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# ACCEPTED AND FILED SUSPENSION

Chelsea, Massachusetts, November 19, 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 Recuperero. Council President Vidot presided over the meeting. The meeting opened at 7:00 p.m.

## **Public Hearing:**

The joint public hearing with the Board of Assessors regarding the FY'19 Tax Rates opened at 7:03 p.m. The following came forward to speak:

Thomas G. Ambrosino City Manager, spoke about various options the Council has before them.

The public hearing closed at 7:09 p.m.

## **Public Speaking:**

The public speaking portion opened at 7:10 p.m.

The following came forward to speak:

Manuel Teshe Chelsea High Student:, spoke about the Chelsea High School Field. Graduation possibilities and thanked the Council for showing their concerns and support.

The public speaking portion closed at 7:13 p.m.

**The minutes of the City Council Meeting dated November 5, 2018 were approved at the request of Councilor Robinson under suspension.**

## **Communications from the City Manager:**

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

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

Re: CAPIC Funding Request

Dear Councilors:

I am writing in response to the request that the City consider additional funding to CAPIC to assist with fuel assistance and other Winter needs.

Please note that the City does provide support to CAPIC for its fuel assistance efforts. Specifically, Global Oil donates to the City 1,500 gallons of oil each winter for distribution to needy families and the City residents that oil to CAPIC for distribution. Because distribution of this fuel is completely discretionary, this effort allows CAPIC to assist Chelsea families who don't always meet the stringent federal requirements for fuel assistance.

In addition, as you know, the City has other contracts with CAPIC, as part of our efforts to address substance use disorders, that allow CAPIC to provide other services to Chelsea residents during the winter.

If the City Council wishes to do more for CAPIC to supplement its existing fuel assistance program, it would require additional funding. At the moment, the only source of such funding is the Stabilization Fund. I would be happy to consider a further contract with CAPIC for additional fuel assistance using Stabilization Fund money, if that is the will of the City Council.

Yours truly,  
Thomas G. Ambrosino  
City Manager

*The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Bishop referred it to the Sub-Committee on Finance under suspension.*

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

Re: *Stabilization Fund Request for Chelsea High School Field*

Dear Councilors:

I am writing to request an appropriation from the School Capital Stabilization Account to pay for a protective mat for the new turf field at Chelsea High School. The cost is approximately \$170,000. This removable, plastic covering will allow for greater use of the field for non-sporting events, including allowing for an outdoor graduation ceremony for the Chelsea High School Class of 2019.

As you know, we are in the midst of a \$3+ million upgrade of Veteran's Field at Chelsea High School. The first phase of that project, replacement of the artificial turf and the new track, is scheduled for completion this Fall. A second phase involving lighting and restrooms will commence in the Spring.

The new turf field has an 8 year warranty. But, that warranty is voided if certain uses occur on the turf, including large static crowds, spiked heels, chairs with four legs, etc. . . , basically all but prohibiting the use of the surface for any non-sporting events. One method for eliminating this problem is to purchase a removable, protective surface for the turf, which is how the problem is handled in many

large artificial turf stadiums across the country. However, we did not budget for such a protective surface in this project.

At the request of the School Department, I am asking that the Council approve the additional funding for this protective surface. Although this product will need to be procured through the competitive bid process, the School Department did seek out a quote to get a ballpark figure. Based upon this quote, and anticipating some potential price increase for a purchase date in early 2019, we expect that an appropriation of \$170,000 should be sufficient.

The source of funding requested is School Capital Stabilization Account. This Account was specifically established for these types of School Department capital expenditures. Because Free Cash will likely not be certified until late Winter, leaving insufficient time for the City to seek an appropriation, advertise for the bid, contract with the winning bidder, allow for product manufacture and ensure delivery for graduation preparation, Free Cash is not an option here.

For the reasons set forth above, I respectfully ask that the City Council approve an appropriation of \$170,000 for the purchase of this protective surface. The proposed Order is attached.

Sincerely,  
Thomas G. Ambrosino  
City Manager

*The following communication was read 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: Fiscal Year 2019 Tax Rates

Dear Councilors:

In follow-up to my November 5, 2018 presentation on taxes and valuations, I am re-submitting for your consideration the document showing the impact of four options presented for the residential exemption. The options range from remaining at the current 27.5% to increasing the exemption to the maximum allowed 35%.

I recommend that, at its upcoming hearing on November 19, 2018, the City Council increase the residential exemption to 30%. In that case and assuming adoption of the 175% commercial and industrial property tax shift, the residential tax rate will likely be \$14.26 (pending DOR approval), and the commercial rate will be approximately \$29.15. This will result in a reduction of the average tax bill for owner-occupied condominiums, but an average tax increase of varying amounts to other owner-occupied parcels. By selecting the 30% residential exemption amount, the City Council will have the opportunity to spread the benefit of the 35% exemption limit over future fiscal years.

I have attached drafts of the appropriate Council Orders necessary to accomplish what I propose.

Sincerely,  
Thomas G. Ambrosino  
City Manager

**Communications and petitions to the Council**

A copy of a communication was read from Parking Clerk Jeannette Cintron White regarding the actions approved at the October 30, 2018 Traffic and Parking Commission meeting. A motion from Councilor Robinson to accept and file was adopted under suspension.

A late communication was read without objection from Donna Repici with regards to the Watts Street proposed development. A motion from Councilor Brown to accept and file was adopted under suspension.

**Committee Reports:**

A copy of the Performance Evaluation of City Manager Thomas G. Ambrosino was received from the Special Sub-Committee. A motion from Councilor Robinson to accept and file was adopted under suspension.

**Second readings:**

The following order was introduced by Councilor Bishop and read for the second time. A motion from Councilor Bishop for roll call failed to carry the Order 2-9-0-0. Voting yes were Councilors Vidot and Bishop. Voting no were Councilors Lopez, Rodriguez, Brown, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero.

WHEREAS, pursuant to Section 2-10 of the City of Chelsea's Charter, the City Council has the authority to establish an annual salary for its members:

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Chelsea as follows:

Amend Chapter 2-Administration-Article III Officers and Employees-Sec 2-60.

- (a) Effective upon the City Council term commencing January of the year Two Thousand and Twenty (2020), members of the City Council shall receive an annual salary of \$8,000.00

**New Business:**

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

Ordered, that a joint Subcommittee on Conference be held with City Council and School Committee with OCPF (Office of Campaign & Political Finance) to discuss proper filing methods (procedure, guidelines, filing dates) to ensure full adherence to state law.

The following order was introduced by Councilor Recupero. A motion was made by Councilor Recupero, to adopt under suspension. Councilor Avellaneda requested a roll call. Councilor Robinson tabled the order.

Ordered, that when the City Manager hires new employees, he implement the same procedure used for residential tax exemptions to prove residency for new hires.

The following order was introduced by Councilors Recupero and Lopez. A motion was made from Councilor Recupero to adopt under suspension. Councilor Avellaneda moved roll call. Councilor Bishop amended the order to implement a policy that the Construction Co. have to remove equipment from public streets. Councilor Robinson moved the order to the Sub-Committee on Conference. On roll call the Order was referred to the Sub-Committee on Conference 8-3-0-0. Voting yes were Councilors Vidot, Rodriguez, Brown, Tejada, Avellaneda, Robinson, Perlatonda, and Garcia. Voting no were Councilors Lopez, Bishop and Recupero.

Ordered, that the City Manager implement a policy where any company that does work in the City of Chelsea has to remove any equipment that is movable and has rubber tires after work hours. The equipment cannot stay in Chelsea overnight.

The following order was introduced by Councilor Recupero. Councilor moved that the order be adopted under suspension. Councilor Avellaneda moved roll call. The roll call failed and the order was defeated 2-9-0-0. Voting yes were Councilors Lopez and Recupero. Voting no were Councilors Vidot, Rodriguez, Brown, Bishop, Tejada, Avellaneda, Robinson, Perlatonda and Garcia.

Ordered, that the City Manager look into eliminating one tier out of the water system and combine the first and second tiers together.

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

Ordered, that a Special Sub-Committee be formed to finalize the existing City Manager contract and negotiate the new City Manager contract.

The following order was introduced by Councilor Vidot. A motion from Councilor Bishop to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Brown, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia and Recupero.

WHEREAS, the City Council's Employment Agreement with the City Manager calls for yearly evaluations and potential cost of living increases;

WHEREAS, the Council President created a Special Sub-Committee for the City Manager's evaluation of Councilors Vidot, Robinson, Bishop, Garcia, and Brown;

WHEREAS, the City Manager's evaluation found him good in all areas of responsibilities at the November 13, 2018 public meeting where upon the entire City Council was invited to attend;

NOW THEREFORE BE IT HEREBY ORDERED; that the City Council of Chelsea approves the evaluation presented by the Special Sub-Committee and grants a 3.0 percent cost of living increase as of July 1, 2018 to the City Manager.

The following order was introduced by all members of the City Council. A motion from Councilor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Brown, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero.

Ordered, that the Chelsea City Council adopt the Minimum Residential Tax Factor for Fiscal Year 2019, with a 1.75 commercial, industrial and personal property (CIP) shift factor.

The following order was introduced by all members of the City Council. A motion from Councilor Rodriguez to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Brown, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero.

Ordered, that the Chelsea City Council adopt a 30% Residential Exemption for Fiscal Year 2019.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

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

Paul G. Casino  
Clerk of the Chelsea City Council