

Chelsea, Massachusetts March 9, 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, Rodriguez, Avellaneda, and Recupero. Council President Avellaneda presided over the meeting. The meeting opened at 7:00 p.m.

Memoriums and Celebratory Resolutions:

The following Resolution was introduced by Councilor Zobot signed on by Councilors Avellaneda, Maldonado, Recupero, Vidot, Garcia, Robinson, and Lopez and received late. There were no objections. Councilor Zobot moved that the Resolution be adopted under suspension and it was adopted.

RESOLUTION

Whereas, International Women's Day on March 8th is a global day celebrating the achievements of Women and,

Whereas, in 1987, Congress declared March as National Women's History Month

Whereas, International Women's Day has occurred for over a century, with the first people and

Whereas, the ten values that guide International Women's Day are Justice, Dignity, Appreciation, Respect, Empathy, Forgiveness and

Whereas, women hold prominent leadership and supporting roles throughout Chelsea in the non-profit government and business sectors and

Whereas, the Chelsea City Council currently has the unprecedented number of four female City Councilors and

Whereas, women historically have created the backbone of the Chelsea Community as mothers, daughters, sisters, aunts, neighbors, activists and

Whereas, the year 2020 marks the 100th Anniversary of the passage of the 19th Amendment guaranteeing and protecting women's constitutional right to vote,

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Chelsea that the City recognizes women globally and locally in honor of International Women's Day and National History Month.

Public speaking:

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

Mike Sandoval 25 Cary Ave. spoke about trash barrels.

Resident of 260 Clark Avenue, spoke about appointments to Boards and Commissions and Commission meetings.

Mr. Meza a Chelsea Resident, spoke about Women's Month Unions, and Sanctuary City's.

School Committeewomen Marisol Santiago 25 Hooper Street, spoke on the Charter Appointments by the President and her dissatisfaction.

The public speaking portion closed at 7:21 p.m.

The minutes of the City Council Meeting dated February 24, 2020 were approved at the request of Councilor Lopez under suspension.

Communications from City Manager:

The following communication was received 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: Request for Approval of Union Contract with SEIU Local 888

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 SEIU Local 888 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. As was true in many of the other negotiations, the most significant union concession from SEIU is the change to compensatory time outlined in Paragraph 4. Under the terms of this new agreement, compensatory time is now limited to a total of seventy (70) hours per calendar year, a major reduction from the previous ceiling of 240 hours.

The major cost items of this Agreement are the annual raises in the following amounts; FY20—2.5%; FY21—2.75%; FY22—3.00%. The total cost of all wage increases over the three years of the contract is approximately \$441,792.

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 total amount of \$91,420.00 to accommodate the FY20 costs. Copies of the proposed Orders to effectuate this transfer are attached.

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: Additional Free Cash Requests

Dear Councilors:

I am writing with four additional requests for the use of Free Cash. The total amount of these requests is \$691,250. With one exception, the requests seek funding to maintain existing programs in the City.

Continuation of the Bunker Hill Scholarship Program--\$191,250

As I mentioned in my State of the City remarks. I would like to continue the Bunker Hill Scholarship Program for a third year.

For the past two years, the City Council has provided funding for a Bunker Hill Scholarship Program for Chelsea High School graduates. The program provides that, for Chelsea High School students who, as part of their curriculum, take and maintain adequate grades uncertain dual enrollment classes at Bunker Hill, the City will fund the full cost of an Associate's Degree at Bunker Hill following graduation. Twenty seven (27) students from the Class of 2018 took advantage of this program. The number grew to forty (40) for the Class of 2019. In the Class of 2020, seventy-two (72) students are eligible.

I would like to maintain this program both to fund the second year for the Class of 2019 and to provide full support for those in the Class of 2020 who are eligible. The anticipated new cost to the City will be \$191,250.00. (See attached letter from Superintendent Almi Abeyta dated February 14, 2020.)

Continuation of Senior Transportation Program---\$75,000

I would also like to continue our Senior Transportation Program.

For the past two years, the City has been funding a modest program of transportation for our seniors. The current program operates two days per week (Tuesdays and Fridays) with pickup and drop off to and from the Senior Center from seven different elderly complexes in the City. The transportation also includes the opportunity for seniors to travel to and from Market Basket on those two days.

We are currently in a three year of a potential three year contract for this transportation with our vendor AOT Transportation. However, funding is only in place for the balance of this year. To maintain this transportation program for Fiscal Year 2021, I propose that we appropriate \$75,000 from Free Cash.

Support for Housing Rehabilitation Program---\$300,000

In direct response to the recent City Council order dated February 24, 2020, I am requesting an appropriation of \$300,000 from Free Cash to supplement the Housing Rehabilitation Program operated by the Planning & Development. In accordance with the terms of the City Council Order this \$300,000 will be available to homeowners in all areas of Chelsea who earn up to 100% of Area Median Income.

As you may know, the existing Housing Rehabilitation Program is currently funded through our Community Development Block Grant. During the past two federal fiscal years, FY18 and FY19, CDBG funding for this Housing Rehabilitation Program has been \$170,000 and \$60,000, respectfully. But, this CDBG funding is subject to strict HUD regulations, and certain deserving homeowners in Chelsea have been unable to qualify. With this \$300,000 in supplemental funding the City will have some flexibility to help these homeowners.

Funds for Noise Evaluation, Modeling and Monitoring-\$125,000

As some of you may know, in direct response to a City Council Order several years ago, the City has been trying to find a legitimate aircraft noise expert to conduct an independent study of Logan Airport noise and its impacts on Chelsea. Our efforts have been stymied because, with one exception, the qualified companies we have contracted either currently work for Massport and have a conflict, or they hope someday to work for Massport and don't wish to be engaged in an adverse relationship with this public entity.

About one year ago, the City did finally engage with an entity ABCx2 from Georgia, with expertise in aircraft noise and with some history in representing municipalities that abut airports. After a lot of discussion and thought, ABCx2 has provided the City with a comprehensive proposal to provide assistance with our efforts to engage Massport in a serious conversation about airport noise.

The proposal from ABCx2 (a copy of which is attached) has three specific financial components; an initial baseline assessment of historical and existing noise condition (approx. \$25,000 - \$33,000); a noise modeling effort that will compare historical and existing noise conditions (approx. \$35,000); and finally a one week intensive noise monitoring program (\$56,250). As ABCx2 makes explicit, the noise monitoring proposed will not be accepted by the FAA or Massport as comparable to the official Day-Night Level metric utilized by the FAA and Massport for noise abatement purpose.

But, it will provide the City with some objective and independent insight into noise exposure in the City and may be helpful in any future negotiations with Massport over mitigation.

Given the longstanding desire of the City to proceed with this kind of study, I am recommending that we appropriate \$125,000 from Free Cash for these noise evaluation efforts. This amount would cover the full cost of all the work contemplated by ABCx2. The Council may wish to put together a small committee, perhaps with some resident's representatives, to help oversee this work.

Please keep in mind that, if this appropriation is approved, the City still will be required to competitively bid this work. However, given the paucity of reputable noise experts willing to engage in this work for municipalities, I don't expect many respondents other than ABCx2.

For the above reasons, I respectfully ask that the City Council approve all of these requested expenditures. Drafts of the proposed Orders are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and Petitions to the Council:

A copy of a communication was received from Council President Avellaneda regarding appointments to the Charter Review Committee. A motion from Councilor Avellaneda to accept and file was adopted under suspension.

The following communication was received from Joseph Siewko regarding Chelsea Retirement Board Compensation. A motion from Councilor Robinson to accept and file was adopted under suspension.

A late communication was received from Paul Nowicki Chelsea Chamber of Commerce with regards to the Home Rule Petition on Alcohol Beverages. A motion from Councilor Robinson to accept and file was adopted under suspension.

Unfinished:

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Zobot, Garcia, Taylor, Robinson, Brown, Maldonado, Rodriguez, Avellaneda, and Lopez. Absent were Councilors Recupero, and Vidot.
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 Water Regular Salaries Account 6010-510200 in the amount of \$5,559.10.

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson to adopt by roll call passed 8-0-3-0. Voting yes were Councilors Zobot, Taylor, Robinson, Brown, Maldonado, Rodriguez, Avellaneda, and Lopez. Absent were Councilors Garcia, Recupero, and Vidot.
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.

Second Readings:

The following order was introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Zabot Garcia, Taylor, Recupero, Robinson, Brown, Vidot, Maldonado, Rodriguez, Avellaneda, and Lopez.

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 to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Zabot, Garcia, Taylor, Robinson, Brown, Maldonado, Rodriguez, Avellaneda, and Lopez. Absent were Councilor Recupero and Vidot.

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 #51020 to fund the FY2020 Contract Wage Increases, such payments to be allocated by Department in the following manner.

Auditing	135	4,238.00
Purchasing	138	3,285.00
Assessing	141	5,850.00
Treasury	145	2,268.00
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 Trash	430	6,062.00
HHS Public Health	511	2,085.00
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

New Business:

The following order was introduced by Councilors Vidot and Garcia. A motion from Councilor Garcia to adopt under suspension was adopted.

ORDERED, that a Subcommittee on Conference be held to discuss rolling back parking enforcement hours in the Broadway area on weekday evenings and weekends.

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

ORDERED, that a Subcommittee on Development and Housing be held to discuss the inventory and reporting on affordable housing units in Chelsea, passing an annual report which requires ordinance for affordable housing, real estate transfer fees, and a CPA update on application process.

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

ORDERED, that the City Manager provide a detailed report of non-profits that receive financial support from the city and an explanation of scope of services and furthermore that a Subcommittee on Conference be held with each of the non-profit organizations listed on the City Managers report as part of the annual non-profit accountability series.

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson moved the order 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 SEIU Local 888, memorialized in the Memorandum of Agreement for Fiscal Years 2020-2022 dated December 24,2019.

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

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$191,250 from Free Cash to the Bunker Hill Community College Scholarship Program Expense Account #7400-578080 to provide tuition funding for Chelsea High School graduates.

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

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$75,000 from Free Cash to the FY2020 Elder Affairs, Contract Services Expense #0154152-530600 for Senior Transportation program.

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

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$300,000 in Free Cash to the FY20 Planning Department Housing Rehabilitation Find #3090 for a housing rehabilitation program eligible to Chelsea households in all areas of the City who earn up to 100% of Area Median Income.

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

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$125,000 in Free Cash to the FY20 Planning Department Contract Services Account #0117552-530600 for a noise study modeling and monitoring program.

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

REQUEST, that the City Manager instruct all Departments to have paper applications, not only computer applications.

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

ORDERED, Pursuant to Mass. General Laws Chapter 32 Section 20(6) that the compensation of the members of the Chelsea Retirement Board be increased to \$4,500.00 annually.

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 SEIU Local 888 for Fiscal Year 2020, the Chelsea City Council authorizes the transfer of \$91,420.00 from the Salary Reserve Account #0199959-598000 to the FY2020 Regular Salaries Account 510200 to fund the FY2020 Contract Wage Increases, such payments to be allocated by Department in the following manner.

Auditing 135 3,016.00
Purchasing 138 1,704.00
Assessing 141 2,624.00
Treasury 145 8,999.00
Central Billing 159 967.00
City Clerk 161 6,443.00
Planning/Develop 175 2,391.00
Police 210 9,358.00
Fire 220 2,447.00
Inspectional Svcs. 240 37,358.00
Parking 293 956.00
DPW Admin 421 2,141.00
DPW Bldgs. /Grounds 470 5,865.00
HHS Admin 510 5,106.00
HHS Elder Services 541 2,045.00

The following Resolve was introduced by Councilor Robinson and all members of the City Council. A motion from Councilor Robinson moved the Resolve to a second reading under suspension.

WHEREAS, The City Charter requires the annual adoption of a five year Capital Improvement Program; and

WHEREAS, A Capital Improvement Program is an integral component of the City's financial planning and a cornerstone for our quality of life, both of which foster the economic development necessary to expand our tax base and sustain the life of the community; and

WHEREAS, A Capital Improvement Program is necessary for the maintenance and improvement of the City's infrastructure, possible only in conjunction with long term financial planning; and

WHEREAS, A Capital Improvement Program reduces on-going maintenance costs and the high cost of emergency repair work; and

WHEREAS, In this year, 2020, We, the City Council of the City of Chelsea, have now before us the twenty-third such capital improvement program, and hereby accept the submission of this capital improvements program as provided for in Section 5-4 of the City Charter, no other requirements being provided by ordinance; and

WHEREAS, Adoption of the Capital Improvement Program prior to submission of the operating budget assists the City Manager in carrying out his duties, as the impact of the capital budget expenditures for the on-coming fiscal year are reflected in the annual operating budget; and

WHEREAS, This Capital Improvements Program for fiscal years 2021-2025, includes projects for the maintenance and improvement of the City roadways, water, sewer and drainage systems, roadways and sidewalks, transportation, public buildings and facilities, parks and open space, public safety projects, and general equipment; and

WHEREAS, In accordance with section 5-4 C of the City Charter a public hearing was held on March 23, 2020 prior public notice having been properly given.

NOW THEREFORE,

BE IT RESOLVED, The City Council having reviewed the Chelsea's Capital Improvement Program, 2021-2025, recognizes the hard work and continuing effort put into this document by City Officials, and does hereby adopt this Program.

The following Loan Order for the CIP 2021 WAS INTRODUCED BY Councilor Robinson. Councilor Robinson moved to a second reading under suspension.

City of Chelsea, Massachusetts

Fiscal Year 2021

Capital Improvement Program Loan Order

BE IT ORDERED: That the various capital projects and equipment purchases shown under the heading of Grant Funding on the Schedule attached hereto (the "Schedule"), and consisting of: Miscellaneous Grants (\$4,887,500) and Chapter 90 (\$596,000), for a total of \$5,483,500, shall be undertaken and financed by grants or other funds as shown on the Schedule, such grants to be expended under the direction of the City Manager and that the City Manager or his designee is hereby authorized to apply for, accept and expend any state or federal grants that are or may become available for these purposes; and

That the total sum of \$6,000,000 be and hereby is appropriated to pay the costs of various capital projects and equipment purchases, shown on the Schedule under the headings; General Obligation Bonds, (\$6,000,000); including the payment of any and all design, engineering, construction and installation costs associated therewith, and for the payment of all other costs incidental and related thereto; and that the Treasurer, with the approval of the City Manager, is hereby authorized to borrow the sum of \$6,000,000 under and pursuant to Chapter 44, Sections 7 and 8, of the General Laws, as amended, Chapter 44A of the General Laws, as amended or pursuant to any other enabling authority and to issue bonds or notes of the City therefor; and

That the sum of \$300,000 be and hereby is appropriated to pay costs of water system improvements eligible for financial assistance through the Massachusetts Water Resource Authority's Local Water System Assistance Program (LWSAP), including the payment of any and all other costs incidental and related thereto; and that the Treasurer, with the approval of the City Manager, is hereby authorized to borrow the sum of \$300,000 under and pursuant to Chapter 44, Sections 7 and 8, of the General Laws, as amended, Chapter 44A of the General Laws, as amended or pursuant to any other enabling authority and to issue bonds or notes of the City therefor; and

That the sum of \$5,706,459 be and hereby is appropriated from Free Cash to pay the costs of various capital projects purchases, shown on the Schedule under the heading, Free Cash; and

That the sum of \$342,500 be and hereby is appropriated from Water Enterprise Fund to pay the costs of the municipal water replacement project, shown on the Schedule under the heading, Free Cash; and

That the sum of \$202,500 be and hereby is appropriated from Sewer Enterprise Fund to pay the costs of the municipal water replacement project, shown on the Schedule under the heading, Free Cash; and

That the sum of \$3,165,000 be and hereby is appropriated from School Stabilization to pay the costs of three projects named as the Mary C. Burke School Complex Roof and Envelope

Repairs Project –Phase 3, Williams Middle School HVAC Project, Williams Middle School Playground Project, and the Veterans Field Phase 3 (Design) shown on the Schedule under the heading, School Stabilization, with said funds for the school projects to be available upon approval of the Loan Order; and

That the sum of \$3,000,000 be and hereby is appropriated from General Stabilization to pay the costs of a new E911 Operations Center, with said funds for the city project to be available upon approval of the Loan Order; and

ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith. Any premium received upon the sale of any bonds or notes approved by this Loan Order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this Loan Order in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

The meeting adjourned at 8:40 p.m.

Respectfully submitted

Paul G. Casino (FM)

Paul G. Casino
Clerk of the Chelsea City Council