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ACCEPTED AND FILED
SUSPENSION

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Chelsea, Massachusetts February 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 members were present: Councilors Garcia, Vidot, Rodriguez, Lopez, Brown, Perlatonda, Tejada, Robinson, Bishop, and Recupero. Councilor Avellaneda arrived at 7:40 p.m. Council President Vidot presided over the meeting. The meeting opened at 7:00 p.m.

Prior to the start of the Regular Meeting, City Manager Thomas G. Ambrosino gave the State of the City address. He touched on various working projects and the C.I.P. proposals. He also mentioned looking at the possibility of a Master Plan proposal. The address took approximately 30 minutes.

Memoriums and celebratory resolutions:

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

- WHEREAS,** Dr. Alfred Donatelli, a Ward Endowed Professor, and Chair of the Chemical Engineering Department at UMASS Lowell, led an interactive, hands-on STEM demo for parents and kids at Chelsea Public Library on February 23, 2019; and
- WHEREAS,** this interactive demo for parents and kids is part of a Black History Month series of events put together by the Lewis Latimer Society & Museum and the Chelsea Black Community to help promote the importance of STEM education to youth who are our potential future engineers and scientists; and
- WHEREAS,** Dr. Al demonstrated how to make homemade ice cream with nitrogen, how slime and super balls are made from every day materials and ingredients, and children and their parents got to blow up balloons filled with different gases and had fun mixing up Landolt Iodine Reaction; and
- WHEREAS,** Dr. Al and his team of assistants, which include Ken Umemba, members of the Lewis Latimer Society & Museum, Chelsea Black Community (CBC), and Bunker Hill Community College, explored the application of these benign experiments in Chemical Engineering Reaction Kinetics & Reaction Design, Mechanical Engineering Thermodynamics & Heat Transfers, Emulsion Polymerization in Plastic Engineers, and in Weightlessness when astronauts land in outer space; now therefore, BE IT

RESOLVED, that we, the members of the Chelsea City Council, wish to go on record to recognize Dr. Alfred Donatelli for his many contributions in the world of Science and Engineering, along with the team of assistants, Ken Umemba, the Members of the Lewis Latimer Society & Museum, the Chelsea Black Community, and Bunker Hill Community College for helping present STEM programs.

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

WHEREAS, the City of Chelsea, celebrating Black History Month, will honor Saritin Rizutto, Cary Shuman, Leroy Tyler, Lisa Santagate, Bruce Mauch and Grace Miwuna as “Chelsea Trailblazer of 2019” for their resilient and selfless service to the Chelsea community; and

WHEREAS, the individuals are selfless and have pushed their way through adversities while continuously supporting all members of our community; they have been a beacon of light for all those who want to follow in their footsteps and are respected for their service; and

WHEREAS, these individuals have proven if people want to get involved and bring change in their community it can be done; now therefore, BE IT

RESOLVED, that We, the Members of the Chelsea City Council, wish to congratulate Saritin Rizutto, Cary Shuman, Leroy Tyler, Lisa Santagate, Bruce Mauch and Grace Muwina for their hard work and efforts in making Chelsea a better place to live, and congratulate them for receiving the “Chelsea Trailblazer of 2019” Award.

Public speaking:

The public speaking portion opened at 7:41 p.m. The following came forward to speak:

Joan Cromwell 38 Addison Street, thanked the Councilors and everyone who participated in Black History month.

Beverly Martin Washington Avenue, Thanked everyone for their support and help with Black History month.

The public hearing closed at 7:45 p.m.

The minutes of the City Council meeting dated February 11, 2019 were approved at the request of Councilor Robinson under suspension.

City Manager Communications

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

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

Re: *Dedication of New Clark Avenue Middle School to Morris H. "Morrie" Seigal*

Dear Councilors:

At the specific request of the Chelsea School Committee, and pursuant to the Chelsea Code of Ordinances, Chapter 2, Section 2.3, I am writing to recommend that the New Clark Avenue Middle School be dedicated to Morris H. "Morrie" Seigal and be forever designated as the Morris H. Seigal Clark Avenue Middle School. Mr. Seigal was a long time educator in the City of Chelsea and a member of the Chelsea School Committee for 29 years. The Chelsea School Committee has recommended this dedication by vote on February 7, 2019. (A copy of the School Committee vote is attached.)

In accordance with Chapter 2, Section 2.3, the City Council has 30 days to act upon 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 affirm the recommendation by roll call passed 11-0-0-0. Voting yes were Councilors Garcia, Vidot, Avellaneda, Rodriguez, Lopez, Brown, Perlatonda, Tejada, Robinson, Bishop, and Recupero.

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 that it is my intention to appoint Ms. Colleen M. Lewis, 55 Newcastle Road, Peabody, Massachusetts, to the position of Assistant Treasurer/Collector for the City of Chelsea and to grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. As many of you know, Colleen has been employed by the City for the past fourteen years as the Asst. Collector. A copy of her resume is attached.

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 read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension.

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

Re: List of Developed Projects

Dear Councilors:

In response to the recent City Council Order, I have attached a report showing the list of significant development projects of which the City is aware. The Planning Department is willing to meet in subcommittee to discuss any of these projects further if the Council so desires.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was received late from City Manager Thomas G. Ambrosino. No objections to the late communication. A motion from Councilor Tejada to accept and file was adopted, under suspension.

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

Re: *Reorganization at Department of Public Works*

Dear Councilors:

I am writing to notify you of an organizational change that I have implemented at the Department of Public Works effective immediately. I have elevated Fidel Maltez to the new position of Public Works Commissioner, a position which will now oversee the revamped Department. Bert Taverna will remain as one of Fidel's deputies, overseeing a portion of the work, likely in the roadway area. At some point in the near future, a second deputy will be named to help Fidel oversee other aspects of the work, mostly in the utilities realm.

This reorganization is being done in preparation for the absorption by the Department of Public Works of substantially greater work and responsibility, mostly in the water, sewer and drainage area. Much of that work has been outsourced during the past twenty years. However, we feel strongly that the DPW can accomplish this work with better quality and at significant cost savings to the City.

Because we need to start preparing for this significant expansion of the DPW in advance of the FY20 Budget submission, it was imperative that the new leadership organization be established at this time. I do expect that the DPW FY20 Budget will include some preliminary hiring to facilitate the

transition of water, sewer and drainage work to the City. The full absorption of that work is likely to occur in FY21, but it will require at least one full year of preparation. Fidel will be in charge of this entire transformative effort, so having him at the helm as early as possible is in the City's best interest.

I do expect that Fidel will wish to meet with the City Council in advance of the submission of the FY20 Budget to discuss this transition period and his plans for the future of the Department. I will be requesting such a meeting in the near future.

Sincerely
Thomas G. Ambrosino
City Manager

Communications and petitions to the Council:

A copy of a communication was received from Council President Vidot regarding City Council designee to Screening Committee for Superintendent Search. A motion from Councilor Robinson to accept and file was adopted under suspension.

A late communication was received from Teamsters Local Union No25 Sean M. O'Brien President informing the Council of a new program for people in the U.S. with Temporary Protected Status, so that they may acquire their C.D.L. License. The Teamsters is offering training. There was no objections to the late communication and Councilor Brown moved to accept and file under suspension.

Unfinished Business:

The following order was introduced by Councilor Recupero. Councilor Recupero offered an amendment that was adopted under suspension at the request of Councilor Recupero.

Ordered, that the City Manager look into giving every homeowner of single family homes and condos, who is 70 years or older, the right not to pay real estate taxes.

Amendment: that the City Manager look into the possibility of not increasing real estate taxes for homeowners of single-family homes and condos, who are 70 years or older, and who are primary residents of that single-family home or condo.

The following Financial orders were all introduced by Councilor Brown. A motion from Councilor Brown moved all of the orders to a second reading under suspension and a sub-committee on conference.

ORDERED: that the Chelsea City Council authorizes the appropriation of \$50,000 from the Overlay Surplus Account to the Assessors' Office Legal Services Account 0114152-530100.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$10,500 from Free Cash to the FY2019 Emergency Management Department Alarm Box Maintenance Expense Account #0123052-524300.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$7,000 from Free Cash to the FY2019 Emergency Management Department Vehicle Maintenance Expense Account #0123052-524400.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$30,000 from Free Cash to the FY2019 Emergency Management Department Radio Purchase & Repair Expense Account #0123052-548500.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$31,500 from Free Cash to the FY2019 Emergency Management Department Other Supplies Expense Account #0123052-549000.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$1,500 from Free Cash to the FY2019 Legislative Rent/Lease Expense Account #0111052-523200.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$15,563.00 to supplement the Fiscal Year 2019 Regional School Account #0130156-566200 for student tuition.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$250,000 from Free Cash to Account #5000400-497100 Chapter 90 Other— Transfer from General Fund.

ORDERED, that in accordance with M.G.L Ch. 44, Section 64, budget management procedures, whereby costs incurred in FY18 were not paid and are owed to the vendor, and to meet this obligation funds are required from the current year FY19 budget, that the City Council authorizes the expenditure of \$415.00 from the Human Resources Department expenditure line to satisfy the unpaid medical bill balance to Professional Health Services, Inc. from the prior year.

ORDERED, that in accordance with M.G.L Ch. 44, Section 64, budget management procedures, whereby costs incurred in FY18 were not paid and are owed to the vendor, and to meet this obligation funds are required from the current year FY19 budget, that the City Council authorizes the expenditures of \$126.45 from the Parking Department expenditure line to satisfy the unpaid meter part balance to MacKay Meters, Inc. from a prior year.

ORDERED, that pursuant to Section 3-5 of the City of Chelsea Ordinances, and pursuant to Chapter 44 sec 53A of the Massachusetts General Laws, the City Council hereby accepts the gift to the Chelsea Public Library to support the Children's Library in the amount of \$100.00 from Cristina Caruso.

Second Readings:

The following appointments to Boards and Commissions were affirmed at the request of Councilor Robinson for 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 Appointments to Boards and Commissions:

Affordable Housing Trust Fund Board, Mr. Gerrit DeYoung 165 Winn. Street, Chelsea

Re-Appointment to the Board of Health, Christopher Miller, for a new three year term expiring in 2022.

Re-Appointment to the Library Board of Trustees, Ms. Maura Garrity for a new three year term expiring in 2022.

For re-appointment to the Library Board of Trustees, Ms. Lisa Santagate for a new three year term expiring in 2022.

For re-appointment to the Council on Elder Affairs. Mr. Jamie Santos, for a new three year term expiring in 2022.

For appointment to the Licensing Commission Ms. Gladys Vega, 116 Clark Ave. Chelsea, to fill the unexpired term of Jazmin Valentin expiring in May 21, 2021.

For re-appointment to the Licensing Commission, Ms. Roseann Bongiovanni, for a new three year term expiring in 2022.

For re-appointment to the Licensing Commission, Mr. James Guido, for a new three year term expiring in 2022.

For re-appointment to the Planning Board William "Tuck" Willis for a new three year term expiring in 2022.

For re-appointment to the Planning Board Shuvam Bhaumik, for a new three year term expiring in 2022.

For re-appointment to the Planning Board, Joan Cromwell, for a new three year term expiring in 2022.

For re-appointment to the Zoning Board of Appeals, Mr. Arthur Arsenault for a new three year term expiring in 2022.

For re-appointment to the Zoning Board of Appeals Ms. Janice Tatarka for a new three year term expiring in 2022.

New Business:

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

Ordered, that a Subcommittee on Conference be held with the City Council and the Traffic and Parking Commission to discuss parking concerns around Central Ave.

The following order was introduced by Councilors Recupero and Lopez. A motion from Councilor Recupero to send to the sub-committee on conference was adopted under suspension.

Ordered, that the Traffic and Parking Commission look into meters on Central Ave. to lower the amount of hours people can park on Central Ave. with a maximum of two hours.

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

Ordered, that the City Manager instruct DPW to fix the problems on Ellsworth St. between Congress and Essex and between Pearl and Hawthorn on Essex Street.

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

Ordered, that the City Manager consider eliminating the “income eligibility” requirement in our Ordinance for all persons, both seniors and veterans, who apply for the tax work-off program in the City.

The following order was introduced by Councilor Vidot. A motion from Councilor Robinson moved the order to the sub-committee on conference under suspension.

Ordered, that a joint Sub-Committee on Conference be held with the School Committee to discuss the status and progress of the Memorial Stadium at Chelsea High.

The following order was introduced by Councilor Vidot. A motion from Councilor Recupero to adopt under suspension was made. Councilor Robinson requested roll call. The roll call failed to carry the order 5-6-0-0. Voting yes were Councilors Garcia, Vidot, Rodriguez, Lopez, and Recupero. Voting no were Councilors Avellaneda, Brown, Perlatonda, Tejada, Robinson, and Bishop.

Ordered, that a Subcommittee on Conference be held to discuss the possibility of non-citizens with legal status to vote in municipal elections.

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson referred it to the Planning Board, set up a public hearing, and schedule a subcommittee on conference all adopted 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; 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 development; and

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; and

Now, therefore be it Ordained, that Chapter 34, Article VII of the Revised Code of Ordinances of the City of Chelsea as amended, be further amended by amending Section 34-156 as follows:

In Section (b) replace the existing definition of “Qualified income eligible household” in its entirety as follows:

“Qualified income-eligible household means a household with combined incomes that do not exceed the percentage of AMI adjusted for household size for the type of affordable housing required. For each of the following types, the percentage shall be as follows

Extremely low income 30 percent

Very low income 50 percent

Low income 80 percent

In Section © replace the existing sub-paragraph (1) in its entirety with the following:

“In any development subject to this section, at least 15 percent of the dwelling units shall be affordable housing units (AHU) providing a mix of the required AHU’s in equal quantities for households with income at or below 30 percent of AMI for households with income at or below 50 percent of AMI, for households with an income at or below 80 percent, all adjusted for household size. For inclusionary housing projects that require fractional units please see subsection (4). Nothing in this section shall preclude an applicant from providing more AHUs than the number required.”

In Section (f) replace the existing sub-paragraph (2) in its entirety with the following:

“The fee in lieu of providing one or more AHU’s shall be a minimum of \$400,000 per required AHU not provided within the development. This fee may be adjusted upward by a majority vote of the city council.”

The meeting adjourned at 8:20 p.m.

Respectfully submitted,



Paul G. Casino
Clerk of the Chelsea City Council