



# Chelsea City Council

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## Agenda for City Council Meeting of May 6, 2019 7:00 P.M.

- 1) Pledge of Allegiance.
- 2) Calling the roll of members.
- 3) Memoriums and celebratory resolutions.
- 4) Public Hearings:
  - a) Public Hearing on the Capital Improvement Plan FY'20-FY'24.
  - b) Public Hearing on the Proposed Provision on Zoning Amendments to properly regulate improvements to business districts, including but not limited to outdoor cafes, signage and façade improvements.
  - c) Public Hearing on the Proposed Provision on Zoning Amendments to Short-Term Rentals.
  - d) Public Hearing on the Proposed Provision on Zoning Amendments to Inclusionary Housing.
- 5) Public Speaking.
- 6) Approval of Minutes:
  - a) Regular meeting minutes of April 22, 2019.
- 7) Communications from the City Manager.
  - a) Communication received from City Manager Ambrosino regarding the OPEB Trust Agreement.
  - b) Communication received from City Manager Ambrosino regarding a Revised Vacant Building Ordinance.
  - c) Communication received from City Manager Ambrosino regarding Independent Audits.
  - d) Communication received from City Manager Ambrosino regarding Statutory Vote to Negotiate Group Health Plan Design Changes.
  - e) Communication received from City Manager Ambrosino regarding the Creation of the Chelsea Scholarship Committee.
  - f) Communication received from City Manager Ambrosino regarding the FY'20 Budget.
- 8) Communications and petitions to the Council.

- a) Communication received from John DePriest, Director of Planning and Development, regarding revisions to two sets of amendments: Amendments to Section 34-109 Signs and Illuminations, and Amendments to eight separate sections of the Zoning Ordinance (Section 34-241; Section 34, 300; Section 34-27(f); Section 34-52; Section 34-78; Section 34-106, subsection (a), (d)(6), and (h)(1); Section 34-110(m); and the Table of Dimensional Regulations).
  - b) Communication received from the Public Employee Committee for Chelsea employees regarding a summary to consider during deliberations about whether to adopt Chapter 32B, Section 21-35.
  - c) Communication received from Traffic and Parking Clerk Jeannette Cintron White, regarding the actions approved at the April 2, 2019 Traffic and Parking Commission meeting.
  - d) Communication received from Ms. Barbara J. Flood regarding Retirees Health Insurance.
- 9) Committee Reports.
- 10) Unfinished Business.
- a) Order introduced by Councilors Recupero, Lopez, Tejada, and Vidot with regards to street cleanings being limited to the same amount of time in every street.
  - b) Order introduced by Councilor Brown regarding the appropriation of funds in the amount of \$545,000.00 from Free Cash to the FY2019 Police Dept. Salaries Account #0121051-510200.
  - c) Order introduced by Councilor Brown regarding the appropriation of funds in the amount of \$225,000.00 from Free Cash to the Bunker Hill Community College Scholarship Program Expense Account #7400-578080 to provide tuition funding for Chelsea High School graduates.
  - d) Order introduced by Councilor Brown regarding the appropriation of funds in the amount of \$50,000.00 from Free Cash to the FY2019 Elder Affairs, Contract Services Expense Account #0154152-530600 for the Senior Transportation program.
  - e) Order introduced by Councilor Brown regarding the appropriation of funds in the amount of \$410,328.00 from Free Cash to the O'Neil Playground PARC 22 Fund, Construction Account #55161899-584500.
  - f) Order introduced by Councilor Brown regarding the appropriation of funds in the amount of \$82,000.00 from Free Cash to the FY2019 Buildings and Grounds, Maintenance Equipment Expense Account #0147052-524700.
  - g) Order introduced by Councilor Brown regarding the appropriation of funds in the amount of \$100,000.00 from Free Cash to the FY2019 Planning and Development, Contract Services Expense Account #0117552-530600.
  - h) Order introduced by Councilor Brown regarding the appropriation of funds in the amount of \$7,000.00 from Free Cash to the FY2019 Solid Waste, Public Works Programs Expense Account #0143052-570000.
  - i) Order introduced by Councilor Brown regarding the appropriation of funds in the amount of \$300,000.00 from Free Cash to the FY2019 Capital Projects Account Group #554019 series.

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- j) (In Conference) Ordinance introduced by Councilor Vidot with regards to Revising Part II Chapter 34 of the Chelsea Code of Ordinances to Add Zoning Provisions to Section 34-109 Signs and Illuminations.
  - k) (In Conference) Ordinance introduced by Councilor Vidot with regards to Revising Part II Chapter 34 of the Chelsea Code of Ordinances to Add Zoning Provisions to Section 34-241; Section 34, 300; Section 34-106, subsections (a), (d)(6), and (h)(1); Section 34-110(m); and Table of Dimensional Regulations.
  - l) (In Conference) Ordinance introduced by Councilor Vidot with regards to Revising Part II Chapter 14 of the Chelsea Code of Ordinances to Add a New Section 14-91 on Outdoor Café and Dining Areas.
  - m) (In Conference) Ordinance introduced by Councilor Vidot with regards to Revising Part II Chapter 34 of the Chelsea Code of Ordinances to Add Zoning Provisions on Short Term Rentals.
  - n) (In Conference) Ordinance introduced by Councilor Vidot with regards to Revising Part II Chapter 6 of the Chelsea Code of Ordinances to Add a New Section on Short Term Rentals.
  - o) (In Conference) Order introduced by Councilor Vidot with regards to accepting the provisions of Subsection (b) of Section 3D of Chapter 64G of the Massachusetts General Laws and imposing upon an Operator of a Short-Term Rental an additional community impact fee of three percent (3%) of the total amount of rent for each transfer of occupancy in a Short-Term Rental Unit that is located within a two-family or three-family dwelling that includes the Operator's primary residence.
  - p) (In Conference) Ordinance introduced by Councilor Robinson with regards to amending Section 34-156, Inclusionary Housing, of Chapter 34, Article VII of the Revised Code of Ordinances.
  - q) (In Conference) Ordinance introduced by Councilor Vidot with regards to Adding a New Section 6-1, Regulation of Vacant Buildings, of Chapter 6 to the Chelsea Code of Ordinances.
- 11) Second Readings.
- 12) New Business.
- a) Order introduced by Councilor Brown with regards to the Capital Improvement Program Loan Order Fiscal Year 2020.
  - b) Order introduced by Councilor Vidot with regards to electing to engage in the process to change health insurance benefits under M.G.L. c. 32B, Section 21-23.
  - c) Order introduced by Councilor Vidot regarding the provisions of M.G.L. c.32B, Section 20 to establish a Other Post-Employment Benefits Liability Trust Fund to meet the current and future liabilities of the City for group health insurance benefits for retirees and their dependents and to create a Declaration of Trust for such Fund with the Treasurer as the sole Trustee.
  - d) Order introduced by Councilor Vidot regarding M.G.L. c. 32B, Section 20(d), the Chelsea City Council accepts and approves the City of Chelsea Other Post-

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Employment Benefits ("OPEB") Trust Agreement dated April 24, 2019 executed by the City Treasurer.

- e) Order introduced by Councilor Recupero and Councilor Avellaneda with regards to the City Manager preparing a request for the City Council to establish a Chelsea homeowner soundproofing program fund account that would receive 50% of all money from Massport as part of its mitigation payment to Chelsea.
  - f) Order introduced by Councilor Recupero and Councilor Avellaneda regarding the City Manager having the Department of Planning and Development prepare for approval by the City Council of Chelsea, a homeowner soundproofing program that would provide funding for installing and soundproofing of windows and doors and a soundproofing room to homeowner occupied homes impacted by Logan Airport air traffic.
  - g) Order introduced by Councilor Bishop regarding the City Manager be requested to instruct DPW to consider adding the following streets for repaving this year: Lambert Ave., Wesley St., and Hooton Way.
  - h) Order introduced by Councilor Bishop regarding the City Manager being requested to instruct DPW to replace missing "no left turn" sign on Adams Street at Garfield Ave., paint a right turn only arrow on Adams Street and install a removable barrier on Garfield Ave. to prevent left turn at that location.
  - i) Order introduced by Councilor Bishop with regards to scheduling a Subcommittee on Conference with the City Manager to discuss available "Free Cash."
- 13) Public Announcements.

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