

Chelsea, Massachusetts 02150 June 7, 2021

c/B

A regular meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at Chelsea City Hall 500 Broadway Chelsea Massachusetts 02150. The following Councilors were present: Councilors Avellaneda, Recupero, Garcia, Vega Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zabol. Councilor Vidot was absent. Council President Avellaneda presided over the meeting. The meeting opened at 7:00 p.m.

**SUSPENSION
ACCEPTED AND FILED**

Memoriums and Celebratory Resolutions:

The following Resolution was introduced by Councilor Robinson and all members of the City Council. A motion from Councilor Robin to adopt under suspension was adopted.

Resolutions

Juneteenth in United States

- Whereas,** News of the end of slavery did not reach the frontier areas of the United States, in particular the State of Texas and the other Southwestern States, until months after the conclusion of the Civil War, more than 2 ½ years after President Abraham Lincoln issued the Emancipation Proclamation on January 1, 1863; and
- Whereas,** On June 19, 1865, Union soldiers, led by Major General Gordon Granger, arrived in Galveston, Texas, with news that the Civil War had ended and the enslaved were free;
- Whereas,** Juneteenth became a holiday within southwestern states commonly known as "Juneteenth Independence Day." The word "Juneteenth" resulted from words June-nineteen merged together in speech; and
- Whereas,** This day is an opportunity for people to celebrate freedom and equal rights in the United States, these celebrations range from religious events, rodeos, barbecues/cookouts, neighborhood block parties, etc.
- Whereas,** On Juneteenth, certain foods became popular and subsequently synonymous at celebrations such as strawberry soda-pop. At barbecues, special dishes were prepared such as collard greens, cornbread, and meats including lamb, pork and beef; meats were not so easily accessible; and
- Whereas,** The Juneteenth flag was created by Ben Haith, founder of National Juneteenth Celebration Foundation, in 1997 and later revised in 2000 to what we know now. The star represents Texas and the star burst represents all 50 states, the arc

represents a new horizon, and finally the colors represent the American flag, a reminder that slaves were and are American; and

Whereas, Juneteenth is celebrated all over the world including but not limited to Ghana, Honduras, Japan, Taiwan, Trinidad and Tobago; and

Whereas, On July 24, 2020 the Governor of Massachusetts signed a bill recognizing Juneteenth as a state holiday;

Now Therefore Be It Resolved, that the City of Chelsea and the Chelsea City Council recognize June 19, 2021 as “Juneteenth” and continue to support the nationwide celebration of Juneteenth Independence Day throughout the United States of America.

The following Resolution was introduced by Councilor Garcia and all members of the City Council. A motion from Councilor Garcia to adopt under suspension was adopted.

Resolution

WHEREAS, Individuals who are lesbian, gay, bisexual, transgender, and queer (“LGBTQ+”) include individuals from all States, the District of Columbia, and all nations of the world including those from all faiths, races, national origins, socioeconomic statuses, education levels, abilities, and political beliefs; and

WHEREAS, LGBTQ+ people in the United States have made, and continue to make, vital contributions and transformational changes within the United States and in the world, and

WHEREAS, LGBTQ+ people in the United States serve, and have served, the United States Army, Coast Guard, Navy, Air Force, Marines, and other national service organizations honorably and with distinction and bravery, and

WHEREAS, LGBTQ+ people in the United States have fought for equal treatment, dignity, equity, and respect and have achieved significant milestones, ensuring that future generations of LGBTQ+ people in the United States and in the world will enjoy a more equitable and just society, and

WHEREAS, Despite experiencing marginalization and discrimination in the United States and elsewhere, LGBTQ+ people continue to celebrate their identities, build community, share love, and actively contribute to the United States and nations of the world through myriad expressions of Pride and,

WHEREAS, The Chelsea LGBTQ+ Coalition raised the Pride flag for a fifth year in a row in Chelsea Square on Friday at 6:30PM, in celebration of LGBTQ+ Pride Month; and

NOW THEREFORE, BE IT, RESOLVED, that we, the Members of the Chelsea City Council, officially recognize June as LGBTQ+ Pride Month and celebrate and support the LGBTQ Community in Chelsea and beyond.

The following Resolution was introduced by Councilor Garcia and all members of the Chelsea City Council. A motion from Councilor Garcia to adopt under suspension was adopted.

RESOLUTION RECOGNIZING WILLIAM “TUCK” WILLIS AS A PIONEER IN AFFORDABLE HOUSING

WHEREAS, William “Tuck” Willis has lived in Chelsea for over forty years. Willis has spent almost every single one of those years organizing various initiatives to improve the neighborhood and community he calls home; and

WHEREAS, Willis developed his expertise in building renovation and rehabilitation at Yale University where he studied and completed two degrees in architecture with a specialization in Architectural History. His love for buildings and the stories they tell eventually led him to Chelsea, MA; and

WHEREAS, In the early 1970s Willis purchased an uninhabitable, derelict building on Marginal Street that his trained eye saw as a beautiful house built in a classical revival style; and

WHEREAS, With the help of some of his students from the Art Institute of Boston, Willis beautified his home and chose to solidify his roots in Chelsea, MA accompanied by his wife where he has become a pioneer in affordable housing and the most long-tenured member of the city’s planning board; and

WHEREAS, Willis joined the Chelsea Association to Save Homes (CASH) and the Chelsea Neighborhood and Housing Services (CNHS) organizations as a board member to help with neighborhood rehabilitation initiatives; and

WHEREAS, The name of the organization changed over the years, you now know it by the name of The Neighborhood Developers (TND). Where Willis served for over forty years and recently retired on Tuesday, June 1, 2021; and

WHEREAS, During his tenure as a board member of TND, he helped set up initiatives to provide property owners with low-interest loans to pay for renovations--even offering additional supervision to ward off contractors seeking to scam their clients; and

WHEREAS, Willis’ vision helped evolve TND’s mission to now offer affordable homes to numerous families; and

WHEREAS, Current Executive Director of TND notes, "Tuck is the Cal Ripken Jr. of nonprofit boards and municipal committees. He consistently and humbly served on TND's board... quietly helping to guide and grow TND from its small beginnings to the effective organization it is now;" and

WHEREAS, Permitting and Land Use Planning Director John DePriest asserts, "Tuck's passion to serve this community and willingness to pass on his knowledge to incoming board members of the Planning Board, while amusing them with his "dry humor;"

NOW, THEREFORE, BE IT RESOLVED, that the city of Chelsea recognizes and appreciates William "Tuck" Willis earnest dedication to the mission of making Chelsea beautiful and affordable for families.

The following Resolution was introduced by Councilor Lopez and all members of the Chelsea City Council. A motion from Councilor Lopez to adopt under suspension was adopted.

RESOLUTION FOR TERRY AND JOE ENGLN

Whereas, Terry and Joe Englen, originally from Medford, Massachusetts and Illinois, respectfully, moved to Chelsea and have been here for 49 years; and

Whereas, Terry and Joe Englen are the proud parents of Jennifer and Jason, and are now the grandparents of a beautiful grandson; and

Whereas, While living in Chelsea, Terry and Joe were members and founders of the Community Enhancement Team, founded in 2007. The Community Enhancement Team was involved with distributing recycling bins; and

Whereas, Terry and Joe were also members of the Beautification Committee and The Neighborhood Developer's block party committee; and

Whereas, Terry and Joe spearheaded the initiative to have the Marlborough garden which was a dumpsite and is now the "Marlborough Sunflower Garden;" and

Whereas, Terry has been a Clerk poll worker and Joe has been an inspector poll worker for elections through the City Clerk's Elections Department; and

Whereas, Terry and Joe Englen will be moving two Greenfield, Massachusetts to be closer to their daughter and grandson after 49 years;

Now Therefore, Be It Resolved, That the City of Chelsea and the Chelsea City Council wish to recognize Terry and Joe Englen for all of the work they have done in the City of Chelsea. Their commitment, love, and respect they have given to this community.

Public Hearing regarding the proposed Annual Budget for FY2022 opened to the public at 7:35 p.m. The City Manager Thomas G. Ambrosino came forward to explain the FY2022 Budget proposal. No one else came forward and the public hearing closed at 7:45 p.m.

Public Speaking: The public speaking opened at 7:47 p.m. The following came forward to speak:

- Janatha Gonzalez, 102 Chestnut St, spoke in favor of the funding for Summer Youth Employment Initiative
- Daniela Perez, student, spoke in favor of funding Summer Youth Employment
- Danielle Maldonado, student, spoke in favor of funding Summer Youth Employment
- Sharon Fosbury, 4 Gerrish Ave, spoke in favor of Terry and Joe Celebratory Resolution
- Aya Faiz, student, spoke in favor of funding Summer Youth Employment
- Jimmy Merino, student, spoke in favor of funding Summer Youth Employment
- Jonathan Herrera, spoke in favor of funding Summer Youth Employment
- Paola Perea, spoke in favor of funding Summer Youth Employment
- Rabab Benjdiya, student, spoke in favor of funding Summer Youth Employment
- Sylvia Ramirez, 60 Reynolds Ave, spoke of an incident that happened over the weekend
- Gladys Vega, 116 Clark Ave, spoke in favor of the Summer Youth Employment funding and funding of the Chelsea Police Department

The public speaking closed at 8:20 p.m.

Approval of minutes:

The minutes of the City Council Meeting dated May 17, 2021 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 Garcia to accept and file and send to conference was adopted under suspension.

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

Re: *FY22 Water, Sewer and Trash Rates*

Dear Councilors:

I am writing to provide you with advance notice of the anticipated Water, Sewer and Trash rates for FY22. The proposed new rates are as follows.

Water Rate

The new water rates are \$5.74 per hundred cubic feet ("HCF") for Tier 1 (1-1,000 per month in cubic feet), \$7.00 for Tier 2 (1,001-2,500 monthly cubic feet) and \$9.05 for Tier 3 (over 2,500 monthly cubic feet). The increase is 5% for Tiers 1 and 2 and an 8% increase for Tier 3.

Sewer Rate

The new sewer rates are \$9.56 per hundred cubic feet ("HCF") for Tier 1 (1-1,000 per month in cubic feet), \$10.43 for Tier 2 (1,001-2,500 monthly cubic feet) and \$12.82 for Tier 3 (over 2,500 monthly cubic feet). The increase is just 1% for Tiers 1 and 2 and 3% for Tier 3.

Combined Rate

For residential customers who use under 1,000 cubic feet per month and pay Tier 1 rates, the combined water and sewer rate will be \$15.30, a 2.5% increase.

Trash Rate

The City proposes to increase trash fees by 8%. The new FY22 trash rate will be \$36.46 monthly for residential property and \$172.01 monthly for commercial units in mixed buildings. Owner occupied units remain exempt from this fee.

The new rates sheets for FY22 are attached, along with other supporting documents.

Please note that the City remains cognizant of the economic impacts caused by the COVID-19 pandemic. However, some rate increases were essential this year.

The MWRA charges to the City for FY22 increased by 5.7%. Nonetheless, we have kept our local increase to less than half that amount.

As for the trash rates, even with this 8% increase, we are still not fully covering our trash costs from this fee. Our proposed DPW Solid Waste Budget for FY22 is just shy of \$2.5 million. Yet, assuming this 8% increase, the City will collect just \$2.3 million, leaving a significant deficit that must be subsidized by the General Fund.

I will be happy to attend a subcommittee to talk further about these rates. The public hearing will occur in early July.

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: *Illegal Dumping*

Dear Councilors:

I am writing in response to the recent City Council Order requesting information on illegal dumping and the City's enforcement efforts.

In the Commonwealth of Massachusetts, illegal dumping of debris on public property carries serious penalties. Under M.G.L. c. 270, Section 16, this is a criminal offense. Further, the penalty for a first offense is a fine of \$5,500, with a fine up to \$15,000 for each subsequent offense. Further, if a vehicle is used in the commission of this illegal dumping offense, the vehicle may be seized by the Police and not released until all fines are paid. The enforcing authority under these statutes is the local police, not ISD, although a City can, by majority vote of the City Council, give enforcement authority to its public health agents. As far as I know, Chelsea has never granted our public health agents such authority under this section.

In addition to M.G.L. c. 270, Section 16, there is another Section 16A which grants the Police the option of pursuing a purely civil remedy for the illegal dumping violation. Under Section 16A, the fine is just \$20.00. (Copies of M.G.L. c. 270, Section 16 and 16A are attached.)

Although the penalties for illegal dumping can be severe, it is often very difficult to prove this offense. In many cases, the dumping occurs at night, and our cameras cannot make adequate identification of individuals or vehicles involved in the crime. Even when the dumping occurs during the day, we often have had difficulty making an identification. For this reason, at least in my tenure during the past six years, we have never been able to pursue a criminal complaint under Section 16, or even issue a civil violation under Section 16A, for illegal dumping.

Despite these difficulties, in areas where dumping regularly occurs, we have increased camera coverage, installed signage warning of the penalties and continue to aggressively investigate when we discover any illegal dumping.

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 and move to conference was adopted under suspension.

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

Re: *FY22-FY26 Financial Projections*

Dear Councilors:

As you know, the City Charter requires that, each year, I prepare a long-term financial forecast of City revenues, expenditures and the general financial condition of the City. I did include with my FY22 Budget submission a Five Year Financial Projection. I've attached to this letter an updated version. I've also included a Power Point presentation on this long term financial forecast.

Although not required by the Charter, I am happy to work with the City Council to select an evening to make a public presentation on this five-year financial projection prior to the end of the fiscal year.

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: *Gift for Books to Historical Commission*

Dear Councilors:

Arnold Jarmak and Joshua Resnek, authors of the book "Turbulent Years in Chelsea", wish to donate copies of the book to the Chelsea Historical Commission for free distribution to the residents of Chelsea. The books have a value of approximately \$3,000. (A copy of the donation letter is attached.)

In accordance with M.G.L. c. 44, §53A, I am requesting that the City Council formally approve the acceptance of this gift. A draft Order is also attached.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: *Solid Waste Collection By DPW.*

Dear Councilors:

I am writing in response to the recent Council Order requesting that the City once again consider the cost of having the DPW provide solid waste collection services for the City.

The City carefully considered this issue at the Council's request in the Winter of 2019 and determined, based upon a financial analysis, that the City would likely pay more to absorb in-house trash and recycling pickup, and that taking on this work with our own crews would not noticeably improve service to residents. Copies of that letter and financial analysis are attached.

I did have the DPW update the financial analysis based upon current figures. As you can see, the numbers have become closer, mostly because the contract for the outside trash contractor has increased considerably. And, there is now some sentiment among DPW leadership that the City could provide at least equivalent if not better service and, over time, save money.

At this point, my suggestion is that we reevaluate this situation early next year and then make a decision as to whether to pursue in-house service. If the Council were to authorize this change, the transition would require at least 18 months of preparation, similar to the absorption of the Water/Sewer/Drainage Department. That means that any in-house service would not commence at the earliest until sometime in Fiscal Year 2024.

Sincerely,
Thomas G. Ambrosino
City Manager

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

The Honorable Chelsea City Council
Chelsea City Hall
500 Broadway

Chelsea, Massachusetts 02150

Re: Notice of Residency Waiver

Dear Councilors:

I am writing to notify you of my intention to grant a residency waiver to E-911
Dispatcher

Zachary Broman. Mr. Broman has relocated to Wilmington to be closer to the special needs services provided for his son. Mr. Broman has been employed as an E-911 Dispatcher for more than 5 years.

In accordance with Administrative Code, Part IV, Section 1.12.02, I request that you provide me with any comments on this proposed waiver within seven days.

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: Notice of Waiver Intent

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you that it is my intention to hire Ms. Vincenza Goodwin, 241 Sargent St., Revere for the position of part-time ESOL Curricula Coordinator and to grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. (A copy of Ms. Goodwin's resume is attached.) This is a CDBG funded position.

The part-time ESOL Coordinator position has been open for many months. Ms. Goodwin is the first qualified candidate who has applied. Ms. Goodwin previously worked for Chelsea in a similar capacity in the late 2000s.

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

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: Eminent Domain Taking of Waterfront Parcel for a Park

Dear Councilors:

In a recent Council Order, you requested that I provide you with another plan for acquiring by eminent domain the land and pilings in the vicinity of 215 Marginal Street for the purposes of creating a waterfront park.

As I outlined in my May 11, 2021 letter, the eminent domain process starts with an appraisal. In this case, given the uniqueness of this waterfront parcel, my Administration believes that the required appraisal will require some special expertise. Accordingly, we think, to be on the safe side, we should set aside \$15,000 for this appraisal work.

Accordingly, if the City Council wishes to proceed with consideration of this private property for an eminent domain taking, a Free Cash appropriation in the amount of \$15,000 for appraisal work is necessary. I have attached a Draft Order for your review.

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: Request for Approval of Union Contracts with Police Patrol Officers

Dear Councilors:

Pursuant to Section 4-3(l) of the Chelsea City Charter, I am writing to request City Council approval for the cost items of the new collective bargaining agreements negotiated with the Police Patrol Officers, New England Police Benevolent Association, Inc., Local 93. There are two contracts. The first is a one-year contract for the period July 1, 2020 through June 30, 2021. The second is a new three-year contract for the period July 1, 2021 through June 30, 2024. Copies of the Memorandum of Agreement are attached.

The memoranda outline the changes to the contract terms. The most significant from the City's perspective is the change in new Article 27(B) of the three-year contract which allows for the City to require body worn cameras. This language is identical to the language negotiated for such cameras with the Police Superior Officers.

The first one-year contract has no percentage increase. Instead, it provides each Patrol Officer with a one-time \$1,000 bonus for FY21. It also increases the detail rate to \$60.00 and adds to the Holiday pay provision the new State Holiday of Juneteenth.

The three-year contract for FY22-FY24 contains the major financial benefits, mainly in the form of annual raises. The amounts are as follows: FY22 -- 2.75%; FY23 -- 2.75%; and FY24 -- 3.00% on July 1, 2023 and 0.50% on Jan. 1, 2024, identical to the increases negotiated with the Superior Officers. The total cost of all wage increases over the four years is approximately \$1.2 million.

I respectfully ask that the City Council approve the cost items of these two contracts. The bonus payment for FY21 will require an appropriation of \$78,000 from Free Cash. Copies of the proposed Orders 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: FY22 Budget Order

Dear Councilors:

Attached you will find the proposed Order for the FY22 Budget prepared by Auditor Ed Dunn.

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: Year-End Financial Requests

Dear Councilors:

I am writing to request some final votes to address some end-of-year financial matters, including the need for some supplemental appropriations to cover deficits. The details are as follows.

1. Approval of PEG Access FY22 Budgets

Pursuant to M.G.L. c. 44, Section 53F¾, all Comcast payments required by the 10 year Comcast Renewal License are paid into our PEG Access and Cable Related Fund. In order to expend monies from this Fund on behalf of the three entities that rely upon this source (Chelsea Community Cable Television 62.22%, the School Department 22.22% and the City 15.56%), the City Council must approve an annual budget for each of these entities.

I am writing now to request approval of the FY22 Budgets for each of these three entities so that they may expend these Comcast funds. The requested FY22 Budgets are: Chelsea

Community Cable Television \$242,074.29; School Dept. \$90,000.00; and City \$130,000.00. The City will utilize its funding similar to last year in the following categories: translation services; fiber work in City Hall; and internet access to address the digital divide. Details on these budgets are attached.

2. Approval of the Community Preservation Act FY22 Budget

Likewise, each year the City Council must approve the Community Preservation Act budget as adopted by the Chelsea Community Preservation Committee.

As you will see, the proposed CPA FY22 Budget reserves for appropriation 95% of the estimated revenues, with 10% allocated to each of the three statutory reserve accounts and the remaining 65% being allocated to the Budgeted Reserve Account. All of these accounts are subject to future appropriation by the City Council based upon recommendations from the Community Preservation Committee to fund specific projects.

For the remaining 5% of the estimated revenues, the Committee is requesting an appropriation for administrative expenses, which are expressly allowed by statute. The CPA Committee expects to utilize these funds to continue to pay for its part-time administrator. Please note that administrative funds can be used only in the fiscal year for which they are appropriated. At the end of the fiscal year, any unspent administrative funds will be transferred to the Budgeted Reserve Account and available in the following year for funding of specific projects.

I respectfully request your approval of this CPA FY22 Budget. The form of this Order is the same as the FY21 Budget adopted by the City Council last spring.

3. Salary Deficits – Funded by Salary Reserve Transfers -- \$25,000.00

There are some salary accounts that have inadequate funding. Some pertain to salary adjustments that were made after submission of the FY21 Budget.

The specific amounts are:

- a. Legislative Dept. – Longevity -- \$300.00
- b. Assessors Dept. – Overtime -- \$1,825.00
- c. Personnel Dept. – Regular Salary (retirement payout) -- \$7,400.00
- d. IT Dept. – Regular Salary (reclassification) --\$7,000.00
- e. Central Billing Dept. – Overtime -- \$1,620.00

- f. Licensing Dept. – Regular Salary (missed step increase) --\$2,272.00
- g. Licensing Dept. – Longevity -- \$800.00
- h. HHS Admin Dept. – Regular Salary -- \$2,476.00
- i. DPW Snow Removal – Overtime -- \$1,307.00

The amount required to fund these salary deficits is \$25,000.00. There are sufficient funds remaining in the FY21 Salary Reserve Account to cover these deficits. Please note that an additional DPW Snow Removal Overtime amount of \$60,824.00 and Medicare amount of \$8,467.00 will be requested from Free Cash, as the above noted transfers have exhausted the Salary Reserve balance.

4. Other Deficits – Funded by Free Cash -- \$534,819.00

There are six operating accounts that are running deficits.

As is typical in most years, we have deficits in our snow removal accounts. The specific shortages are: DPW Snow Removal Contract Services - \$155,239.00; DPW Snow Removal Salt - \$104,073.00; and DPW Snow Removal Overtime - \$60,824.00.

The Judgments account is short \$85,086.00. Most of this is due to a settlement with one of our street and sidewalk contactors.

Our Parking Data Processing Services line item is short \$86,000. This is due to the fact that the drop in volume in ticketing and mailing due to COVID was not nearly as dramatic as we anticipated.

Our Employee Benefits Unemployment Account is short \$35,000. We are self-insured for unemployment, and payments were higher than originally anticipated at budget time.

Finally, we have a modest deficit in the Retirement Non-Contributory Account of \$130.00, and a deficit in the Employee Benefits Medicare line item of \$8,467.00 due to some FY21 salary increases.

5. Reauthorization of Revolving Funds – No Funding Required.

Previously, the Chelsea City Council adopted an Ordinance establishing six revolving funds that allow certain Departments in the City to retain revenues raised by the Department and to use them for departmental expenditures. However, the Ordinance requires that, each fiscal year, the City Council vote the expenditure limits for these accounts. The accounts established by Ordinance that need new limits for FY22 are as follows

- a. Elder Affairs (Senior Center) Revolving Account - \$1,000
- b. Housing/Community Development Tax Title Foreclosure Revolving Acct - \$100,000
- c. Public Library Revolving Account - \$20,000
- d. Emergency Management Revolving Account - \$30,000
- e. Inspectional Services Revolving Account - \$30,000
- f. Community Schools Revolving Account - \$100,000

In addition to these six revolving funds created by City Ordinance, there is one additional School Department revolving fund that requires annual reauthorization. That is the School Department Non- Resident Student Tuition Revolving Account. We are requesting an expenditure limit of \$250,000 for that account. This account contains tuition payments from other public school systems which use the CPS special education program. The funds are expended for program delivery.

6. Prior Year Expenses -- No Funding Required.

When the City is unable to effectuate payment to a vendor in the year that the goods or services are provided, Council approval is required to disburse payment from the current year department budget for the prior year obligation. We have eight prior year expenditures that need approval.

1. FY20 Blanch & Son- City Council – 3 Nameplates and 3 Plaques	\$ 210.00
2. FY20 Pasek – School Dept. – Security Service call for Door repairs	\$3,180.50
3. FY20 Wilmington Trophies – School Dept Brown MS - Apparel	\$2,425.25
4. FY20 P.J. Kennedy & Sons, Inc. – School Dept.- On-Call Plumber	\$5,167.63
5. FY20 Chelsea Record – HHS Dept – various notices	\$ 280.00
6. FY19 Chelsea Record – HHS Dept – various notices	\$ 120.00
7. FY20 Chelsea Record – Legislative Dept – various notices	\$ 80.00
8. FY20 Police Dept. – reimbursement for books and materials	\$ 71.18

The total amount of these payments is \$11,534.56. Each of the Departments has sufficient funds to meet all these outstanding obligations. Therefore, no new funds are required. The only action necessary is Council approval to make the payments.

7. Donations – No Funding Required.

Pursuant to M.G.L. c. 44, §53A, the City Council must approve acceptance of any gift to the City. Recently, the Chelsea Public Library has received two gifts: a new reading chair from Raising A Reader with a cost of \$3,330.00; and a donation of \$150 from Mr. Albert J. Tibaud. These gifts require City Council approval.

For the reasons set forth in detail above, I respectfully ask that the City Council approve all of these requested actions. The required Orders to effectuate these requests are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications to the Council

A communication was received from Land Use Planning Director John DePriest regarding proposed zoning amendments relative to the density in the R1 District, density in the R2 District, Mixed Use Overlay District, and the R2 to BR map amendment. A motion from Councilor Robinson to accept and file the communication and move it to Conference was adopted under suspension.

A communication was received from Parking Clerk Jeannette Cintron White regarding actions approved at the June 1, 2021 Traffic and Parking Commission meeting. A motion from Councilor Robinson to accept and file was adopted under suspension.

Unfinished Business

The following order was removed from Conference to be acted upon at the request of Councilor Robinson under suspension. The order was introduced by Councilor Robinson. Councilor Robinson then requested to adopt by roll. The roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maladonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zabot. Absent was Councilor Vidot.

Ordered, that the Chelsea City Council authorize the appropriation of funds in the amount of \$200,000 from Free Cash to FY2021 DPW Structures and Grounds Contract Services Account #0147052-530600 for park maintenance work.

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 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown and Zabol. Councilor Vidot was absent.

Ordered, that the Chelsea City Council authorize the appropriation of funds in the amount of \$700,000 from Free Cash to Account \$3503-497100 (Covid 19 City Funding – Transfer in From General Fund) for the public purpose of funding the Chelsea Eats Food Debit Card Program.

The following order was introduced by Councilor Avellaneda. Councilor Vega-Maldonnado recused herself from the vote and left the room. Councilor Avellaneda requested a roll call to adopt. The roll call passed the order on a 9-0-1-1 vote. Voting yes were Councilors Avellaneda, Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown and Zabol. Councilor Vidot was absent. Councilor Vega-Maldonado recused herself.

Ordered, That the City Council authorize the appropriation of funds in the amount of \$100,000 in Free Cash to the FY21 Recreation & Cultural Affairs Department Youth Program #0163052-572400 for La Colaborativa's Summer Youth Employment Initiative program.

The following order was introduced by Councilor Avellaneda and read for the second time. A motion from Councilor Recupero moved the order to the sub-committee on conference under suspension.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$75,000 from Free Cash to FY2021 Housing & Community Development Contract Services Account #0118052-530600 for appraisal and consulting services on the following properties

12-91	46 Suffolk Street
12-92	50 Suffolk Street
12-92	50 Suffolk Street
12-93	52 Suffolk Street
12-97	68 Suffolk Street
13-6	72 Suffolk Street
13-7	74 Suffolk Street
13-8	76 Suffolk Street

13-9	78 Suffolk Street
13-84	90 Suffolk Street
13-86	98 Suffolk Street
13-87	100 Suffolk Street
13-52	212 Congress Avenue

New Business

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

Ordered, that a Subcommittee on Conference be held with Veteran Agent Francisco Toro to explore the possibility of having a Memorial Day Celebration committee.

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 DPW Commissioner and his team to complete a thorough examination of all street cleaning signs in the city, add proper signage, especially in areas where there is a lack of signage or no signs at all.

The following order was introduced by Councilor Recupero. A motion from Councilor to adopt by roll call passed 9-1-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Taylor, Lopez, Brown, and Zobot. Voting no was Councilor Rodriguez. Absent was Councilor Vidot.

Ordered, that the City Manager hire a consultant look into the feasibility of building a community center and further provide the findings to the Chelsea City Council.

The following order was introduced by Councilor Avellaneda. Councilor Avellaneda moved to adopt under suspension and the order was adopted.

Ordered, that the City Manager, in an effort to create affordable home ownership opportunities, present to the City Council a plan of action to either take by eminent domain or friendly taking the two-family located at 115 Willow Street which is currently bank-owned.

The following order was introduced by Councilor Avellaneda. Councilor Avellaneda moved to adopt by roll call. The roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zabot. Councilor Vidot was absent.
Ordered, that the City Council hereby accepts and approves the gift of books from Arnold Jarmak and Joshua Resnek to the Chelsea Historical Commission.

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

Ordered, that the Chelsea City Council authorize the appropriation of funds in the amount of \$15,000 from Free Cash to FY2021 Housing & Community Development Contract Services Account #0118052-530600 for appraisal services.

The following orders were introduced by Councilor Robinson. All of the orders were referred to a second reading under suspension.

Ordered, that pursuant to Section 4-3(l) of the Chelsea City Charter, the Chelsea City Council approve the cost items set forth in the collective bargaining agreement negotiated with the New England Police Benevolent Association, Inc., Local 93 (Police Patrol Officers), memorialized in the Memorandum of Agreement for the period July 1, 2020 through June 30, 2021 dated June 2, 2021.

Ordered, that pursuant to Section 4-3(l) of the Chelsea City Charter, the Chelsea City Council approve the cost items set forth in the collective bargaining agreement negotiated with the New England Police Benevolent Association, Inc., Local 93 (Police Patrol Officers), memorialized in the Memorandum of Agreement for the period July 1, 2021 through June 30, 2024 dated June 2, 2021.

Ordered, that, to fund the collective bargaining agreement negotiated with the New England Police Benevolent Association, Inc., Local 93 (Police Patrol Officers), the Chelsea City Council authorizes the appropriation from Free Cash of \$78,000 to the FY2021 Police Department Regular Salary Account 0121051-510200.

Order. That the City Council appropriate the following amounts from PEG Access and Cable Related Fund:

Chelsea Community Cable Television

Salaries: \$189,968.04

Operations: \$37,106.25

Capital: \$15,000.00

Total: \$242,074.29

Chelsea School Department

Salaries: \$90,000.00

Operations: \$0.00

Capital: \$0.00

Total: \$90,000.00

City:

Salaries: \$0.00

Operations: \$30,000.00 (Translation Services)

\$50,000.00 (City Hall Fiber Server Deployment)

Capital: \$50,000.00 (Reserve for Pilot Resident Internet Project)

Total: \$130,000.00

APPROPRIATE THE FY2022 COMMUNITY PRESERVATION COMMITTEE OPERATING BUDGET AND,

MOTION: That the Council act on the report of the Community Preservation Committee on the FY2022 Community Preservation budget, in accordance with MGL Chapter 44B, Section 6:

That the Council reserve for appropriation the following amounts from estimated **FY2022** receipts as recommended by the Community Preservation Committee:

1. \$101,631.00, 10% of estimated revenues for the acquisition, creation and preservation of open space;
2. \$101,631.00, 10% of estimated revenues for the acquisition, preservation, rehabilitation and restoration of historic resources;
3. \$101,631.00, 10% of estimated revenues for the acquisition, creation, preservation and support of community housing;
4. \$660,600.37, 65% of estimated revenues to the Budgeted Reserve.

And appropriate from FY2022 estimated revenues:

5. \$50,815.00, 5% of estimated revenues for CPC Administrative Expenses;

ORDERED, that the Chelsea City Council authorizes the transfer of \$300.00 from the

Salary Reserve Account #0199959-598000 to the FY 2021 Legislative – Longevity Account #0111051-515600.

ORDERED, that the Chelsea City Council authorizes the transfer of \$1,825.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Assessors Department – Overtime Account #0114151-510400.

ORDERED, that the Chelsea City Council authorizes the transfer of \$7,400.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Personnel Department – Regular Salary Account #0115251-510200.

ORDERED, that the Chelsea City Council authorizes the transfer of \$7,000.00 from the Salary Reserve Account #0199959-598000 to the MIS Department – Regular Salary Account #0115551-510200.

ORDERED, that the Chelsea City Council authorizes the transfer of \$1,620.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Central Billing Department – Overtime Account #0115951-510400.

ORDERED, that the Chelsea City Council authorizes the transfer of \$2,272.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Licensing Department – Regular Salary Account #0116551-510200.

ORDERED, that the Chelsea City Council authorizes the transfer of \$2,476.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 HHS Admin Department – Regular Salary Account #0151051-510200.

ORDERED, that the Chelsea City Council authorizes the transfer of \$1,307.00 from the

Salary Reserve Account #0199959-598000 to the 2021 DPW Snow Removal – Overtime Account # 0142351-510400.

ORDERED, that the Chelsea City Council authorize the appropriation of \$85,086.00 from Free Cash to the Fiscal Year 2021 Judgements – Claims/Judgements Account # 0194152-571200.

ORDERED, that the Chelsea City Council authorize the appropriation of \$155,239.00 from Free Cash to the Fiscal Year 2021 DPW Snow Removal – Contract Services Account # 0142352 530600, to provide supplemental funds for final snow and ice operations.

ORDERED, that the Chelsea City Council authorize the appropriation of \$104,073.00 from Free Cash to the Fiscal Year 2021 DPW Snow Removal – Salt Account # 0142352-546300, to provide supplemental funds for final snow and ice operations.

ORDERED, that the Chelsea City Council authorizes the appropriation of \$60,824.00 from Free Cash to Fiscal Year 2021 DPW Snow Removal – Overtime Account # 0142351-510400.

ORDERED, that the Chelsea City Council authorizes the appropriation of \$86,000.00 from Free Cash to the FY 2021 Parking Department – Data Processing Services Account #0129352-530300.

ORDERED, that the Chelsea City Council authorizes the transfer of \$8,467.00 from Free Cash to the FY 2021 Employee Benefit – Medicare Account #0191051-517600.

ORDERED, that the Chelsea City Council authorizes the transfer of \$35,000.00 from Free Cash to the FY 2021 Employee Benefits – Unemployment Account #0191051 517700.

ORDERED, that the Chelsea City Council authorizes the transfer of \$130.00 from Free Cash to the FY 2021 Retirement Contributions – Non-Contributory Account #0191151 517900.

Revolving Funds

WHEREAS, pursuant to M.G.L. c. 44, §53E½, the City has adopted a new Ordinance, Section 2-200, authorizing six revolving funds; and

WHEREAS, each year, the Ordinance requires the City to annually vote on or before July 1 on the amount that may be spent from each of these revolving funds during the upcoming fiscal year;

Now, therefore, IT IS ORDERED:

Chelsea Community Schools (#4407):

Aggregate expenditures from the fund shall not exceed \$100,000 in a single fiscal year;

All money received after the fund has reached a balance of \$100,000 shall be credited to the General Fund;

Elder Affairs Revolving Fund (#3802)

Aggregate expenditures from the fund shall not exceed \$1,000 in a single fiscal year;

All money received after the fund has reached a balance of \$1,000 shall be credited to the General Fund;

Emergency Management Hazardous Material Revolving Fund (#4615)

Aggregate expenditures from the fund shall not exceed \$30,000 in a single fiscal year;

All money received after the fund has reached a balance of \$30,000 shall be credited to the General Fund;

Vacant, Unsafe Buildings and Nuisance Properties Revolving Fund (#4627)

Aggregate expenditures from the fund shall not exceed \$30,000 in a single fiscal year;

All money received after the fund has reached a balance of \$30,000 shall be credited to the General Fund;

Tax Title Foreclosure Properties Revolving Fund (#4631)

Aggregate expenditures from the fund shall not exceed \$100,000 in a single fiscal year;

All money received after the fund has reached a balance of \$100,000 shall be credited to the General Fund;

Chelsea Public Library Revolving Fund (#4201)

Aggregate expenditures from the fund shall not exceed \$20,000 in a single fiscal year;

All money received after the fund has reached a balance of \$20,000 shall be credited to the General Fund;

ORDERED, that in accordance with M.G.L Ch. 44, Section 64, budget management procedures, whereby costs incurred in FY'19 and FY'20 were not paid and are owed to the vendor, and to meet this obligation funds are required from the current year FY'21 budgets respectively as noted, Council authorizes the following expenditures to satisfy the unpaid balances from prior years as follows:

<u>Year</u>	<u>Dept</u>	<u>Amount</u>	<u>Vendor</u>	<u>Purpose</u>
FY'20	City Council	\$210.00	Blanch & Son	nameplates and plaques
FY'20	HHS	\$280.00	Chelsea Record	various notices
FY'20	Legislative	\$ 80.00	Chelsea Record	various notices
FY'20	Police	\$ 71.18	Thomas McLain	textbook reimbursement
FY'20	School	\$3,180.50	Pasek	security svcs for door repairs
FY'20	School	\$2,425.25	Wilmington Trophies	apparel (Brown MS)
FY'20	School	\$5,167.63	P.J. Kennedy & Sons, Inc.	plumber (CHS, CAMS, Hooks)

FY'19

HHS

\$120.00

Chelsea Record

various notices

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 Avellaneda, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zabot. Councilors Vidot and Recupero were absent.

Be it ORDERED by the City Council of the City of Chelsea, as follows:

Pursuant to Section 3-5 of the City of Chelsea Ordinances, and pursuant to Chapter 44 sec 53A of the Massachusetts General Laws, the City Council hereby accepts the gift to the Chelsea Public Library to support the Library in the amount of \$150.00 from Albert J. Tibaud.

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 Avellaneda, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown and Zabot. Councilors Vidot and Recupero were absent.

Be it ORDERED by the City Council of the City of Chelsea, as follows:

Pursuant to Section 3-5 of the City of Chelsea Ordinances, and pursuant to Chapter 44 sec 53A of the Massachusetts General Laws, the City Council hereby accepts the gift of a reading chair from Raising A Reader to the Chelsea Public Library in the amount of \$3,330.00

The following order for the FY22 Annual adoption of the City FY22 Budget was proposed by Councilor Robinson and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Bown, and Zabot. Councilor Vidot was absent.

Ordered that the following sums as classified and designated with respect to each department or undertaking as Salaries, Operations & Maintenance and Capital are hereby appropriated in the **General Fund** of the City of Chelsea as listed below and as summarized: Salaries \$50,305,223, Operations & Maintenance \$145,803,059, and Capital \$444,075, totaling \$196,552,357.

The following order pertaining to the FY22 Budget breakdown was introduced by Councilor Robinson. A roll request by Councilor Robinson passed the order 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zabot. Councilor Vidot was absent.

An Order Concerning Appropriations for the Fiscal Year Beginning July 1, 2021:

Ordered that the following sums, designated as appropriations, are hereby appropriated in the **Water Enterprise Fund** of the City of Chelsea as follows: Salaries \$586,691, Operations & Maintenance \$7,267,855, Capital \$1,294,792, totaling \$9,149,338

The following order pertaining to the FY22 Budget breakdown was introduced by Councilor Robinson. A motion from Councilor Robinson to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Borwn, and Zabol. Councilor Vidot was absent.

An Order Concerning Appropriations for the Fiscal Year Beginning July 1, 2021:

Ordered that the following sums, designated as appropriations, are hereby appropriated in the **Sewer Enterprise Fund** of the City of Chelsea as follows: Salaries \$586,691, Operations & Maintenance \$11,065,925, Capital \$1,807,664, totaling \$13,460,280

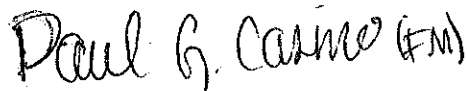
The following order pertaining to the FY22 Budget breakdown was introduced by Councilor Robinson. A motion from Councilor Robinson to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, GARCIA, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown and Zabol. Councilor Vidot was absent.

An Order Concerning Appropriations for the Fiscal Year Beginning July 1, 2021:

Ordered that the City appropriations and assessments in the **General Fund** are to be financed in part by Certified Free Cash of the City of Chelsea as follows: Free Cash \$892,092 appropriations

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Paul G. Casino (FM)". The signature is written in a cursive, slightly slanted style.

Paul G. Casino
Clerk of the Chelsea City Council