

5/6

SUSPENSION
ACCEPTED AND FILED

February 6, 2017 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 02150. The following Councilors were present: Councilors Vidot, Recupero, Cortell, Murphy, Lopez, Robinson, and Frank. Absent were Councilors: Avellaneda, Tejada, and Garcia. Councilor Rodriguez arrived at 7:05 p.m. Council President Robinson presided over the meeting. The meeting opened at 7:00 p.m.

Memoriums and celebratory resolutions:

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

RESOLUTION

- WHEREAS,** in 1926, Carter G. Woodson, the child of slave parents, established “Negro History Week” to celebrate and study the accomplishments of African Americans; and
- WHEREAS,** this event evolved into Black History Month in the Unites States, a country of African Americans; and
- WHEREAS,** as Carter G. Woodson valued education and believed that it was never too late to learn, it is beneficial for all Americans to continue to learn about the heritage and the experiences of all Americans; and
- WHEREAS,** it is through learning that we become enlightened and come to understand each other more clearly; and
- WHEREAS,** Lewis H. Latimer Society continues to play a significant role in presenting Black History and Cultural Celebrations and Programming to our Community,
- WHEREAS,** the Chelsea Black Community will be presenting the following programs: Thursday, February 9th, a Historical Reenactment of Sojourner Truth, “Ain’t I a Woman?” at Chelsea Public Library at 6 PM, on Wednesday, February 15th, CBC Members will read to the children at the Library at 6 PM, and on Monday, February 27th, the Black History Month Celebration will be held, honoring “Chelsea Trailblazers,” Displays of Black History, Soul Food Dinner, and much more at the Chelsea High School 5:00 – 8:00 PM; NOW THEREFORE,
- BE IT RESOLVED,** that the Chelsea City Council hereby recognizes February as Black History Month and wishes to thank the Lewis H. Latimer Society and “Chelsea’s Black Community One Strong Voice” for their contributions to the City of Chelsea and beyond.

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

RESOLUTION

- Whereas,** the Holocaust was the state-sponsored persecution and annihilation of European Jewry by Nazi Germany and its collaborators between 1933 and 1945; and
- Whereas,** while Jews, six million of whom were murdered, were the primary victims, Roma, the handicapped, Poles, homosexuals, Jehovah's Witnesses, Soviet prisoners of war, and political dissidents were also targeted for destruction for racial, ethnic, or national reasons; and
- Whereas,** whether it is prevention, response, or accountability, the Holocaust teaches us that inaction can be deadly; actions, even small ones, can make all the difference for those whose lives are at risk, now and in the future; and
- Whereas,** the residents of Chelsea should rededicate ourselves to principles of equality, humanity and justice for all; and
- Whereas,** pursuant to an Act of Congress the United States Holocaust Memorial Council designated the Holocaust Day of Remembrance as January 27th;

So be it Resolved, that the Chelsea City Council hereby recognizes January 27, 2017, as Holocaust Day of Remembrance for both victims and survivors of the Holocaust during which we ask all citizens to reflect upon the significance of this unprecedented tragic part of our collective history and do so with an eye toward any and all unacceptable actions or sentiments that might serve to dehumanize individuals or groups who seek the most modest of accommodation; life with safety, security and in peace.

Public Speaking:

The public speaking portion of the meeting opened at 7:15 p.m. The following came forward to speak:

Joan Cromwell 38 Addison Street, spoke about Black History Event to be held on February 27th and thanked the Councilors for their support.

Beverly Martin 229 Washington Ave., invited the Council to the February 27th Chelsea High School.

The public speaking portion closed at 7:25 p.m.

The minutes of the City Council meeting held on January 23, 2017 were approved at the request of Councilor Lopez to adopt under suspension.

Communications from City Manager:

A copy of the C.I.P. FY2018-2022 was received from City Manager Thomas G. Ambrosino. A motion from Councilor Murphy to accept and file, move the C.I.P. to a sub-Committee on Conference and set up a public hearing at a later date was adopted under suspension.

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

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

Re: *Lease with Enterprise Rent-a-Car Company of Boston LLC*

Dear Councilors:

I am writing to request that the City Council approve an extension of the lease with Enterprise Rent-A-Car Company of Boston, LLC (“Enterprise”) For 324 Marginal Street on terms set forth in the attached Amendment. This lease amendment will extend the current agreement with Enterprise to Calendar Year 2034 on terms beneficial to the City. A copy of the proposed Order of approval is attached, along with the Amendment and the original Lease Agreement.

As you may know, in 2014, following issuance of a December 2013 RFP for the use of the City owned property at 324 Marginal Street, the City executed a lease with Enterprise that is, in essence, a 10 year deal—a 5year basic term with an option for Enterprise to extend for an additional 5 years until 2024. By the terms of the lease, Enterprise utilizes the site for rental vehicles and in return provides excise tax to the City. The parcel is adjacent to Highland Park on the non-water side of Marginal Street.

The original RFP issued by the City allowed for a 20 year term. In reliance upon that flexibility, the City has been negotiating with Enterprise to extend this lease to the full 20 years on terms mutually beneficial to both sides. Enterprise wishes to expand its operations by improving and adding to the existing garages on the site and the City is seeking to solidify its excise tax receipts. The proposed lease amendment accomplishes both goals. According to its terms, Enterprise will increase its guaranteed excise tax payments to the City. In return, provided that Enterprise will

increase its guaranteed excise tax payments to the City. In return, provided that Enterprise from pays excise tax to the City in excess of the guaranteed funds, then the City will reimburse Enterprise from those excess funds for the cost of its renovations.

If the Council approves the lease amendment, the City will benefit starting immediately in FY18. Our revenue projections for FY18 will reflect the increase in excise collections set forth in the new guaranteed schedule. Likewise, our budgeted expenditures for FY18 will include the additional reimbursement required by the lease.

For the above reasons, I respectfully ask that the City Council approve this lease extension.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Request to Defer Public Hearing on Hotel Zoning Amendment*

Dear Councilors:

I am writing to request that the City Council defer its public hearing on the hotel zoning proposal I submitted in December. Given the increased interest in hotel development in the City. I wish to retain an expert in the hotel industry to conduct a study of the market and provide us with some guidance in advance of any decision.

As you know, there are currently several developers that are advancing hotel proposals for parcels in the City of Chelsea. As the Wynn casino projects gets closer to reality, and with our renewed focus on development of the waterfront, I expect that the interest in hotel development within Chelsea will only grow.

I have criticized in some quarters for not having adequate knowledge of this fickle hotel industry. Frankly, the criticism is justified. I feel we just don't know enough about critical issues in this industry, including; how many hotel rooms a municipality of our size and location can absorb in any given year; what type of "per room" investment we need in order to ensure that existing hotel projects aren't undermined by low cost alternatives; and where hotels are best situated. I believe engaging an expert in the field to examine these issues and provide some recommendations to the City would be a prudent course. We have sufficient funds available in our Planning & Community Development Department for this purpose.

While this study is pending, I ask to defer this zoning decision. Although I still believe fairly strongly that, at the end of the day, I will recommend that we remove the hotel use from the Industrial District, or at least from many portions of that District, I'd prefer not to reach a definitive conclusion on that matter until this analysis is complete.

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

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

Re: *Free Cash Requests*

Dear Councilors:

I am writing to request various appropriations from both General Fund Free Cash and Enterprise Fund Free Cash to cover existing shortfalls in two construction projects that the City wishes to commence this upcoming construction season. Both projects have previously been identified and approved by the City Council as part of our Capital Improvement Plans. But, in each case, the CIP funding is insufficient to cover the estimated costs. Favorable votes will ensure that the projects can proceed.

I do have a few other pending items that require Free Cash funding. However, they are not as time sensitive as these two construction projects. I will be presenting these other Free Cash requests in the near future.

The current Free Cash request are:

HAWTHORNE STREET SIDEWALK/ROAD WORK--- \$260,000

The City seeks to replace deteriorated sidewalks, and do some roadway work, on Hawthorn Street, from Marginal Street to Broadway. The project was included in the FY17-FY21 CIP submitted last year. In addition to the funding set forth in the CIP, the City was relying upon a state contribution of \$250,000, referenced as a specific authorization to Chelsea in the Economic Development Bond Bill approved by the Legislature and signed by the Governor in August of 2016. Unfortunately, we have been notified by the Baker Administration that, because of budgetary shortfalls, this authorization, as well as all other municipal authorization in that particular line item, will not be funded. To make up for this loss, the City requests an appropriation of \$260,000 from General Fund Free Cash. The \$10,000 difference is just a contingency to minimize the possibility of a further shortfall.

ADMIRAL'S HILL WATER BOOSTER STATION-(\$219,000 WATER ENTERPRISE RETAINED EARNINGS: \$548,000 SEWER ENTERPRISE RETAINED EARNINGS)

In both the FY14 and the FY17 CIPs, the City Council approved funding for the rehabilitation of two critical pump stations; the Carter Street Storm Water Pump Station and the Admirals Hill Water Booster Pump Stations. Both stations are in dire need of repairs.

Unfortunately, the previous appropriation approved by the City Council are insufficient to cover the costs of these repairs. Despite several rounds of bidding, the best price the City has received for this combined construction project is from D&C Construction at a total cost of \$1,136,937. At present, as you can see from the attached spreadsheet, counting all current funds, the City only has available \$695,200. To cover the shortfall of \$766,130, the City is requesting that the Council appropriate \$548,000 from Sewer Enterprise Fund Retained Earnings and \$219,00 from Water Enterprise Fund Retained Earnings Council approval of these requests will allow for the City to execute the contract with D&C.

For the above reasons, I respectfully ask that the City Council approve these requested Free Cash appropriations. The proposed Orders are attached.

For the above reasons, I respectfully ask that the City Council approve these requested Free Cash appropriations. The proposed Orders are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was received late from City Manager Thomas G. Ambrosino. No objections. A motion from Councilor Frank to accept and file was adopted under suspension.

Leo Robinson, President
Chelsea City Council
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150

Re: *Scrivener's Error in Order for FBI Building TIF Agreement*

Dear Council President Robinson:

I am writing to memorialize a scrivener's error in the official Order for the TIF Agreement for the FBI property and requesting that you execute a corrected Order.

In preparing the required TIF paperwork for the Commonwealth Economic Assistance Coordinating Council, which must approve all local TIFs, I noticed that the date in the last sentence, second to last line, was wrong. The start date for the TIF, which is always the year of

occupancy, reads FY 2018, but should read FY 2017. This was a clerical error in the typing of the Order. (Copies of the original Order, and the corrected Order, are attached for your review.)

Based upon this scrivener's error, I ask that you execute a new Order with the correct start date of FY 2017. All other terms of the Order are unchanged.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and petitions to the Council:

A copy of a communication received from John DePriest, Director of the Department of Planning and Development, with regards to requesting a Sub-Committee on Development and Housing to discuss Council's perspective on the City's housing needs and issues the housing strategy should address. A motion from Councilor Recupero to accept and file was adopted under suspension.

A copy of a communication was received from John DePriest, Director of the Department of Planning and Development, with regards to the Planning Board's recommendation for the Proposed Zoning Amendment, Chapter 34, Article X, Definitions, Section 34-21; Change in definition of Commercial recreation, indoor. A motion from Councilor Recupero to accept and file was adopted under suspension.

A copy of a communication was received from John DePriest, Director of the Department of Planning and Development, with regards to the Planning to the Planning Board's recommendation for Proposed Zoning Amendment, Chapter 34, Article XIII, Table of Principal Use Regulations, Section 34-300: Remove hotels and the like as permitted uses in the industrial districts. A motion from Councilor Cortell to accept and file was adopted under suspension.

A copy of a communication was received from City/Parking Clerk Jeannette Cintron regarding the actions that were approved at the January 31, 2017 Traffic and Parking Commission meeting. A motion from Councilor Vidot to accept and file was adopted under suspension.

New Business:

The following order was introduced by Councilor Robinson. A motion from Councilor Cortell to move the order to the Sub-Committee on Conference under suspension was adopted.

ORDERED, that a Subcommittee on Conference be scheduled with the following groups: Community Recreation and Arts Manager, Community Youth and Family Engagement Coordinator, and the Community Engagement Specialist to describe the work they do in our community and their goals and objectives for 2017.

The following order was introduced by Councilor Robinson. A motion from Councilor Cortell to refer the order to the Sub-Committee on Conference under suspension was adopted.

ORDERED, that a Subcommittee on Conference be scheduled with the new Multi-Media Specialist
and the City Solicitor to discuss different methods of improving the City Council's online interaction with constituents.

The following order was introduced by Councilor Cortell. A motion from Councilor Cortell to move the order to the Sub-Committee on Housing & Development was adopted under suspension.

ORDERED, that a Subcommittee on Development and Housing be scheduled with consultants and City staff to discuss the City's housing needs and issues the housing strategy should address.

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

ORDERED, that pursuant to Section 2-192 of the City of Chelsea Ordinances, that the City Manager may execute any and all documents to extend the Lease for tenancy at 324 Marginal Street, Chelsea until 2034.

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

ORDERED that the Chelsea City Council authorize the appropriation of \$548,000.00 from the Sewer Enterprise Fund – Retained Earnings Account #6000 to the Carter Pump Station Project Account #55451416.

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

ORDERED that the Chelsea City Council authorize the appropriation of \$219,000.00 from the Water Enterprise Fund – Retained Earnings Account #6010 to the Admirals Hill Pump Station Project Account #55451718.

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

ORDERED that the Chelsea City Council authorize the appropriation of \$260,000.00 from the Free Cash Account to fund in CIP FY'17 Hawthorn Street Roadway Project Account #554017 series.

The following order was introduced by Councilor Vidot. A motion from Councilor Vidot to adopt the order under suspension was adopted.

REQUEST, that the City Manager require all members of Planning & Zoning boards to attend training hosted by CPTC (Citizen Planner Training Collaborative).

The following order was introduced by Councilor Recupero and received late. No objections. A motion from Councilor Recupero to move the order to the Sub-Committee on Public Safety was adopted under suspension.

ORDERED, that a Sub-Committee on Public Safety be scheduled with the Chief of Police, the City Manager, and DPW Director to reevaluate installation of lights.

The meeting adjourned at 7:40 p.m.

Respectfully submitted

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

Paul G. Casino
Clerk of the Chelsea City Council