

R/Bishop
SUSPENSION

Chelsea, Massachusetts December 18, 2017

A Regular meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall 500 Broadway Chelsea, Massachusetts 02150. The following Councilors were present: Councilors Vidot, Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilor Recupero was absent. Councilor 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 Garcia and all members of the Chelsea City Council. A motion from Councilor Garcia to adopt the Resolution under suspension was adopted.

RESOLUTION

WHEREAS, on Thursday, November 30th, 2017 the Chelsea High School National Honor Society inducted its newest members in a ceremony at the Chelsea High Auditorium, and

WHEREAS, the students inducted into the National Honor Society at Chelsea High School have a GPA of 3.25 or higher and have been selected by a faculty council of 6 teachers according to their outstanding academic achievement

WHEREAS, more than just an honor roll, the National Honors Society serves to recognize those students who have demonstrated excellence in the areas of service, leadership, and character.

WHEREAS, the students prepared applications accompanied by personal statements that were reviewed by the committee for their membership. This review took place after school where the faculty council read their applications and personal statements and deliberated on their admittance. This year, 62 students applied, and 40 of those applicants were accepted. This year's inductees include 28 juniors and 12 seniors, now therefore, BE IT

RESOLVED, that I, City Councilor Judith Garcia, recognize this great scholastic achievement and altruistic service to the greater community.

The following Resolution was introduced by Councilor Cortell. A motion from Councilor Cortell to adopt under suspension was adopted.

RESOLUTION

WHEREAS, Chelsea City Council periodically takes time out to recognizes residents for noteworthy contributions they have made to our city; and

WHEREAS, resident Sharlene McLean is one such individual whose formal work as member of the Chelsea's Cultural Council and informal involvement with and participation in city events and engagement in matters, both social and of substantive significance, has, through a unique combination of passion, enthusiasm, engagement and action, distinguished herself as a stand-out contributor to our city; and

WHEREAS, said attributes were displayed and exemplified by her action and reaction to events that began mid-July, 2017, that culminated in her initiation of a remarkable, although not truly uncommon, chain of events that occurred on July 20th, and in the days following, that tell us much about Sharlene, as well as, in her words, "our community and the people who make it up" who, as individuals and entities, serve as what she dubbed, "Chelsea's hidden strength"; now therefore, BE IT

RESOLVED, that, on this, the 18th day of December, 2017, on behalf of the citizens of Chelsea, we, the members of Chelsea City Council, recognize Sharlene McLean for her commitment to bettering her neighborhood and our city, not just for those who live and work here, but also individuals who find themselves in it under less than ideal circumstances and conditions to which her consideration, kindness and empathy have and will continue to shape our community, what we stand for and, as the events of July 20th poignantly demonstrate, what it, its finest residents and our nationally recognized social service team is willing to do for those who may be in markedly more need of compassion than punitive measures.

Public Speaking:

The public speaking portion opened at 7:40 p.m. The following came forward to speak:

M. Cauly Captains Row spoke in favor of the work D.P.W. does on a daily basis. Thanked the outgoing Councilors for their service.

The public speaking portion closed at 7:44 p.m..

The minutes of the City Council meeting dated December 4, 2017 were approved at the request of Councilor Lopez under suspension.

Communications and petitions to the Council:

A copy of a communication was received from the Traffic and Parking Commission regarding the actions that were approved at the December 12, 2017 Traffic and Parking Commission meeting.

Unfinished Business:

The final version of the Condo Conversion Ordinance was introduced by Councilor Robinson. The Ordinance contains all of the amendments previously approved by the City Council. Councilor

Avellaneda moved to adopt by roll call. The roll call passed 10-0-1-0. Voting yes were Councilors Vidot, Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilor Recupero was absent.

Whereas, the need for housing that is affordable to a substantial number of Chelsea citizens is far greater than the supply; and

Whereas, this supply is decreasing as the overall housing market is inflating, and new housing developed in Chelsea tends to be higher cost than many current residents can afford; and

Whereas, Chelsea's housing stock is currently predominantly renter-occupied, but there is presently great interest in conversion of rental housing occupied by tenants to condominium units; and

Whereas, Chelsea's housing stock primarily consists of small, older, multifamily buildings that are currently comprised of rental units, but which tend to be targeted for conversion to condominium; and

Whereas, more than three-quarters of Chelsea renters are low income and nearly three-quarters of low-income renters are cost burdened, and therefore would struggle to secure alternative housing they can afford in Chelsea if the rental units they occupy were to be converted to condominium units; and

Whereas, the effects of condominium conversion cannot be addressed solely by production of new rental housing through the private market so the removal of rental units from the market must be regulated and controlled lest lower-income Chelsea residents are displaced from the city; and

Whereas, the local conditions described above constitute an acute rental housing emergency requiring local action on account of the aggravating impact of the factors set forth above.

NOW THEREFORE, be it Ordained, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended by striking out the existing Section 6-4 and replacing it with the following: Sec. 6-4. - Condominium and Cooperative conversion.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Condominium means the land or the lessee's interest in any lease of such land which is submitted to the provisions of M.G.L. c. 183A, the buildings, all other improvements and structures thereon, and all easements, rights and appurtenances belonging thereto, which have been submitted to the provisions of M.G.L. c. 183A.

Condominium unit is a unit in housing condominium as that term is defined in M.G.L. c. 183A.

Cooperative unit is a unit in a housing cooperative as set forth in M.G.L. c. 157B.

Convert or *Conversion* means the initial offer, in any manner, for the sale and transfer of title to any residential unit as one or more condominium units pursuant to an individual unit deed or, in the case of a cooperative, an individual proprietary lease.

Owner means a person who holds title in any manner to a building or housing accommodation, including without limitation a corporation, partnership or trust, and any employee, agent, servant or other representative of such owner.

Unit or *residential unit* means the room or group of rooms within a building which is used or intended for use as a residence by one household.

(b) *Purpose.* The purpose of this section is to ensure that measures are taken by property owners to notify the city of the conversion of residential rental units to condominium or cooperative units and to comply with state requirements when they do so. This notification and permitting process is to alleviate the disruption in providing city services, to aid in the determination of the appropriate assessments of properties within the city, and to ensure that condominium and cooperative owners comply with state mandated protections for tenants.

(c) *Notice of intended conversion to condominium or cooperative.*

- (1) Any person who (i) holds title to a multiple-unit rental property within the city, (ii) who intends to take title to a multiple-unit rental property within the city and convert said multiple-unit rental property to condominiums or a cooperative, as herein defined, or (iii) any person who intends to establish a condominium or cooperative within the city shall be required to send written notice by certified mail, return receipt requested, to the following city departments to be received by said city departments at least 90 days prior to the filing of a master deed with the county registry of deeds:
 - a. Office of the city clerk;
 - b. Office of the city tax collector;
 - c. Office of the city assessor;
 - d. Department of public works;
 - e. Inspectional services department;
 - f. Department of planning and development.
 - (2) This notice shall include the following information:
 - a. The property address as listed at the county registry of deeds prior to the proposed conversion;
 - b. The street address assigned by the department of public works prior to the proposed conversion as to the final number of separate condominium units which shall result;
 - c. The final number of units proposed post conversion and proposed square unit of each unit;
 - d. Name and contact information for the condominium association, if already established.
 - (3) Any person required to send notice under subsection (d)(1) of this section is required to supplement said notice, if any of the information contained in the original notice becomes inaccurate prior to the recording of any master deed or unit deed.
- (d) *Notice of intended consolidation/cancellation of condominium or cooperative.*
- (1) Any person who (i) holds title to condominium or cooperative property within the city or (ii) who intends to take title to a condominium or cooperative property within the city and convert said condominiums or cooperative from that form of ownership interest to some other form of ownership interest, including but not limited to commonly owned multiple-unit rental property, shall be required to send written notice by certified mail, return receipt requested, to the following city departments, to be received by said city departments at least 30 days prior to the filing of documentation with the county registry of deeds, cancelling or converting the form of ownership interest in the real property from condominium or cooperative to such other form of ownership:
 - a. Office of the city clerk;
 - b. Office of the city tax collector;
 - c. Office of the city assessor;
 - d. Department of public works;
 - e. Inspectional services department;
 - f. Department of planning and development.
 - (2) This notice shall include the following information:

- a. The property addresses as listed at the county registry of deeds prior to the proposed conversion;
- b. The street addresses assigned by the department of public works, including unit numbers prior to the proposed cancellation/consolidation;
- c. The final number of separately owned units proposed post-cancellation/consolidation and square footage of each unit;
- d. Title references at the county registry of deeds for all properties affected by the cancellation/consolidation.
- e. Name and contact information for the condominium association and its successor in interest.

(3) Any person required to send notice under subsection (e)(1) of this section is required to supplement said notice, if any of the information contained in the original notice becomes inaccurate prior to the recording of any documentation with the county registry of deeds.

(e) *Conversion Permit.*

(1) Any person who (i) holds title to a multiple-unit rental property within the city, (ii) who intends to take title to a multiple-unit rental property within the city and convert said multiple-unit rental property to condominiums or a cooperative, as herein defined, or (iii) any person who intends to establish a condominium or cooperative within the city shall apply to the Director of Inspectional Services for a conversion permit.

(2) The application required by subsection (f)(1) shall contain an affidavit from the person proposing to establish a condominium or cooperative swearing on pains and penalties of perjury that they have complied with the provisions of this section and with the provisions of Section 4 of Chapter 527 of the Acts of 1983. Specifically the affidavit will aver that the owner:

- 1) Has given each tenant notice of the owner's intent to file a master deed at the registry of deeds or articles of incorporation with the Secretary of the Commonwealth;
- 2) Has given each tenant notice that the tenant will have a period of time stated in the notice from the date of receipt of the notice before the tenant will be required to vacate the housing accommodation;
- 3) Has given each tenant notice that the tenant will have a period of time stated in the notice to purchase the unit occupied by the tenant on terms or conditions which are at least as favorable as those which the owner extends to the public for ninety days following the expiration of the tenant's right to purchase;
- 4) Has given each tenant notice that the owner will pay relocation expenses to the extent required by Section 4 of Chapter 527 of the laws of 1983 to any tenant choosing not to purchase their unit, except that the relocation expenses shall not exceed \$750 per tenant, or \$1,000 if the tenant is elderly, handicapped, or low or moderate income;
- 5) And has given each tenant notice that the owner will assist any elderly, handicapped, or low or moderate income tenant to find comparable rental housing within Chelsea.

(3) The owner will attach the required notices, including contact information for the tenants, to the affidavit. The period of notice required above shall be no less than the expiration of any written agreement between the owner and the tenant governing the tenant's occupancy of the housing accommodation or one year whichever is greater; except that for any tenant who is

elderly, handicapped or of low or moderate income, the period of notice shall be no less than the greater of the period of a such agreement or two years. Notwithstanding any language to the contrary in Chapter 527 of the Acts of 1983, in no situation shall the period of notice exceed two years, regardless of relocation efforts, unless expressly set forth in a written agreement between the tenant and owner. Rent increases are restricted during the notice period to the percentage increase in the Consumer Price Index (CPI) or 10%, whichever is less.

(A) A landlord must provide elderly, disabled, or low or moderate income tenants with reasonable assistance in locating accessible and comparable apartments with preference in the City of Chelsea.

- (4) The above responsibilities and notices are intended to be consistent with the requirements of Chapter 527 of the Acts of 1983. To the extent they might differ, the notices required by Chapter 527 will satisfy the requirements of this section, except as set forth in Subsection (e)(3) above.
- (5) The application shall include a plan of the proposed common areas and a parking plan.
- (6) For any building or structure with ten or fewer units which is subject to this section, the applicant shall be required to install for each unit a separate water meter to measure water usage within the individual condominium unit.
- (7) The fee for such conversion permit shall be established from time to time by the Chelsea City Council.

(f) *Inspections.*

- 1) Prior to the issuance of any Conversion Permit, the Inspectional Services Department shall make an inspection of the units to determine if they are in compliance with all applicable provisions of the State Sanitary Code, applicable regulations of the Board of Health, the State Building Code, the Fire Safety Code, the City of Chelsea Zoning Ordinances and the rules and regulations of all other regulatory agencies of the City of Chelsea.
- 2) For any building or structure with less than ten units, the Department of Public Works shall make an inspection to confirm that each unit has a separate water meter.

(g) The Director of Inspectional Services shall issue a conversion permit only after confirming that:

- (1) City departments have been properly notified of the conversion;
- (2) each unit complies with all Sanitary Code, Fire Safety Code, Building Code, the City of Chelsea Zoning Ordinance and other regulatory requirements and has a valid occupancy permit for each unit;
- (3) for buildings with ten or less units, each unit has a separate water meter; and
- (4) the owner has complied with the notice and other requirements of Chapter 527 of the Acts of 1983.

(h) *Violations; penalties.*

- (1) *Fines/penalties.* Any present or former owner of property within the city who by the terms of this section was required to comply with the provisions of this section and who fails to do so in a timely fashion shall be fined \$500.00 for each converted unit.
- (2) *Violations.* Each notice required under the provisions of this section shall constitute a separate notice. The failure to send any one of the required notices shall constitute a separate violation of this section and is subject to a separate fine or penalty. Further, any notice required to be filed

pursuant to the terms of this section which does not contain any of the content required as described in subsections (c) and (d) of this section shall be deemed not to have been sent. Each such failure to send required notice shall constitute a separate violation.

- (i) *Enforcement.* Any violation contained herein shall be deemed a criminal offense pursuant to criminal enforcement; or the city, at its sole discretion, may elect to pursue any violation of this section, non-criminally, pursuant to the provisions of section 1-8, as amended, in which instance civil tickets will be issued to the violators in accordance with the terms of this section. All fines and penalties issued pursuant to this section shall be listed on the certificate of municipal liens and shall not be removed unless and until such fines or penalties have been paid in full.
- (j) *Noncriminal disposition; designated enforcement officers.*
 - (1) If the city elects to pursue this matter pursuant to section 1-8, civil tickets will be issued to the violators by the following designated enforcement officers:
 - a. Director of public works or designee; and,
 - c. Director of inspectional services or designee.
 - (2) For the purposes of this section, the city may deem that the failure of any notice to any required recipient by any person required to provide such notice shall constitute a separate offense and shall be subject to a separate fine.
- (k) *Applicability.* The provisions of this section shall apply to all multiple-unit property, whether commercial or residential in nature, except for owner-occupied two and three family homes, provided that the owner occupant has occupied such building for more than two years. The city does not intend to regulate the form of ownership of these properties, but intends to ensure that the city has adequate notice of any newly created condominium units or cooperatives or newly cancelled or consolidated units to ensure the efficient and accurate information is available upon request, including but not limited to the accuracy of any final water and sewer bills, the accuracy of information provided on certificates of municipal liens, and to ensure compliance with state protections for tenants.
- (l) *Severability.* The provisions of this Ordinance or Section shall be severable and if any section, part, or portion hereof shall be held invalid for any reason by any court, the decision of such court shall not affect or impair any remaining section, part or portion thereof.
- (m) This Ordinance shall be effective thirty (30) days from the date of adoption.

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

WHEREAS, The City of Chelsea has worked diligently at fostering safe and welcoming public ways, for people who bicycle, drive, take public transportation, and walk; and

WHEREAS, The City of Chelsea has historically undertaken planning studies and capital improvements to enhance public infrastructure for all users; and

WHEREAS, A number of municipalities, across Massachusetts and the United States, have adopted a formal Complete Streets Policy; and

WHEREAS, Complete Streets are designed, in a context sensitive manner, to enable safe transportation for all users, emphasizing vulnerable users and compliance with the Americans with Disabilities Act (ADA); and

WHEREAS, Pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities are able to safely traverse roadways employing Complete Streets design principles; and

WHEREAS, Formalizing the City's commitment to Complete Streets will reinforce existing sustainable transportation policies, plans, and initiatives undertaken by the City

Manager, Department of Public Works, Department of Planning and Development, and Traffic and Parking Commission; and

WHEREAS, There are measurable, meaningful benefits when Complete Streets principles and practices are integrated into the planning, design, and construction of transportation infrastructure, including new construction, maintenance, reconstruction, rehabilitation, repair; and

WHEREAS, The key City departments involved in the design, construction and maintenance of transportation infrastructure are supportive of adopting a formal Complete Streets Policy, including the Department of Public Works, Department of Planning and Development, and the Traffic and Parking Commission; and

WHEREAS, MassDOT has created a new Complete Streets Program from which the City anticipates requesting up to \$50,000 in funding for the formulation of a Complete Streets Prioritization Plan, as well as funding of up to \$400,000 to municipalities for infrastructure construction;

NOW THEREFORE BE IT RESOLVED, that the City of Chelsea goes on record as endorsing and adopting the attached Complete Streets Policy, in accordance with all rules and regulations set forth by MassDOT's Complete Streets Program.

The following order was introduced by Councilor Murphy. A motion from Councilor Garcia to adopt by roll call passed 9-0-1-1. Voting yes were Councilors Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilor Recupero was absent. Councilor Vidot recused herself from voting due to a possible conflict of interest.

ORDERED, that the Chelsea City Council authorize the appropriation of \$25,425 from Operating Stabilization Fund #7023 to the Fiscal Year 2018 Department of Public Works Administration– Salaries Account # 0142151-510200 to provide for a new administrative staff position.

The following order was introduced by Councilor Murphy. Councilor Murphy requested roll call. The roll call passed 9-0-2-0. Voting yes were Councilors Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilors Vidot and Recupero were absent.

ORDERED, that the Chelsea City Council authorize the appropriation of \$45,344 from Operating Stabilization Fund #7023 to the Fiscal Year 2018 Department of Public Works – Streets and Sidewalks - Salaries Account # 0142251-510200, to provide for 2 new laborer positions.

The following order was introduced by Councilor Murphy. A motion from Councilor Murphy was made to adopt by roll call. The roll call passed 9-0-2-0. Voting yes were Councilors Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilors Vidot and Recupero were absent.

ORDERED, that the Chelsea City Council authorize the appropriation of \$31,264 from Operating Stabilization Fund #7023 to the Fiscal Year 2018 Law Department - Salaries Account # 0115151-510200, to provide for a new clerical position, and additional hours for an existing part-time clerical position.

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

ORDERED, that the Chelsea City Council authorize the appropriation of \$62,145 from Operating Stabilization Fund #7023 to the Fiscal Year 2018 Inspectional Services Department - Salaries Account # 0124051-510200, to provide for two new code enforcement positions, and reclassification of two other existing positions.

The following order was introduced by Councilor Murphy. Councilor Murphy made a motion to adopt by roll call. The roll call passed 8-1-2-0. Voting yes were Councilors Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilor Avellaneda voted no. Councilors Vidot and Recupero were absent.

ORDERED, that the Chelsea City Council authorize the appropriation of \$13,183 from Operating Stabilization Fund #7023 to the Fiscal Year 2018 Department of Public Works - Structures and Grounds - Salaries Account # 0147051-510200, to provide for part-time greeter positions in City Hall.

Second Readings:

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

Whereas, The City owns O'Neil Playground, located at the corner of Beacon and High Streets; and

Whereas, The renovation of multi-use playground facilities, such as O'Neil Playground, are a priority detailed in the City's 2010 *Open Space and Recreation Plan* and the draft version of the City's 2017 *Open Space and Recreation Plan*, which has been conditionally approved by the state and is on-going; and

Whereas, The proposed renovations of O'Neil Playground calls for the replacement of playground equipment, installation of an expanded water spray feature, replacement of rubber surfacing, reconstruction of the site's entryway with an accessible ramp and seating plaza, replacement of site utilities, and introduction of new landscaping and trees; and

Whereas, The City has applied for funding from The Executive Office of Energy and Environmental Affairs (EEA) Parkland Acquisitions and Renovations for Communities (PARC) Program (301 CMR 5.00), a reimbursable grant that the City has applied for to finance the O'Neil Playground Renovations; and

Whereas, The renovation of Highland Park has an estimated cost of \$570,000, and the grant will reimburse the City 70%, up to \$400,000, of the total project cost; and

Whereas, 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; and

- Whereas** An impending decision on funding will be made by the PARC Program by the end of the calendar year, yet the Program has requested that applicants certify the availability of full project funding, to be reimbursed, before December 31st, 2017; and
- Whereas,** the City has appropriated \$175,000 as part of the FY18 Capital Improvement Plan, to supplement anticipated PARC Program funds, based upon the City's positive historical performance in obtaining such funds; and
- Whereas,** the City Manager shall formally inform the City Council in the event that PARC Program funding is not awarded, rescinded, or unavailable; therefore
- Ordered** By this vote, the Chelsea City Council endorses the project for the receipt of PARC funds, appropriates the balance of the total project cost of \$400,000 from Operating Stabilization Fund #7023, 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.

The following re-appointments and appointments to Boards and Commissions by the City Manager were read for the second time. Individual roll calls were made. Councilor Vidot moved roll call for Bert Taverna appointment to the Chelsea Housing. Passed 10-0-1-0. Voting yes were Councilors Vidot, Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilor Recupero was absent. For appointment to the Planning Board Gladys Vega. Roll call requested by Councilor Vidot passed 10-0-1-0. Voting yes were Councilors Vidot, Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilor Recupero was absent. For re-appointment to the Planning board. Mr. Todd Taylor Roll call requested Councilor Vidot passed 7-3-1-0. Voting yes were Councilors Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, and Frank. Voting no were Councilors Vidot, Avellaneda, and Garcia. Councilor Recupero were absent. For re-appointment Mr. Olivier del Melle to the Planning Board. Roll requested by Councilor Vidot. Passed 9-1-1-0. Voting yes were Councilors Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Voting no was Councilor Vidot. Councilor Recupero was absent. For re-appointment to the Chelsea Board of Health Mr. Emmanuel Tellez. Roll call requested by Councilor Vidot passed 9-1-1-0. Voting yes were Councilors Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilor Vidot was a no. Councilor Recupero was absent. For appointment to the Chelsea Historical Commission Mr. Robert Pereira. Roll call by Councilor Vidot passed 9-1-1-0. Voting yes were Councilors Avellaneda, Tejada, Rodriguez, Recupero, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Voting no was Councilor Vidot. Councilor Recupero was absent. For re-appointment to the Traffic and Parking Commission Mr. George Pazos. Roll call by Councilor Vidot passed 9-1-1-0. Voting yes were Councilors Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilor Vidot voted no. Councilor Recupero was absent. For re-appointment to the Chelsea Cultural Council Ms. Marlene Jennings. Roll call by Councilor Vidot passed 9-1-1-0. Voting yes were Councilors Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilor Vidot was a no vote. Councilor Recupero was absent. For re-appointment to the Chelsea Licensing Commission, Mr. Mark Rossi. Councilor Vidot roll call passed 9-1-1-0. Voting yes were Councilors Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Voting no was Councilor Vidot. Councilor Recupero was absent. For re-appointment to the Chelsea Conservation Commission, Mr. Robert Lynch. Roll call by Councilor Vidot passed 9-1-1-0. Voting yes were Councilors Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank, and Garcia. Councilor Vidot voted no. Councilor Recupero was absent. For re-appointment to the Chelsea Historical Commission, Ms. Frances Mascolo. Roll call by Councilor Vidot passed 9-1-1-0. Voting yes were

Councilors Avellaneda, Tejada, Rodriguez, Cortell, Murphy, Lopez, Robinson, Frank and Garcia.
Councilor Vidot voted no. Councilor Recupero was absent.

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 Chelsea Housing Authority, Mr. Bertram T. Taverna, 148 Grove Street, Chelsea, to take the place of Mr. Thomas Standish, who is resigning effective December 31, 2017. This term expires on September 26, 2021.

For appointment to the Planning Board, Ms. Gladys Vega, 116 Clark Ave., Chelsea, to take the place of Mr. Christopher Falbo, who has moved out of the City. This new term will expire on December 15, 2020.

For re-appointment to the Planning Board, Mr. Todd Taylor, 45 Nichols Street, Chelsea, for a new three year term expiring on October 6, 2020.

For re-appointment to the Planning Board, Mr. Olivier del Melle, 60 Dudley St., Chelsea, for a new three year term expiring on October 6, 2020.

For re-appointment to the Chelsea Board of Health, Mr. Emmanuel Tellez, 188 Broadway, Apt. 9, Chelsea, for a new three year term expiring on December 17, 2020.

For appointment to the Chelsea Historical Commission, Mr. Robert Pereira, 88 Gerrish Avenue, Apt. #101, Chelsea, to take the place of Ms. Ilana Ascher, who has resigned. This term expires on November 20, 2019.

For re-appointment to the Chelsea Traffic & Parking Commission, Mr. George Pazos, 59 Union Street, Chelsea, for a new three year term expiring on December 15, 2020.

For re-appointment to the Chelsea Cultural Council, Ms. Marlene Jennings, 33 Breakwater Drive, Chelsea, for a new three year term expiring on December 15, 2020.

For re-appointment to the Chelsea Licensing Commission, Mr. Mark Rossi, 55 Clark Avenue, Chelsea, for a new three year term expiring on December 7, 2020.

For re-appointment to the Chelsea Conservation Commission, Mr. Robert Lynch, 143 Shawmut St., #3, for a new three year term expiring on December 15, 2020.

For re-appointment to the Chelsea Historical Commission, Ms. Frances Mascolo, 45 Breakwater Drive, for a new three year term expiring on November 21, 2020.

I respectfully request your approval of these appointments. I have attached resumes for the persons not already working for or on existing boards of the City.

Sincerely,
Thomas G. Ambrosino
City Manager

New Business:

The following order was introduced by Councilor Vidot and Lopez. Councilor Frank objected to the first reading.

Ordered, that pursuant to Sec. 9.5 part (d) of the City Charter, when a vacancy on a board occurs, public notice of the vacancy or pending expiration of the term shall be published in a local newspaper or circulated generally throughout the city (email, social media, etc.) to encourage civic participation.

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

Request, that the City Manager provide the City Council with a report on contracts that went to low bidders and how many of those contracts were overrun.

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

Ordered, that the Traffic and Parking Commission look into putting a stop sign on the corner of Jefferson and Franklin on both sides as it is a 3-way intersection.

The following order was introduced by Councilor Tejada. Councilor Tejada moved that the order be adopted under suspension Councilor Avellaneda amended to have City Manager contact Mass D.O.T. Adopted under suspension.

Ordered, that the City Manager instruct D.P.W. to replace the soldiers home directional sign located on the street on Webster Avenue by the home depot mall.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,



Paul G. Casino

Clerk of the Chelsea City Council