

Chelsea, Massachusetts February 24, 2020

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 Zobot, Garcia, Taylor, Recupero, Robinson, Brown, Vidot, Maldonado, Avellaneda, and Lopez. Councilor Rodriguez was absent. Council President Avellaneda, presided over the meeting. The meeting opened at 7:00 p.m.

Public Speaking:

Opened at 7:05. No one came forward to speak:

The minutes of the City Council dated February 10, 2020 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 Robinson was made to L.O.T. to the next Regular Meeting and adopted.

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

Re: Request for Approval of Union Contract with United Steelworkers, Local 9427

Dear Councilors:

Pursuant to Section 4-3(1) of the Chelsea City Charter, I AM WRITING TO REQUEST City Council approval for the cost items of the new collective bargaining agreement negotiated with United Steelworkers, Local 9427 for the period July 1,2019 through June 30,2022. A copy of the Memorandum of Agreement is attached.

The Memorandum of Agreement outlines the changes to the contract terms. The most significant from the City's perspective is the change outlined in Paragraph 6©, which now limits the accumulation of compensatory time, a key desire of the City.

The major cost items of this particular Agreement are the annual raises in the following amounts: FY20—2.75%; FY21-3.00%; and FY22—3.00% on July 1, 2021 and 0.25% on Jan 1, 2022. The total cost of all wage increases over the three years of the contract is approximately \$335,402.

I respectfully ask that the City Council approve the cost items of this contract, as well as a transfer from the Salary Reserve Account in the amount of \$96,946.00 to accommodate the FY20 costs. Copies of the proposed Orders to effectuate this transfer are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and Petitions to the Council:

The following communication was received from Council President Avellaneda naming a Special Subcommittee for the hiring of the Administrative Assistant. A motion from Councilor Robinson to accept and file was adopted under suspension.

Dear Honorable Councilors:

Please be informed that I have created a Special Subcommittee for the hiring of the new City Council Administrative Assistant position, effective Monday, February 24, 2020. The following members will serve on the Special Subcommittee:

Councilor Leo Robinson
Councilor Damali Vidot
Councilor Todd Taylor
Councilor Roy Avellaneda
Paul Casino, Advisory Member

Second Readings:

The following communication received from City Manager Thomas G. Ambrosino with regards to appointments to Boards and Commissions was read for the second time. A motion from Councilor Garcia to affirm the appointments by roll call passed 10-0-1-0. Voting yes were Councilors Zobot, Garcia, Taylor, Recupero, Robinson, Brown, Vidot, Maldonado, Avellaneda, and Lopez. Councilor Rodriguez was absent.

Mary Bourque for appointment to the Chelsea Scholarship Committee.

Sharlene McLean for appointment to the Planning Board.

Betzaida Acevedo for appointment to the Chelsea Housing Authority.

The following order was introduced by Councilor Robinson and read for the second time. Councilor Robinson introduced an amended versions of the order and requested roll call. The roll call passed 10-0-1-0. Voting byes were Councilors Zobot, Garcia, Taylor, Recupero, Robinson, Brown, Vidot, Maldonado, Avellaneda, and Lopez. Councilor Rodriguez was absent.

Ordered, that the Chelsea City Council authorize the appropriation of \$1,500,000 from the General Stabilization Account #7020 to the Affordable Housing Trust Fund Account #7026, provided that such funds shall only be used by the Affordable Housing Trust Fund Board to support a grant program for the

first-time homebuyers who are Chelsea residents with household income at no greater than 100% of Area Medium Income, and provided further that the board shall report annually to the City Council on the details of all grants.

The following order was introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson to L.O.T. until the next Regular Meeting was adopted.

ORDERED, that, to fund the collective bargaining agreement negotiated with the Teamsters Local 25 for the DPW for Fiscal Year 2020, the Chelsea City Council authorizes the transfer of \$40,879.82 from the Salary Reserve Account #0199959-598000 to the following accounts: the FY2020 DPW Streets and Sidewalks Regular Salaries Account 0142251-510200 in the amount of \$29,761.62; the FY2020 DPW Sewer Regular Salaries Account 6000-510200 in the amount of \$5,559.10; and the FY2020 DPW Water regular Salaries Account 6010-510200 in the amount of \$5,559.10.

The following order was introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson to L.O.T. to the next Regular Meeting was adopted.

ORDERED, that pursuant to Section 4-3(1) of the Chelsea City Charter, the Chelsea City Council approve the cost items set forth in the collective bargaining agreement negotiated with Teamsters Local 25 for the DPW, memorialized in the Memorandum of Agreement for Fiscal Years 2020-2022 dated October 30,2019.

The following order was introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson for roll call passed 10-0-1-0. Voting yes were Councilors Zabot, Garcia, Taylor, Recupero, Robinson, Brown, Vidot, Maldonado, Avellaneda, and Lopez. Councilor Rodriguez was absent.

City of Chelsea, Massachusetts
Allocation of Property Disposition Proceeds
To Redeem Outstanding Urban Renewal Bonds and Fund School Projects and City Hall Tower

ORDERED, That the City Council, pursuant to and in accordance with the provisions of G.L.c.44, s63, PROCEEDS OF THE SALE OF PROPERTIES PURSUANT TO THE Everett Avenue Urban Revitalization and Development Plan (the "Urban Renewal Properties") currently on deposit in the Sale of Land Account #3079 in the aggregate amount of \$7,135,077.58 are hereby appropriated as follows:

- a) \$3,030,806.44 to pay on June 1,2020 the principal amount, interest and redemption premium, if any, on all of the City's outstanding General Obligation Municipal Purpose Loan of 2009 Bonds, Series C dated July 1,2009, which bonds were issued to pay a portion of the cost of acquiring the Urban Renewal Properties (the "2009 Urban Renewal Bonds");
- b) \$556,000 to pay on June 1,2020 the principal amount, interest and redemption premium, if any, on \$550,000 of the City's outstanding General Obligation Municipal Purpose Loan of 2011 Bonds dated March 1,2011, which bonds were issued to pay a portion of the cost of acquiring the Urban Renewal Properties (the "2011 Urban Renewal Bonds");
- c) \$1,100,000 to a new City Hall Tower Capital Improvement Project Account #5540 series;

- d) \$2,448,271.14 of the funds in the Sale of Land Account #3079 to the School Capital Building Fund #7024 to pay costs of school capital projects for which the City is otherwise authorized to incur debt for a period of five years or longer, provided that such amount shall be accounted for separately in such Fund and subject to further appropriation by the City Council for particular school capital projects that meet the requirement of this vote and G.L.c.44,s63:
And that the City Treasurer is authorized and directed to take any action necessary to redeem the 32009 Urban Renewal Bonds and the 2011 Urban Renewal Bonds as provided for by this vote.

New Business:

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson referred it to a second reading under suspension.

ORDERED, that pursuant to Section 4-3(1) of the Chelsea City Charter, the Chelsea City Council approve the cost items set forth in the collective bargaining agreement negotiated with USWA Local 9427, memorialized in the Memorandum of Agreement for Fiscal Years 2020-2022 dated November 1,2019.

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson moved the order to a second reading under suspension.

ORDERED, that, to fund the collective bargaining agreement negotiated with the USWA Local 9427 for Fiscal Year 2020, the Chelsea City Council authorizes the transfer of \$96,946.00 from the Salary Reserve Account #0199959-598000 to the FY2020 Regular Salaries Account 510200 to fund the FY2020 Contract Wage Increases, such payment to be allocated by Department in the following manner:

Department	Dept. #	Amount
Auditing	135	4,238.00
Purchasing	138	3,285.00
Assessing	141	5,850.00
Treasury	145	2,678.00
IT/MIS	155	4,946.00
Central Billing	159	962.00
Planning/Develop	175	9,777.00
Police	210	5,089.00
Parking	293	2,009.00
DPW Admin	421	5,320.00
DPW Streets	422	3,118.00
DPW Trash	430	6,062.00
HHS Admin	510	3,365.00
HHS Public Health	511	2,085.00
HHS Elder Services	541	4,449.00
HHS Veterans Svcs	543	2,253.00
Library	610	2,221.00
HHS Rec/Cultural	630	10,860.00
Sewer Enterprise	6000	6,039.00
Water Enterprise	6010	6,039.00

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

Request, that a Subcommittee on Conference be held to discuss the expansion of Chelsea Community Schools into an arts and recreation department.

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

Request, that the City Manager look into providing \$300,000 in Free cash funds to a general housing rehabilitation program, provided that such a program be available for all homeowners in any area of Chelsea provided that eligible households shall earn no more than 100% of Area Median income, which for a household of four is \$113,300.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson referred it to the Planning Board and that the City Council set up a public hearing. Adopted under suspension.

Ordered, that Chapter 34, Article II Zoning Districts, Section 34-29 and the accompanying Zoning Map be amended by changing the zoning district of the following parcels on Washington Street to Retail Business 2 (BR2).

48-5 74 Washington Avenue

48-6 80 Washington Avenue

48-7 84 Washington Avenue

48-8 86 Washington Avenue

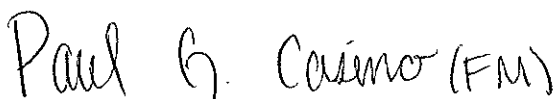
48-9 88 Washington Avenue

48-10 90 Washington Avenue.

48-11 92 Washington Avenue

The meeting adjourned at 7:25 p.m.

Respectfully submitted,



Paul G. Casino
Clerk of the Chelsea City Council