

Chelsea, Massachusetts November 16,2020

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, Rodriguez, Avellaneda, and Lopez. Councilor Vega-Maldonado was absent. 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 Avellaneda. A motion from Councilor to accept and file was adopted under suspension.

RESOLUTIONS

Whereas, In July 2019 the Chelsea Inspectional Service Department was made aware of a possible code violation at a property located at 58 Parker Street; and

Whereas, It was discovered that the owner, Betty McDonald, had instead been a victim of an unscrupulous contractor; and

Whereas, It was discovered that the contractor was unlicensed, had spent Ms. McDonalds's \$78,000.0 to pay for supplies and repairs elsewhere, had also dumped on Ms. McDonald property tons of debris from other work sites; and

Whereas, With the assistance of the Chelsea Police Department and Massachusetts Attorney General the contractor is being persecuted; and

Whereas, Ms. McDonald did not have the funds to have the debris removed and could not have the much needed work done until it was removed; and

Whereas, CAPIC, Inc. and IBEW Local 103 became involved and contacted Dagle Electrical Construction Corp, a Massachusetts and New Hampshire based electrical contractor, who had its employees volunteer 7 hours on Wednesday October 17th and cleaned-up Ms. McDonald's property THEREFORE LET IT BE

RESOLVED, That the Chelsea City Council, City of Chelsea and its residents recognize and are thankful for the kind assistance the owners and employees of Dagle Electrical Construction Corp provided to Chelsea Resident Betty McDonald.

Public Speaking:

The public speaking portion was opened to the public for comments by Council President Avellaneda:

The following came forward to speak:

Brian Martinez 72 Grove Street Chelsea, spoke about parking at his home and a need for a curb cut so that parking may be obtained.

The public speaking portion closed with no one else coming forward to speak.

The minutes of the Regular Meeting dated November 2, 2020 were approved at the request of Councilor Garcia under suspension.

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: Water/Sewer Savings

Dear Councilors:

I am writing in response to the recent City Council Order requesting an update on the City's projection that it would save approximately \$350,000 in FY21 based upon the transaction from RH White to an in-house Water & Sewer Department.

The City's projection of savings from this transition was based upon a simple formula we presented in April of 2019. At that time we informed the City Council that, if we were to retain RH White as our contractor for FY21, the total contract costs would be \$1,784,975.00. In comparison to that number, the April 2019 projection to the Council indicated that, once we brought water and sewer in house, our additional City costs would be only \$1,429,261.45, thereby generating savings of \$355,713.55. A copy of that April 2019 projection is attached.

The April 2019 projection turned out to be conservative. In June of 2020, when we actually submitted to the City Council our final FY21 Water & Sewer Budget, the additional costs to the City were far less than we originally projected. Specifically, we submitted a FY21 Water & Sewer Enterprise Budget with new costs to the City resulting from the transfer of only \$998,707.35, not \$1,429,261.45. The projected savings were increased to a high end of \$786,267.65. See attached spreadsheet.

In large part, this difference was due to the fact that, instead of operating the system with 13 new employees, we proposed in FY21 to operate the system with only 10 new employees. This was mainly due to the economic constraints imposed by covid-19. Operating in this lean fashion is not an ideal solution. I do expect to recommend a 13 employee contingent, as originally envisioned, once the economic situation improves, and certainly no later than FY23.

Finally, I do not anticipate that we will secure the full \$786,267.65 in savings in FY21, because certain of our costs may be higher than anticipated. Overtime is one such line item that may end up higher than originally expected. But, even with some anticipated costs overruns we are confident that, at the end of FY21, our savings will far exceed the original estimate of \$355,713.55.

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: Mace Tot Lot Appropriation Request

Dear Councilors:

I am writing to you with an update on the City's pending PARC Grant submission for the renovation of Mace Tot Lot and a request that the City Council approve the necessary funding for this project.

Recently, the City was notified by the Executive Office of Energy and Environmental Affairs "EEA" that the PARC grant has been tentatively awarded, pending execution of the state grant contract and fulfillment of all pre-award program requirements. For this grant, the proposal renovations of Mace Tot Lot include replacement of the playground's rubber surfacing, introduction of new playground equipment installation of a new water feature and splash pad, installation of new site furniture and lighting and reconstruction of all site utilities. Once completed the modernized playground will better serve our City's youth and increase the quality of life for residents, a goal highlighted in the City's 2017 Open Space and Recreation Plan.

The City will complete its design of these improvements by June 30,2021. The design process will include coordination with park users, neighborhood residents and other stakeholders. Already, an initial public meeting has been convened. We anticipate holding two additional public meetings to gather resident input on design features and park amenities during the Winter and Spring of 2021. Reconstruction of the playground will occur during Fiscal Year 2022 and hopefully be completed by June 30,2022. Prior to the

commencement of construction, a public informational meeting will be held to inform residents about construction.

As a reminder, the PARC grant program operates as follows. The Commonwealth pays 70% of the costs of the park improvements, up to a maximum state share of \$400,000. However, the PARC grant is a reimbursement grant. This means that the City expends the funds for the project and then requests reimbursement from the Commonwealth. Per PARC Grant guidelines the City is requested to appropriate the full project cost, or 100% of the total cost, in advance in order to execute a contract with EEA.

Based upon the City's estimates, the total cost of the Mace Tot Lot improvements will be \$750,000. To date, the City Council has appropriated \$350,000 through the FY21 Capital Improvement Program, leaving this balance of \$400,000, which we expect to be fully reimbursed by the Commonwealth. In the event that this park ultimately costs more than the estimate, which is not uncommon, I may return to the Council for a further appropriation. Conversely, if there are any remaining funds from the project, I am requesting authority to utilize them on future PARC funded projects.

For all the reasons set forth above, I respectfully request that the City Council approve this appropriation. I have attached a draft Resolution and Order. Because this PARC grant requires an appropriation vote no later than December 31, 2020, the only funds available are Stabilization Funds. Free Cash will likely not be certified until early 2021.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion was made from Councilor Robinson to accept and file. Councilor Recuperio amended the motion so that the communication would go to the Sub-Committee on Conference and it was adopted.

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

Re: Take Home Vehicles

Dear Councilors:

I am writing in response to the most recent City Council request for a report on take home vehicles.

The rationale for take-home vehicles is that certain employees are required by virtue of their position to respond to emergencies on a 24/7 basis. For this reason, they are allowed to have a City vehicle at home for that purpose.

There are a handful of departments that have take-home. In ISD and E-911, the sole take home vehicle is utilized by the respective Department Head. In Police, Fire and DPW, there are multiple positions that

require emergency response and thus qualify for take-home vehicles. I've attached a list of all take-home vehicles by Department and included the gas usage during Calendar Year 2020.

For most of the positions on the list, the vehicle is required to be used solely to go back and forth to work and for emergency response and is not allowed for other off-duty use. Exceptions for general off-duty use exist for the Police Chief, the Fire Chief, the Deputy Fire Chief of Operations, the E-911 Director, the ISD Director, the Public Works Commissioner and the Asst. Public Works Commissioner. These exceptions are in place to allow these most senior officials to respond to an emergency scene as quick as possible without having to return home to exchange vehicles.

Please let me know if you require any further information on this issue.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: Municipal Electric Aggregation

Dear Councilors:

I am writing with an update in our development of our municipal electricity aggregation program. At this point, there is no action required by the City Council. This is for informational purpose only.

First, we have given a name to our program—Chelsea Electricity Choice/Opcion Electricia de Chelsea. And, with the help of our consultants, we have developed a draft Aggregation Plan. This document is a high-level authorization document that outlines the structure of Chelsea's program and how it will meet regulatory requirements. Launching the program requires approval of this Aggregation Plan by the Massachusetts Department of Public Utilities ("DPU").

Prior to submitting the Aggregation Plan to DPU, the City is required to make the Aggregation Plan, the accompanying Education and Outreach Plan and the City's draft model Electricity Service Agreement available for public review and comment. To kick off a 3-week public review and comment period a public presentation of the Aggregation Plan has been scheduled for Tuesday, Dec. 1, 2020 at 6:00 p.m. The Aggregation Plan and these associated documents will remain available for public review and comment until December 22, 2020.

The Education & Outreach Plan details how Chelsea electricity customers will be educated about the program and their rights within it. The public presentation of the Aggregation Plan will be publicized in

accordance with the Education and Outreach Plan, and efforts on publicity will include a press release, access the Aggregation Plan online and at City Hall, and they will be able to submit comments via email and US mail. Following the conclusion of the public comment period, Chelsea will submit the Aggregation Plan for regulatory review.

As previously promised, before submission to the DPU, I will return to the City Council for a vote seeking approval to file the proposed Aggregation Plan with the DPU. No Aggregation Plan will be submitted to the DPU without the City Council's express approval.

I do want to remind the City Council about the process following any City Council vote to approve submission of the Aggregation Plan. After a Plan is submitted to the DPU, it may take as much as 6 months for approval. Following DPU approval, the City will then, through a formal RFP process, solicit competitive bids for a municipal electric supplier. Once a new electric supplier is selected and a contract executed, then the City will notify by mail all members of the community who have Eversource's Basic Service (meaning they have not signed a contract with a different electricity supplier) that they are eligible for automatic enrollment in the City's new program. The letter will include information about program process, program options, the current Eversource Basic Service prices and customers rights within the program. All customers who wqho are eligible for automatic enrollment will have the opportunity to opt out before the switch. The letter will include information on how to do so. Further, the City will ensure that customers will be able to opt out at any time thereafter without penalty.

For the City Council's convenience, I am attaching the draft Aggregation Plan which includes draft mailing materials for the communication just described, the Education and Outreach Plan and the draft model Electricity Agreement. These will all be available for public review and comment.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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 of my intention to promote Mr. Benjamin Cares, 5 Cutter Park, Somerville, Massachusetts, to the position of Sr. Planner/Project Manager in the Department of Housing & Community Development and to grant him a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. Mr. Cares, has been employed by the City for two years and has been an exemplary employee. A copy of Mr. Cares 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

Unfinished Business:

The order introduced by Councilor Robinson pertaining to the \$300,000 from the General Stabilization Fund to the FY21 Housing & Community Development Department Housing Rehabilitation Fund was removed from Conference by Councilor Robinson. A motion from Councilor Recuperero to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Zabet, Garcia, Taylor, Recuperero, Robinson, Brown, Vidot, Rodriguez, Avellaneda, and Lopez. Councilor Vega-Maldonado was absent.

Ordered, that the Chelsea City Council authorize the appropriation of funds in the amount of \$300,000 from the General Stabilization Fund #7020 to the FY21 Housing & Community Development Department Housing Rehabilitation Fund #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.

New Business:

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

Request, that a Subcommittee on Conference be held with the Director of Housing and Community Development to discuss an action plan as evictions loom post moratorium.

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

Request, that the Traffic and Parking Commission to look into making Third Street, from Pearl Street to Chestnut Street offer parking on both sides.

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

Ordered, that the City Manager ask the Law Department prepare a report on Chelsea Police Department use of force in the past 3 years.

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

Ordered, that City Manager provide a report detailing the procurement process and timeline specifically as it relates to requests for services/contracting services.

The following Order was introduced by Councilors Recuperero and Lopez. A motion from Councilor Lopez to adopt under suspension was adopted.

Request, that the City Manager instruct the DPW Director to retrofit the existing barrels outside with tops and locks. And in the future, when the city purchases the barrels, to also purchase tops and locks.

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

Request, that the City Manager instruct the DPW Director to look into putting lights to the highest level on Congress Avenue from Hawthorne Street all the way to Chestnut Street to illuminate that dark area.

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

Whereas, the City owns open space known as Mace Tot Lot, which is located at 57 Crescent Avenue and documented as Parcel ID 48-108 on the City's Assessors Maps; and

Whereas, Mace Tot Lot will be dedicated to parkland in perpetuity, under MGL Chapter 45, Section 3; and

Whereas, the priorities detailed in the City's 2017 *Open Space and Recreation Plan* include the renovation of the City's most heavily used recreational facilities, such as Mace Tot Lot, to provide active recreational opportunities for all ages that take advantage of Chelsea's environmental, cultural, and scenic resources; and

Whereas, Mace Tot Lot is a heavily utilized and popular playground that is a vital recreational asset for City residents, yet Mace Tot Lot's main playground has not been substantially renovated in over ten years, although it's existing condition warrants refurbishment; and

Whereas, the City, through the Department of Housing & Community Development, filed a grant application to the Executive Office of Energy and Environmental Affairs

(EOEAA) PARC Grant Program and was awarded a \$400,000 PARC grant for the renovation of Mace Tot Lot; and

Whereas, the renovation of this facility is estimated to cost \$750,000, and the City will be reimbursed for 70% of the full project cost, up to \$400,000, under the PARC grant requirements; and

Whereas, because the PARC grant reimburses the City for design and construction, the City is required by PARC grant requirements to set aside the full cost of the project and certify that full funding, including the State share, is available for the project prior to reimbursement; and

Whereas, the City has funded the remainder of the total project cost through a \$350,000 appropriation through the FY21 Capital Improvement Plan; and

Whereas, to ensure the successful implementation of this and other PARC grant funded projects, the funds appropriated through this order for the renovations for Mace Tot Lot may be utilized for all of Mace Tot Lot's project costs in the event that the construction costs exceed the estimated costs, and any surplus funds may be allotted towards future PARC grant funded open space improvements;

Therefore, it is Ordered: By this vote, the Chelsea City Council endorses this project for the receipt of PARC grant funds, appropriates the balance of the total project cost of \$400,000 from the General Stabilization Fund #7020, designates Mace Tot Lot as parkland in perpetuity, under MGL Chapter 45, Section 3 and authorizes the City Manager to utilize any surplus funds for current and future PARC funded improvements for open space within the City of Chelsea, certifies the City Manager's authority to enter into an agreement for the receipt of these funds, and directs the City Manager to take any and all necessary action to accomplish the project.

The following order was introduced by Councilor Avellaneda. Councilor Avellaneda moved it to a second reading and the Planning Board under suspension. Also Councilor Vidot moved it to the Sub-Committee on Conference 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 along Revere Beach Parkway (Route 16) to Business Highway (BH).

80-15	280 REVERE BEACH PARKWAY
80-16	10 GARFIELD AVENUE
80-79	8 WESLEY STREET
80-80	10 WESLEY STREET
80-81	20 WESLEY STREET
80-82	324 REVERE BEACH PARKWAY
80-85	5 WESLEY STREET
80-91	22 ADAMS STREET
80-92	24 ADAMS STREET
80-97	320 REVERE BEACH PARKWAY
80-98	318 REVERE BEACH PARKWAY
81-5	360 REVERE BEACH PARKWAY

The following order was introduced by Councilor Recupero. A motion from Councilor Recupero was made to adopt under suspension. Councilor Vidot moved that the City Manager provide a list on what was done in the parks and the cost. Councilor Avellaneda asked that the City Manager provide a list of all CIP Park improvements be available. On roll call they passed 10-0-1.0 Voting yes were Councilors Zobot, Garcia, Taylor, Recupero, Robinson, Brown, Vidot, Rodriguez, Avellaneda, Lopez. Councilor Vega-Maldonado was absent. Two roll call with the same results.

Request, that City Manager that the City Manager instruct the Director of Housing and Community Development to look into acquiring a PARC Grant to fix the existing Quigley Park on Essex St.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Paul G. Casino (EM)

Paul G. Casino
Clerk of the Chelsea City Council