

ACCEPTED AND FILED  
SUSPENSION

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8/12

Chelsea, Massachusetts November 25, 2019

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

**Memoriums and Celebratory Resolutions:**

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

RESOLUTION

WHEREAS, Maria Figueroa has worked for CAPIC in the After School Program for more than 40 years; and

WHEREAS, Maria Figueroa started on February 5, 1979 as an Assistant Group Leader and in 1988 became a Group Leader; and

WHEREAS, In 2004 Maria switched roles and became a Bus Monitor/Teacher, picking up children in Chelsea and Revere; and

WHEREAS, Maria Figueroa in 2015 started helping the Child Development Center and Head Start Program; now therefore, BE IT

RESOLVED, that We, the Members of the Chelsea City Council, on behalf of the citizens of Chelsea, wish to go on record to thank you, Maria Figueroa, for your dedicated work while helping others and wish you a long and healthy retirement.

**Public Hearings:**

The Public Hearing on proposed zoning amendment to the Chelsea Zoning Ordinance on storage of vehicles, and the Public Hearing on the proposed zoning amendment to the Chelsea Zoning Ordinance on the community improvement trust fund, were continued to the December 23<sup>rd</sup> City Council Meeting.

The Public Hearing regarding FY2020 Tax Rates (Minimum Residential Factor, Classification, and Residential Exemption) was opened to the public.

Mary Lou Ireland from the Assessor's Office: Explained how the figures proposed come about. In detail she went on to explain the options the Council had with the 31% and the Exemption. The re-valuation of properties every three to five years was also noted.

Tom Ambrosino City Manager Explained how the Tax Rate is set and if any amendments are passed changing the proposal, then money would have to come from the stabilization fund and doing

that would also affect next years tax rate. The City could face a big loss. Did not recommend passage of an amendment.

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

**Public Speaking:**

The public speaking portion of the meeting opened at 7:20 p.m.

The following came forward to speak:

Roman Pucko 191 Lynnfield Street. Peabody Mass. Spoke about his farther in Chelsea and the statue of him at Chelsea Square. His roots in the City. He also suggested that the City Council look in to fixing up Carter Street from Washington Ave to Everett Ave. More detail was also requested when the public speaks.

The public speaking portion closed at 7:23 p.m.

The minutes of the City Council meeting dated November 18, 2019 were approved at the request of Councilor Brown under suspension.

**Communications from City Manager:**

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson moved the communication to the sub-committee on conference under suspension.

The Honorable Chelsea City Council  
500 Broadway  
Chelsea, Massachusetts 02150

Re: Partial Payment of Excise Tax Bills

Dear Councilors:

I am writing in response to the recent City Council Order requesting that the City agree to allow residents to make partial payments of outstanding excise tax bills.

After discussing this matter with Treasurer/Collector Patrice Montefusco, I see no reason why the City cannot accommodate this request. From this point forward, the City will accept partial payment of excise tax bills, provided the resident signs a payment agreement with the Collector.

Although discussing this change will enable residents on such a payment plan to obtain local parking permits, it will not fully resolve all of their vehicle related issues. By law, residents with outstanding excise tax bills are prohibited by the Registry of Motor Vehicles from renewing a license or registration. Allowing partial payments will not help in these circumstances. The RMV cannot issue the license or registration until the excise tax is paid in full. See M.G.L. c. 60A, &2A.

There are two other legal constraints on these [atrial payments. First, interest will continue to accrue on the outstanding amount of the excise in the amount of 12% per year until the excise is paid in full. M.G.L. c. 60A, &2. And second, the partial payments must be applied by the Collector to outstanding amounts in the following order; accrued interest; collection costs; and then the actual outstanding excise tax. M.G.L. c. 60, &3E.

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: Reconstruction of Lynn Street.

Dear Councilors:

I am writing in response to the recent City Council Order requesting that the City replace the street and sidewalks on Lynn Street between Central Avenue and Chester Avenue.

It is the City's intention to review the condition of all the City's streets over the course of the next few months in preparation for our 2020 street and sidewalk reconstruction program. Unfortunately, we already know of many streets that we expect to be on that list, including several previously requested by City Council Orders, including Marlborough St. and Eastern Avenue.

I commit that we will carefully analyze the condition of Lynn St. as part of this review. If we can fit Lynn St. within our 2020 program, we will do so. If not, it will be among our highest priorities for the 2021 construction season.

Sincerely,  
Thomas G. Ambrosino  
City Manager

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

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

Re: Solar Signage

Dear Councilors:

I am writing in response to the recent City Council Order requesting the installation of solar powered crosswalk signs at the intersection of Central Avenue and Shawmut St.

Please note that the DPW has passed a handful of solar powered, flashing crosswalk signs and Stop Signs over the past few months. In every place we have installed these signs, residents have commented favorably upon their traffic calming influence. We are also in the process of obtaining some similar solar powered speed limit signs for similar impact.

Unfortunately, this solar powered signage is significantly more expensive than reason, I will be seeking in early 2020, from the newly Certified Free Cash, an appropriation to supplement this line and allow for the City to continue to purchase and install these popular solar powered signs. Assuming that appropriation is approved, the DPW will ensure that we acquire and install solar powered crosswalk signs at this Central Avenue Shawmut St. intersection.

Sincerely,  
Thomas G. Ambrosino  
City Manager

*A late communication was read from City Manager Thomas G. Ambrosino without objection. A motion from Councilor Brown to accept and file was adopted under suspension.*

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

Re: Fiscal Year 2020 Tax Rate Recap Sheet

Dear Councilors:

In preparation for tonight's public hearing on the FY20 Tax Rate, I have attached for your review a draft of the first four pages of the Tax Recapitulation Sheet which the City will submit to the Massachusetts Department of Revenue. The numbers on this sheet assume adoption by the City Council of the 175% shift and a 31% Residential Exemption.

Sincerely,  
Thomas G. Ambrosino  
City Manager

**Communications and petitions to the Council:**

A late communication from Stanley J. Usovicz Manager External Affairs Verizon responding to the Proposed Zoning Ordinance Amendment to accommodate 5G Installation was received, and there were no objections to having it read. A motion from Councilor Brown to accept and file was adopted under suspension.

**Second Readings:**

The following two orders were introduced by Councilor Brown. Councilor Brown moved roll call to adopt both orders by one roll call. The roll call passed 8-0-3-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, Robinson and Recupero. Absent were Councilors Perlatonda, Tejada, and Bishop.

**Ordered:** That in accordance with Chapter 44, Section 20 of the General Laws, the sum of \$400,000 was appropriated under the Fiscal Year 2018 Capital Improvement Plan for roadway improvements – Congress Avenue - Free Cash – Project Account No. 55401822-584500, and a balance remains after the completion of the project for which the fund was authorized which is no longer needed to complete that project, and therefore a portion of that balance in the amount of \$244,778.63 is hereby transferred for roadway infrastructure improvements to the FY20 Signalization Upgrades at Select Locations Project, Project Account No. 55402019-584500.

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 \$260,000 was appropriated under the Fiscal Year 2017 Capital Improvement Plan for roadway improvements – Hawthorn Street - Free Cash – Project Account No. 55401723-584500, and a balance remains after the completion of the project for which the fund was authorized which is no longer needed to complete that project, and therefore that balance of \$34,753.61 is hereby transferred for roadway infrastructure improvements to the FY20 Signalization Upgrades at Select Locations Project, Project Account No. 55402019-584500

The communication received from City Manager Thomas G. Ambrosino regarding the Appointments to Boards and Commissions was read for the second time. A motion from Councilor Brown to affirm the appointments by roll call passed 8-0-3-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, Robinson and Recupero. Absent were Councilors Perlatonda, Tejada, and Bishop. The following were appointed:

Mr. Aron Kramer for appointment to the Traffic & Parking Commission.  
Ms. C. Nicole Barrett for appointment to the Human Rights Commission  
Mr. Nicholas Boatwright for appointment to the Tree Board

Dr. Alice Murillo for re-appointment to the Community Schools Advisory Board.

Councilor Brown moved to adopt the following Two Orders by one roll call. The roll call passed 8-0-3-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, Robinson, and Recupero. Absent were Councilors Perlatonda, Tejada and Bishop.

**Whereas,** The renovation of multi-use playground facilities, such as Eden Park, are a priority detailed in the City’s 2017 *Open Space and Recreation Plan*; and

**Whereas,** The proposed renovation of Eden Park calls for the replacement of playground equipment, installation of a water spray feature, replacement of rubber surfacing, reconstruction of the site’s passive seating areas, reconstruction of site walls, replacement of site utilities, and introduction of new landscaping and trees; and

**Whereas,** The City has received funding from The Executive Office of Energy and Environmental Affairs (EEA) Parkland Acquisitions and Renovations for Communities (PARC) Program (301 CMR 5.00), which will provide for a reimbursable grant to the City; and

**Whereas,** The City has previously appropriated a total of \$750,000 to the Department of Planning and Development to cover the full project cost, per PARC grant guidelines, until reimbursement is received; and

**Whereas,** In order to carry out the successful renovation of Eden Park, \$90,000 in additional funding is required to satisfy the total construction amount of the lowest responsible bidder; therefore be it

**Ordered** By this vote, the Chelsea City Council appropriates a total of \$90,000 from Free Cash to PARC 23 Eden Park Renovations Project Account # 55161996-584500, certifies the City Manager’s authority to enter into an agreement for the receipt of these funds, and directs the City Manager to take any and all necessary action to accomplish the project.

**Whereas,** The City owns open space known as Voke Park, which is located at 540 Washington Avenue and documented as Parcel ID 89-46 on the City’s Assessors Maps; and

**Whereas,** Voke Park is preserved as open space in perpetuity, under Article 97 of the Massachusetts Constitution, as evidenced by the property’s deed, which is catalogued under Book #9218 and Page #213 in the Suffolk Registry of Deeds; and

**Whereas,** The priorities detailed in the City’s 2017 *Open Space and Recreation Plan* include the renovation of the City’s most heavily used recreational facilities, such as Voke

Park, to provide active recreational opportunities for all ages that take advantage of Chelsea's environmental, cultural, and scenic resources; and

**Whereas,** Voke Park is the heavily utilized and popular playground that is a vital recreational asset for City residents, yet Voke Park's main playground and walkway has not been substantially renovated in over ten years, although it's existing condition warrants refurbishment; and

**Whereas,** The City, through the Department of Planning & Development, filed a grant application to the Executive Office of Energy and Environmental Affairs (EOEAA) PARC Grant Program and was awarded a \$400,000 PARC grant for the renovation of Voke Park; and

**Whereas,** The renovation of this facility is estimated to cost \$750,000, and the City will be reimbursed for 70% of the full project cost, up to \$400,000, under the PARC grant requirements; and

**Whereas,** Because the PARC grant reimburses the City for design and construction, the City is required by PARC grant requirements to set aside the full cost of the project and certify that full funding, including the State share, is available for the project prior to reimbursement; and

**Whereas,** the City has funded the remainder of the total project cost through a \$350,000 appropriation through the FY20 Capital Improvement Plan; and

**Whereas,** To ensure the successful implementation of this PARC grant funded project, the funds appropriated through this order for the renovations for Voke Park may be utilized for all of Voke Park's project costs in the event that the construction costs exceed the estimated costs, therefore it is

**Ordered** By this vote, the Chelsea City Council endorses this project for the receipt of PARC grant funds, appropriates a total of \$400,000 from Free Cash to Voke Park Renovations Project Account # 55162099, certifies the City Manager's authority to enter into an agreement for the receipt of these funds, and directs the City Manager to take any and all necessary action to accomplish the project.

*The following order was introduced by Councilor Brown. Councilor Brown moved roll call to adopt. Councilor Avellaneda moved an amendment to the order. Roll call on the amendment requested by Councilor Avellaneda was defeated 1-7-3-0. Voting yes was Councilor Avellaneda. Voting no were Councilors Garcia, Vidot, Rodriguez, Lopez, Brown, Robinson, and Recupero. Absent were Councilors Perlatonda, Tejada, and Bishop. Councilor Brown moved roll call on the order. The roll call passed 8-0-3-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, Robinson, and Recupero. Absent were Councilors Perlatonda, Tejada, and Bishop.*

The amendment that was defeated read as follows: Be it amended that the Chelsea City Council adopt a 31% Residential Exemption for Fiscal Year 2020 and a Zero (0) % increase of the 2019 Tax Levy.

The Order that was adopted read as follows:

Ordered, that the Chelsea City Council adopt a 31% Residential Exemption for Fiscal Year 2020.

The following Order was introduced by Councilor Brow. Councilor Brown moved to adopt by roll call. The roll call passed 8-0-3-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, Robinson and Recupero. Absent were Councilors Perlatonda, Tejada, and Bishop.

Ordered, that the Chelsea City Council adopt the Minimum Residential Tax Factor for Fiscal Year 2020, with a 1.75 commercial, industrial and personal property (CIP) shift factor.


**New Business:**

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

Ordered that a Public Hearing be scheduled for December 23, 2019 regarding the TIF Agreement for the Innes Project.

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

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

Paul G. Casino  
Clerk of the Chelsea City Council