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# ACCEPTED AND FILED SUSPENSION

Chelsea, Massachusetts May 20, 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, Perlatonda, Tejada, Robinson, Bishop, and Recupero. Council President Vidot presided over the meeting. The meeting opened at 7:00 p.m.

**Public Speaking:**

The public speaking portion of the meeting opened at 7:05 p.m. The following came forward to speak:

Roman Pucko Peabody Mass.- spoke about Memorial Day and Council participation.

Resident of Medford Mass.- spoke about Health Care Proposal.

Catherine Anderson, Medford Mass,- spoke about Health Care Proposals.

Brian Capistran Tewksbury Mass, spoke about Health Care Costs and Proposal.

Roberto Rodriguez 855 Broadway Chelsea Mass.- spoke about Health Care Costs.

Angelo Meza Chelsea Mass.- spoke about Health Care and working to getter.

Resident Lynn Mass.- spoke about Health Care

Chelsea Resident 92 Addison Street, Chelsea,- spoke about Health Care Costs.

Resident of High Street Chelsea,- spoke about Health Care

School Employee 64 Eleanor Street Chelsea,- spoke about Health Care Costs.

Mark Bennington Somerville Mass.- spoke about Health Care Costs.

Robert Griffon Salem Mass.- spoke about Health Care and the effects.

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

**The minutes of the City Council Meeting dated May 6, 2019 were approved at the request of Councilor Garcia under suspension.**

**Communications from the 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: *Community Preservation Act FY20 Budget*

Dear Councilors:

I am writing to request approval of the Community Preservation Act (“CPA”) FY20 Budget. The proposed Budget Order, as adopted by the Chelsea Community Preservation Committee, is attached. The form of this Order is the same as the budgets for FY2017-2019 that were adopted by the City Council on May 6.

As you will see, the proposed CPA FY20 Budget reserves for appropriation 95% of the estimated revenues, with 10% allocated to each of the three statutory reserve accounts and the remaining 65% being allocated to the Budgeted Reserve Account. All of these accounts are subject to future appropriation by the City Council based upon recommendations from the Community Preservation Committee to fund specific projects.

For the remaining 5% of the estimated revenues, the Committee is requesting an appropriation for administrative expenses, which are expressly allowed by statute. Most communities use these administrative funds to provide the Community Preservation Committee with assistance in accomplishing its mission. In Chelsea, the Community Preservation Committee expects to utilize the majority of these funds for a consultant tasked with the following goals: community outreach; developing the annual Community Preservation Plan; tracking active projects that have been funded; managing the application process; assisting community members in preparing fundable applications; and preparing materials for committee meetings. The consultant hired with these administrative funds will be selected through a competitive bidding process. In addition to the consultant’s work, the Committee will also use some funds to pay dues to the Community Preservation Coalition and to create some materials, including signage, to inform residents about how their money is being spent.

Please note that administrative funds can be used only in the fiscal year for which they are appropriated. At the end of the fiscal year, any unspent administrative funds will be transferred to the Budgeted Reserve Account and available in the following year for funding of specific projects.

I respectfully request your approval of this CPA FY20 Budget.

Sincerely,  
Thomas G. Ambrosino  
City Manager

**Communications and petitions to the Council:**

A copy of a communication was read from Chairperson of Chelsea Community Preservation Committee, Jose Iraheta, regarding four recommendations for grants from the Community Preservation Fund. A motion from Councilor Brown to accept and file was adopted under suspension.

A copy of a communication was received from Mr. Patrick Bryant regarding Unlawful Bad Faith Bargaining and Retaliation Regarding Plan Design Changes. A motion from Councilor Brown to accept and file was adopted under suspension.

**Second Readings**

The appointments from the City Manager Thomas G. Ambrosino for the Creation of the Chelsea Scholarship Committee were read for the second time. Councilor Brown moved to affirm the appointments by roll call. The roll call passed 11-0-0-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, Perlatonda, Tejada, Robinson, Bishop, and Recupero. The following were appointed: Mr. Juan Gallego, 29 Franklin St. Chelsea, Ms. Ana Romero, 106 Orange Street, Chelsea, Ms. Lisa Lineweaver, 18 Franklin Street, Chelsea, and Ms. Grace Muwina, 291 Washington Avenue, Chelsea

The following order introduced by Councilor Brown was adopted by roll call at the request of Councilor Brown. The order passed 11-0-0-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, Perlatonda, Tejada, Robinson, Bishop, and Recupero.

ORDERED: that the Chelsea City Council authorize 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.

The following order introduced by Councilor Brown was adopted by roll call at the request of Councilor Brown. The order passed 11-0-0-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, Perlatonda, Tejada, Robinson, Bishop, and Recupero.

ORDERED, that the Chelsea City Council authorize 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.

The following Order introduced by Councilor Brown was adopted by roll call at the request of Councilor Brown. The order passed 11-0-0-0. Voting yes were Councilors Garcia, Vidot, Avellaneda Rodriguez, Lopez, Brown, Perlatonda, Tejada, Robinson, Bishop, and Recupero.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$545,000.00 from Free Cash to the FY2019 Police Dept. Salaries Account #0121051-510200.

The following Order introduced by Councilor Brown was adopted by roll call at the request of Councilor Brown. The order passed 7-4-0-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, and Robinson. Voting no were Councilors Perlatonda, Tejada, Bishop, and Recupero.

ORDERED, that the Chelsea City Council authorize 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.

The following Order introduced by Councilor Brown was adopted by roll call at the request of Councilor Brown. The order passed 8-3-0-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, Robinson, and Recupero. Voting no were Councilors Perlatonda, Tejada, and Bishop.

ORDERED, the Chelsea City Council authorize the appropriation of funds in the amount of \$300,000.00 from Free Cash to the FY2019 Capital Projects Account Group #554019 series.

The following Order introduced by Councilor Brown was adopted by roll call at the request of Councilor Brown. The order passed 10-0-0-1. Voting yes were Councilors Garcia, Avellaneda, Rodriguez, Lopez, Brown, Perlatonda, Tejada, Robinson, Bishop, and Recupero. Councilor Vidot recused herself from the vote.

ORDERED, that the Chelsea City Council authorize 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.

The following Order introduced by Councilor Brown was adopted by roll call at the request of Councilor Brown. The roll call passed 10-0-0-1. Voting yes were Councilors Garcia, Avellaneda, Rodriguez, Lopez, Brown, Perlatonda, Tejada, Robinson, Bishop, and Recupero. Councilor Vidot recused herself.

ORDERED, that the Chelsea City Council authorize 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.

The following Order introduced by Councilor Brown was adopted by roll call at the request of Councilor Brown. The roll call passed 10-1-0-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, Perlatonda, Tejada, Robinson, and Recupero. Voting no was Councilor Bishop.

ORDERED: that the Chelsea City Council authorize 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.

#### **New Business:**

The following order was introduced by Councilor Brown. A motion from Councilor Brown to send to the sub-committee on conference and have a second reading was adopted under suspension.

**APPROPRIATE THE FY2020 COMMUNITY PRESERVATION COMMITTEE OPERATING BUDGET AND,**

**MOTION:** That the Council act on the report of the Community Preservation Committee on the FY2020 Community Preservation budget, in accordance with MGL Chapter 44B, Section 6:

That the Council reserve for appropriation the following amounts from estimated FY2020 receipts as recommended by the Community Preservation Committee:

1. \$88,482, 10% of estimated revenues for the acquisition, creation and preservation of open space;
2. \$88,482, 10% of estimated revenues for the acquisition, preservation, rehabilitation and restoration of historic resources;
3. \$88,482, 10% of estimated revenues for the acquisition, creation, preservation and support of community housing;
4. \$575,132, 65% of estimated revenues to the Budgeted Reserve.

And appropriate from FY2020 estimated revenues:

5. \$44,241, 5% of estimated revenues for CPC Administrative Expenses;

The following order was introduced by Councilor Brown. A motion from Councilor Brown moved the order to a second reading and the sub-committee on conference under suspension.

**APPROPRIATE FROM THE FY2019 COMMUNITY PRESERVATION FUND FOR CPA Projects and,**

Motion: That the Council act on the report of the Community Preservation Committee on the awarding of grant funding to FY2019 community preservation projects, in accordance with MGL. Chapter 44B, Section 5(3)(d) and in accordance with the Revised Code of Ordinances of the City of Chelsea, Chapter 2, Article VII Division 3, Section 2-330:

That the Council appropriate the following amounts from the Community Preservation Fund Budgeted Reserves as recommended by the Community Preservation Committee:

\$50,000 for the Project CP-19-01 Civil War Monument

\$50,000 for Project CP-19-02 Garden Cemetery;

\$9,980 for Project CP-19-03 Marlborough Street Community Garden; and

\$50,000 for Project CP-19-05 Governor Bellingham-Cary-Envelope Repairs.

The following order was introduced by Councilor Avellaneda. Councilor Avellaneda moved to adopt by roll call. The roll call failed to adopt the order 4-7-0-0. Voting yes were Councilors Avellaneda, Rodriguez, Brown and Tejada. Voting no were Councilors Garcia, Vidot, Lopez, Perlatonda, Robinson, Bishop, and Recupero.

Ordered, that the City Council suspend rule 15 of its adopted meeting rules for a period of 30 days so that a member of the council can file for reconsideration on any matter that was approved upon within the last 60 days without being restricted of the 24 hour deadline rule.

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

Ordered, that the City Manager provide a list of recent grants issued to fire, police and 911 operations with the day they started and when they will expire.

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

Ordered, that the City Manager provide an accurate account of how much gasoline is being used in the cost for portal cars in each Department that uses them.

The following order was introduced by Councilors Vidot and Bishop. A motion from Councilor Bishop moved the order to the Planning Board, and have a Public hearing, 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; and

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;

NOW, THEREFORE, BE IT ORDAINED, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended and adopted as follows;

That Chapter 34, Article V-Off-Street Parking Requirements-Section 34-106 (j) be amended as follows by adding:

Any relief from off-street parking requirements in this zoning ordinance shall disqualify that location from participating in the Residential Parking Sticker Program

That the Zoning Board be required to notify the Traffic and Parking office of the relief so that location can be added to the list of those not eligible to participate.

As a condition of this relief all leases for tenants shall specifically state that a tenant may not obtain or apply for a City of Chelsea residential sticker.

This amendment shall become effective January 1, 2020.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,



Paul G. Casino  
Clerk of the Chelsea City Council