

R/B

SUSPENSION

6-B

Chelsea, Massachusetts, February 5, 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.

Memoriums and celebratory resolutions

The following Resolution was received late, introduced by Councilor Avellaneda and all members of the Chelsea City Council. No objections. Councilor Avellaneda moved to adopt under suspension and it was adopted.

RESOLUTION

WHEREAS, Walk Wednesday was an initiative established in 2015 by Chelsea Community Health Leaders Grace Muwani, Inocencia Perez and Sandra Perdomo; and

WHEREAS, Walk Wednesday is a Chelsea resident based social group that meets every Wednesday at 9:00 am which aims to foster a healthy and active lifestyle while highlighting community assets and exploring every district in the Chelsea community; and

WHEREAS, Walk Wednesday participants helped raise their community standards by creating a safer walking environment one step at a time; **NOW THEREFORE,**

BE IT RESOLVED, That the Chelsea City Council and its residents recognize and thank the founders of Walk Wednesday for their commitment to Chelsea and the participants of Walk Wednesday.

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

RESOLUTION

WHEREAS, in 1926, Carter G. Woodson, the child of slave parents, established "Negro History Week" to celebrate and study the accomplishments of African Americans; and

WHEREAS, this event evolved into Black History Month in the United States, a country of African Americans; and

WHEREAS, as Carter G. Woodson valued education and believed that it was never too late to learn, it is beneficial for all Americans to continue to learn about the heritage and the experiences of all Americans; and

WHEREAS, it is through learning that we become enlightened and come to understand each other more clearly; and

WHEREAS, Lewis H. Latimer Society, Ron Robinson, The Chelsea Black Community, Joan Cromwell, and Henry Wilson continue to play a significant role in presenting Black History and Cultural Celebrations and Programming to our Community; and

WHEREAS, this year's theme for 2018 Black History Month is "Remembering the Past, Celebrating the Future" and the following programs will be presented: Latimer Society Historical Exhibit Thursday, February 1, 2018 at the City Hall Gallery 6:00-7:30 p.m., the Chelsea Historical Tour, Documentary and Discussion at Bunker Hill Community College, Art Exhibit at City Hall, Taste of Culture Cook-Off, Inter-generational Open Mic at the Senior Center, Presentation by Ron Jones on "Dr. Martin Luther King, Jr. and the Strength of Sheer Dreams" at the Senior Center, an evening of performing arts at the First Congregational Church, with the end of the month celebration honoring Chelsea trailblazers, Joanne Lee Nieves, Betty Boyd, Gerry McCue, Shaquor Sandiford of Chelsea Restoration Corp., Eastern Salt Company, Daniel Cruz and Sharon Caulfield; **NOW THEREFORE,**

BE IT RESOLVED, that the Chelsea City Council hereby recognizes February as Black History Month and wishes to thank the Lewis H. Latimer Society and Chelsea's Black Community "Remembering the Past, Celebrating the Future" for their contributions to the City of Chelsea and beyond.

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

RESOLUTION

WHEREAS, The City of Chelsea is a diverse and unified community that values the opinions of all constituents from all walks of life, both young and old; and

WHEREAS, Civic participation is essential for elected officials to be informed of their community's needs and address quality of life issues; and

WHEREAS, Dangerous weather events are becoming more frequent or severe, and posing a threat to humans and wild animals; and

WHEREAS, The 6th grade class at Excel Academy of Chelsea under the leadership of Ms. Hannah Weinstock completed a project where they wrote individual letters to elected officials to express their concerns about climate change; and

WHEREAS, The Chelsea City Council office received multiple letters from Ms. Weinstock's class suggesting eco-friendly alternatives to our current way of life; and

WHEREAS, The future leaders consisted of Michelle Caballero, Servelio Majano, Steffany Visajel, Honey Lopez, Ashley Madariaga, Victor Aguilar, Daniela Avalos, Nina Rosa, Omar Merida, Michael Reyes, and Matthew Martinez; and

WHEREAS, this class assignment empowers young people in expressing their concerns in a positive and productive manner; and

WHEREAS, As a result of this project, the seeds of leadership are being planted to create advocates for our planet and future generations; NOW THEREFORE, BE IT

RESOLVED; That we, the Members of the Chelsea City Council, on behalf of the City of Chelsea acknowledge the entire 6th grade class of Excel Academy of Chelsea, under the leadership of Hannah Weinstock, for their incredible contributions in advocating for a healthier planet for us all. Your leadership is admirable!

Public Speaking:

The public speaking portion opened at 7:20 p.m. The following came forward to speak:

Rosemarie Carlisle 109 Sagamore Ave., spoke about improving the street lighting

Amy Schlegel 36 Medford Street, spoke about the need for a pit bull ordinance after a traumatic incident with her dog and a pit bull.

Joan Cromwell 38 Addison Street, thanked the Council for recognizing Black History Month and all the work that has been done.

Henry Wilson 105 Beacon Street, also thanked the Council.

The public speaking portion closed at 7:35 p.m.

The minutes of the City Council Meeting dated January 22, 2018 were approved at the request of Councilor Garcia under suspension.

Communications from City Manager:

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

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

Re: Notice of Waiver Intent

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you that it is my intention to appoint Mr. Alexander Train, 14 Pond View Road, Canton, Massachusetts to the position of Assistant Director of Planning & Development and to grant him a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. As most of you know, Alex has been employed by the City in the Planning Department since early 2015. A copy of his 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 and presentation of the C.I.P. was received from City Manager Thomas G. Ambrosino. A motion from Councilor Tejada moved the C.I.P. to the sub-committee on conference and that the City Council schedule a public hearing. The motion was adopted under suspension.

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

Re: Capital Improvement Plan FY19-FY23

Dear Councilors:

Pursuant to my obligation under Section 5-4 of the Chelsea City Charter, I hereby submit to you my proposed Capital Improvement Plan for Fiscal Years 2019-2023. This filing will be augmented soon by a bound submission with additional supporting information.

As you will see, this comprehensive Capital Improvement Plan fully meets our commitment to invest the City's strong reserves in projects which enhance the quality of life in our City. The total investment proposed for FY18 is in excess of \$11.5 million.

Overall, this CIP-Plan is a reflection of my philosophy that a municipality with Chelsea's current level of resources has an obligation to invest heavily in capital improvements that enhance the quality of life of its residents. That is the essence of this Plan.

Some brief comments about the plan follow:

The FY19 CIP Spending Plan and Projects

The FY19 CIP calls for a total of \$11,560,855 in spending from a variety of sources, including \$4.4 million from the City's Certified Free Cash. A total of forty-nine projects are proposed for funding. This Capital Plan continues our commitment to invest in the Chelsea Public Schools. School projects proposed for the next five years include; the renovation of science labs at the Williams School Complex; targeted roof repair at the Mary C. Burke Complex; library renovations to the Mary C. Burke Complex; and field replacement at Veterans Field, Carter Park and the playgrounds at the Burke Complex.

The FY19 CIP includes significant roadway and water and sewer infrastructure improvements. There are funds proposed for major reconstruction of Maverick Street and Division Street. And, there is design money to create final plans for future infrastructure improvements to the Downtown Corridor, the Beacham/Williams Corridor, Upper Broadway and Essex Street.

There are numerous other projects in the CIP for technology upgrades, vehicle replacements, building renovations and park and open space improvements. Included among these items is acquisition of several new DPW vehicles to replace an aging fleet, funds to design a new Waterfront Park, and funds to start what I expect to be a multi-year effort to rehabilitate the Garden Cemetery.

Final Points

As I said many times, the capital needs of our City are substantial and expensive. Thankfully, the City has the reserves available to address these needs. My goal is to tackle as many of these needs as feasible in this Plan and in succeeding Capital Improvement Plans.

I do want to end with one typical caution. While I am reasonably confident in the cost estimates and timing of the projects proposed in this Plan for FY19 and FY20, the remaining years of this CIP should be viewed somewhat skeptically, more as an aspiration and general estimate than as any firm proposal. Unanticipated events over the course of the next two years will inevitably change our priorities. Additionally, reductions in revenues or higher costs in non-capital areas could reduce the resources available to undertake some projects.

In accordance with the Charter requirements, I ask that the City Council move this to a public hearing. Following that hearing and the Council's final determination on this Plan, I will prepare a recommended Order for implementation of the Plan.

I look forward to working together with you to bring the goals of this ambitious Plan to fruition.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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 Mr. James P. Sullivan, 17 Fairmount Street, Winchester, Massachusetts to the position of Assistant Assessor and to grant him a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. A copy of Mr. Sullivan's resume is attached. There were two Chelsea residents who applied for this position. Neither met the minimum qualifications for the job.

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

Communications and petitions to the Council:

A copy of a communication was received from the Traffic and Parking Commission, Jeannette Cintron White, regarding the actions approved at their January 23, 2018 meeting. A motion from Councilor Bishop to reject Item #2 and approve the rest by roll call passed 11-0-0-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Brown, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero.

A copy of a communication was received from Chelsea's GreenRoots Team regarding the Chelsea/Route 1 Viaduct Rehabilitation Project letter they submitted to the MA Department of Transportation. A motion from Councilor Garcia to accept and file was adopted under suspension.

Unfinished Business:

Councilor Rodriguez moved that the Ordinance pertaining to Marijuana Establishments be removed from the Sub-Committee on Conference to be acted upon, under suspension. No objections. Councilor Rodriguez referred the Ordinance to the Planning Board and also schedule a public hearing when the Planning Board sends their decision. Adopted under suspension.

WHEREAS, the Chelsea City Council has authority to adopt ordinances to protect the health, safety and welfare of all residents of the City of Chelsea;

WHEREAS, the City of Chelsea wishes to adopt new zoning rules to properly regulate the new recreational marijuana industry in order to ensure that this industry works to the benefit of the City's residents without adverse impacts.

NOW, therefore be it Ordained, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended and adopted as follows:

AN ORDINANCE REVISING PART II CHAPTER 34 OF THE CHELSEA CODE OF ORDINANCES TO ADD ZONING PROVISIONS ON MARIJUANA ESTABLISHMENTS

Amendment 1

That Chapter 34, Article VII Special Residential Regulations be amended by adding a new Section 34-158 Marijuana Establishments, which shall read as follows:

Section 34-158. Marijuana Establishments

(a) Purpose and Intent

The purpose of this Section is as follows:

- (1) To promote health and safety in regards to marijuana establishment regulations in the City of Chelsea;
- (2) To promote socio-economically sound and just marijuana establishment regulations in the City of Chelsea.

(b) Definitions

Independent Marijuana Testing Laboratory a laboratory that is licensed by the Cannabis Control Commission.

Marijuana Cultivator shall mean an entity licensed by the Cannabis Control Commission to cultivate, process and package marijuana, to deliver marijuana to marijuana establishments and to transfer marijuana to other marijuana establishments, but not to consumers.

Marijuana Establishment shall mean a marijuana cultivator, independent testing laboratory, marijuana product manufacturer, marijuana retailer or any other type of marijuana-related business licensed by the Cannabis Control Commission.

Marijuana Product Manufacturer, an entity licensed by the Cannabis Control Commission to obtain, manufacture, process and package marijuana and marijuana products, to deliver marijuana and marijuana products to marijuana establishments and to transfer marijuana and marijuana products to other marijuana establishments, but not to consumers.

Marijuana Retailer, an entity licensed by the Cannabis Control Commission to purchase and deliver marijuana and marijuana products from marijuana establishments and to deliver, sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers.

(c) Permitting

- (1) Prior to applying for any permits with the city, a petitioner of a Marijuana Establishment must have documentation showing they are licensed or in the process of being licensed by the Cannabis Control Commission.
 - a. Prior to the issuance of any permits by the City to a Marijuana Establishment, said Marijuana Establishment must show proof of licensure by the Cannabis Control Commission.
- (2) Marijuana Retailers are prohibited from operating between the hours of 9 PM to 9 AM.

Amendment 2

That Chapter 34, Article XIII The Table of Principal Use Regulations, Section 34-300 be amended as follows:

Principal Use	Districts													
	R1	R2	R3	BR	BR2	BH	B	SC	W	I	LI	LI2	NHR	NHC
Independent Marijuana Testing Laboratory	N	N	N	N	N	N	N	N	N	SP	N	N	N	N
Marijuana Cultivator	N	N	N	N	N	N	N	N	N	SP	N	N	N	N
Marijuana Product Manufacturer	N	N	N	N	N	N	N	N	N	SP	N	N	N	N
Marijuana Retailer	N	N	N	N	N	SP	N	SP	N	SP	N	N	N	N
Medical Marijuana Treatment Center	N	N	N	N	N	SP	N	SP	N	SP	N	N	N	N

Amendment 3

That Chapter 34, Article IX, Section 34-215(a)(3) be amended to read as follows:

- (3) Construction or expansion of a medical marijuana treatment center or dispensary, and/or Marijuana Establishment, will require a major site plan review.

Amendment 4

That Chapter 34, Article IX, Section 34-215(e)(1) be amended by creating a new subsection (g) which shall read as follows:

- (g) Marijuana Establishments are required to submit a Security and Access Plan, showing location of security cameras, all exits and entrances, card and keypad readers, any locking mechanisms, sensors and monitors.

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 \$50,000.00 from Free Cash to supplement the Fiscal Year 2018 DPW Streets and Sidewalks Division – Maintenance Citywide, Account 0142252 – 524600 for Improved Broadway Lighting.

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 \$30,000.00

from Free Cash to supplement the Fiscal Year 2018 DPW Streets and Sidewalks Division – Street Signs, Account 0142252 – 546500 for New Welcoming and Neighborhood Signage.

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 \$17,744.00 from Free Cash to supplement the Fiscal Year 2018 DPW Streets and Sidewalks Division – Maintenance Citywide, Account 0142252 – 524600 for Pole Removal at Broadway/Williams.

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 \$35,000.00 from Free Cash to supplement the Fiscal Year 2018 MIS – Contract Services, Account 0115552 – 530600 for Data Reporting/Transparency Software – OpenGov.

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 \$10,000.00 from Free Cash to supplement the Fiscal Year 2018 DPW Streets and Sidewalks Division – Pest Control, Account 0142252 – 571000 for Rodent Control.

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 making utility companies, when they dig up the streets, to fix them up right away or pay for the work to be done correctly, because they charge the taxpayers of our City a delivery charge, which should cover the cost of maintain/fixing up the problems they create. It shouldn't fall on the taxpayers of our city.

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

Request, that the City Manager inform the City Council as to how many grants are now in use so as to pay for salaries for City Employees, when they will expire and when will the City be expected to supplement the money needed.

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

Request, that the Traffic and Parking Commission install a “Stop” sign at the corner of Essex St. and Shawmut, coming up from Marginal.

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

Request, that the Traffic and Parking Commission install a “Slow Down, Children” sign between Lynn St. extension and Highland.

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

Request, that a Subcommittee on Conference be scheduled to discuss the potential of the City Manager reducing people’s estimated water bills from 50% to 75% because the contract with White Water hasn’t provided the parts to rectify the situation and people shouldn’t have to pay in late payments if it’s not their doing.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Paul G. Casino
Clerk of the Chelsea City Council