

6

L/R

ACCEPTED AND FILED
SUSPENSION

Chelsea, Massachusetts, November 7, 2016

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 02150. The following were in attendance. Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, and Robinson. Council President Cortell presided over the meeting. The meeting opened at 7:00 p.m.

The following police officers were sworn in by City Clerk Jeannette Cintron White: Jose Rodriguez, Garrison Daniel, Joseph Cordes, Aristides Rodriguez, Anthony Morales, Luis Díaz, Timothy McCarthy, Matthew DiNicola, Thomas Broman, Jorge Gallego, Dominic LaMarra, Jonathan Maldonado, Long Lam, Michael Villanueva and Priscilla Gómez.

Promoted to Lt., Thomas McLain, and Promoted to Sergeant, Michael Addonizio.

Public Hearings:

The scheduled public hearing on the Adult Entertainment Establishments opened to the public at 7:30 p.m. No one came forward to speak and it was closed at 7:31 p.m.

The joint public hearing with the Board of Assessors regarding the FY'17 Tax Rates was opened to the public for comment.

The City Manager Thomas G. Ambrosino gave an overview and asked question that were presented by the City Council. The public hearing closed at 8:08 p.m.

Public Speaking:

The public speaking portion opened at 8:09 p.m. The following came forward to speak:

Chelsea Resident Addison Street: Spoke about the Tax Rate.

Chelsea Resident 41 Prospect Avenue, Spoke about the Tax Rate and the cars speeding on the streets.

Richard Gopin Real Estate Owner, spoke about the Tax Proposals.

The public speaking portion closed at 8:20 p.m.

The minutes of the City Council meeting dated October 17, 2016 were approved at the request of Councillor Robinson under suspension.

Communication from City Manager:

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councillor Garcia to accept and file, send a copy to the Traffic and Parking Commission, and refer it to the Sub-Committee on Rules and Ordinances, was adopted under suspension.

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway

Re: Fiscal Year 2017 Tax Rates

Dear Councilors:

In follow-up to the presentation last evening, I have attached for your review the impact of the seven options previously presented for the residential exemption. The options range from remaining at the current 20% to increasing the exemption to the maximum allowed 35%.

I recommend that the City Council increase the exemption to 25%. This will ensure that the average tax bill for owner-occupants of single family (Code 101) and two-family (Code 104) homes is less than last year. Owner occupants of condominium units (Code 102) would pay a modest increase. The increase for owner occupants of three families is significant, but because the values on those homes has risen so dramatically, tax bills for those properties will rise regardless of the exemption chosen.

By selecting the 25% residential exemption amount, the City Council will have the opportunity to spread the benefit of the new 35% exemption limit over three fiscal years.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councillor Vidot referred it to a second reading under suspension.

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

Re: Appointments to Boards and Commissions

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend the following individuals to Boards and Commissions in the City.

For appointment to the re-constituted Chelsea Historical Commission, the following seven individuals:

1. Ilana Ascher, 100 Commandants Way, #301, Chelsea, for a three year term expiring in 2019.
2. Ronald Robinson, 11 Congress Avenue, Apt. 309, Chelsea, for a three year term expiring in 2019.
3. Lee Farrington, 441 Washington Avenue, #201, Chelsea, for a three year term expiring in 2019.
4. Ms. Christine Swistro, 99 Clark Avenue, Chelsea, for a two year term expiring 2018.
5. Mr. George Ostler, 35 Murray Street, Chelsea, for a two year term expiring in 2018.
6. Ms. Frances Mascolo, 45 Breakwater Drive, Chelsea, for a one year term expiring in 2017.
7. Ms. Allison Greenbaum, 60 Dudley St. #228, Chelsea, for a one year term expiring in 2017.

For re-appointment to the Chelsea Zoning Board of Appeals, Mr. Arthur Arsenault, 75 Garland St. Chelsea, for a new three year term expiring on February 28, 2019.

For re-appointment to the Chelsea Zoning Board of Appeals, Ms. Janice Tatarka, 100 Boatswains Way, #306, Chelsea, for a three year term expiring on February 28, 2019.

I respectfully request your approval of these appointments. I have attached resumes for persons who have not previously served on these Boards.

Sincerely,
Thomas G. Ambrosino
City Manager

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

The Honorable Chelsea City Council
Chelsea, City Hall
500 Broadway

Chelsea, Massachusetts 02150

Re: Reducing the Speed Limit in Chelsea

Dear Councilors:

In the past, many of you have expressed concern about the speed of vehicles on our local streets. Unfortunately, under current law, the state mandated speed limit in thickly settled areas is 30 M.P.H. which typically is much too fast for a dense residential street. Until now, there was very little a City could do about that problem.

However, in August, Governor Baker signed the Municipal Modernization Act. One important provision in that Act. Which takes effect on November 7, 2016, allows for municipality to reduce the speed limit on thickly settled streets and business districts within its community from 30 M.P.H. to 25 m.p.h. See M.G.L. C. 90, & 17C. To accomplish this change, the City Council merely needs to formally accept this new Section 17C. The City will then need to notify MassDOT of this change, and post required signs at its boundaries alerting travelers to the new speed limit and the law will be effective.

Based upon the above, I am writing to recommend that the City Council adopt Section 17C and establish the speed limit of 25 M.P.H. for all thickly settled and business districts in the City of Chelsea. A copy of the required Vote is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and petitions to the Council:

A copy of a communication was read from City Clerk Jeannette Cintron regarding the actions that were approved at the October 25, 2016 Traffic and Parking Commission Meeting. A motion from Councilor Robinson to accept and file was adopted under suspension.

A copy of a communication was read from Director of Planning and Development John DePriest regarding the report on the proposed zoning amendment/adult entertainment definition. A motion from Councilor Robinson to accept and file was adopted under suspension.

Unfinished Business:

The following order was removed from the table by Councilor Robinson under suspension. A motion from Councilor Robinson to adopt by roll call passed 11-0-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recuperero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Order introduced by Councilor Cortell.

WHEREAS, It is the express purpose of municipal zoning to promote the health, safety, and general welfare of the inhabitants of the City of Chelsea, and

WHEREAS, A specific objective of the City of Chelsea's Zoning Ordinance states the need to encourage the most appropriate use of land throughout the City of Chelsea; and

WHEREAS, The City Administration and the City of Chelsea Planning Board has recommended after a public hearing the adoption of the amendment to revise the City of Chelsea Zoning Ordinance to revise Section 34-241 (Definitions) of the Chelsea, Massachusetts Code of Ordinances;

WHEREAS, The Chelsea City Council, after due notice, public hearing, and deliberation finds;

- 1) That the amendment to Section 34-241 advances legitimate aspects of public interest;
- 2) That it further promotes the health, safety, and general welfare of the inhabitants of the City of Chelsea; and
- 3) That it encourages the most appropriate use of land throughout the City of Chelsea;

NOW, THEREFORE, BE IT ORDAINED, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended and adopted as follows;

That Chapter 34, Article X Definitions, Section 34-241, be amended by revising the definitions of Adult entertainment establishments to read as follows;

Adult entertainment establishments shall include adult bookstores, adult bookstores, adult motion picture theaters, adult paraphernalia stores, adult video stores, or establishments which display live nudity for their patrons as defined by Chapter 40A, Section 9A of the Commonwealth of Massachusetts General Laws, as amended.

New Business:

The following order was introduced by Councillor Robinson. A motion from Councillor Robinson to adopt by roll call passed 10-0-1-0. Voting yes were Councillors Frank, Vidot, Rodriguez, Recupero, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Councillor Murphy was absent.

ORDERED, that the Chelsea City Council adopt the 25% Residential Exemption for Fiscal Year 2017.

The following order was introduced by Councillor Robinson. A motion from Councillor Robinson to adopt by roll call passed 10-0-1-0. Voting yes were Councillors Frank, Vidot, Rodriguez, Recupero, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Councillor Murphy was absent.

ORDERED, that the Chelsea City Council adopt the Minimum Residential Tax Factor for Fiscal Year 2017, with a 1.75 commercial, industrial and personal property (CIP) shift factor.

The following order was introduced by Councillor Cortell. A motion from Councillor Robinson adopted the order under suspension.

ORDERED, that the Chelsea City Council schedule a Sub-Committee on Conference meeting with Bunker Hill Community College on Monday, November 21st 2016 at 6 pm to discuss all Bunker Hill Community College Chelsea Campus updates.

The following order was introduced by Councillor Robinson. A motion from Councillor Robinson to refer it to the Traffic and Parking Commission was adopted under suspension.

ORDERED, that the Traffic and Parking Commission look at parking on City hall Avenue by the Fire Station for fire vehicles only.

The following order was introduced by Councillor Robinson and Councillor Murphy. A motion from Councillor Robinson to adopt the order under suspension was adopted.

ORDERED, that the City Manager instruct DPW to look at painting a crosswalk at the corner of Hancock and Washington Avenue.

The following order was introduced by Councillor Robinson. A motion from Councillor Robinson to move it to a second reading was adopted under suspension.

WHEREAS, the City Council's Employment Agreement with the City Manager calls for yearly evaluations and potential cost of living increases;

WHEREAS, the Council President created a Special Sub-Committee for the City Manager's evaluation of Councilors Robinson, Frank and Avellaneda;

WHEREAS, The Special Sub-Committee held three public meetings; established an online evaluation survey for community participation and held a public hearing;

WHEREAS, the City Manager's evaluation found him exceeding in all areas of responsibilities at the October 25, 2016 and November 7, 2016 public meeting where upon the entire City Council was invited to attend;

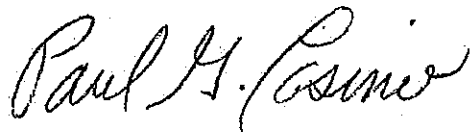
WHEREAS, this evaluation process encompasses more than one year of the contract term;

NOW, THEREFORE BE IT HEREBY ORDERED; that the City Council of Chelsea approves the evaluation presented by the Special Sub-Committee and grants a 2.5 percent cost of living increase as of July 1, 2016 to the City Manager;

BE IT FURTHER ORDERED; that the City Council of Chelsea approve a 2.75 percent cost of living increase as of July 1, 2017 to the City Manager.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul G. Casino".

Paul G. Casino
Clerk of the Chelsea City Council