



# Chelsea City Council

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CITY CLERK'S OFFICE

## Agenda for City Council Meeting of June 17, 2019 7:00 P.M.

- 1) Pledge of Allegiance.
- 2) Calling the roll of members.
- 3) Memoriums and celebratory resolutions.
  - a) Celebratory Resolution introduced by Councilor Lopez and All Members of the Chelsea City Council recognizing the Chelsea Soldiers' Home Honor Guard for their service to the country and respect for their fellow service members.
  - b) Celebratory Resolution introduced by Councilor Avellaneda and All Members of the Chelsea City Council wishing Deb Antonelli a happy retirement in honor of the thirty years of service and dedication to the veteran men and women residing and treated at the Chelsea Soldier's Home.
- 4) Public Speaking.
- 5) Approval of Minutes:
  - a) Regular meeting minutes of June 3, 2019.
- 6) Communications from the City Manager.
  - a) Communication received from City Manager Ambrosino regarding the Surrounding Community Agreement with Encore Casino.
  - b) Communication received from City Manager Ambrosino regarding Ordinance Changes.
  - c) Communication received from City Manager Ambrosino regarding Short-Term Rental Local Option Community Impact Fee.
  - d) Communication received from City Manager Ambrosino regarding Request for Conflict of Interest Law Exemption.
  - e) Communication received from City Manager Ambrosino regarding Salvation Army RFP.
  - f) Communication received from City Manager Ambrosino regarding Parking Recommendations.
  - g) Communication received from City Manager Ambrosino regarding Water & Sewer Rates.
- 7) Communications and petitions to the Council.
  - a) Communication received from City/Parking Clerk Jeannette Cintron White regarding the actions approved at the June 4, 2019 Traffic and Parking Commission meeting.

- 8) Committee Reports.
- 9) Unfinished Business.

- a) (In Conference) Order introduced by Councilor Brown regarding the City Manager renegotiating the existing Surrounding Community Agreement with Wynn, MA LLC by specifically seeking to redirect \$100,000 of the \$225,000 annual roadway payment set forth in Paragraph 5.2.B of the said Agreement and instead to use such \$100,000 annual funding for the purpose of workforce development to prepare Chelsea residents for work in the casino or to backfill jobs in other industries, such as the hospitality industry, that will be impacted by the casino.
- b) (In Conference) Order introduced by Councilor Vidot regarding the City of Chelsea accepting 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.
- c) (In Conference) Order introduced by Councilor Vidot regarding the acceptance and approval of the City of Chelsea Other Post-Employment Benefits (“OPEB”) Trust Agreement dated April 24, 2019 executed by the City Treasurer.
- d) (In Conference) Order introduced by Councilor Brown regarding the appropriation of the FY2020 Community Preservation Committee Operating Budget.
- e) (In Conference) Order introduced by Councilor Brown regarding the appropriations from the FY2019 Community Preservation Fund for CPA Projects: \$50,000 for Project CP19-01 Civil War Monument; \$50,000 for Project CP19-02 Garden Cemetery; \$9,980 for Project CP19-03 Marlborough Street Community Garden; and \$50,000 for Project CP 19-05 Governor Bellingham-Cary Envelope Repairs.
- f) (In Conference) Order introduced by Councilor Brown regarding the appropriations from the FY2019 Community Preservation Fund for CPA Projects: \$50,000 for Project CP-11 Congregation Agudath Sholom Building Envelope Repairs; \$50,000 for Project CP19-13 Affordable Housing Trust Fund Housing Specialist.
- g) (In Conference) Order introduced by Councilor Vidot regarding accepting the provisions of General Laws Chapter 44, Section 53F¾ which establishes a special revenue fund known as the PEG Access and Cable Related Fund to reserve cable franchise fees and other cable-related revenues for appropriation to support cable-related purposes consistent with the franchise agreement, including but not limited to support of public, educational or governmental access cable television services and oversight and renewal of the cable franchise agreement, the Fund to begin operation for Fiscal Year 2020 which begins on July 1, 2019.
- h) (In Conference) Order introduced by Councilor Brown with regards to appropriating the FY2020 Cable Television Public, Educational, and Governmental Access Special Revenue Funds Budget from the PEG Access and Cable Related Fund.
- i) (In Conference) Amended Ordinance introduced by Councilor Vidot regarding New Signs and Illuminations, Chapter 34, Section 34-109.
- j) (In Conference) Amended Zoning Ordinance introduced by Councilor Vidot regarding Miscellaneous Zoning Amendments.

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- k) (In Conference) Amended Ordinance introduced by Councilor Vidot regarding Outdoor Café & Dining Areas.
- l) (In Conference) Amended Zoning Ordinance introduced by Councilor Vidot regarding Short-Term Rentals.
- m) (In Conference) Amended Ordinance introduced by Councilor Vidot regarding regulating Short-Term Rentals.
- n) (In Conference) Amended Order introduced by Councilor Vidot regarding local option on taxation of Short-Term Rentals.
- o) (In Conference) Amended Ordinance introduced by Councilor Vidot regarding regulating Vacant Buildings.
- p) (In Conference) Ordinance introduced by Councilor Robinson regarding Inclusionary Housing.

10) Second Readings.

- a) Communication received from City Manager Ambrosino regarding Appointments to Boards and Commissions:
  - 1. Appointing Ms. Joan Cromwell to the Zoning Board of Appeals as the Associate Member.
  - 2. Appointing Ms. Sharon Caulfield to the Planning Board.
  - 3. Appointing Mr. Eric Ian Asquith to the Planning Board.
  - 4. Appointing Ms. Sara Arman to the Planning Board.
  - 5. Appointing Ms. Adele F. Schlotzhauer to the Human Rights Commission.
  - 6. Re-Appointing Mr. Dakeya Christmas to the Cultural Council.
- b) Orders introduced by Councilor Brown regarding the following Salary Deficits funded by Salary Reserve Transfers:
  - 1. Transfer of \$6,400.00 to the FY 2019 Legislative – Regular Salary Account #0111051-510200.
  - 2. Transfer of \$2,000.00 to the FY 2019 Auditing Department – Overtime Account #0113551-510400.
  - 3. Transfer of \$150.00 to the FY 2019 Procurement Department – Regular Salary Account #0113851-510200.
  - 4. The transfer of \$1,500.00 to the FY 2019 Assessors Department – Overtime Account #0114151-510400.
  - 5. Transfer of \$1,250.00 to the FY 2019 Treasurers Department – Regular Salary Account #0114551-510200.
  - 6. Transfer of \$10,000.00 to the FY 2019 DPW Streets & Sidewalks Department – Overtime Account #0142251-510400.
  - 7. Transfer of \$38,769.00 to the FY 2019 DPW Snow Removal Department – Overtime Account #0142351-510400.
  - 8. Transfer of \$2,175.00 to the FY 2019 HHS Admin Department – Regular Salary Account #0151051-510200.
  - 9. Transfer of \$22,756.00 to the FY 2019 Employee Benefit – Medicare Account #0191051-517600.
- c) Orders introduced by Councilor Brown regarding other deficits funded by Free Cash:
  - 1. Appropriation of \$25,000.00 to the Fiscal Year 2019 Judgements – Claims/Judgements Account # 0194152-521200.

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2. Appropriation of \$71,428.00 to the Fiscal Year 2019 DPW Snow Removal – Contract Services Account # 0142352-530600, to provide supplemental funds for final snow and ice operations.
  3. Appropriation of \$75,276.00 to the Fiscal Year 2019 DPW Snow Removal – Salt Account # 0142352-546300, to provide supplemental funds for final snow and ice operations.
  4. Appropriation of \$31,244.00 to the FY 2019 Employee Benefit – Medicare Account #0191051-517600.
- d) Orders introduced by Councilor Brown regarding Reauthorization of Revolving Funds:
1. Chelsea Community Schools, Elder Affairs Revolving Fund, Emergency Management Hazardous Material Revolving Fund, Vacant Unsafe Buildings and Nuisance Properties Revolving Fund, Tax Title Foreclosure Properties Revolving Fund, and Chelsea Public Library Revolving Fund.
  2. Authorization of Revolving Account for School Department Non-Resident Student Tuition Revolving Fund.
- e) Orders introduced by Councilor Brown regarding Prior Year Expenses:
1. Expenditure of \$2,414.34 from the School Department expenditure line to satisfy the unpaid Office Equipment Lease costs owed to Pitney Bowes.
  2. Expenditure of \$1,317.25 from the School Department expenditure line to satisfy the unpaid special education tutoring service costs owed to Ei-US LLC.
  3. Expenditures from the School Department expenditure line to satisfy the unpaid balance from the prior year, as follows: Cooling & Heating Specialists for cooling & heating services \$6,292.16, The May Institute for Special Ed Tuition \$2,788.50, Patrick J. Kennedy & Sons, Inc. for plumbing repairs \$ 5,391.07, School Specialty School Supply invoices \$ 1,628.91, Shore Educational Collaborative, Special Ed Tuition from 11,466.80.
  4. Expenditure of \$262.45 from the Human Resources Department expenditure line to satisfy the unpaid copier lease costs owed to Ricoh USA, Inc.
- f) Order introduced by Councilor Brown regarding the gift donation of \$1000 to the Chelsea Public Library from Janice R. Lourie to support the Library operations.
- g) Orders introduced by Councilor Brown regarding the CIP Transfers to fully fund Maverick Street Construction:
1. Transfer of \$10,186.08 from the Fiscal Year 2011 Capital Improvement Plan for sewer improvements – Webster Avenue Sewer Replacement Project 55401109-584503 to supplement sewer improvements for the FY19 Maverick Street Improvement Project – Account 55451929 series.
  2. Transfer of \$9,989.90 from the Fiscal Year 2011 Capital Improvement Plan for sewer and drainage improvements – Tide Gate CH004 Replacement Project 55451196-584503 to supplement sewer improvements for the FY19 Maverick Street Improvement Project – Account 55451929 series.

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3. Transfer of \$27,074.30 from the Fiscal Year 2013 Capital Improvement Plan for sewer improvements – Lash Street Improvement Project 554511310-584503 to supplement sewer improvements for the FY19 Maverick Street Improvement Project – Account 55451929 series.
4. Transfer of \$35,201.60 from the Fiscal Year 2014 Capital Improvement Plan for sewer improvements – Gardner Street Improvement Project 554511410-584503 to supplement sewer improvements for the FY19 Maverick Street Improvement Project – Account 55451929 series.
5. Transfer of \$146,287.20 from the Fiscal Year 2014 Capital Improvement Plan for sewer improvements – Forsyth Street Improvement Project 554511411-584503 to supplement sewer improvements for the FY19 Maverick Street Improvement Project – Account 55451929 series.

11) New Business.

- a) Order introduced by Councilor Brown with regards to authorizing the Chelsea Cultural Council to serve as the Committee to determine disbursements of the \$100,000 annual payment for “cultural events, street fairs, art shows, festivals and related activities” pursuant to Paragraph 7.2 of the Surrounding Community Agreement with Wynn, MA LLC.
- b) Order introduced by Councilor Vidot regarding accepting the provisions of Subsection (a) of Section 3D of Chapter 64G of the Massachusetts General Laws and imposes upon on 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 “professionally managed unit” which is defined as 1 or 2 or more short-term rental units that are located in Chelsea operated by the same Operator and are not located within a single-family, two-family or three-family dwelling that includes the Operator’s primary residence.
- c) Order introduced by Councilor Vidot regarding exemption to the Massachusetts Conflict of Interest Laws, MGL c. 268A Section 20 for David Delaney and Albert Peters with regard to their contract for repairs and maintenance on Chelsea’s fire alarm system.
- d) Order introduced by Councilor Bishop regarding the Traffic and Parking Commission looking into making Adams St. a one-way from Revere Beach Parkway to Garfield Ave. and holding a public hearing on the subject.
- e) Order introduced by Councilor Recupero regarding the City Manager instructing the Board of Health to look into allowing families that wish to raise chickens to do so without a special permit.
- f) Order introduced by Councilor Recupero with regards to the City Council implementing a policy to not vote to affirm the appointment of an individual to a multi-member board pursuant to Section 4-2 of the Charter, if that individual has already served two (2) consecutive terms and there are other residents willing to fill the vacancy.
- g) Order introduced by Councilor Lopez regarding the City Manager instructing DPW, if it is feasible, to install two removable rubber speed bumps during the summer at 125 Marlborough St. and at 70 Shawmut St. to avoid cars driving fast at these two areas where there are a lot of children playing.

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- h) Order introduced by Councilor Lopez regarding the City Manager providing the Council with a list of all the city cars that are being taken home, how many and who is taking those cars home and why.
  - i) Order introduced by Councilor Lopez regarding the City Manager asking ISD to provide the Council with a list of overtime that they are doing, who is doing it and why.
- 12) Public Announcements.

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