specific orders for approval of these requests are attached.

Sincerely,  
Thomas G. Ambrosino  
City Manager

### **Communication and petitions to the Council:**

A copy of a communication was received from Deborah Clayman, Traffic and Parking Commission, regarding the following actions approved at the September 29, 2015 meeting. A motion from Councillor Hatleberg to accept and file was adopted under suspension.

### **Second Readings:**

The following order was introduced by Councillor Hatleberg and read for a second time. A motion from Councillor Hatleberg to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Robinson, Hatleberg, Murphy, Cataldo, Cunningham, Recupero, Brown, Frank, and Cortell. Councilors Perlatonda and Barton were absent.

WHEREAS, the City of Chelsea (hereinafter referred to as the "City") AND XSS HOTELS LLC and Wedge Group Inc. joint venture (hereinafter referred to as "XSS-WEDGE HOTELS") have been in negotiations

relative to the mutual desire of each party to secure the necessary municipal assistance to make it economically feasible for XSS-WEDGE HOTELS to renovate and operate a hotel in Chelsea, and

WHEREAS, in return for participation in the State's Economic Development Incentive Program, XSS-WEDGE HOTELS will invest approximately \$9,800,000 in property renovation and equipment acquisition at 201 Everett Avenue (hereinafter referred to as the "Business Site"), and

WHEREAS, the XSS-WEDGE HOTELS will result in the retention of jobs over the next five years, with XSS-WEDGE HOTELS agreeing to conduct a local hiring search to backfill any jobs which may become available in subsequent years, and

WHEREAS, XSS-WEDGE HOTELS is seeking a Tax Increment Financing exemption from the City, in accordance with the Massachusetts Economic Development Incentive Program and Chapter 23A of the Massachusetts General Laws, and the City has agreed to provide tax relief as outlined in the Tax Increment Financing Agreement agreed to by the parties, and

WHEREAS, the XSS-WEDGE HOTELS PROJECT, AS LOCATED AT THE Business Site, is fully located within the boundaries of the Chelsea Economic Target Area (ETA) and the Everett Avenue Economic Opportunity Area (EOA) as approved by the City of Chelsea and the Massachusetts Economic Assistance Coordinating Council, and

Whereas, the XSS-WEDGE HOTELS project is consistent with the City's overall economic development strategies of focusing investment in the Airport-Related and Downtown Boston Support sectors, two of six priority areas the City has identified for intensive investment support,

NOW THEREFORE BE IT ORDERED, that the City Council approves the Certified Project Application of XSS-WEDGE HOTELS and forwards said application for certification to the Massachusetts Economic Assistance Coordinating Council for its approval and endorsement; and

BE IT FURTHER ORDERED, that the City Council authorizes the City Manager to enter into a Tax Increment Financing Agreement between the City and XSS-WEDGE HOTELS, with said agreement providing XSS-WEDGE HOTELS a five year exemption on property taxes based on the growth portion of the assessed valuation of the property at the Business Site, and a concurrent exemption based on the personal property valuation of the property at the Business Site, at a rate of 60% for Year 1, 55% for Year 2, 50% for Year 3, 40% for Year 4, and 30% for Year 5, beginning in FY 2018 according to the requirements and regulations established that govern the implementation of such Tax Increment Financing Agreement.

The following order was introduced by Councillor Hatleberg and read for the second time. A motion from Councillor Hatleberg to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Robinson, Hatleberg, Murphy, Cataldo, Cunningham, Recupero, Brown, Frank, and Cortell. Councilors Perlatonda and Barton were absent.

ORDERED, that the Chelsea City Council authorize the appropriation of \$300,000.00 from the School Capital Stabilization Reserve Fund Account #70244 to the Clark Avenue School Project-Capital Account #5533 for Professional Services-Account 55331298-530000.

The following order was introduced by Councillor Hatleberg and read for the second time. A motion from Councillor Hatleberg to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Robinson, Hatleberg, Murphy, Cataldo, Cunningham, Recupero, Brown, Frank, and Cortell. Councilors Perlatonda and Barton were absent.

ORDERED, that the Chelsea City Council authorize the appropriation of \$2,500.00 from the School Capital Stabilization Reserve Fund Account #70244 to the Clark Avenue School Project-Capital Account Fund #5533 for Professional Services-Account 55331298-530000.

New Business:

The following order was introduced by Councillor Hatleberg. A motion from Councillor Hatleberg to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Robinson, Hatleberg, Murphy, Cataldo, Cunningham, Recupero, Brown, Frank, and Cortell. Councillor Perlatonda and Barton were absent.  
Be it ORDERED by the City Council of the City of Chelsea, as follows:

Pursuant to Section 3-5 of the City of Chelsea Ordinances, and pursuant to Chapter 44 & 53A of the Massachusetts General Laws, the City Council hereby authorizes the creation of the Tequilla Dulphe family as a result of the September 23, 2015 accident.  
Chelsea City Chambers, on the FY2016 Tax Rate Schedule.

The following order was introduced by Councillors Frank and Cataldo, and received late. No objections. Councillor Franf moved to adopt under suspension and offered an amendment to strikeout the word **sidewalk** and replace it with the word **crosswalk**. The motion was adopted  
ORDERED, that the Chelsea City Council request that the City Manager look into a way to create a **crosswalk** on Summit Avenue between the Soldiers Home Complex and the parking lot adjacent to Warren Avenue as there is no safe, legal or marked crossing within 1,000 feet of the complex.

The following order was introduced by Councillor Frank and Cataldo and received late. No objections. A motion from Councillor Cataldo to adopt under suspension was adopted.  
ORDERED, that the Chelsea City Council request that the City Manager look into ways to calm traffic on Crest Avenue between the buildings at the Soldiers Home complex as cars have been speeding past the complex putting the residents in danger.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Paul G. Casino  
Clerk of the Chelsea City Council