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J/G

ACCEPTED AND FILED SUSPENSION

Chelsea, Massachusetts October 30, 2017

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: Councilor Avellaneda, Tejada, Rodriguez, Recupero, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilor Vidot was absent. 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 Recupero and all members of the Chelsea City Council. A motion from Councilor Recupero to adopt under suspension was adopted.

RESOLUTION

WHEREAS, October is the month that many of Italian Heritage celebrate with so many others, Columbus Day Parades; and

WHEREAS, Italian Heritage is richly entwined in the history of our country; this heritage did not begin and end with the well-known voyages of Christopher Columbus, but continues to the present day in fields of exploration, science, the arts, literature, as well as business and development; and

WHEREAS, Italians and those of Italian descent have made remarkable contributions to our nation; the list is quite long. American history is replete with citizens of Italian lineage, including the signing the Declaration of Independence and the formation of the U.S. Constitution. Italian-Americans have fought in every war from the Revolutionary War, to recent conflicts; and have served with distinction, including several Congressional Medal of Honor recipients. Italian-Americans were instrumental in building and developing many of our major cities; Italian immigrants built bridges and roads that we use today. Several major U.S. universities have been founded and directed by Italian-Americans and valuable discoveries in science and medicine are credited to those of Italian heritage as well; NOW THEREFORE BE IT

RESOLVED, that we, the Members of the Chelsea City Council, declare October as "Italian Heritage Month" in the year 2017.

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

RESOLUTION

- WHEREAS;** Lieutenant Miguel Sanchez and Paramedic Miguel Diaz recently returned from the island of Puerto Rico, where they were instrumental in offering assistance to the victims of Hurricane Maria, and
- WHEREAS;** a friend of theirs, D.J. Alex Zelaya, Jr., after finding out the needs of the people of Puerto Rico, raised \$1,600 that was used for batteries, bottled water, protein bars, tuna, soap and assorted tools, and
- WHEREAS;** Lt. Sanchez and his cousin Miguel Diaz, a paramedic in Boston, brought medical supplies to the people of Puerto Rico and witnessed such devastation that they will always remember, now therefore, be it
- RESOLVED;** that we, the Members of the Chelsea City Council, on behalf of the Citizens of Chelsea, express to you how proud we are for your devotion to other in their time of need.

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

RESOLUTION

- WHEREAS;** Ken Stein began his career in Chelsea as the Director of the Assessing Department in 1999 and continued in that position until he retired in 2013, and
- WHEREAS;** Ken Stein came to Chelsea as a highly credentialed assessor with designations of RMA, CMA, CAE, and a wealth of experience including distinguished service as Deputy Chief of the Bureau of Local Assessment for the Massachusetts Department of Revenue, and Manager of Property Tax Services at Deloitte & Touche, LLP., and
- WHEREAS;** Upon retirement, Ken Stein accepted the appointment of Chairman of the Board of Assessors and loyally served 4 years from July, 2013 to June, 2017. He has acted as a teacher, mentor and master negotiator as he stepped in to help the City of Chelsea during a crucial year of certification, and
- WHEREAS;** Ken Stein is married to Charlotte Knox and is the proud father of two sons and an extended step family; Ken has served this city as well as his family with fairness, compassion, dedication and a willingness to help, he has earned the respect and admiration of management and coworkers for his knowledge and personal attention, NOW THEREFORE, BE IT
- RESOLVED;** that we, the members of the Chelsea City Council, on behalf of the Citizens of Chelsea, do hereby extend to Ken Stein our sincere and grateful appreciation for his outstanding personal and professional achievement and for his dedicated service to the Board of Assessors and the City of Chelsea. We congratulate him on his well-earned retirement and extend our best wishes to him and his family for continued success, happiness and good health in the years to come.

Public Speaking:

The public speaking portion of the meeting opened at 7:17 p.m. The following came forward to speak:

Richard Smigielski 52 Medford Street, spoke about parking problems in the city and the proposed new restaurant not providing enough parking spots.

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

The minutes of the City Council meeting dated October 16, 2017 were approved at the request of Councilor Avellaneda under suspension.

Communications from City Manager:

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Avellaneda to accept and file the communication, set up a conference on November 14, 2017 and send copies of the report to the Federal and State delegates was adopted, under suspension.

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

Re: *Noise Study*

Dear Councilors:

Last June, the City Council approved an Order requesting that I fund a noise study to document and measure the increase in noise from airplanes arriving and departing from Logan Airport over the past few years.

Following that Order, I did convene a meeting of some local experts with significant familiarity about both noise impacts and the publicly available noise level data regularly reported by Massport and the Federal Aviation Administration. Those experts agreed to review the existing data and prepare a report focused specifically upon the change in airport noise in Chelsea over the past few years.

For your review, I am enclosing a copy of the final report, authored by Jonathan Levy, Claire Schollaert and Madeleine Scammell from the Boston University School of Public Health. The report, relying upon that extensive, publicly available noise data, highlights and confirms two facts of which all in Chelsea are aware. Namely, that airport related noise has increased substantially in Chelsea over the past few years due to increased departures and arrivals over Chelsea; and that the increase in airport noise is disproportionately greater in Chelsea than in most other surrounding communities.

I will be forwarding a copy of this report to Massport. I am hopeful that this evidence of disproportionate impact will improve our position as we continue to negotiate a long term mitigation agreement with Massport.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read 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: *Expansion of Water & Sewer Discount*

Dear Councilors:

I am writing in response to the recent City Council Order requesting that I analyze the feasibility of granting to all owner-occupants a similar water and sewer discount currently available only to seniors. After careful analysis, I do **not** recommend such an expansion of this discount.

Based upon the most recent information available to the City, there are 475 owner-occupied seniors who are taking advantage of the senior discount for water and sewer bills. The total annual cost to the City of that discount is approximately \$34,000. Because the water and sewer systems are full recovery Enterprise Fund systems, this \$34,000 cost is spread among the other water and sewer ratepayers who do not qualify for the discount. In other words, everyone pays a bit more to allow for seniors to receive a 10% discount.

To calculate the cost of expanding the discount to all owner-occupants, not just seniors, we compared the number of senior owner occupants taking advantage of the discount with the total number of persons who qualify for the residential exemption. The total number of residential exemptions is 2,700, which means an additional 2,225 households would be eligible for this expanded discount. The easiest way to calculate the additional cost is to simply assume that each of the 2,225 households utilizes an average amount of water and sewer, which is 120 hundred cubic feet. At that consumption, with a combined rate of \$13.71 per hundred cubic feet, the average bill for this year is \$1,645.20. A 10% discount is \$164.52. Multiply that by 2,225, and the annual cost to extend this discount to all remaining residential homeowners is more than \$366,000.

Remember, all the ratepayers pay for the discount by virtue of slightly higher water and sewer bills than would be the case in the absence of the discount. It is handled just like any other "cost" to the system. Although my calculations are more "back of the envelope" than absolutely precise, my rough estimate of the cost of this expanded discount to a residential Tier 1 ratepayer is an additional \$0.26 above the current \$13.71. That is an additional 1.9% increase.

Given the already significant increases our ratepayers have absorbed in the past two years, I do not recommend a program that would add to that burden. I say this mindful of the fact that the City already provides owner-occupants with significant relief on their property tax bills.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Commercial Vehicles*

Dear Councilors:

I am writing in response to last week's Council Order requesting that I provide an audit of the businesses with more than one registered commercial vehicle without off-street parking.

Please note that there is no way for the City to determine whether the owner of a vehicle has sufficient off-street parking. No data base includes such information.

However, we do have a listing of commercial vehicles registered in the City. I have attached a copy of that 39 page Excel spreadsheet. A review of that spreadsheet will identify for you, by address, those entities that register more than one commercial vehicle.

Please keep in mind that the City's Traffic & Parking Commission did make some changes to its Parking Regulations this past May in an effort to improve upon the problem of commercial vehicles parking overnight in the City. Under the new rules, the City will only provide one residential sticker per residential address for any commercial vehicle registered to such address in Chelsea. Any additional commercial vehicles registered to such address, and any commercial vehicles registered to a business address, can only park overnight on public streets in the City if the owner purchases a non-residential sticker at a cost of \$300.00 for a six month period or \$15.00 per week. Further, you should note that these stickers for commercial vehicles are only available if the vehicle has six wheels or less *and* is under 9 feet in total height. Commercial vehicles with more than six wheels or nine feet or more in height are ineligible for a sticker and cannot park overnight on public streets in Chelsea.

Sincerely,
Thomas G. Ambrosino
City Manager

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: Notice of Waiver Intent

Dear Councilors:

Pursuant to the new Administration Code Section 1.12.02, I am writing to notify you that it is my intention to appoint Mr. Ryan John Barry, 31 Sugar Hill Circle, Methuen, Massachusetts, to the position of Regional Program Manager for the new Substance Abuse Prevention Collaborative (SAPC) involving the municipalities of Chelsea, Revere, Winthrop and Saugus and to grant Mr. Barry a waiver within seven days.

Please note that the salary for this Regional Manager position is fully funded by the five year \$500,000 SAPC Grant provided to the four municipalities by the Massachusetts Department of Public Health. Because Chelsea is the lead municipality on this grant, the Regional program Manager will be a Chelsea employee. However, the selection of Mr. Barry for this position was a collaborative effort among the four communities involved in this grant. Mr. Barry was the unanimous first choice of all four members.

A copy of Mr. Barry's resume is attached for your review.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read 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: *Various Financial Requests*

Dear Councilors:

I am writing to request a variety of financial actions, including appropriations from the Stabilization Fund, approval of a single transfer of funds between CIP projects and approval of several prior year expenses. Certain of these requests, if approved, will allow the City to move forward with some small but important projects that I wish to accomplish in the next few months. The requests are outlined below:

Contract for Underground Electric Work on Streetlights -- \$50,000

Since the City acquired its streetlights from Eversource several years ago, it has been responsible not only for the light fixtures themselves, but also for the underground connection to the manhole. In several instances throughout the City, including a few on Broadway, lights have been out for several years due to problems with this underground connection to the manhole. Unfortunately, the City hasn't had the ability to fix these problems because it doesn't have any contract with a company approved by Eversource to perform this underground electrical work.

At this point, I want to fix these various streetlight outages caused by underground wiring problems. Accordingly, the DPW has prepared a bid contract for this underground electrical work. Our estimate is that the contract will require approximately \$50,000 in funding. Because we did not appropriate any money for this purpose in the DPW's FY18 Budget, we need an appropriation to proceed. If approved by the City Council, I am optimistic that we can resolve some of these longstanding lighting problems no later than the Spring.

Christmas Lights for Cary Square -- \$27,000

You may recall that, last year, we installed Christmas lights along the Broadway Corridor from City Hall to Chelsea Square Park. Chelsea residents seemed very pleased with this effort. And, it made Broadway a bit more festive for the Holiday Season.

This year, I would like to extend the Christmas lighting program to the Cary Square area. We have identified certain of the decorative light poles that can be utilized for decorations. However, as was the case on Broadway, to accomplish this goal, we need both to improve the electrical work on the poles and to purchase the new Christmas decorations. The total cost for all of this effort is \$27,000.

New Benches in Chelsea Square -- \$61,500

As part of the effort to improve Broadway, I would like to replace the older benches in the Chelsea Square area. Not only are some of these benches in very poor condition, but many don't have middle fixtures, thereby easily accommodating the public sleeping that we are trying hard to discourage.

The DPW has looked into a full replacement effort, and the cost is approximately \$61,500. Although that is steep, I still feel this is a worthwhile effort and important to our goal of revitalizing the Broadway corridor.

Tree Management Plan Years 1 & 2 -- \$155,000

Last fiscal year, a consultant for the City, paid by grant funds, completed a comprehensive tree survey in the City. This comprehensive analysis included a multi-year tree management program, including removal, pruning, replacement and planting, that would significantly improve the City's tree inventory over time. A copy of the report is available online at <https://www.chelseama.gov/public-works> under Tree Information.

Because the complete cost of this tree management program exceeded a half million dollars, the City took some time to consider how best to accomplish the required work. The DPW has now proposed an eight year implementation schedule, with some work to start this Spring, and then the balance of the work in the remaining seven fiscal years. (A copy of the program details and costs is attached.) As you will see, after Year 2, the required expenditures level out in the \$60,000-\$70,000 range.

At this point, I am requesting funds for the work in years 1 and 2. This will allow us to accomplish the high priority work over the course of the next 18 months. After that, starting in FY20, we will appropriate funds annually in our operating budget to complete this phased work.

Repair Work at City Hall – Cupola and Bell Tower- \$59,500

As you know, we have been performing repairs in the roof area above the City Council Conference Room to address long-standing leaks. In the course of that work, the contractor has identified similar exterior envelope problems and other disrepair in the cupola and bell tower areas. We can perform the required repair work at a competitive price while we have this contractor on site. In addition, while the cupola area is accessible and under repair, we may be able to explore the feasibility of, and perhaps even install, some decorative lighting previously requested by the City Council. The total cost of this proposed remedial work is \$59,500.

Repair Work at City Hall –Marble Stair Replacement- \$22,000

A deferred project in City Hall warranting attention is the replacement of the worn and cracked marble stair treads on the main staircase. All treads on both flights of the main staircase require replacement with new marble treads at a total cost of \$73,000. Funds raised in a prior year CIP will partially cover this cost, but a supplement of \$22,000 is needed. If approved, the work will proceed in the next quarter.

DPW - Building & Grounds General Fund Supplements –\$125,470

Maintenance efforts across a range of projects in the Building and Grounds division require additional funds to make sure our general program of improvements continue. A listing of the supplemental funding necessitated by either an expansion of our efforts or unanticipated repairs not budgeted follows:

General Building Maintenance

Rodent Abatement Program - <i>Baiting program extended to Parks</i>	\$ 5,000
HVAC and Boiler Repairs – <i>HVAC System failures at CPD</i>	\$10,000
Sewer Pump Replacement – <i>CPD headquarters emergency work</i>	\$24,000
Public Building repairs – <i>CFD Central Station drain repairs</i>	\$16,000

Maintenance/Grass Cutting

Mowing contract added new park - <i>Mystic Overlook – and extended to include John Ruiz Park and Highland Steps plus lawn treatments</i>	\$10,470
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Maintenance Equipment

Park Equipment Replacement – <i>Propose targeted equipment replacement at 4 parks instead of spot repairs of aged equipment – similar to effort at Eden Park</i>	\$20,000
Fence Installation and Repairs – <i>numerous park fence repairs and several installation projects – including the Salvation Army building and Orange Street lots</i>	\$10,000

Repair Maintenance Supplies

General Supplies - <i>Home Depot and similar vendor parts suppliers</i>	\$10,000
Equipment purchases and rentals – <i>Grainger and similar vendors</i>	\$ 5,000
Security devices <i>building lock parts and services</i>	\$ 5,000
Special projects - <i>Marlboro Street guard rail replacement planned but not budgeted</i>	\$10,000

Total: \$125,470

Building Improvements at Central Fire Station –Office Build-Out – \$25,000

The Chelsea Fire Department Deputy Chief for Administrative Affairs shares an office area with the civilian office manager outside the Chief's office. The Fire Chief has developed an office reorganization plan with Fidel Maltez to partition the general office area to afford this Deputy Chief a separate space. We can perform this work, as well as some related general improvements to the office areas at Central Fire, at a cost of \$25,000. To cover this Fire Department capital project, I recommend that we utilize some remaining funds from the Mill Hill Fire Station renovation project. If this transfer of funds is approved, the work will begin in January.

Approval for Payment of Prior Year Expenses– \$2,988.02

At times, the City is unable to effectuate payment to a vendor in the year that the goods or services are provided. In accordance with state law, Council approval is required to disburse payment from the current year department budget for the prior year obligation. The following items have been identified to date by the Chelsea School Department. The School has sufficient funds in its FY18 budget to meet these payment obligations.

Vendor	When the Cost Incurred	Amount
Town of Arlington	Tutoring for April and May 2017	375.00
Baystate Interpreters	Interpreter Services May, 2017	880.00
Glazier Clinics	Coaching Clinic Jan. 2017	459.00
Town of Arlington	Tutoring for June 2017	400.00
Barnes & Noble	Billing Date: May 11, 2017	290.68
Barnes & Noble	Billing Date: April 24, 2017	353.34
Austin Mirasolo	EMT Tests, Spring of 2017	230.00

For the reasons set forth above, I respectfully ask that the City Council approve expenditures for these projects, approve the transfer of capital funds and approve payment of prior year expenses. There is ample funding in the Stabilization Fund for these purposes. The proposed Orders are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and petitions to the Council:

A copy of a communication was received from City Clerk/Parking Clerk Jeannette Cintron White regarding the actions that were approved at the October 24, 2017 Traffic and Parking Commission meeting. A motion from Councilor A motion from Councilor Murphy to accept and file was adopted under suspension.

New Business:

The following orders were introduced by Councilor Murphy. A motion from Councilor Murphy to have all of the orders moved to a second reading under suspension was adopted.

- ORDERED, that the Chelsea City Council authorize the appropriation of \$50,000.00 from Operating Stabilization Fund #7023 to the Fiscal Year 2017 Department of Public Works – Streets and Sidewalks – Maintenance Citi-wide Account # 0142252-524600, for electrical underground wire repairs for streetlights.
- ORDERED, that the Chelsea City Council authorize the appropriation of \$20,000.00 from Operating Stabilization Fund #7023 to the Fiscal Year 2017 Department of Public Works – Streets and Sidewalks – Maintenance City-wide Account # 0142252-524600, for electrical work related to holiday light installations at select streetlight locations.
- ORDERED, that the Chelsea City Council authorize the appropriation of \$7,000.00 from Operating Stabilization Fund #7023 to the Fiscal Year 2017 Department of Public Works – Streets and Sidewalks – Street Signs Account # 0142252-546500, for holiday decorations and installation on streetlights.
- ORDERED, that the Chelsea City Council authorize the appropriation of \$61,500.00 from Operating Stabilization Fund #7023 to the Fiscal Year 2017 Department of Public Works – Streets and Sidewalks – Capital – Other Account # 0142258-587000, for the purchase and installation of street benches and related supplies.
- ORDERED, that the Chelsea City Council authorize the appropriation of \$155,000.00 from Operating Stabilization Fund #7023 to the Fiscal Year 2017 Department of Public Works – Streets and Sidewalks - Trees Account # 0142252-543600, for the purchase and installation of trees and related supplies.
- ORDERED, that the Chelsea City Council authorize the appropriation of \$59,500.00 from Operating Stabilization Fund #7023 to the Fiscal Year 2018 Capital Improvement Project, Building Improvements –City Hall, Account # 554018 58000 Capital series, for City Hall building façade repairs.
- ORDERED, that the Chelsea City Council authorize the appropriation of \$22,000.00 from Operating Stabilization Fund #7023 to the Fiscal Year 2014 Capital Improvement Project, City Hall Marble Stair Replacement, Account # 55401404-583000.
- ORDERED, that the Chelsea City Council authorize the appropriation of \$55,000.00 from Operating Stabilization Fund #7023 to the Fiscal Year 2017 Department of Public Works – Structures and Grounds - Building Maintenance Account # 0147052-524100, to provide supplemental funds for building maintenance operations.
- ORDERED, that the Chelsea City Council authorize the appropriation of \$10,470.00 from Operating Stabilization Fund #7023 to the Fiscal Year 2017 Department of Public Works – Structures and Grounds - Maintenance/Grass Account # 0147052-524600, to provide supplemental funds for lawn service operations.
- ORDERED, that the Chelsea City Council authorize the appropriation of \$30,000.00 from Operating Stabilization Fund #7023 to the Fiscal Year 2017 Department of Public Works – Structures and Grounds - Maintenance Equipment Account #

0147052-524700, to provide supplemental funds for park playground equipment replacement and fence repair services.

ORDERED, that the Chelsea City Council authorize the appropriation of \$30,000.00 from Operating Stabilization Fund #7023 to the Fiscal Year 2017 Department of Public Works – Structures and Grounds - Repair Maintenance Supplies Account # 0147052-543000, to provide supplemental funds for general parts purchases, security and locks and guard rail replacement.

ORDERED, that in accordance with M.G.L Ch. 44, Section 64, budget management procedures, whereby costs incurred in FY'17 were not paid and are owed to the vendors, and to meet this obligation funds are required from the current year FY'18 budget, that Council authorizes the expenditure of \$2,988.02 from the School Department expenditure lines to satisfy the unpaid balance from the prior year.

AN ORDER TRANSFERRING PROCEEDS OF A BORROWING THAT ARE NO LONGER NEEDED TO COMPLETE THE PROJECT FOR WHICH THEY WERE ORIGINALLY BORROWED, TO PAY COSTS OF AN ALTERNATIVE CAPITAL PROJECT, AS AUTHORIZED BY CHAPTER 44, SECTION 20 OF THE GENERAL LAWS.

Ordered: That in accordance with Chapter 44, Section 20 of the General Laws, the sum of \$70,864.00 representing an unexpended portion of the \$882,770.00 borrowed under the Fiscal Year 2010 Capital Improvement Plan for Fire Engine #3 Building Renovations Account 340910-582550 but which is no longer needed to complete that project, a portion of which is hereby transferred in the amount of \$25,000.00 for building improvements to the CIP FY'18 Building Interior Renovation - Central Fire Station– Account 554018-580000 Capital series; for office renovation, fit-out and furniture.

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

Ordered, that the City Manager provide the City Council with a copy of Russell's contract.

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

Ordered, that a Subcommittee on Conference be held to discuss potential new trash regulations.

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

Request, that the City Manager instruct DPW to attach a letter informing residents about the new trash rule that requires mattresses to be wrapped in plastic along with recommendations on where to purchase the plastic covers with their next water bill.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,



Paul G. Casino
Clerk of the Chelsea City Council