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SUSPENSION ACCEPTED AND FILED

Chelsea, Massachusetts, February 22, 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 Councilors were present: Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Council President Cortell presided over the meeting. The meeting opened at 7:00 P.M.

Prior to the start of the meeting a moment of silence was conducted for the passing the mother of Councillor Recupero.

Recess was then declared by Council President Cortell so that the newly appointed Police Officers and those that got promoted could be sworn in by City Clerk Deborah Clayman.

The following Police Officers were sworn in:

Christopher Troisi Police Officer
Deryn DiOrio Police Officer
Abner Carrera to Police Officer

John Bower to Lieutenant
Brian Dunn to Lieutenant

Will Brizuela to Sergeant
Jose Otero to Sergeant
Hector Gonzalez to Sergeant

Memoriums and Celebratory Resolutions:

The following Resolution was introduced by Councilors Tejada and Councillor Lopez. A motion from Councillor Tejada to adopt under suspension was adopted.

Whereas, Francisco Caro has worked 34 years as an Employee of the Chelsea Soldier's Home serving the Veterans, on a daily basis transporting them to their destinations, and

Whereas, Francisco Caro was born in Puerto Rico, and then came to Chelsea, married to Marta Caro, and they have two children Marta and Francisco, and

Whereas, Francisco is also a minister at 27 Crescent Ave, for over 22 years, now therefore be it

Resolved, That the members of the Chelsea City Council on behalf of the Citizens of Chelsea wish to congratulate you, Francisco Caro, for your devotion to your work and upon retiring in June 30, 2015. May you have many years of enjoyment with your family while retired.

The following Resolution was introduced by Councillor Robinson and all members of the City Council. A motion from Councillor Robinson to adopt under suspension was adopted.

WHEREAS, The month of February has been declared as Black History Month, and for over three hundred years, African Americans, Slave and Free, have worked, raised their families, lived and died in every state in New England; and

WHEREAS, African Americans established churches, schools and businesses, gave time and energy to community service, and fought in all our Nation's wars; and

WHEREAS, Lewis H. Latimer Society continues to play a significant role in presenting Black History and Cultural Celebrations and Programming to our Community; and

WHEREAS, The Chelsea Black Community will be presenting a program at Chelsea High School on Thursday, February 25th, 2016, starting at 5 to 8 P.M., CELEBRATING Chelsea's Trailblazers, Ronald Robinson, Mrs. Shirley Thompson, Mr. Duke Bradley, Chief Brian Kyes, Rico Tyre, Mr. Richard Katz, Ms. Annie Jones, and Ms. Maureen Lee, now therefore be it

RESOLVED, that the Chelsea City Council hereby recognize February as Black History Month and wish to thank Lewis H. Latimer Society and "Chelsea's Black Community One Strong Voice" for their contributions to the City of Chelsea and beyond.

The following communication was then read from Council President Cortell. It was a late communication and there were no objections to having it read. A motion from Councillor Robinson to accept and file was adopted under suspension.

Chelsea Black Community
Black History Month Planning Committee
Chelsea, MA 02150

Re: Annual Black History Month Celebration

Members of the Chelsea Black Community (CBC),

It is with great pleasure that I, on behalf of myself and of my City Council colleagues, have the privilege of participating in CBC's third annual celebration of Black History month and the honoring of "Trailblazers", all worthy of the recognition despite it being the last thing that motivates them to do what they do.

Whether fighting for our very freedoms, demanding and working for basic civil rights for all, being pillars of our community or simply imparting virtuous values to the children they raise, Chelsea's black residents have played significant roles, large and small, in bettering our society, both locally and globally.

As a city most proud of the diversity that is a fundamental part of the very fabric of who and what we are, Chelsea City Council relishes any opportunity afforded us to express appreciation to entities like the CBC for their work in bringing residents together with business, civic, educational and government leadership for the common purpose of advocating for resources, regulation, activities and services to improve economic, social, health and safety conditions for all Chelsea residents regardless of race, color, creed or ethnicity and by addressing injustice when and wherever action is called for.

Additionally, we thank the CBC for, during this moment of celebration and education, taking time out to pay tribute to members of our community who have, among other things, conducted themselves in the most admirable and unselfish of manners and, by being role models to youth and the impressionable, opened paths for others to follow.

On behalf of the legislative branch of Chelsea City Government and my fellow City Councilors, much thanks for your work on this event, expression of appreciation to our commendable residence, acknowledgment of Black History Month and civic engagement throughout the year that serves to better life for all who visit, work in, and call Chelsea home.

Most Sincerely,

Dan Cortell
President
Chelsea City Council

Public Speaking:

The public speaking portion opened at 7:50 p.m.

The following came forward to speak:

Resident Chelsea Soldiers Home, congratulated Francisco Caro upon his retirement.

Calvin Brown Chelsea resident, congratulated Francisco Caro on his recent retirement.

The public speaking portion closed at 7:55 p.m.

The minutes of the City Council meeting dated January 25, 2016 were approved at the request of Councillor Frank under suspension.

Communications from City Manager:

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

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

Re: Residential Tax Exemption

Dear Councilors:

I am writing in follow-up to your Council Order regarding an increase to the Residential Exemption.

The Assessor's Office has completed an analysis of the impact of increasing the Residential Exemption under two options – 30% and 35%. A copy of the analysis is attached.

For those unfamiliar with the workings of the Residential Exemption, this tax break basically shifts the burden of paying taxes within the residential class of property owners from those who own and occupy their homes to non-owner occupants. The City collects the exact same amount of taxes, but non-owner occupants pay a greater share. The one downside to this program is that, if there are an insufficient number of non-owner occupants in a community, those owner occupants that have the highest valued residential properties in the municipality end up paying higher taxes, even with the residential exemption, than they would have paid if no exemption had been implemented.

In Chelsea, there is a sufficiently high percentage of non-owner occupants to make this program successful. In fact, with the current 20% exemption, the cut off for residential owner occupied properties that pay a higher tax with the exemption than without are homes valued at greater than \$625,000. In Chelsea, there are only four residential owner occupied homes that fall into this category.

As you will see from the Assessor's analysis, the cut off for residential properties adversely impacted by the Residential Exemption, even when increased to 35%, remains at properties valued at \$625,000 or higher. This means that, if the Council were to seek to increase the Residential Exemption to 30% or 35%, no taxpayers currently benefitting from Residential Exemption will be adversely affected.

The attached chart also shows the financial benefit of an increase to the Residential Exemption. Utilizing this year's numbers, at a 30% Residential Exemption, the residential tax rate would have been \$15.13, and the actual exemption would have been worth \$1,495. For a homeowner with a home valued at \$300,000, the homeowner would have gained an additional tax benefit of \$292. With a 35% Residential Exemption, the tax rate would have been \$15.62, the exemption worth \$1,801, and the homeowner's additional savings \$451.

Based upon this analysis, the City Council can be confident that, if it were so inclined, it could seek to increase the Residential Exemption from 20% to 35% with significant benefit to the overwhelming majority of Chelsea homeowners.

The Council also requested that I provide it with information on other communities in the Commonwealth that offer the Residential Exemption. Based upon information from the Massachusetts Department of Revenue website, it appears that there are a total of 13 communities in the Commonwealth that have adopted the Residential Exemption. Of these, all but four have an exemption no greater than 20%. The exceptions are Boston, Cambridge and Malden at 30%, and Somerville at 35%.

Please keep in mind that the current statute which governs this Residential Exemption, M.G.L. c. 59, §5C, only allows for a maximum 20% Residential Exemption. Governor Baker recently proposed legislation to increase this limit from 20% to 35%, but the prospect of passage of that legislation is uncertain. In the meantime, the only way by which a municipality can increase the exemption beyond 20% is by means of a Home Rule Petition (otherwise known as Special Legislation), which must be approved by the General Court (a.k.a. the State Legislature).

If the Council decides it wishes to move forward with a proposal to increase the Residential Exemption in Chelsea to some percentage above 20%, I will prepare the necessary Home Rule Petition for your consideration. My recommendation is to increase the Residential Exemption to 35%, similar to Somerville.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: Community Events Calendar

Dear Councilors:

I am writing in follow-up to your Council Order regarding the Community Events Calendar on the City of Chelsea website.

The existing City of Chelsea website does have a prominent link on the homepage, on the top left-hand side entitled "Submit a Community Event", which allows for submissions of community events to the on-line Community Events calendar. The process works as follows. Once you click on the "Submit a Community Event" link, it takes you to an online fill-in-the-blank form seeking information about the event. Once submitted, the information is sent to the same recipients of the citymanager@chelseama.gov ghost address (which is me, Deputy City Manager Ned Keefe and Rich Cuthie in my office). We then confirm that the event is one the City is comfortable advertising and post it on the Community Events Calendar.

As you know, the City is in the process of redesigning its website. The new website should be launched sometime in the Spring. Our intent is not only to migrate this functionality of posting Community Events to the new website, but also to improve it by allowing submitters to attach a photo or PDF flyer of their events to be included with the description in the Community Calendar.

Now, it is obvious to me that, despite the existence of this tool, it is not well utilized. Frankly, I can't recall seeing a single submission for this Community Events Calendar since I commenced working here. So, we all need to do a better job of publicizing this existing tool to local organizations and residents. Toward that end, I will make sure that I include information about how to post on the Community Events Calendar in my next email blast. And, we will try to get information about this tool publicized through social media. I would also encourage City Councilors to share information about this Community Events Calendar tool, and how to utilize it, with any groups or residents with whom they regularly interact.

I do want to add one word of caution. As described above, the current system requires review of each submission by City officials prior to posting to the Community Events Calendar. The new website will maintain that security aspect. I would be opposed to any system that allows for automatic posting to the Community Events Calendar on the City's website by the general public. Otherwise, we will undoubtedly end up with events on that calendar for which the City would not feel comfortable promoting.

Sincerely,
Thomas. G Ambrosino
City Manager

The following communication was read from City Manager Thomas Ambrosino. A motion from Councillor Robinson moved the communication with appointments and re-appointments to Boards and Commissions 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 Library Board of Trustees, Alexandria Christmas, 67 Cook Avenue, Chelsea, for a one year term expiring in 2017.

For appointment to the Library Board of Trustees, Margaret Carsley, 13 Orange Street, Chelsea, for a one year term expiring in 2017.

For re-appointment to the Library Board of Trustees, for a new three year term expiring in 2019, Ms. Lisa Santagate, 221 Shurtleff Street, #3, Chelsea.

For re-appointment to the Library Board of Trustees, for a new three year term expiring in 2019, Ms. Maura Garrity, 12 Admiral's Way, Chelsea.

For appointment to the Council of Elder Affairs, Ms. Yadira Rosario, 54 Locke Street, Chelsea, for a three year term expiring in 2019.

For re-appointment to the Council of Elder Affairs, for a new one year term expiring in 2017, Ms. Laurel Newson, 216 Washington Avenue, Chelsea.

For re-appointment to the Council of Elder Affairs, for a new one year term expiring in 2017, Mr. Gerald DeStefano, 99 Great Woods Road, #1, Saugus.

For re-appointment to the Council of Elder Affairs, for a new three year term expiring in 2019, Mr. Antonio Ortega, P.O. Box 410016, Cambridge.

For re-appointment to the Council of Elder Affairs, for a new three year term expiring in 2019, Mr. Jaimie Santos, 14 Bloomingdale Street, #726, Chelsea.

For re-appointment to the Cultural Council, for a new three year term expiring in 2019, Ms. Sharlene McLean, 100 Broadway #3, Chelsea.

For appointment to the Advisory Board for Community Schools, Ms. Sara Arman, 50 Garfield Avenue, Chelsea, for a three year term expiring in 2019.

I respectfully request your approval of these appointments. I have attached resumes for the new appointees.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was received from City Manager Thomas Ambrosino. A motion from Councillor Robinson referred the CIP communication to the Sub-Committee on Conference, under suspension.

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

Re: Capital Improvement Plan FY17-FY21

Dear Councilors:

Pursuant to my obligations under Section 5-4 of the Chelsea City Charter, I hereby submit to you my proposed Capital Improvement Plan for Fiscal Years 2017-2021. This filing will be augmented soon by a bound submission with additional supporting information.

As you know, this is my first Capital Improvement Plan since taking the position of City Manager. The plan reflects not only my priorities, but my previous commitment to begin investing heavily in projects that benefit the community. The amount of investment proposed for the next two years (\$11 million and \$16 million, respectively) is a bit higher than in plans presented in the past. However, I believe this level of investment is both merited and necessary given the City's solid financial footing and its many outstanding needs.

Some additional comments about the plan follow.

Capital Improvement Plan Philosophy

The projects provided in this CIP continue the tradition of supporting economic development initiatives, the revitalization of neighborhoods, the enhancement of quality of life issues and the desire to meet high municipal service delivery goals. It is intended that the projects included in this CIP will have a positive impact on safety, convenience and the general well-being of the public. The annual proposed spending plans are consistent with the City's past efforts, and my own philosophy, to fund smaller projects through the operating budget and with Free Cash, and to utilize General Obligation Bond borrowing to facilitate more expansive capital projects.

There is no doubt that the plans for FY17, as well as for FY18, include a significant amount of borrowing. While the City has in the past maintained relatively low debt levels, I believe the time is ripe for the City to take advantage of its available borrowing capacity to invest in efforts that will substantially enhance the public realm. This includes a proposed substantial investment in the Bellingham Square area and Broadway Business Corridor. Planning funds for this area are included in the FY17 plan, with a significant capital investment in infrastructure proposed for FY18.

The proposed CIP also includes a significant amount of Water and Sewer Enterprise Fund borrowing for water and sewer upgrades. Although it is true that the resulting increased debt service costs will have an impact on user charges, I believe that these investments are essential to ensure the continued reliability of the City's water, sewerage and drainage systems.

The FY17 CIP Spending Plan and Projects

The FY'17 CIP calls for a total of \$11,004,419 in spending from a variety of sources, including \$2,540,000 in General Obligation Bonds, \$640,865 from the operating budget and \$817,000 from Free Cash. A total of forty-two (42) projects are proposed for funding in this plan, in the areas of Equipment Acquisitions, Open Space, Public Buildings, Public Safety, Surface Enhancements and Utility Enhancements.

I first wish to highlight the proposed spending for the Chelsea Public School System.

As you know, the City has a major ongoing capital commitment to the Chelsea Public Schools in the form of the New Clark Avenue Middle School construction, which has a total price tag of \$57 million. Of that amount, the City is providing approximately \$20 million in funding, with the balance of \$37 million coming from a Massachusetts School Building Authority grant.

In addition to this formidable commitment, the proposed FY17 CIP includes further significant investment in the Chelsea Public Schools. The reality is that the City's "new" schools, opened in 1996, are not so new anymore. Coming up on 20 years of age, the schools need more than preventative maintenance. Beginning in FY'15, the City

commenced annual capital investments in the School System. This effort continues in FY17. The FY17 Plan includes two projects, the ELC roof repair/replacement at \$756,000 and the ELC Security Desk at \$200,000. These projects will be supplemented by other smaller capital projects (defined as projects under \$150,000) in the School Department's FY17 operating budget.

In some sense, the City has been fortunate to not have been required to spend much on school capital needs since the new schools opened. However, going forward, I expect that regular capital spending on School Department buildings will be the norm. This will obviously have an impact on the City's ability to fund other projects and on general spending priorities.

Schools included, the City will fund projects in the following categories:

There are seven projects proposed in the Utility Enhancements category, at a total cost of \$5.2 million. This category is typically the source of the City's greatest spending. But because much of this work is underground, it is often overlooked by the general public. Of the 7 projects to be undertaken in this category, one project – the Tudor/Clark/Crescent/Lawrence street utility infrastructure improvements – is a major \$2.7 million effort aligned with the opening of the New Clark Avenue Middle School in December, 2016. Another project, \$1.2 million in utility improvements at the Everett Avenue/Walnut/Third & Chestnut area, will address repeated failures in the underground utility lines at this intersection. Two water main improvement projects – on Webster Avenue and Revere Beach Parkway – will maintain the integrity and reliability of our water service in these areas.

Several projects in this category, funded in last year's CIP, will move forward during the upcoming construction season. The Shurtleff Street improvements, a major \$3.9 million two-phase effort, will advance this year with the utility portion funded from last year's CIP. The roadway work is programmed in the FY'18 CIP. The Market Street Culvert replacement project, funded in last year's CIP at \$3.5 million, is currently in the design phase, with a new focus on an alternative drainage plan that will abandon the problematic Market Street culvert in lieu of a new system that utilizes a drainage route along Second Street and Spruce Street. This has the added benefit of untangling the City from the shared use culvert with Everett, and allowing both communities to make their respective improvements independently. Chelsea expects to start construction of this drain line by the end of FY'17, using the FY'16 funds.

Surface Enhancements is another category with high levels of spending. This past year, the City Council recognized the advanced deterioration of our pavement surfaces following the harsh winter, and approved a new pavement initiative, at a cost of almost \$800,000, to replace the paving surfaces on roadways in the Downton (Broadway, Third, Congress), Pearl Street, Marginal Street (Highland to Chestnut), Beacham Street (at the Everett boundary), Market Street and Broadway (City Hall Ave to Revere). This work was approved after the FY'16 CIP, and so the items are not listed in any CIP, but the entire work scope will be completed, including Broadway, this upcoming construction season.

New paving projects in the FY'17 CIP include Suffolk Street, Lynn Street, Garfield Ave and Locke Street.

Two projects that will be major new roadway improvements receive design funds in the FY'17 CIP. Downtown Broadway design funds will be used to plan the replacement of the utilities and streetscape throughout the downtown. As mentioned above, that project that will require an estimated \$5 million in construction funds currently programmed in the FY'18 CIP. Everett Avenue (Carter Street to Revere Beach Parkway) design funds will lay the stage for replacement of the final section on Everett Avenue. That construction is likewise programmed for FY18, with funds hopefully coming in the form of a MassWorks grant.

One major roadway projects that we must make note of, although not currently programmed until FY21, is the full depth reconstruction of Broadway from City Hall to the Revere line. With funds provided from an earlier CIP, the City is working to bring that massive project to a 25% design standard. Unfortunately, the project is likely to have price tag of \$12 million or more. The City continues to work to secure funding for this project through the Metropolitan Boston Transportation Improvement Program. But, that funding process is not necessarily easy to navigate or predict. So, with a commencement date on that work so uncertain, the City proposed, and the Council approved, an interim paving project last year that will at least restore the driving surface on Broadway from City Hall to Revere pending state funding for the comprehensive replacement of the streetscape and utilities. As mentioned above, that work will commence this construction season.

Regarding the remaining categories, there are 17 projects proposed for investment in technology, vehicle replacement, building renovations, and park and open space improvements. Let me highlight two efforts here: open space expenditures and fire apparatus replacement. With respect to open space, the City has been recognized for its investment in renovating existing parks, and in creating new parks. By one account, the City has created the second most number of new parks in the state over the last 15 years, a tremendous achievement given the City's small size and build-out history. The City has been particularly successful in securing state grants for our park efforts, including the highland Greenway – Bellingham Hill Park Project, and the Mystic River Overlook Park. For FY'17, the City anticipates updating an existing park and exploring at least one additional opportunity to create new open space. As for fire apparatus, such vehicles are often a source of major expenditures, and ones that typically require a year or more of lead time for equipment delivery. The City has made a commitment to ensure continual upgrade of this Fire Department fleet. Accordingly the FY'17 CIP includes a request for a new Ladder Truck at a cost of \$1.3 million, to be followed by a new Fire Pump in FY18 at a cost of \$700,000.

Final Considerations

There are a few important points that the Council should keep in mind as it evaluates this Plan.

First, it goes without saying that the capital needs of our City are substantial and expensive. The reconstruction of Downtown Broadway (from City Hall to Williams Street), where new investment has not occurred since the mid 1970's, the reconstruction of Upper Broadway (City Hall Avenue to Revere), where underground infrastructure is in danger of collapse, the continued imperative to invest in the Everett Avenue Urban Renewal District and the Produce Center area to spur economic development, the obvious need for a new DPW facility and the looming School Department capital demands are just a handful of the investments necessary in the upcoming years to sustain the City's health and welfare. Affording such investments, while at the same time maintaining fiscal stability, presents enormous challenges and may prove possible only by sacrificing in other budgetary areas such as salaries, employee head counts and other employee related costs. It is the rationale for continuing careful and conservative operating budget planning.

Second, the latter years of this or any CIP contain projects that are often more illustrative of need than an accurate reflection of scheduled implementation. As each year's CIP is reconsidered, some projects are advanced from illustrative to actual, while others are left on future projections or dropped entirely. Therefore, the FY19-FY21 list in particular should be viewed somewhat skeptically, as an aspiration rather than a firm commitment. A change in circumstances, or an unforeseen event, could easily create new priorities in the out-years. Additionally, reductions in revenues or higher costs in non-capital areas could reduce the resources available to undertake some projects.

Finally, as in any municipality, the Capital Improvement Plan is much more a planning and priority setting process than it is a method of directing annual investment. The process involves a great deal of thought, analysis and strategy. I am grateful to the hard work of the entire CIP team at City Hall, and the support from the City Council. It has been the Council's keen financial stewardship over the period of the past decade and more that has created the financial flexibility to allow the City to pursue the aggressive goals in this Plan. I look forward to working together with you to bring the goals of this ambitious Plan to fruition.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas 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: Requests for Funding from Free Cash

Dear Councilors:

I am writing with a request for funding five new items. These were items under internal discussion late last year, but insufficient information was available to submit them in advance of the setting of the FY16 Tax Rate. Four of the items require an appropriation from Free Cash.

Demolition of Building at 553A Washington Avenue

The first request pertains to the City's efforts to improve the aesthetics at the parcel of land at 553A Washington Avenue. This is the former gas station site at the intersection of Washington Avenue and Garfield Avenue. This location has been an eyesore for an extended period of time. It currently consists of a partially demolished concrete building surrounded by a chain link fence in disrepair.

For much of the latter part of 2015, the City attempted to secure the demolition of this building and cleanup of the site by the legal owners. The City issued the required legal orders pursuant to M.G.L. c 143 for demolition of the dangerous structure. Unfortunately, the owners have ignored the City's entreaties. At this point, in the absence of required action by the owners, the City and its authorized agents have legal authority to enter the property, demolish the building and make the site safe and secure. I propose to do just that.

The City has secured a price for the cost of demolition of the building, some minor required environmental cleanup and fencing of the property. The City believes it can accomplish all of this work for approximately \$30,000.00. Once the work is completed, the City will have the ability to attach a lien to the property for the total value of this work.

Unfortunately, I am not optimistic that the City will ever recover this cost. Because this land has been zoned exclusively residential, but cannot be utilized for a residential development due to its environmental condition, the property has very little economic value to the owners. At this point, the owners had stopped paying taxes, but they recently made a full payment on the outstanding balance. I am just not certain how much longer the owners will continue to invest in a parcel of such little practical value.

If the owners were to cease paying taxes, the City would seek to acquire ownership through a tax title foreclosure proceeding. Once such a proceeding were completed and the City secured title to the property, it could then expend some additional funds to make this corner lot an attractive entryway to the area. In fact, in our proposed Capital Improvement Plan, the City has set aside some capital funds for this purpose, just in case the opportunity arises. In the meantime, at least the property will be safe and secure.

Summer Program at Mary C. Burke Elementary Complex

The second request is related to my efforts to substantially improve the afterschool and out-of-school time opportunities for Chelsea Public School students.

Since I began as City Manager, I have been working with Superintendent Mary Bourque to consider new afterschool and out-of-school time programs for the School Department. Specifically, I have agreed to provide additional funding to the School Department for expanding the Citizens Schools' program in the middle schools and to implement an afterschool program in the elementary complex. That latter effort is likely to begin as a small pilot in just one elementary school, but hopefully will expand over time to every elementary building.

Both the Citizens Schools' expansion and the new elementary afterschool programming will be supported by City funds. You will see this additional support reflected as an increased municipal contribution to the School Department's proposed FY17 Budget. Providing additional support to the School Department is a high priority for me. I feel strongly that it is essential for the City to make such an investment if it hopes to attract and maintain stable families in the community.

One piece of this increased out-of-school time effort that must be funded immediately, and cannot wait for the School Department's FY17 Budget, is a pilot *Summer* program for at-risk elementary students. Such a program would ensure that, during months when the School Department otherwise loses track of this vulnerable population, we can maintain academic and social progress for these children in a safe and enriching environment and ensure readiness for the new school year. However, to enable such a program to commence as soon as the school year ends in June, the funding must be available now to give the School Department sufficient time to plan the program and secure, through an RFP, the qualified vendor to operate it. Accordingly, I am requesting an appropriation from Free Cash of \$70,000, which is the cost of similar programs in other local districts. I expect that, in future years, if this Summer program proves successful, the cost will be absorbed in the School Department's annual budget.

Fire Department Vehicle Purchase

Last year, the City Council approved a Capital Improvement Program for FY16 that included the purchase of two administrative vehicles for the Fire Department. The City had estimated the cost of those vehicles at \$52,000.

At this point, the Fire Department has purchased and received one of the vehicles. However, the second vehicle is on hold because the city underestimated the cost by \$11,000. To move forward with this previously approved purchase, I request that the City Council appropriate \$11,000 from Free Cash so that the Fire Department can acquire this second administrative vehicle.

Increase to FY16 Regional School Account Line Item

Late last year, the City received notice of our final reimbursement bills from Cambridge Rindge & Latin and Essex Agricultural and Technical High School. The City of Chelsea is responsible for the costs of any Chelsea student attending these public

vocational schools as long as the Chelsea student is enrolled in a vocational program that is unavailable in the Chelsea Public School System. The new figures from these two vocational schools require a total increase in our FY16 Regional School Budget of \$1,300.00. I ask that this be paid from Free Cash.

Payment of FY15 Bills

Finally, there are two additional bills from Fiscal Year 2015 (ending June 30, 2015) which did not surface until late in 2015. The bills are: \$1,827.43 from New England Office Supply for various office supplies; and \$224.85 from W.S. Darley & Co. for firefighter supplies. Although it is not an unusual circumstance for municipal bills to surface late in the subsequent fiscal year, current municipal finance law in Massachusetts does not allow for the payment of such old bills without City Council approval. We have confirmed that the City received these supplies. The request is to allow payment of these FY15 items, totaling \$2,052.28, from FY16 appropriation accounts.

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

The following late communication was received from City Manager Thomas Ambrosino. There were no objections. Councillor Robinson moved to accept and file under suspension.

Honorable City Council
Chelsea City hall
Chelsea, MA 02150

Re: Conflict of Interest Exemption, Mr. Andrew Skinner

Dear Council:

I hereby submit for your review and consideration a conflicts of interest exemption on behalf of Mr. Andrew Skinner so that he may hold a part-time position as instructor of the Chelsea Youth Chorus, a new program of the Chelsea Community Schools. This is made to establish the Chelsea Youth Chorus instructor position as "special" under M.G.L. Chapter 268A, Section 20, and is necessary as Mr. Skinner is also employed as the District Performing Arts Lead Teacher at the Chelsea Public Schools.

The Chelsea Youth Chorus instructor position will be part-time for not more than ten (10) hours per week. As Mr. Skinner will perform as a paid employee only part-time and for

less than 800 hours in the year, the City seeks to obtain as exemption of the Conflicts of interest Law from the City Council. M.G.L.Chapter 268A, Section 20, also known as the Conflicts of Interest Statute, provides for exemptions of this nature.

I respectfully request that the Council approve the conflicts of interest exemption for Mr. Skinner. I have attached a draft Order. Please let me know if you need any further information.

Sincerely,
Thomas Ambrosino.
City Manager

Communications and petitions to the Council:

A copy of a communication was received from Deborah Clayman, City Clerk, regarding the Presidential Primary Warrant to be held on Tuesday, the first day of March, 2016. Councillor Robinson moved to accept and file under suspension. An order under New Business for the official approval by roll call will be presented for adoption.

Unfinished Business:

Councillor Recupero moved that the Ordinance pertaining to the Residency requirement be taken from Conference by roll call. The roll call passed 11-0-0-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell and Robinson. After the roll call Council President Cortell ruled the ordinance out of order. Councillor Recupero appealed the decision of the Chair. No further action was taken. The ordinance in question is as follows:

WHEREAS, the City Administration and the City Council has prioritized the desire to ensure the Quality of Life of all Chelsea residents;

WHEREAS, it is common knowledge that community policing is to resolve the livability of our neighborhoods and one such essential aspect is that police officers and other public safety officials live and interact with the community they serve;

WHEREAS, several U.S. courts have found that cities have a rational interest in having Public safety employees available for emergency calls, employees having a stake in the community, enhancing the tax base, improving community attitudes and cooperation, increasing loyalty to the community, and reducing absenteeism all such goals of this City Council;

WHEREAS, the City Administration and City Council are adopting a new Public Safety Plan which outlines the hiring public safety officers;

NOW THEREFORE BE IT ORDAINED that a new ordinance be adopted as follows:

**PART II CODE OF ORDINANCES – CHAPTER 2 ADMINISTRATION ART. III,
DIVISION I – GENERALLY SEC. 2-61**

2-61 Residency Requirements for Employees in Public Safety Positions

- (a) Every person first employed by the City of Chelsea as a police officer and firefighter after January 1, 2016, shall be a resident of the City of Chelsea, and shall not cease to be a resident of the City of Chelsea during the first seven (7) years of employment by the City.
- (b) Upon taking employment with the City, and annually on January first thereafter, every person subject to this section shall file with the Director of Human Resources, a certificate, signed under the pains and penalties of perjury, stating his or her name, and place of residence along with a copy of a utility bill, picture identification with current address and any other documentation deemed acceptable by the Human Resources Director which lists the residential address of the applicant in Chelsea. Upon receipt of a certificate indicating a place of residence not within the City of Chelsea or if no such certificate is filed, the Director of Human Resources shall forthwith strike the name of the employee from the payroll, that person shall cease to be employed by the City. Every employee shall be furnished a copy of the residency ordinance when hired and annually thereafter, but failure to receive a copy shall not be held to excuse any violation.
- (c) To the extent permissible by law, no collective bargaining agreement hereafter entered into by the City of Chelsea shall contain any provision contrary to the provisions hereof, nor shall the absence of any provision with respect to the residency of any person hired after the date of such contract be deemed to prevent enforcement of this section.
- (d) To the extent permitted by Chapter 31 of the General Laws, every examination held to establish a Civil Service list for employment by the City of Chelsea shall be restricted to City of Chelsea residents.
- (e) In the event that this section shall be deemed to be in conflict with a provision of any general or special law, the provision of that general or special law shall govern, and shall not defeat the application of this ordinance with respect to any position not governed by that law.
- (f) The provisions hereof shall not be waived by the City Manager nor the City Council with respect to a particular person or position.
- (g) The provisions hereof are severable, and the action of any court of competent jurisdiction in declaring any part or portion hereof invalid, shall not act to defeat any remaining part or portion hereof, and any such action declaring this section invalid with respect to any position or person shall not be held to apply to any other person or position.
- (h) In construing this ordinance, residence shall be the actual principal residence of the individual, where he or she normally eats and sleeps and maintains his or her

personal and household effects. This ordinance shall be deemed to affect both Civil Service employees of the City.

Second Readings:

The following appointments and re-appointments to the Boards and Commissions were read for the second time. A motion from Councillor Robinson moved that all but Dr. Rao be affirmed by roll call due to the fact the residency requirement is at issue. The roll call passed 11-0-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson.

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 Economic Development Board for a five year term expiring in 2021, Ms. Tatiana Bougdaeva, 823 Broadway, Chelsea.

For appointment to the Planning Board, for a three year term ending in 2019, Ms. Ashley N. Owens, 48 Chestnut Street, Unit 1, Chelsea.

For appointment to the Planning Board, Mr. Sishir Rao, MD, to fill the unexpired term of Mr. Dominic Pagnato ending on February 28, 2018. Mr. Pagnato has resigned. Please note that Dr. Rao owns a home at 148 Congress Ave. Chelsea and often works at MGH in Chelsea. However, Dr. Rao is currently residing outside the City while he completes his doctoral residency at MGH, Boston. Pursuant to Section 9-5 of the Charter, I ask that the City Council grant a residency waiver for Dr. Rao.

For appointment to the Planning Board, Mr. Christopher M. Falbo, 19 Medford Street, Chelsea, to fill the unexpired term of Ms. Nicole Spasiano ending on December 15, 2017. Ms. Spasiano has resigned.

For re-appointment to the Planning Board, for a new three year term expiring in 2019, Mr. William "Tuck" Willis, 88 Marginal Street, Chelsea.

For re-appointment to the Planning Board, for a new three year term expiring in 2019, Mr. Shuvam Bhaumik, 950 Broadway, Unit #11 Chelsea.

For appointment to the License Commission, for a three year term expiring 2019, Ms. Roseann T. Bongiovanni, 7 Bell Street, Chelsea.

I respectfully request your approval of these appointments. I have attached resumes for the new appointees.

Sincerely
Thomas G. Ambrosino
City Manager

The following Order was read for the second time. A motion from Councillor Robinson to adopt by roll call passed; 11-0-0-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson.

WHEREAS, the Commonwealth of Massachusetts makes available funds to reimburse 70% of total project cost up to a maximum of \$400,000 for the acquisition and/or development of local parkland under the Massachusetts Parkland Acquisition and Renovations for Communities (PARC) Grant; and

WHEREAS, the City's 2010 Open Space and Recreation Plan Update, the Administration and the Department of Planning and Development have identified open space goals and projects of interest and concern to the community, and recommend that the City apply for PARC funding to realize these specific goals; and

WHEREAS, the City has developed a long-term objective of converting the underutilized space under Route 1 to a pedestrian path that will begin at the waterfront and terminate in Downtown Chelsea; and

WHEREAS, there are three parcels of land under the ownership of the City located at 10 Broadway (Parcel 10-101A), 20 Broadway (Parcel 10-101), and 48 Broadway (Parcel 10-101B); and

WHEREAS, the City has designed a project to redevelop 20 Broadway (Parcel 10-101) as open space parkland with PARC Grant funds, now referred to as the Mystic River Overlook Park; and

WHEREAS, the City maintains an active pumping station at 10 Broadway (Parcel 10-101A) which cannot be converted to open space parkland but can

provide an egress point from 20 Broadway (Parcel 10-101) using City funds, and

WHEREAS, the City requested PARC Grant funds in the amount of \$400,000 for the construction of said project which is estimated to be approximately \$570,000; and

WHEREAS The City has been awarded a PARC Grant for FY 16. The PARC grant reimburses the City for design and construction up to the amount of the grant, and the City is required by PARC grant guidelines to set aside the full amount of the project and certify that full funding, including the State share, is available for the project prior to reimbursement; be it therefore

ORDERED By this vote, the City Council endorses the project for the PARC funds prepared by the Department of Planning and Development, appropriates Free Cash in the amount of \$400,000 that will be reimbursed, certifies the City Manager's authority to enter into an agreement for receipt of these funds, and directs the City Manager to take any and all action necessary to accomplish the project.

New Business:

The following order was introduced by Councillor Cortell. A motion from Councillor Vidot for roll call was made. The roll call passed 7-4-0-0. Voting yes were Councilors Frank, Rodriguez, Recupero, Murphy, Tejada, Avellaneda, and Cortell. Voting no were Councilors Vidot, Lopez, Garcia, and Robinson.

ORDERED, that in accordance with Section 9-5a, the Chelsea City Council approves the request of City Manager, Thomas G. Ambrosino, to waive the residency requirement for Dr. Rao, so that he may serve on the Planning Board.

The following order was introduced by Councillor Tejada. Councillor Tejada moved that the order be adopted under suspension and it was adopted.

ORDERED, that the City Manager contact the Manager of the I.M.C. Post Office in Chelsea, Massachusetts, and ask them to remove the graffiti from the mailboxes.

The following order was introduced by Councilors Roy Avellaneda and Matt Frank. Councillor Avellaneda moved to adopt under suspension and it was adopted.

Whereas, The Community Preservation Act (CPA) was passed as a law in Massachusetts in 2000 under Governor Paul Cellucci; and

Whereas, Since that time, the CPA has been adopted by 160 local cities and towns in the Commonwealth; and

Whereas, The CPA sets up a local fund for the preservation of open space, improvement of recreation, historic preservation and the development of affordable housing; and

Whereas, It is to the benefit of all Chelsea residents that such funds be sought and matched by the Commonwealth, therefore,

Let it be ordered by the Chelsea City Council that the City Manager and his staff investigate and report back to the Chelsea City Council within 60 days of approval of this order of the impact of Chelsea voters passing a ballot referendum to adopt the CPA in the November 2016 General Election.

The following order was introduced by Councillor Robinson. Councillor Robinson moved to adopt by roll call. The roll call passed 11-0-0-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson.

ORDERED, that the warrant for the Presidential Primary on Tuesday, the first day of March 2016, be accepted.

The following order was introduced by Councillors Tejada, and Councillor Garcia. A motion from Councillor Tejada moved the order to the Traffic and Parking Commission under suspension.

ORDERED, That the City Manager inquire to the appropriate department about signs stating that drivers need to give way to pedestrians on the crosswalks in the Square, both by McDonalds and the crosswalks by TD Bank, as well as the 3-way intersection of Washington Ave. Cary Ave. and Forsthe St. and on the intersection of Washington Ave. and Carter Street.

The following order was introduced by Councillor Tejada. A motion from Councillor Tejada moved the order to the Traffic and Parking Commission under suspension.

Ordered, That the City Manager look into putting a mirror on the light post on the corner of Summit and Warren Ave. facing Lafayette St. to make it easier and safer for the drivers on Lafayette St. to see the people who are coming from Franklin and Warren Ave., along with a flashing border on the stop sign on Lafayette St.

The following order was introduced by Councillor Tejada. A motion from Councillor Tejada moved to adopt under suspension and it was adopted.

ORDERED, That the City Manager look into putting cameras and a motion detector light on the city steps between Washington Ave. and Franklin Ave. and between Franklin Ave. and Lafayette St.

The following order was introduced by Councilor Robinson. A motion from Councillor Robinson moved the order to a second reading under suspension.

ORDERED, that the Chelsea City Council authorize the appropriation of \$11,000.00 from Free Cash to supplement the Fiscal Year 2016 Fire Department-Capital-Vehicles Account 0122058-584000 series.

The following order was introduced by Councillor Robinson. A motion from Councillor Robinson moved the order to a second reading under suspension.

ORDERED, that the Chelsea City Council authorize an increase to Fiscal Year 2016 Regional School Account #0130156-566200 from \$850,876.00 to \$852,176.00 for a net increase appropriation of \$1,300.00 from Free Cash.

The following order was introduced by Councillor Robinson. A motion from Councillor Robinson moved the order to a second reading under suspension.

ORDERED, that the Chelsea City Council authorize the appropriation of \$70,000.00 from Free Cash to supplement the Fiscal Year 2016 School Department-MCB Summer Contract Services-Account #14373592-530600.

The following order was introduced by Councillor Robinson. A motion from Councillor Robinson moved the order to a second reading under suspension.

ORDERED, That in accordance with m.g.l. Ch. 44, Section 64, budget management procedures, whereby costs incurred in FY'15 was not paid and are owed to the vendor, and to meet this obligation funds are required from the current year FY'16 budget, that Council authorizes the expenditure of \$1,827.43 from the Procurement Department expenditure line to satisfy the unpaid balance from the prior year.

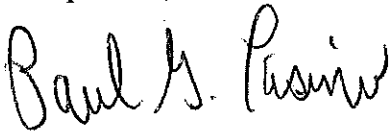
The following order was entered late by Councillor Cortell. There were no objections. Councillor Robinson moved to adopt by roll call. The roll call passed --- Voting yes were Councilors Frank, Vidot, Rodriguez, Murphy, Lopez, Tejada, Garcia, Avellaneda, Cortell and Robinson. Councillor Recupero was absent.

ORDERED, that the City Council of the City of Chelsea hereby approves a Conflicts of Interest exemption, pursuant to Massachusetts General Law Chapter 268A, Section 20(b), for the temporary, part-time position of Chelsea Youth Chorus Instructor to be held by Andrew Skinner as delineated in the attached letter dated February 22, 2016.

A moment of silence was conducted for the passing of the Mother of Former State Rep. Kathy-Ann Reinstein.

The meeting adjourned at 9 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Paul G. Casino". The signature is written in a cursive, flowing style.

Paul G. Casino
Clerk of the Chelsea City Council