

C/B
ACCEPTED AND FILED
SUSPENSION

Chelsea, Massachusetts October 29, 2018

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, Lopez, Rodriguez, Brown, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero. Council President Vidot presided over the meeting. The meeting opened at 7:00 p.m.

Public Speaking:

The public speaking portion of the meeting opened at 7:02 p.m.

The following came forward to speak:

Maureen Cauly 150 Captains row, spoke on Water Rates and rents.

Sharlene McLean Broadway, spoke about the water rates and passing the cost to other people.

Chelsea Resident 78 Blossom Street, requested the Council not to change the vote on the water rates.

Mark Rossi 85 Clark Ave., requested the Council to reconsider.

Resident and member of the Collaborative, spoke on the Council previous vote on the water rates.

Resident High Street, Chelsea Collaborative spoke on the water bill vote.

Mr. Mezza Clyde Street, spoke in favor of the proposed 10% Water Rate reduction.

Resident Watts Street, informed the Council of Central Ave meeting November 20.

Teresa Czeripica Chelsea Resident, spoke about keeping the 10% Water rate reduction.

Mr. Perez Shurtleff Street, spoke about the Water Rate proposal.

The Public Speaking closed at 7:45 p.m.

Approval of Minutes:

The minutes of the Regular meeting of the Chelsea City Council dated October 15, 2018 were accepted at the request of Councilor Avellaneda under suspension.

Communications from the City Manager:

The following communication was received from City Manager Thomas G. Ambrosino. A motion from Councilor Tejada to send to the sub-committee on conference was adopted under suspension.

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

Re: *Fiscal Year 2019 Tax Rates*

Dear Councilors:

I am writing to request that the Chelsea City Council schedule a meeting of the Sub-Committee on Conference on Monday, November 5, 2018, or on a more convenient date soon thereafter, for the purpose of discussing the Fiscal Year 2019 tax rates. Similar to past years, my goal at that meeting is to provide a PowerPoint presentation, and then answer questions, about FY19 valuations and the tax rate.

I also ask that the City Council schedule a public hearing with the Board of Assessors on Monday, November 19, 2018 for the purpose of voting on the Minimum Residential Factor and setting of the tax rates for FY19.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Request for Appropriation of Overlay Surplus to Assessing Department*

Dear Councilors:

I am writing to request that the City Council approve a transfer of funds, totaling \$20,000, from the Overlay Surplus Account to the Assessors' Office in order to cover the costs of a pending, complex Appellate Tax Board appeal.

The Board of Assessors has determined that it has at least \$20,000 in surplus in its Overlay Reserve Account. (See attached memorandum) For your information, the Overlay Reserve Account is the account from which the Assessors pay, among other items, tax exemptions and tax refunds resulting from overvaluations. The Assessors currently have more money in the Overlay Reserve Account than is required for these payments. Pursuant to M.G.L. c. 59, §25, the Board of Assessors has authorized the transfer of \$20,000 from that Overlay Reserve Account to an Overlay Surplus Account. The Assessors are seeking to utilize this excess money to pay the costs of a pending appeal at the ATB. Utilizing the Overlay Surplus means that the City Council will not need to appropriate any new funds for this purpose.

To accomplish this end, I respectfully ask that the City Council appropriate the \$20,000 in Overlay Surplus to the Legal Services line item within the Assessors' FY19 Budget. I have attached a recommended Order for this purpose. I am happy to meet with the Finance Subcommittee for further discussion on this request.

Sincerely
Thomas G. Ambrosino
City Manager

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

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

Re: *Salvation Army Building*

Dear Councilors:

I am writing in response to the Council Order requesting consideration of a community center for the Salvation Army site.

As you know, the City's intent is to draft a Request for Proposals for redevelopment of that Salvation Army property. Work on that RFP is ongoing. It is my expectation that, in addition to development of housing on the upper floors, the City will be seeking some combination of commercial and community uses on the ground floor. We will also be exploring any and all available grants and other state and local resources to help subsidize the use of that ground floor space. However, the final design and ultimate use of the site will likely be informed by the responses we receive to our RFP.

I ask that the Council be patient for a few more months while we complete the RFP and determine the level of interest in this site.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was received from City Manager Thomas G. Ambrosino. A motion from Councilor Tejada 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 Administrative Code Section 1.12.02, I am writing to notify you of my intention to hire Ms. Alisa Leduc, 5500 N. Main Street, Fall River, Massachusetts for the position of Crime Analyst in the Chelsea Police Department and to grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01.

There was one Chelsea candidate who met the minimum requirements for the position. However, Ms. Leduc had superior skills, experience and educational achievement. A copy of Ms. Leduc's resume is attached.

In accordance with Section 1.12.02, I request that you provide me with any comments on the proposed waiver within seven days.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was received 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: *Housing Preferences*

Dear Councilors:

I am writing in response to the request that, in any housing development that secures City financial assistance, whether by way of a TIF, a direct subsidy or otherwise, the City require that Chelsea residents be given a preference for available units.

Please note that, thus far in my tenure, the City has not provided financial assistance in any form to a *housing* development. Nonetheless, you do have my commitment that, in future circumstances where the City does provide such assistance, I will require, to the extent allowed by

law, that Chelsea residents be granted a preference. (Typically, the maximum local preference allowed by law is 70% of the units.)

One final point. I do expect that, in the near future, the City will be making a request to support the redevelopment of the Chelsea Housing Authority Innes Apartments by means of a TIF. That development will include the restoration of 96 CHA units. The City will ensure that the maximum local preference allowed by law applies to that project.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was received from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson moved the communication to a second reading.

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 Youth Commission, Mr. Jose M. Palacios Teshe, 893 Broadway, Chelsea, for a term expiring on June 30, 2019. Mr. Palacios Teshe is a senior at Chelsea High School.

For appointment to the Planning Board, Ms. Mimi Rancatore, 44 Beacon St., Chelsea, for a three year term expiring in 2021.

Copies of the resumes are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

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

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway

Chelsea, Massachusetts 02150

Re: *Master Plan*

Dear Councilors:

I am writing in response to the Council Order regarding the City's progress on a Master Plan for the City.

As you may recall, the City had requested previously that, prior to commencing a Master Plan, we complete our Housing Plan, our Open Space Plan and our Municipal Harbor Plan, all of which would likely inform the Master Plan for the City. Two of those Plans are now complete. The third, the Municipal Harbor Plan, should be completed, and hopefully approved by the Commonwealth, in the first half of 2019. That will allow us the opportunity to begin work on the Master Plan sometime next year. Toward that end, we will be including at least \$200,000 in our FY20 CIP for the consultant work necessary to complete such a Plan.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and petitions to the Council:

Approximately eight E-Mails were received from Residents of the City all of which were opposed to the 10% proposal for a water rate reduction to Home Owners proposed at the last City Council Meeting. Councilor Rodriguez moved to accept and file all of the E-Mails under suspension and it was adopted.

A copy of a communication was received from the City of Chelsea's Economic Development Planner Mr. Karl Allen regarding a request for a Sub-Committee on Conference to discuss the Chelsea Creek Municipal Harbor Plan. A motion from Councilor Bishop to accept and file was adopted under suspension.

A copy of a Communication was received from Chelsea resident Cynthia Pacione regarding the Water and Sewer Discount. A motion from Councilor Robinson to accept and file was adopted under suspension.

Second Readings:

The following Appointments to Boards and Commissions introduced by City Manager Thomas G. Ambrosino were read for the second time. Councilor Brown moved to affirm the appointments by roll call. The roll call passed 11-0-0-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Brown, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero.

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 Human Rights Commission, Ms., Fatima Melara, 9 Garland Street, Chelsea, to fill the unexpired term of Marie Belen Power who has resigned. This term expires on June 30, 2019.

For appointment to the Chelsea Historical Commission, Mr. Allen Meringolo, 165 Cottage St. #402, Chelsea, for a three year term expiring in 2021.

Copies of the resumes are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

The following order objected to the first time was read for the second time, introduced by Councilor Recupero. A motion from Councilor Recupero to adopt under suspension was adopted.

Ordered, that the City Manager look into having a real statue of John Ruiz made because he was the first Hispanic heavyweight champion that came out of Chelsea and he was very proud to be from Chelsea.

New Business:

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

ORDERED, that the Chelsea City Council authorize the appropriation of \$65,668.60 as a transfer from special revenue TNC Surcharge Distribution Fund #5019 from funds distributed to Chelsea from Commonwealth Transportation Infrastructure Fund-in order to supplement the Fiscal Year 2019 DPW Streets & Sidewalk Asphalt line item---Account #0142252-546100 to be used for the purpose of roadway repair.

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

ORDERED, that a Subcommittee on Conference be held with Planning and Development to discuss Reimagining Broadway and next steps.

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

ORDERED, that a Subcommittee on Conference be held with the City Treasurer and the City Manager to discuss how to expand a 10% water discount to owner occupied condo homeowners who don't have individual water meters.

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

ORDERED, that a Subcommittee on Conference be held with the Chelsea Housing Authority and Corcoran Management to update the Council on status of the project.

The following order was introduced by Councilors Avellaneda and Robinson. Council President Vidot ruled it out of order. Councilor Avellaneda challenged the Chairs decision. On roll call the Chairs decision was overturned 5-6-0-0. Voting in favor of the rule of the Chair were Councilors Vidot, Lopez, Bishop, Tejada, and Recupero. Voting against the Chairs decision were Councilors Rodriguez, Brown, Avellaneda, Robinson, Perlatonda and Garcia. A motion was then made by Councilor Avellaneda to adopt by roll call and passed 6-5-0-0. Voting yes were Councilors Rodriguez, Brown, Tejada, Avellaneda, Robinson, and Perlatonda. Voting no were Councilors Vidot, Lopez, Bishop, Garcia and Recupero.

ORDERED, that the 10% Water & Sewer Bill Discount for owner occupied of single family multifamily, and condos with a separate water meter be repealed and that the Sub-Committee on Conference held a meeting to discuss the Water and Sewer Budget.

The following order was introduced by Councilor Avellaneda. The order was ruled out of order by the Chairperson Vidot. Councilor Avellaneda challenged the Chairs decision and requested a roll call. The chairs decision was upheld on roll call 10-1-0-0. Voting to uphold the Chairs decision were Councilors Vidot, Lopez, Rodriguez, Brown, Bishop, Tejada, Robinson, Perlatonda, Garcia, and Recupero. Voting against was Councilor Avellaneda.

ORDERED, that a Subcommittee on Conference be held with to meet with the City Clerk's Office to discuss the campaign finance filing deadline enforcement policy and the State's Office of Campaign and Political Finance findings of campaign finance law violations by the Vidot Campaign Committee.

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

ORDERED, that the City Manager look into giving CAPIC more funds because winter is approaching and more people will be in need of CAPIC'S help with fuel assistance and other services.

The following order was introduced by Councilors Recupero, Lopez, Vidot, and Bishop. A motion from Councilor Recupero to adopt under suspension was adopted.

ORDERED, that a Subcommittee on Conference be scheduled with the City Manager and the City Solicitor to discuss the process of the Administrative Code.

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

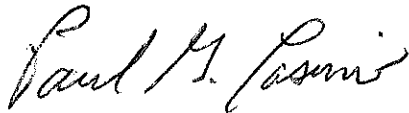
ORDERED, that a subcommittee on Conference be held with the Chelsea Police Department Community Service Division to provide an update on the hub and the downtown task force.

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

ORDERED, that the Chelsea City Council authorizes the appropriation of \$20,000 from the Overlay Surplus Account to the Assessor's Office Legal Services Account 0114152-530100.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

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

Paul G. Casino
Clerk of the Chelsea City Council