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JUN - 4 2018

ACCEPTED AND FILED
SUSPENSION

Chelsea, Massachusetts 02150, May 21, 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, Robinson, Perlatonda, and Recuperero. Councilor Avellaneda arrived at 7:02 p.m. Councilors Tejada and Garcia were absent. Council President Vidot presided over the meeting. The meeting opened at 7:00 p.m.

Police Department Swearing-Ceremony

The two new officers that were sworn in were Joseph Barker-Santiago and Danielson Goncalves.

Public Hearing on the Off-Street Parking Requirements Zoning Ordinance

Opened at 7:15 p.m. The following came forward to speak:

Roman Pucko P.A.V., spoke about proper enforcement and the need for parking slots.

Neighborhood Development Representative, opposed the proposed ordinance

Barbara Richards 7 Hooper Street, opposed the proposal stating that there are no places to park right now.

Richard Cuthie Chamber of Commerce, opposed the proposal. It will hurt future development.

City Manager Thomas G. Ambrosino, opposed the proposal.

City Council President Vidot continued the hearing until June 25th City Council Meeting due to the fact a letter from the Planning Board on a decision was not received.

Public Speaking:

The public speaking opened at 7:36 p.m.

Barbera Richards 7 Hooper Street, need to clean up under the bridge at Webster Avenue and help homeless people.

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

The minutes of the City Council Meeting dated May 7, 2018 were approved at the request of Councilor Perlatonda under suspension.

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

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

Re: *Independent Audits*

Dear Councilors:

Attached you will find copies of the following audit documents prepared by the City's independent auditor CliftonLarsonAllen LLP. The documents are:

1. the Comprehensive Annual Financial Report for Fiscal Year ended June 30, 2017;
2. the GAO and OMB Reports;
3. the Report on Chelsea Retirement System; and
4. the Management Letter.

Representatives from CliftonLarsonAllen are prepared to discuss these documents at a public meeting on a date convenient to the City Council.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Lopez 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 that it is my intention to appoint Ms. Donna Rowe, 27 Stone Street, Saugus, Massachusetts to the position of Accounts Payable/Payroll Specialist and to grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. A copy of her 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.

Please be advised that the City did offer this position to two Chelsea residents before making this selection. Both Chelsea residents declined.

Sincerely,
Thomas G. Ambrosino
City Manager

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

The Honorable Chelsea City Council
Chelsea City Hall

500 Broadway
Chelsea, Massachusetts 02150

Re: *Requested Approval for 99 Year Lease for Silver Line Greenway*

Dear Councilors:

As you may be aware, as part of the Silver Line Project, the Commonwealth constructed a shared use path that runs adjacent to the busway from Chestnut St. to Eastern Avenue. The shared use path will be utilized by both bikes and pedestrians. This so-called "Greenway" will be enhanced aesthetically by the City over the course of the next year with an open space grant provided to the City by the Executive Office of Energy and Environmental Affairs' Gateway Cities Parks Program. That work is scheduled to begin in July of 2018 and should be completed by June 30, 2019.

Although the City pressed hard for the construction of the Greenway and has agreed to operate and maintain it, the land actually remains under the ownership of the MBTA. The City will utilize the space pursuant to a 99 Year Lease from the MBTA. (A copy of the proposed Lease is attached.)

A Lease of this length requires City Council approval. Accordingly, I ask that you formally vote that approval. (A copy of the recommended Order is also attached.) The terms of this Lease have been reviewed by the City Solicitor and are acceptable to the City.

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: *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. Steven S. Ohm, 150 River's Edge Drive, #160, Medford, Massachusetts as a part-time guitar instructor at the Chelsea Community Schools 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. Ohm's resume is attached.

This is a 4 hour per week position for 8 weeks per session. There were only 3 applicants for this position, none of whom were Chelsea residents.

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 read from City Manager Thomas G. Ambrosino. A motion from Councilor Perlatonda to accept and file was adopted under suspension.

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

Re: *Grant Funded Positions*

Dear Councilors:

Pursuant to a recent Council Order, I have attached for your review a breakdown of all current grant funded positions in the City budget. The spreadsheet identifies the portion of salary funded by grant as well as the grant expiration date.

Sincerely,
Thomas G Ambrosino
City Manager

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

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

Re: *Empty Lot at Bellingham and Willow Streets*

Dear Councilors:

I am writing in response to the Council Order concerning the vacant lot at the intersection of Bellingham and Willow Streets.

As some of you know, that lot was the site of a former residential property that was destroyed by fire on December 24, 2010. At present, the foundation still exists. But, there has been no construction activity since the fire. In July of 2014, subsequent to the fire, ISD denied an application to construct a four family dwelling due to dimensional deficiencies. The owner never sought zoning relief from the Zoning Board of Appeals.

For vacant land such as this, the City has limited ability to create changes. As long as the vacant land is not unkempt or overgrown with vegetation, there are no Code violations. And, a City has no legal authority to force a property owner to develop vacant land.

I concede that vacant lots such as this can be eyesores, especially ones with remnant foundations. However, unless the City Council is interested in acquiring the property by eminent domain for some public purpose – such as the development of affordable housing – there is very little the City can do to expedite development on this parcel.

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: *Salary Schedule*

Dear Councilors:

At your request, I have attached for your review the list of all employees with salaries in connection with the FY19 Budget.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read 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: *Transfer Request for Remaining Shurtleff Street Work*

Dear Councilors:

I am writing to request that the City Council approve a financial transfer that will allow the DPW to complete the remaining street and sidewalk work on the Shurtleff St. Project. Again, this is a situation that does not involve any appropriation of new funds. The monies requested were previously authorized and are being repurposed to this project. The total amount of the requested transfer is \$147,204.45.

Last Summer, the City commenced work on the comprehensive rehabilitation of Shurtleff St., including new water, sewer and drainage work. The underground work is now complete. What remains is sidewalk and final paving work.

Unfortunately, there were some unforeseen site conditions and changes requested by the City that increased the price for this project. Specifically, the contractor was directed by the City to repair a water main at the Chester Avenue intersection and replace a connecting sewer line at the Central Avenue intersection, neither of which were part of the original scope of work. The City also decided at the conclusion of the last construction season to provide for full curb to curb overlay paving to ensure the

street survived the Winter rather than the trench paving outlined in the original contract documents. All of these items added cost to the original bid price.

The total amount needed to complete this Shurtleff St. project is \$147,204.45. There are funds remaining in the FY17 Clark/Crescent/Tudor/Lawrence Utility Project to cover this cost. I ask that the City Council vote to repurpose these funds to the Shurtleff St. Project.

A copy of the recommended Order for this transfer is attached. I will appear before the Finance Subcommittee with DPW representatives to answer any questions that you have about this work.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read 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: *Trash Barrel Purchase*

Dear Councilors:

I am writing to request that the City Council consider the acquisition of new, heavy duty trash barrels for all of our residents. The cost of this initiative is \$468,600. Funds are available from Free Cash.

As we all know, the City has been plagued for many years by an increasing rodent infestation problem. Despite the City's best efforts, including a comprehensive and expensive free baiting program for residents, we are not making much progress reducing the rodent population.

One means for assisting in this effort is to ensure that every resident has a sturdy, rodent resistant trash barrel. Most municipalities have accomplished this by purchasing such barrels for its residents. I would like to do the same here in Chelsea.

Specifically, the proposed program is for the City to purchase, for each residential unit that is part of the City's solid waste disposal program, one 64 gallon solid waste disposal barrel that is covered and rodent resistant, including a residue that discourages rats. With the distribution of these new barrels, the City may be able to substantially minimize, and perhaps eventually eliminate entirely, the orange bag program. Instead of placing garbage in orange bags, all garbage will be placed in these standard, City-issued covered containers. On a case by case basis, the City can consider distribution of more than one container for those units whose occupants truly need more than one trash barrel. The details of how that will work logistically can be worked out in the future. For now, the City will merely purchase some extra barrels, a total of 9,000. Based upon recent quotes, the City believes it can acquire these barrels at a cost of \$468,600.

I do believe that the City will realize significant benefits from the purchase of these barrels. The use for trash of a standard, heavy duty container with a lid throughout the City should favorably impact our litter problem. It may also help to mitigate the rodent infestations plaguing certain of our neighborhoods.

At one point, I was prepared to recommend that the City also purchase a similar 64 gallon bin for all residents for recycling in order to boost our recycling tonnage. Unfortunately, over the past six months, there has been a dramatic change in the recycling marketplace due to new restrictions placed on recycling by China, the major destination point for most U.S. recycling. Because of these new restrictions, the U.S. recycling market has basically collapsed, leaving vendors with few places to dispose of recycling, and dramatically increasing the cost of such disposal. It is no longer cost effective to increase recycling in a municipality. In fact, at this point, recycling disposal costs far exceed the cost of solid waste disposal at RESCO. So, at least for now, and unless and until this recycling market substantially rebounds, the City will not be in position to implement any program that may increase recycling.

Accordingly, I recommend that the City proceed only with the purchase of these new barrels. If the Council approves, I anticipate that the barrels will be delivered to residents sometime in the Fall of 2018. In the interim, I will be working with the DPW and the Board of Health to make any necessary changes to our Solid Waste Regulations and to publicize them appropriately.

I have prepared a recommended Order for your consideration. I am prepared to meet in Subcommittee along with DPW representatives to discuss this request further.

Sincerely
Thomas G. Ambrosino
City Manager

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

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

Re: *Extension of the Downtown Urban Initiative – “Chelsea Prospers”*

Dear Councilors:

I am writing to request that the City Council extend funding for the Downtown Urban Initiative Program for an additional two years. The total proposed cost of this additional two year effort is \$468,000. Funds are available from Free Cash.

As some of you recall, the Downtown Urban Initiative was launched back in the late Spring of 2016 with an initial investment from Free Cash of \$272,500.00. The goal of the effort was to enhance Bellingham Square and the Business Corridor so that it would become a more appealing place to stroll, shop and dine for residents, workers and visitors. It was intended to compliment the major infrastructure investment in the Downtown.

The original program budget contained three major components. The first was the hiring of our Downtown Coordinator. That has been accomplished with the hiring of Downtown Coordinator Mimi Graney. Her position is now funded in the Planning Dept. Budget. The second component was the façade improvement program. Although that program has not yet launched, Ms. Graney has been working on the design guidelines, and we expect to make some awards starting in FY19. The third component of the Initiative was technical, marketing and general business assistance to the retailers in the Downtown. Certain of those programs have commenced, and more are planned.

I believe that Ms. Graney's efforts have been extremely helpful to our desire to revitalize the Downtown. I would like to provide sufficient funding for the program to continue during FY19, FY20 and beyond. Ms. Graney anticipates that a robust program of business assistance, façade and signage improvements, space activation, including public art, and community events – a total package of Downtown support branded as “Chelsea Prospers” -- will cost approximately \$200,000+ each year. A specific breakdown of the proposed budget for the next two years is attached.

I respectfully ask that the City Council support this Initiative so that we can continue the good progress made in our Downtown. I have attached a recommended Order. I will be happy to meet with the Council in Subcommittee, along with Ms. Graney, to answer any questions.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read 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: *Transfer Requests for City-Wide Water/Sewer/Drainage Master Plan*

Dear Councilors:

I am writing to request that the City Council approve financial transfers that will allow the DPW to proceed with a major planning project. There is no appropriation of new funds involved in this effort. It merely requires a repurposing of available monies.

Under the direction of our new Asst. DPW Director Lou Mammolette, who now oversees all water, sewer and drainage utility work for the City, the DPW desires to undertake a comprehensive analysis of our existing water, sewer and drainage systems. The goal is to map, model and fully analyze the systems to enable the DPW to design properly future infrastructure, particularly in areas of the City where we still need to separate existing combined sewer/drainage systems.

The comprehensive work that the DPW wishes to accomplish is set forth in detail in the attached proposal from Asst. Director Mammolette. As you will see, the cost of this work is estimated at

approximately \$855,000. There is money available for this entire scope of work in existing accounts. But, some transfers are required.

First, there is \$535,000 in an existing FY18 CIP Large Sewer and Drain Cleaning Project which the DPW would now like to defer and redefine. That original project was intended solely to fund the cleaning and inspection of two large pipe segments in the City: 2,400 linear feet of the 72 inch brick sewer on Broadway built in 1871; and 6,000 linear feet of 96 inch corrugated metal drain on Spruce Street built in the 1960. It is Asst. Director Mammolette's opinion that cleaning and analysis of these structures is premature until the more comprehensive work of pipeline investigations, data collection and survey work outlined in his proposal is complete. It is possible that, upon completion of that more comprehensive modeling, some portions of these pipes and culverts might be abandoned or replaced, thereby rendering cleanup and disposal costs unnecessary.

Second, there is an additional \$331,055.71 available in the FY18 CIP for Stockton Street Sewer Replacement. That project, originally expected to cost \$380,000, was completed for far less than originally budgeted. Rather than separately bid this work, the City saved significant money by having the City performing roadway and utility work around the New Clark Avenue Middle School on Clark, Crescent, Lawrence and Tudor.

The total of these two transfers from existing projects, if approved, is \$866,055.71. The DPW believes this will be sufficient to complete the necessary comprehensive assessment.

For the above reasons, I respectfully ask that the City Council approve these requested transfers. The recommended Orders are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read 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: *Capital Improvement Plan Analysis*

Dear Councilors:

At the City Council's request, the City has completed a financial analysis of outstanding capital projects approved in the past decade since FY11. Attached you will find an annotated spreadsheet that details the status of each of the projects and identifies where funds are still available.

Please note that we have not included capital projects that were funded by the Operating Budget, by Chapter 90 Funds or by specific grants. The reason is that those projects never have, and cannot have, surpluses. All operating budget funds unspent at the close of a fiscal year revert to the bottom line and resurface, if at all, as Free Cash. Chapter 90 is a state reimbursement program. The City only receives

money for its actual costs once work is completed. And, direct grants only pay for a specific project. If for some reason a grant project comes in under budget, the grant is reduced accordingly.

As you will see from the attached spreadsheet, there are some projects that are completed and are identified as having available funds. Other projects, including some with large balances, are either ongoing or the funds already have been identified for re-purposing to another project.

This spreadsheet does not include projects that predate FY11. To the best of our knowledge, those dated projects are completed with immaterial balances. But, there remains the need for final accounting reconciliations.

I will be available to answer any questions about this spreadsheet.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read 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: *Transfer Requests for Chapter 90 Program and Veterans Field*

Dear Councilors:

I am writing with some of the last of the capital project transfer requests. These two requests seek to transfer capital funds from completed projects to: 1.) buttress our 2018 Chapter 90 roadway and sidewalk program; and 2.) supplement our existing funds for the Veterans Field reconstruction.

Chapter 90 Program

Last Summer, the City completed two major roadway projects: the resurfacing of Garfield Avenue from Washington Avenue to Revere Beach Parkway; and the installation of new streets and sidewalks on Suffolk Street from Shawmut to Highland Streets. Both projects were identified as capital projects on the FY17 Capital Improvement Plan and funded with Free Cash. However, at the end of the day, the City did not utilize any of its Free Cash for these projects. Instead, both projects were fully reimbursed by the Commonwealth through the Chapter 90 program. As a result, surplus funds are available in both project accounts.

I would like to utilize this available FY17 roadway funding for our 2018 street and sidewalk program. As you know from my April 30, 2018 letter to the City Council, we have a very robust and aggressive street and sidewalk program planned for this construction season. I want to make certain that we have adequate funding to complete the entire list, cognizant that unforeseen conditions to increase costs often arise on these roadway projects. Accordingly, I would like to transfer the total amount remaining in the Garfield Avenue and Suffolk Street capital projects to the appropriate DPW roadway

improvements line item. If there are any surplus funds available when all these streets are complete, we will utilize the funds for future roadway and sidewalk construction.

Veterans Field

The City is in the process of a major reconstruction of Veterans Field behind Chelsea High School, including the installation of new artificial turf, new lighting, a new track, new seating and restroom facilities. The project has been funded thus far in two phases within our Capital Improvement Program. The first phase was funded in the FY18 CIP, mostly with General Obligation Bonds. The second phase is funded in the FY19 Capital Plan, again with bond funds.

This Spring, the City bid the first phase of work. The low bid came in almost \$500,000 above our estimated costs. Because it is essential for School Department athletic scheduling to move forward with the project this Summer, and because we do not want to reduce the scope of work any further than already designed, we wish to award the contract to the low bidder. The City can cover the overage by a combination of available School Dept. funds and available funds in three capital projects with surplus funds: the FY16 Chelsea High School Gym Project (\$175,000); the FY16 ELC Boiler Project (\$81,114.03); and the FY17 ELC Security Desk Project (\$24,981). I ask the City Council to approve transfers of these available funds so that we can award the contract and commence work on Phase I of the Veterans Field project this Summer.

I have attached recommended Orders for these requested transfers for your convenience. I am available to meet with the Finance Subcommittee to discuss these matters at any time.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and petitions to the Council:

A copy of a communication was received from City/Parking Clerk Jeannette Cintron White regarding the actions that were approved at the May 8, 2018 Traffic and Parking Commission Meeting. A motion from Councilor Robinson to accept and file was adopted under suspension.

Unfinished Business

A motion from Councilor Brown to remove the C.I.P. Loan Order and the Resolution pertaining to the CIP FY19 to the floor from Unfinished Business to be acted upon under suspension. There were no objections. Councilor Brown then moved to adopt the CIP Loan Order for FY19 by roll call passed 9-0-2-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Brown, Bishop, Avellaneda, Robinson, Perlatonda, and Recupero. Councilors Tejada and Garcia were absent.

City of Chelsea, Massachusetts Fiscal Year 2019 Capital Improvement Program Loan Order

BE IT ORDERED: That the various capital projects and equipment purchases shown under the heading of Grant Funding on the Schedule attached hereto (the "Schedule"), and consisting of:

Miscellaneous Grants (\$687,000) and Chapter 90 (\$596,000), for a total of \$1,283,000, shall be undertaken and financed by grants or other funds as shown on the Schedule, such grants to be expended under the direction of the City Manager and that the City Manager or his designee is hereby authorized to apply for, accept and expend any state or federal grants that are or may become available for these purposes; and

That the total sum of \$4,625,000 be and hereby is appropriated to pay the costs of various capital projects and equipment purchases, shown on the Schedule under the headings; General Obligation Bonds, (\$1,740,000); Sewer Fund Borrowing (\$1,910,000); and Water Fund Borrowing (\$975,000), including the payment of any and all design, engineering, construction and installation costs associated therewith, and for the payment of all other costs incidental and related thereto; and that the Treasurer, with the approval of the City Manager, is hereby authorized to borrow the sum of \$4,625,000 under and pursuant to Chapter 44, Sections 7 and 8, of the General Laws, as amended, Chapter 44A of the General Laws, as amended or pursuant to any other enabling authority and to issue bonds or notes of the City therefor; and

That the sum of \$4,481,159 be and hereby is appropriated from Free Cash to pay the costs of various capital projects purchases, shown on the Schedule under the heading, Free Cash (\$4,481,159); and

That the sum of \$525,000 be and hereby is appropriated from the School Capital Stabilization to pay the costs of various capital project purchases named as the Chelsea Middle School Science Lab Renovation Project and the William Middle School Boiler Replacement Project on the Schedule under the heading, School Stabilization, with said funds to be available upon approval of the Loan Order; and

ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith. Any premium received upon the sale of any bonds or notes approved by this Loan Order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this Loan Order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Council Brown moved to adopt the Resolution for the CIP by roll call. The roll call passed 9-0-2-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Brown, Bishop, Avellaneda, Robinson, Perlatonda, and Recupero. Councilors Tejada and Garcia were absent.

WHEREAS, The City Charter requires the annual adoption of a five year Capital Improvement Program; and

WHEREAS, A Capital Improvement Program is an integral component of the City's financial planning and a cornerstone for our quality of life, both of which foster the economic development necessary to expand our tax base and sustain the life of the community; and

WHEREAS, A Capital Improvement Program is necessary for the maintenance and improvement of the City's infrastructure, possible only in conjunction with long term financial planning; and

WHEREAS, A Capital Improvement Program reduces on-going maintenance costs and the high cost of emergency repair work; and

WHEREAS, In this year, 2018, We, the City Council of the City of Chelsea, have now before us the twenty-first such capital improvement program, and hereby accept the submission of this capital improvements program as provided for in Section 5-4 of the City Charter, no other requirements being provided by ordinance; and

WHEREAS, Adoption of the Capital Improvement Program prior to submission of the operating budget assists the City Manager in carrying out his duties, as the impact of the capital budget expenditures for the on-coming fiscal year are reflected in the annual operating budget; and

WHEREAS, This Capital Improvements Program for fiscal years 2019-2023, includes projects for the maintenance and improvement of the City roadways, water, sewer and drainage systems, roadways and sidewalks, transportation, public buildings and facilities, parks and open space, public safety projects, and general equipment; and

WHEREAS, In accordance with section 5-4 C of the City Charter a public hearing was held on May 7, 2018, prior public notice having been properly given.

NOW THEREFORE,

BE IT RESOLVED, The City Council having reviewed the Chelsea's Capital Improvement Program, 2019-2023, recognizes the hard work and continuing effort put into this document by City Officials, and does hereby adopt this Program.

Councilor Recupero requested that the Ordinance pertaining to Residency Requirement be removed from unfinished Business to be acted upon under suspension. No objections. Councilor Recupero then moved to adopt the Ordinance by roll call. The roll call passed 6-3-2-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Bishop, Perlatonda, and Recupero. Voting no were Councilors Brown, Avellaneda, and Robinson. Councilors Tejada and Garcia were absent.

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 apply a requirement of residency for new hires to the Chelsea Police Department and the Chelsea Fire Department; and

WHEREAS, the Council believes that adoption of this residency requirement will strengthen the bonds between residents and its public safety departments.

NOW, therefore be it Ordained, that Chapter 2, Article III of the Revised Code of Ordinances of the City of Chelsea as amended, be further amended by adopting a new Section 2-61 which shall read as follows:

Section 2-61. Residency for Chelsea Police Department and Chelsea Fire Department Civil Service Employees.

(a) Notwithstanding any Administrative Order to the contrary, all police and fire department civil service personnel hired after April 1, 2018 who live in Chelsea at the time of hire shall maintain residency in the City of Chelsea for a period of five years from the date of hire. Any employee who fails to maintain such residency during this period shall be subject to immediate termination.

(b) For any police or fire civil service employee hired after April 1, 2018 who, at the time of hiring pursuant to civil service rules, is not at such time a resident of the City of Chelsea, such employee shall have six months in which to relocate to Chelsea. For such employees, the five year period of residency shall commence on the date of relocation to Chelsea. Any such employee who fails to relocate to Chelsea

within this initial six month period, or fails to maintain such residency during the ensuing five years, shall be subject to immediate termination.

(c) The City Council may grant a waiver from these residency provisions. Such waiver shall be allowed only upon petition by the police or fire employee. A two-thirds affirmative vote of the City Council shall be required to approve any such waiver.

This provision shall take effect on April 1, 2018.

Second Readings:

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

ORDERED, That the Chelsea City Council authorizes the appropriation of \$100,000 from Fund Balance Reserved for Overlay Surplus Account #01/322000 to the Assessors Department FY 2019 Appraisal Services Account 0114152-53100 to fund the FY20 revaluation.

The following appointments to Boards and Commissions were read for the second time. Councilor Robinson moved that all of the appointments with the exception of Michael A. Mason Jr. be affirmed by roll call. The roll call passed 8-0-3-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Bishop, Avellaneda, Robinson, Perlatonda, and Recupero. Councilors Brown, Tejada, and Garcia.

Licensing Commission Ms. Jazmin Valentin, 26 Willard St. Chel. Three Year Term
Chelsea Retirement Board Cheryl Watson Fisher 100 Boatswain Way Chel. Three year term.
Posthumous appointment Honorary Member Chelsea Planning Board Ms. Courtney Rose Hickson formerly of Chelsea.

Councilor Robinson then moved to grant the waiver for Mr. Michael Mason to the Community Schools for a three year term, by roll call. The roll call passed 8-0-3-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Bishop, Avellaneda, Robinson, Perlatonda, and Recupero. Councilors Brown, Tejada, and Garcia were absent.

New Business:

The following 7 Orders were introduced by Councilor Bishop Chairman of the Finance Committee. A motion from Councilor Bishop moved the orders to a second reading under suspension. Each order handled separately.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$45,000.00 from Free Cash to the FY2018 Elder Affairs, Contract Services Expense Account #0154152-530600 for the Senior Transportation Pilot.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$20,000.00 from Free Cash to the FY2018 DPW Structures and Grounds, Building Maintenance Expense Account #0147052-524100 for elevator repairs in City Hall.

- ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$25,000.00 from Free Cash to the FY2018 DPW Structures and Grounds, Capital, Building Improvement Expense Account #0147058-583000 for CPD Server Room HVAC Installation.
- ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$100,000.00 from Free Cash to the FY2018 DPW Structures and Grounds, Building Maintenance Expense Account #0147052-524100 for HVAC contract services repairs.
- ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$40,000.00 from Free Cash to the FY2018 DPW Structures and Grounds, Repair Maintenance Supplies Expense Account #0147052-543000 for miscellaneous building repairs at CPD, Senior Center and City Hall.
- ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$50,000.00 from Water Enterprise Fund Retained Earnings #60104-499900 to the FY2018 Water Enterprise, Capital Expense Infrastructure Account #601058-584500 for Emergency Water Line Repairs.
- ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$30,000.00 from Free Cash to the FY2018 DPW Street and Sidewalks, Signage Expense Account #0142252-546500 for banner program.

The following Order was introduced by Councilor Vidot and Avellaneda. A motion from Councilor Avellaneda to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Vidot, Lopez, Rodriguez, Brown, Bishop, Avellaneda, Robinson, Perlatonda, and Recuperero. Councilor Tejada and Garcia were absent.

Be It hereby ORDERED by the City Council of the City of Chelsea, as follows:
That the City Manager is hereby authorized to execute a lease with the Massachusetts Bay Transportation Authority (MBTA) for use of the Greenway next to the new Silver Line in Chelsea.
Be It Further ORDERED that the City Manager may reasonably vary the form and substance of the proposed lease, as necessary, in order to facilitate reaching a final agreement to be executed.

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

Ordered, that the City Manager give the Council the water rate that the City of Chelsea pays to the MWRA and provide a list of comparison rates of other cities.

The following order was introduced by Councilor Recuperero. A motion from Councilor was made to adopt by roll call. Councilor Avellaneda objected to the first reading.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHELSEA, as follows, that the City of Chelsea's Code of Ordinances be amended by adding the following ordinance:

The Chelsea Code of Ordinances Chapter 14, Article XI is hereby added as follows:

Amend Sec. 14-422. – Exemptions (a) (1) in its entirety to read as follows:

(a) The provisions of this article shall not apply to residential yard sales; provided that:

(1) Only five such yard sales shall occur per year on a single parcel of land but not for consecutive weeks;

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

Ordered, that the Traffic and Parking Commission look into limiting the amount of residential parking stickers sold to non-residents.

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

Ordered, that a Subcommittee on Conference be held with the City Manager to address FY19 BUDGET questions or concerns.

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

Ordered, that the Traffic and Parking Commission look into getting rid of the cement pillars that are in front of the handicap ramp near Planning and Development in order to create additional handicap parking.

The following order was introduced by Councilor Bishop. Councilor Bishop moved the order to a second reading under suspension. Councilor Lopez added that a Conference be held.

ORDERED, that the Chelsea City Council authorize the appropriation of \$468,000.00 From Free Cash to the Fiscal Year 2018 Planning & Development Account 303055-30600.

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

AN ORDER TRANFERING PROCEEDS OF A BORROWING THAT ARE NO LONGER NEEDED TO COMPLETE THE PRIJECT 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 \$147,204.45 representing the unexpended portion of the \$1,914,794.00 borrowed under the Fiscal Year 2017 Capital Improvement Plan for sewer infrastructure improvements-Tudor/Clark Utility Project-Sewer Bond-Account 55451720-584502, but which is no longer needed to complete that project is hereby transferred in the amount of \$147,204.45 for sewer improvements to the FY16 Shurtleff Street Sewer-Account 55451609-584503.

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 authorize the appropriation of \$468,600.00 From Free Cash to the Fiscal Year 2018 DPW Solid Waste Division-Supplies Account 0143052-54000 series for Trash Containers.

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

AN ORDER TRANSFERING 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 \$535,000 borrowed under the Fiscal Year 2018 Capital Improvement Plan for sewer infrastructure improvements-Large Sewer and Drain Cleaning Project 55451826 but which has not been undertaken and no liability remains outstanding and unpaid is hereby abandoned discontinued and funds transferred in the amount of \$535,000.00 for sewer infrastructure improvements to the FY18 City-Wide W/S/D Utility Master Plan-Account #6000580000 series Sewer Enterprise Fund.

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

AN ORDER TRANSFERING 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 \$331,055.77 representing the unexpended portion of the \$380,000.00 borrowed under the Fiscal Year 2018 Capital Improvement Plan for sewer infrastructure improvements-Stockton Sewer Replacement Project-Sewer Bond-Account 55451829-584500, and a balance remains after the completion of the project for which the loan was authorized which is no longer needed to complete that project, is hereby transferred in the amount of \$331,055.77 for sewer improvements to the FY18 City-Wide W/S/D Utility Master Plan-Account #6000580000 series, Sewer Enterprise Fund.

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

AN ORDER TRANSFERING 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 \$136,000 borrowed under the Fiscal Year 2017 Capital Improvement Plan for Garfield Ave Roadway Improvement Project 55401714-584500 but which has not been undertaken and no liability remains outstanding and unpaid is hereby abandoned/discontinued and funds transferred in the amount of \$136,000.00 for Road Improvements-DPW Streets and Sidewalks, Account #0142258-583100.

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

AN ORDER TRANSFERING 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 \$186,000 borrowed under the Fiscal Year 2017 Capital Improvement Plan for Suffolk Street Roadway Improvement Project 55401715-584500 but which has not been undertaken and no liability remains outstanding and unpaid is hereby abandoned/discontinued and funds transferred in the amount of \$186,000.00 for Road Improvements-DPW Streets and Sidewalks, Account #0142258-583100.

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

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 \$175,000 borrowed under the Fiscal Year 2016 Capital Improvement Plan CHS Gym Lighting Project 55401604-58300, Building Improvements, but which has not been undertaken and no liability remains outstanding and unpaid is hereby abandoned/discontinued and funds transferred in the amount of \$175,000.00 for FY'18 Veterans Field Project-Account #55401814-584500.

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

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 \$81,114.03 representing the unexpended portion of the \$150,000.00 borrowed under the Fiscal Year 2016 Capital Improvement Plan for CPS Early Learning Center School Boiler Replacement Project Account 55401605-583000, and a balance remains after the completion of the project for which the loan was authorized which is no longer needed to complete that project, is hereby transferred in the amount of \$81,114.03 for FY'18 Veterans Field Project-Account #55401814-584500.

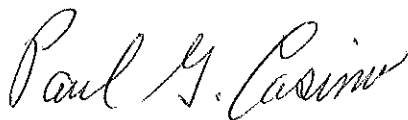
The following order was introduced by Councilor Bishop. A motion from Councilor Bishop moved the order to a second reading under suspension.

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 \$24,981 representing the unexpended portion of the \$200,000.00 borrowed under the Fiscal Year 2017 Capital Improvement Plan for CPS Early Learning Center School Security Desk Project Account 55401706-583000, and a balance remains after the completion of the project for which the loan was authorized which is no longer needed to complete that project, is hereby transferred in the amount of \$24,981 for FY'18 Veterans Field Project-Account #55401814-584000.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,



Paul G. Casino
Clerk of the Chelsea City Council