

Chelsea, Massachusetts June 1, 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 Pandemic some Councilors were at City Hall and the others were on Zoom T.V. The following Councilors were present: Councilors Zabot, Garcia, Taylor, Recupero, Robinson, Brown, Vidot, Rodriguez, Avellaneda, and Lopez. Councilor Maldonado 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: Financial Requests for Beacham Street Project

Dear Councilors:

I am writing to request that the City Council approve various financial orders in order to allow for the City to proceed with the bidding for the Beacham Street Reconstruction Project.

As you know, the City is designing a full reconstruction of Beacham Street that includes new water, sewer and drainage work, new sidewalks and a new roadway. The City received a \$3 million grant from the Economic Development Agency of the U.S. Department of Commerce in order to assist with the cost of this work. The balance is the responsibility of the City. The total cost of the project is approximately \$12.5 million. The proposed breakdown of sources and uses is attached.

In the revised FY21 CIP which I submitted earlier this month, I did include a General Obligation borrowing of \$6 million for this project. That money is expected to pay for the remaining roadway and drainage work. It is possible we may not need that full bond authorization if the City's pending request for a \$1.5 million construction grant from the Mass Gaming Commission is favorably received. But, at this point, we are assuming the worst case scenario that no portion of that grant will be awarded.

In addition to the General Obligation borrowing for the roadway and drainage work, there also remains a need for additional funding for the water and sewer utility work. To fully pay for this utility work, the City needs to rely upon three additional funding sources.

The first source is the MWRA I&I Local Assistance Fund for sewer work. This MWRA program has very favorable terms of a 75% grant and a 25% loan for 10 years at 0% interest. The City proposes to borrow

the maximum available from this source--\$1,630,000--requiring repayment of only \$407,500. A proposed Loan Order for this source is attached.

The second source is the surplus remaining in the recently completed Everett Ave. Mass Works Project. That project ended with a surplus of \$550,000. An Order for the transfer of these funds is attached.

Finally, the balance needed to complete the water and sewer work will require appropriations from Retained Earnings. The total amounts required are \$308,550 from Water Enterprise Fund Retained Earnings and \$322,716 from Sewer Enterprise Fund Retained Earnings. Orders for these appropriations are also attached.

The City recognizes that this is a very expensive project. However, we believe its reconstruction is essential. This Beacham Street Corridor serves residents and vital businesses in the City, including the New England Produce Center. Its condition has deteriorated significantly over time, and it currently suffers from congestion, flooding and safety issues, including a striking lack of sidewalks. The full reconstruction will dramatically improve this roadway and enhance the quality of life for our residents. It is a worthwhile and long overdue investment.

I will be available to meet in subcommittee with the City Council to answer any questions that you may have about this project.

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: COVID-19 Local Economic Recovery Program

Dear Councilors:

Last week, Asst. Planning & Development Director Alex Train forwarded to you a proposed financial plan to support local small businesses and assist them in recovering from the economic impacts of the COVID-19 pandemic. A copy of that proposal is attached.

There are details still to be worked out in the program described. However, if the Council wishes for these programs to quickly launch once such details are resolved, I would recommend that it approve funding in advance of the implementation discussions. Toward that end, I have prepared a draft Order that the Council may consider when it moves forward with an appropriation. This Order can be adopted under the previously declared COVID-19 Emergency.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and petitions to the Council:

A copy of a communication was received from Joseph Carreiro regarding outdoor dining and restaurant relief. The communication was accepted and filed under suspension.

A copy of a communication was read from Chelsea Chamber Executive Director Rich Cuthie modified outdoor dining ordinance and restaurant recue fund. The communication was accepted and filed under suspension.

A copy of a communication was received from Jose Duarte regarding outdoor modification. The communication was accepted and filed under suspension.

Two late communications were received also requesting modification to the ordinance. One from Taylor and Brian Corcoran and the other from Marvin Posadd from the Pasta Box. Both communications were accepted and filed under suspension.

Second Readings:

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson for roll call passed 9-0-2-0. Voting yes were Councilors Zobot, Garcia, Taylor, Recuperero, Robinson, Brown, Rodriguez, Avellaneda, and Lopez. Absent were Councilors Vidot and Maldonado.

Ordered, That the Chelsea City Council authorize the appropriation of funds in the amount of \$306,500 in Free Cash to the FY20 DPW Streets and Sidewalks Contract Services Account #0142252-530600 for engineering services to restore the Quiet Zone in Chelsea.

The following order on the revised CIP Loan order as amended was introduced by Councilor Robinson. Councilor Robinson moved it to a second reading under suspension. The complete Order will be read in its entirety at the June 8, 2020 meeting. A copy of which is available for the General Public.

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson moved it to the next meeting for June 8, 2020 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 Improvement 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 moved the order to the June 8, 2020 meeting 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 Improvement 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 the June 8, 2020 meeting under suspension.

Ordered, That the sum of \$29,580 representing the canceled 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 canceled 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.

New Business:

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

Ordered, That, in addition to the amounts previously appropriated for the Fiscal Year 2020 Capital Improvement Program pursuant to an order of the City Council passed June 3, 2019, the sum of \$1,630,000 be and hereby is appropriated to pay costs of sewer system improvements in connection with the Beacham/Williams Corridor Reconstruction Project eligible for financial assistance through the Massachusetts Water Resource Authority's Community Infiltration-Inflow Local Financial ASSISTANCE Program, including the payment of any and all other costs incidental and related thereto; and that to meet this appropriation (a) the City Manager is authorized to apply for, accept and expend a grant from the Massachusetts Water Resources Authority (the "Authority") on the amount of \$1,222,500, and (b) the Treasurer, with the approval of the City Manager, is authorized to borrow the sum of \$407,500 from the Authority under and pursuant to Chapter 44, Sections 7 and 8, of the General LAWS, as amended, or pursuant to other enabling authority, and to issue bonds or notes of the City therefor, and , in connection therewith the Treasurer and the City Manager are authorized to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such grant and loan for the project.

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 \$550,000 representing the unexpended portion of the \$1,828,701.00 appropriated from Free Cash under the Fiscal Year 2017 Capital Improvement Plan for MassWorks Phase V-Everett Ave and Locust Street Project 55401713-584500 but which is no longer needed to complete that project, is hereby transferred in the amount of \$550,000 to a new roadway project, titled Beacham Street/Williams Corridor Street Reconstruction Project, Fiscal Year 2021 CIP.

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

Ordered, That the sum of \$308,550 be and hereby is appropriated from Water Enterprise Fund Retained Earnings to pay the water related costs of a new roadway project, titled Beacham Street/Williams Corridor Street Reconstruction Project, Fiscal Year 2021 CIP.

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

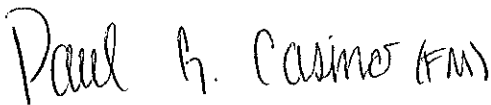
Ordered, That the sum of \$322,716 be and hereby is appropriated from Sewer Enterprise Fund Retained Earnings to pay the sewer related costs of a new roadway project, titled Beacham Street/Williams Corridor Street Reconstruction Project, Fiscal Year 2021 CIP.

The following order was introduced by Councilor Avellaneda. This was an Emergency Authorization allowed by the Emergency Preamble adopted by the City Council on April 6, 2020, for only one reading. Councilor Robinson moved roll call. The roll call passed 8-1-2-0. Voting yes were Councilors Zabot, Garcia, Taylor, Recupero, Robinson, Rodriguez, Avellaneda, and Lopez. Councilor Brown voted no. Councilor Vidot and Maldonado were absent.

Ordered, that, based upon the COVID-19 Public Health Emergency as described in the Emergency Preamble adopted by the City Council on April 6, 2020, the Chelsea City Council authorizes the emergency appropriation of funds in the amount of \$1,150,000 from Free Cash to the Redevelopment Fund #3030, or such other fund as the City Auditor deems most appropriate, for the purpose of funding a COVID-19 Local Economic Recovery Program for small businesses in Chelsea. An amount of \$1,000,000 will be dedicated for loan or grant funding to Chelsea local businesses. The remaining amount of \$150,000 will be used for both administrating the fund loan program and provide lease negotiation, technical and marketing assistance to loan program participants.

The meeting adjourned at 8:15 p.m.

Respectfully submitted.

Handwritten signature of Paul G. Casino in black ink.

Paul G. Casino
Clerk of the Chelsea City Council