

J/P
**SUSPENSION
ACCEPTED AND FILED**

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

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

RESOLUTION

- WHEREAS,** Courtney Rose Hickson purchased a home and moved to Chelsea on July 1, 2015, and
- WHEREAS,** Courtney immediately immersed herself into Chelsea's social fabric by getting to know her neighbors and fellow Chelsea residents, involving herself with social groups such as Chel-yea, and non-profits such as GreenRoots, and
- WHEREAS,** Courtney possessed a sense of fairness and a passion for social justice causes that drove her to participate in Chelsea civic matters and advocate for quality of life issues, and
- WHEREAS,** Courtney was a member of the Massachusetts Bar Association and shared her love for the law with Chelsea youth by volunteering as an instructor at the Chelsea Community Schools Future Lawyers Club, and
- WHEREAS,** Courtney was an enthusiastic supporter of local businesses, and they in return were as enthusiastic in supporting her fundraising efforts benefitting the Endometriosis Foundation, through which she raised in excess of ten-thousand dollars, and
- WHEREAS,** Courtney had been recommended for the Planning Board and had held an unsurprising successful interview with Chelsea Planning Department Staff the morning of Wednesday, February 7, 2018 with one of her responses being "I'm going to vote my conscience on things. I have no issue being a lone vote if I think that is what is best for Chelsea", and
- WHEREAS,** young Courtney Rose Hickson, age 36 of Chelsea, MA and formerly of Rye, NH passed away suddenly in an automobile accident that same evening, and
- WHEREAS,** it was the intent of the City Manager to appoint Courtney Rose Hickson to the Chelsea Planning Board, therefore let it be
- RESOLVED,** in light of Ms. Hickson's display of civic participation, passion for social justice and volunteerism to the sick and our children, that the Chelsea City Council warm heartedly and deservedly confirm her posthumously the status of Honorary Planning Board member.

Public Hearing:

The public hearing on the CIP FY'19-FY'23 opened at 7:17 p.m. Thomas G. Ambrosino City Manager spoke in favor of the CIP.

The public hearing closed at 7:19 p.m.

Public speaking:

The public speaking portion opened at 7:20 p.m., no one came forward and it closed at 7:21 p.m.

The minutes of the City Council meeting dated April 23, 2018 were approved at the request of Councilor Garcia under suspension.

Communications from City Manager:

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Garcia 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. Kati Sawyer, 24 Flint Street, Somerville, Massachusetts as a part-time instructor for Chelsea Community Schools 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 Ms. Sawyer's resume is attached. As you can see, Ms. Sawyer is a teacher in the Chelsea Public School System.

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 Bishop to wave the reading accept and file and have it LOT was adopted under suspension.

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

Re: *Request for Appropriation of Overlay Surplus for Revaluation Costs*

Dear Councilors:

I am writing to request that the City Council approve an appropriation of funds, totaling \$100,000, from the Overlay Surplus Account to the Assessors' Office in order to cover the cost of the FY20 Revaluation. This FY20 Revaluation is the required comprehensive revaluation of the City that DOR mandates every five years. Because this cost will not be repeated in the FY20 Budget, nor in any future budget until FY24, I am proposing that we pay it from this one time source rather than appropriate it in our FY19 Operating Budget. (Even though this payment is for the **FY20** Revaluation, the actual work for that Revaluation commences *at the beginning of 2019 during Fiscal Year 2019*. That is when the money is required.)

The Board of Assessors has determined that it has this required \$100,000 in surplus in its Overlay Reserve Account. (See attached documents) As you know, 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 \$100,000 from that Overlay Reserve Account to an Overlay Surplus Account. The City Council is now required to appropriate this amount to a specific line item.

To accomplish the goal of using this money for the FY20 revaluation, I respectfully ask that the City Council appropriate the \$100,000 in Overlay Surplus to the Appraisal Services line item within the Assessors' 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 read from City Manager Thomas G. Ambrosino. A motion from Councilor Garcia to accept and file was adopted under suspension.

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

Re: *Street Reconstruction Work*

Dear Councilors:

I have received some recent City Council Orders regarding the reconstruction of streets, specifically Pearl St. and Ellsworth St. This is probably an opportune time to update you on the list of streets and street segments scheduled for reconstruction in this upcoming construction season (May – Nov., 2018).

Attached you will find an email from DPW Director Bert Taverna dated April 3, 2018 which identifies all of the streets we expect to reconstruct this year. These streets will be addressed through a combination of funding (Chapter 90 and otherwise) from both FY18 and FY19. Other than the exceptions specifically noted by the Director, the reconstruction of a street will include sidewalk work. As you will see, Ellsworth St. is included on this list. However, Pearl St. is not part of this year's efforts.

At the request of the City Council, I did review the stretch of Pearl St. from Hawthorne St. to Congress Ave. I agree the street does require reconstruction. But, because we have no further funds available for additional work this season, I will schedule this work on Pearl St. for the 2019 construction season. It will likely include only isolated sidewalk work. Many areas of the concrete sidewalk in that stretch of Pearl St. are in good condition.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson moved the order to the Sub-Committee under suspension.

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

Re: *Matching Share of Massachusetts Gaming Commission Grant*

Dear Councilors:

I am writing to request that the City Council have a further Financial Subcommittee meeting and make a determination regarding the City's participation in the Metro North Regional Employment Board's grant application to the Massachusetts Gaming Commission for workforce development funds. The Massachusetts Gaming Commission will likely render a decision on this grant in the next month. The Metro North REB wishes to know beforehand whether Chelsea will take part.

As you may recall, I have proposed that the City join in this grant proposal with other surrounding communities to access funds that would assist Chelsea residents in preparing for jobs in the casino industry. To take part in this grant, the City's required contribution is \$50,000. The money is available from Free Cash.

A representative from the Metro North REB is prepared to attend a further Finance Subcommittee meeting. Representatives from The Neighborhood Developers and The Chelsea Collaborative are also prepared to attend to discuss how funds from this year's grant have been expended on Chelsea residents. Among those three entities, the Council should be able to secure answers to any questions that they have in order to make an informed decision about joining the second year of this grant.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Avellaneda moved it to a second reading under suspension.

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 Licensing Commission, Ms. Jazmin Valentin, 26 Willard St., Chelsea, for a three year term expiring in 2021.

For appointment to the Community Schools Advisory Board, Mr. Michael A. Mason, Jr., 167 Kennedy Drive, Malden, Massachusetts, for a three year term expiring in 2021. I ask that the Council waive the residency requirement for Mr. Mason.

For appointment to the Chelsea Retirement Board pursuant to M.G.L. c. 32, §20(4)(b), Ms. Cheryl Watson Fisher, 100 Boatswains Way, Apt. 408, Chelsea, for a three year term expiring in 2021.

And, for a posthumous appointment as an Honorary Member of the Chelsea Planning Board, Ms. Courtney Rose Hickson, formerly of Chelsea, for an indefinite term.

I respectfully request your approval of these appointments. I have attached resumes for all the new appointees.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. Councilor Bishop moved to wave the reading and refer the communication to the Sub-Committee on Finance under suspension.

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

Re: *Requests for Funding*

Dear Councilors:

I am writing to request City Council consideration of seven financial appropriations from Free Cash which will advance important projects for the City. The total amount of these requests is \$310,000. We have sufficient Free Cash available to fund all of these proposals. Each is described separately below.

I also have several other larger Free Cash requests on which I am working. Those will be submitted to the City Council within the next month.

Senior Transportation Pilot -- \$45,000

Since I started my tenure as City Manager, I have had interest in trying to establish a transportation program for seniors. Many other municipalities offer some measure of transportation, and I have heard from more than a few seniors in this community expressing disappointment about the lack of this amenity.

This year, I requested Elder Affairs Director Tracy Nowicki to explore some outsourcing options for transportation that we might try as a pilot to gauge interest and effectiveness. We decided to start small with a program that would provide transportation to and from the Senior Center for those who live at certain of the senior complexes in the City: 14 Bloomingdale, 260 Clark, 5 Admirals Way, 150 Captains Row, 154 Pearl Street. The service would be available 3 days per week.

After seeking quotes, Ms. Nowicki is confident that we could secure this service from a reputable transportation vendor for approximately \$45,000 annually. I would like to pilot this program with Free Cash for Fiscal Year 2019. We can evaluate this pilot next Spring and then make the determination as to whether to permanently fund this program, or some expanded program, in our annual budget.

City Hall Elevator -- \$20,000

I would like to do a comprehensive repair of the City Hall elevator as soon as possible. We are all aware of the problems with the elevator in this building. Some of us have been victims of its poor service. Each time the elevator gets stuck, the Fire Department must respond and forcibly open the doors to rescue occupants. This inevitably results in costly damage that must be repaired on an emergency basis. The DPW has sought advice about the problems and has been advised that the solution is a full "modernization" of the elevator's component parts. The cost of this effort is estimated to be \$20,000. I ask that this be approved.

Police Station IT Server Room -- \$25,000

The City has been having significant problems with the cooling of the Police Dept. IT server room for several years. The comprehensive fix to this problem involves installation of a new chiller for the Police Station. That installation is actually fully funded by Free Cash in the City's proposed FY19 Capital Improvement Plan.

However, after investigating the most recent problems in the server room, the DPW has determined that, in addition to the chiller replacement, some further HVAC work will be necessary to fully remedy the heating problems. Specifically, the DPW would like to install a separate ductless cooling unit that would be tied to emergency power. This additional work is not funded in the CIP. The cost is \$25,000.

Miscellaneous HVAC Repairs -- \$100,000

The DPW would also like to accomplish some expensive but miscellaneous HVAC repairs in other municipal buildings. The DPW anticipates that if this maintenance is further deferred, it may result in serious problems, particularly later this Summer when buildings start calling for significant cooled air. The DPW estimates that the cost for this work is approximately \$100,000.

Miscellaneous Building Repairs -- \$40,000

The DPW is also seeking funds to address deferred building maintenance issues outside of the HVAC area. Among the maintenance items the DPW would like to accomplish within the next few months are: repair of electrical safety issues inside the cellblocks of the Police Dept.; replacement of the grating at the City Hall basement entrance near the School Dept. offices; replacement of the corroded gas pipe at the Senior Center; and completion of the roof repairs to City Hall. The total estimated cost for this work is \$40,000.

Emergency Water Line Repairs -- \$50,000

The DPW wishes to replenish its budget for emergency water line repairs. The City has already exhausted this line item due to several large water breaks this year. We will need additional funds in the event any new breaks occur before the end of the fiscal year, and those inevitably do occur. The requested amount is \$50,000.

Banner Program -- \$30,000

I would like to further our efforts to beautify the City by expanding the existing banner program. As you know, the City installs banners on certain of its streetlight poles throughout the City, similar to programs in many other communities. However, at this time, the City only has two types of banners – the old National League of Cities banner and some Holiday banners. I would like to buy new banners, rotate banners with different designs and content at least 3-4 times each year, and expand the number of streetlight poles that carry such banners. The cost of this expansion program is estimated to be \$30,000.

I have attached recommended Orders for all of these requests. I am available to discuss these proposals in more detail at an upcoming Finance Subcommittee meeting.

Sincerely
Thomas G. Ambrosino
City Manager

The following communication cover letter to the FY19 Budget was received from City Manager Thomas G. Ambrosino Councilor Bishop moved it to the Sub-Committee on Conference under suspension.

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

Re: *FY19 Budget*

Dear Councilors:

Enclosed you will find my proposed Fiscal Year 2019 Budget. The Budget funds City expenditures at \$82,989,177 and School Dept. expenditures at \$91,200,000, for a total budget of \$174,189,177. This is approximately \$9.75 million more than FY18, a 5.9% increase.

Like all budgets, this FY19 Budget is a policy statement, reflecting priorities that I have identified repeatedly over the past three years: investment in our schools; investment in our infrastructure; and investment in our residents.

The FY19 Budget continues our strong support of the Chelsea Public Schools. Although Chapter 70 funding increased by over \$3 million this year, much of that increase was offset by Charter School Tuition costs, which rose by almost \$2.6 million. As a result, the City is providing additional financial assistance to buttress the School Department's \$91.2 million budget. Even with this, the School Department has had to make many difficult budget decisions. Any further reduction to that the School Department budget will cause significant harm to the education of our students.

The FY19 Budget also continues support for our revitalization of the Downtown Business District, including full funding of the Downtown Coordinator, the Police walking patrols, the wrap-around Navigator services, the Youth Navigator program and the Healthy Streets' anti-prostitution effort. The FY19 Budget also includes a small increase in funding for Summer Jobs and some additional funding for our growing Recreation & Cultural Affairs Division.

There are two (2) new positions proposed in this FY19 Budget that have not been previously identified and funded by the City Council. Both are in the DPW: a Junior Engineer and a Water Meter Reader. The engineer will help us provide better oversight of the myriad of capital improvement projects we expect to undertake pursuant to our robust capital improvement plan. Over time, this position will likely save us money currently spent on outside engineering costs. The meter reader will help us address

a backlog of customer service issues with our aging water meters. We are committed to replacing these meters over the course of the next few years.

Although the FY19 Budget is up by \$9.7 million over last year, the bulk of this increase is generated by just a handful of line items. As noted above, the School Department accounts for \$3.65 million of this increase, and Charter School Tuition payments add another \$2.58 million. Other line items with large increases are ones over which the City has little control, such as retirement costs (+\$634,714), group health insurance costs (+\$335,108) and solid waste disposal (+\$123,073).

The FY19 Budget includes full funding for collectively bargained salary increases for all unions with signed contracts as well as identical raises for our small contingent of non-union employees. I've also included in this budget reserve monies to fund the eventual resolution of ongoing negotiations with the two Police unions.

Similar to FY18, the FY19 Budget contains a relatively modest structural deficit. The \$798,919 shortfall is a manageable amount given our strong reserves. We will rely upon Free Cash to cover this deficit.

I will be available to answer any questions that the City Council has on the FY19 Budget at its upcoming subcommittee meetings.

Sincerely,
Thomas G. Ambrosino
City Manger

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 April 24, 2018 Traffic and Parking Commission Meeting. A motion from Councilor Robinson to accept and file was adopted under suspension.

A copy of a communication was received from Councilor At-Large Leo Robinson regarding a New Ordinance Chapter 13 Section 156-Inclusionary Housing. A motion from Councilor Robinson moved the communication to the Sub-Committee on Conference under suspension.

A copy of a communication was received from the City/PARKING Clerk Jeannette Cintron White regarding Elections-Polling Locations. A motion from Councilor Brown to accept and file was adopted under suspension.

Unfinished Business:

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

Ordered, that pursuant to Mass. General Laws c. 54&34 the City of Chelsea City Council approves the discontinuance of the Optech Eagle IIIPE PRECINCT TABULATOR AS A VOTING MACHINE FOR USE IN City and State elections.

The following order was introduced by Councilor Vidot. Councilor Garcia moved to adopt by roll call. The roll call passed 10-0-1-0. Voting yes were Councilor Vidot, Rodriguez, Brown, Bishop, Tejada, Avellaneda, Robinson, Perlatonda, Garcia, and Recupero. Councilor Lopez was absent.

Ordered, that pursuant to Mass. General Laws c. 54&34 the City of Chelsea City Council hereby approves the use of DS200 precinct scanner and tabulators as voting machines in all primaries, preliminary elections and elections of the Commonwealth.

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 \$100,000 from Fund Balance Reserved for Overlay Surplus Account #01/322000 to the Assessors Department FY19 Appraisal Services Account 0114152-531100 to fund the FY20 revaluation.

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

Request, that a Subcommittee on Conference be scheduled with the City Manager and the City Solicitor to discuss City contracts for construction projects being awarded.

The following order was introduced by Councilor Vidot. A motion from Councilor Vidot moved the order to the Sub-Committee on Conference under suspension.

Ordered, that a sub-committee on Conference be held to discuss amending our existing Inclusionary Zoning Ordinance.

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

Ordered, that the City Manager provide attendance records from members of existing boards and commissions to City Council for the past year.

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

Request, that a Subcommittee be scheduled with Planning and Development and the Affordable Housing Trust Fund Board to work on formulating a plan to deal with the City's housing concerns.

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

Request, that ISD give an update on the empty lot located on the corner of Bellingham and Willow Street.

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

Request, that the Traffic and Parking commission consider changing the resident parking hours on the left-side of Third Street to accommodate the parking needs of seniors who live across the street.

The following order was introduced by Councilor Perlatonda. A motion rom Councilor Perlatonda to adopt under suspension.

Request, that the City Manager have DPW look into putting 2 temporary rubber speed bumps on Clinton Street One by Washburn Ave. and the other by Lisa Lane

The following order was introduced by Councilor Bishop and all members of the City Council. A motion from Councilor Bishop waved the reading and L.O.T. to the next scheduled meeting.

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.

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson referred it to the Sub-Committee on Conference under suspension.

WHEREAS, It is the express purpose of municipal zoning to promote the health, safety, and general welfare of the inhabitants of the City of Chelsea.

WHEREAS, A specific objective of the City of Chelsea's Zoning Ordinance states the need to encourage the most appropriate use of land throughout the City of Chelsea, and

WHEREAS, The City Council has received numerous complaint from residents about the affordability standards in the inclusionary outlined in the City's zoning ordinance which doesn't allow most residents to live in new developments;

WHEREAS, The amendment to Chapter 34, Article VII, Sec. 156-Inclusionary Housing of the City of Chelsea Zoning Ordinance applies affordability to Chelsea standards and not the metro Boston area;

NOW, THEREFORE BE IT ORDERED,

That the following petition for the adoption of an amendment to Chapter 34, Article VII, Section 34-156 Inclusionary Housing of the City of Chelsea Zoning Ordinance be reviewed and that a public hearing be scheduled on June 25,2018 to discuss the proposed zoning amendments pursuant to Mass. Gen. Laws c. 40A.

BE IT FURTHER ORDERED,

That the petition be forwarded to the Chelsea Planning Board for a recommendation of the Zoning Amendment pursuant to Mass. Gen. Laws c. 40A.

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

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

Paul G. Casino
Clerk of the Chelsea City Council