

Chelsea, Massachusetts May 18, 2020

A meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at 500 Broadway Chelsea Massachusetts 02150. Due to the COVID-19 restrictions some Councilors were in City Hall and others participated by Zoom Broadcast. In attendance were Councilors Zobot, Garcia, Taylor, Recupero, Robinson, Vidot, Maldonado, Rodriguez, Avellaneda, and Lopez. Councilor Brown was absent. Council President Avellaneda presided over the meeting. The meeting opened at 7:00 p.m.

Communications from 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: 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: FY20-2.50%; 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: Revised Capital Improvement Plan FY21-FY25

Dear Councilors:

Pursuant to my obligations under Section 5-4 of the Chelsea City Charter, I hereby submit to you an amended Capital Improvement Plan for Fiscal Years 2021-2025.

With the severe financial constraints anticipated in FY21 caused by the economic impacts of the COVID-19 virus, the City simply cannot afford the level of investment proposed in the original CIP submitted at the end of January. For this reason, I have revised the CIP by reducing the number of projects and the reliance upon Free Cash and Stabilization reserves.

As you will see, there are still many projects included for FY21. My goal is not to shut down investment entirely. Rather, it is to maintain those things that improve the quality of life, like parks and street and sidewalk reconstruction, but defer certain of the larger expenditures for later years when. Hopefully, the economy has improved.

There is no precise formula for determining which projects remain and which should be deferred. It involves subject line drawing. This revised proposal represents just one effort at drawing that line in a way that preserves investment at an affordable level.

In accordance with the Charter requirements, I ask that the City Council move this new Capital Improvement Plan to a public hearing. For your review, I have included a revised Loan Order that allows for implementation of the FY21 proposals. I have also included Transfer Orders that allow for the City to complete two of the original projects-Phase 3 of the Mary C. Burke Roof Project and the acquisition of the Parking Department vehicle-by means of transfers from old projects instead of using new funds.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and petitions to the City Council:

A late communication was received from Councilor Vidot. No objections. The communication addressed the COVID-19 effects on people not receiving enough support for rent issues food issues and the need not to cut funds in these areas. A special sub-committee to address these issues was requested. The communication was accepted and filed at the request of Councilor Vidot.

Second Readings:

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

Amendment That pursuant to Section 4-3(1) of the Chelsea City Charter, and with respect to 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 City Council at this time approves only the cost items for this year of the negotiated collective bargaining agreement effective July 1, 2019 and respectfully requests that the parties renegotiate the cost items for other years.

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

Ordered, that, to fund the collective bargaining agreement negotiated with SEIU Local 888 for Fiscal Year 2020, the Chelsea City Council authorizes the transfer of \$91,420.00 from 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 the 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	149	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 Main	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 order was introduced by Councilor Robinson. A motion from Councilor Robinson to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Zobot, Garcia, Taylor, Recupero, Robinson, Vidot, Maldonado, Rodriguez, Avellaneda, and Lopez. Councilor Brown was absent.

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.

New Business:

The following CIP Loan Order was introduced by Councilor Robinson and read for the first time. It was moved to a second reading under suspension by Councilor Robinson.

BE IT ORDERED, That the various capital projects and equipment purchase shown under the heading of Grant Funding on the Schedule attached hereto the ("Schedule"), 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 three 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 thereto; and

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 Resources 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 authorized to borrow the sum of \$300,000 under and pursuant to Chapter 44, Section 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 \$3,100,459 be and hereby is appropriated for 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 \$235,000 be and hereby is appropriated from Water Enterprise Fund to pay the costs of various water related capital projects purchases, shown on the Schedule under the heading Retained Earnings; and

That the sum of \$235,000 be and hereby is appropriated for Sewer Enterprise Fund to pay the costs of various sewer related capital projects purchases, shown on the Schedule under the heading Retained Earnings; and

That the sum of \$725,000 be and hereby is appropriated from School Stabilization to pay the costs of the Williams Middle School HVAC Project 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

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

Ordered, That the sum of \$216,244 representing the unexpended portion of the \$340,000.00 appropriated from Free Cash under the Fiscal Year 2019 Capital Improvement Plan for design of the Mary C. Burke Playground Improvements Project 55401915-530000 but which is no longer needed to complete that project, is hereby transferred in the amount of \$216,244 to a new building project, Fiscal Year 2021 CIP-Mary C. Burke Roof and Envelope Repairs (Phase-3).

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

Ordered, That the sum of \$309,870 representing the unexpended portion of the \$1,800,000.00 appropriated from School Stabilization under the Fiscal Year 2020 Capital Improvement Plan for construction-Mary C. Burke Playground Improvements Project 55402014-584500 but which is no longer needed to complete that project, is hereby transferred in the amount of \$309,870 to a new building project, Fiscal Year 2021 CIP-Mary C. Burke Roof and Envelope Repairs (Phase 3).

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 sum of \$29,580 representing the cancelled project appropriated under General Fund in the Fiscal Year 2020 Capital Improvement Plan for City Clerk-Poll Books Project 0116158-587000-but which has been cancelled is hereby transferred in the amount of \$29,580 to a new project, Fiscal Year 2020 CIP-Parking Department, Vehicle Acquisition –Service Van 0129358-585200.

A late order was introduced by Councilor Avellaneda. No objections. Councilor Avellaneda moved to accept and file under suspension.

Ordered, That, a Subcommittee on Conference be held to discuss upcoming changes in the operation of the City of Chelsea pop-up food pantry.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Paul G. Casino (FM)

Paul G. Casino

Clerk of the Chelsea City Council