

4R

ACCEPTED AND FILED

Chelsea, Massachusetts November 22, 2021

SUSPENSION

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 Vidot, Avellaneda, Recupero, Garcia, Vega Maldonado, Robinson, Rodriguez, Lopez, Brown, and Zobot. Councilor Taylor arrived at 7:05 p.m. Council President Avellaneda presided over the meeting. The meeting opened at 7:00 p.m.

MEMORIUMS & CELEBRATORY RESOLUTIONS

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

**RESOLUTION:
Jeanette Washington**

2022 JAN 11 AM 10:23

CITY REGISTER

WHEREAS, Jeanette Washington was born on January 1, 1938 and was a lifelong resident of Chelsea, and an active member of the People's A.M.E. Church Congregation and held the title of Mother of the Church; and

WHEREAS, Jeanette Washington is survived by Deborah, Charles, Allan, John, and late Sheila and her two sisters, Shirley Thompson and Roberta McKoy and a host of grandchildren and great grandchildren; and

WHEREAS, Jeannette Washington was an independent person, who would perform many tasks and instilled in her family to follow her example. She loved her family with a gentle, yet, stern combination, which only she possessed; Mrs. Washington would help anyone in need and was always willing to share; and

WHEREAS, Jeanette Washington passed away on November 4, 2021, but her spirit will live on through her children and grandchildren; and

NOW THEREFORE, BE IT RESOLVED, that the Chelsea City Council share in this moment of reflection for one of its own Jeannette Washington, and thank her for her service and work in the City of Chelsea, and wishes to express our deepest condolences to the Washington family.

RESOLUTION:

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.

The Chelsea International Band

WHEREAS, The Chelsea International Band is a marching band that was founded in 2019 by the Comité Hondureños Unidos de Massachusetts; and

WHEREAS, Months prior to the pandemic, the local non-profit Comité Hondureños Unidos de Massachusetts dreamed of having a local marching band that could perform at community events to showcase the power of music and culture; and

WHEREAS, The local non-profit worked hard to raise the necessary funds to purchase instruments and developed a local outreach strategy to recruit members of the community; and

WHEREAS, Today the Chelsea International Band is composed of eighteen Chelsea residents ranging in ages and cultural backgrounds. Many members had never played an instrument before; and

WHEREAS, The goal of the Chelsea International Band is to teach participants how to bring communities together through the love and appreciation of music; and

WHEREAS, It is admirable to see their talents shine through at local events like the Chelsea Multicultural Festival, ribbon cuttings, and other city sponsored events; and

NOW, THEREFORE, BE IT RESOLVED, that the Chelsea City Council recognize the outstanding work of The Chelsea International Band in the arts and culture.

PUBLIC SPEAKING

The public speaking portion opened at 7:18 p.m. The following came forward to speak:

School Committee Member Roberto Jimenez Rivera of 40 Eleanor Street, spoke about the proposals on redistricting

School Committee Member Marisol Santiago of 25 Hooper Street, spoke about the proposals on redistricting.

Pastor Mirna Concepcion de Rodriguez of 32 Bellingham Street, spoke about a lien on the building and requested help from the City.

The public hearing closed at 7:30 p.m.

PUBLIC HEARING

The Chelsea City Council is holding a joint Public Hearing with the Board of Assessors regarding the FY'22 Tax Rates. City Manager Tomas G. Ambrosino came forward and supported the Two Orders before the Council on the Tax Rates. No one else spoke on the Hearing and it was closed.

The Public Hearing regarding proposed Zoning Amendment to add a requirement for adoption of a Community Impact Agreement by the City Council prior to approval of Special Permit or a Planned Development. This was the second part of the public hearing section and was continued by Councilor President Avellaneda to a later date.

APPROVAL OF MINUTES

The minutes of the City Council meetings dated November 8, 2021, and November 15, 2021 were approved at the request of Councilor Lopez under suspension.

COMMUNICATIONS FROM THE 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 E-911 Supervisors

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 collective bargaining agreement negotiated with Teamsters Local 25 on behalf of the E-911 Supervisors. Some explanation is required on the timing of this request.

The E-911 Supervisors Union is a very small union consisting of only two members-the two Supervisors in the Emergency Management Department. The separate contract for this Union, a three year contract covering the period July 1, 2019 through June 30, 2022, was actually negotiated with this group in the Summer of 2019.

At that time, I did not submit the contract to the Council for approval. The reason was there were, at least then, no additional costs resulting from this contract. The wage increases in this contract were tied to wages to be subsequently negotiated with E-911 Dispatchers. As you can see from Article 11 on Page 10 of the contract, the wage increases for the Supervisors for FY21 (July 1, 2020) and FY22 (July 1, 2021) are required to be the same as any percentage increases negotiated with E-911 Dispatchers. Those negotiations with E-911 Dispatcher just concluded this past Summer, and the percentage wage increases (0% in FY21; 3% in FY22) were approved by the City Council in late September. Accordingly, it is now necessary to approve the resulting cost impacts (3% for FY22) for the Supervisors pursuant to this attached contract.

I have attached an Order for the requested approval. There is no need for any separate Order for the transfer or appropriation of funds to cover this 3% wage increase for FY22. With just two union members, the financial impact is quite modest, and the necessary amounts were included in the \$90,000 transfer request associated with the Council's approval of the E-911 Dispatchers contract

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: Reduction of Free Cash Appropriation for Balancing the FY22 Budget

Dear Councilors:

I am writing with a request that the City Council reduce its use of Free Cash in the FY22 Budget from \$892,092 to \$0. We no longer need any Free Cash to balance the FY22 Budget.

At the time I submitted to the Council the FY22 Budget in early May of 2021, I anticipated that we would need some Free Cash to balance the budget. That proposed FY22 Budget was premised upon anticipated revenues from New Growth of approximately \$1 million. However, our actual New Growth for FY22 submitted to the Department of Revenue is more than \$3.9 million. Because this New Growth number is far in excess of what we anticipated at the time of the budget submission, there is no longer any need to utilize Free Cash Reserves to balance the FY22 Budget.

For the above reason, I ask that the City Council vote to reduce the Free Cash appropriation of \$892,092 approved in conjunction with the FY22 Budget to \$0. A draft Order to accomplish this purpose is attached. This vote requires just a single reading.

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: Fiscal Year 2022 Tax Rates

Dear Councilors:

In follow-up to the November 8, 2021 presentation on taxes and valuations, I am writing to request the two votes required by the City Council prior to the setting of the tax rate.

The first required vote is the setting of the Residential Exemption pursuant to M.G.L. c. 59, Section 5C, I am recommending that we maintain the 35% exemption, the maximum amount allowed by statute. This will provide the fullest possible tax relief benefit to owner-occupants.

The second required vote, under M.G.L. c. 40, Section 56, is for the City Council to determine the percentage of the total tax levy that should be borne by each class of real property and personal property. This City has historically always voted, by virtue of adopting a minimum residential factor that results in a 175% shift, to transfer to commercial and industrial properties the maximum amount of the tax levy allowed by law. I recommend the same this year. If that 175% shift is adopted along with the 35% Residential Exemption, then the residential tax rate will likely be \$13.23 (pending DOR approval), and the commercial rate will be approximately \$25.68. This will result in a reduction of the average tax bill for owner occupants of condominiums single and two family homes, and a small increase for three family owner-occupants.

I have attached drafts of the necessary Council Orders.

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: Approval of Five Year Contract for Computer-Aided Dispatch and Records Management System (CAD/RMS)

Dear Councilors:

I am writing with a request that the City Council approve a five-year contract with Central Square for the new Computer-Aided Dispatch and Records Management System (CAD/RMS). The cost is for the new Computer-Aided Dispatch and Records Management System (CAD/RMS). The cost is \$144,950.75 annually, with a total value for the five years of \$724,753.75.

For over a year, the City's Emergency Management Department, in collaboration with IT Department and the Police and Fire Departments, has been involved in a lengthy effort to secure a new CAD/RMS). The current system is long past its useful life. After a rigorous RFP process, the City selected Central Square as its vendor. Central Square is offering an advantage fixed flat annual fee for its new CAD/RMS, provided the City agrees to a five year contract. The City Council already has approved funding to cover the first two years of this contract in previous CIP AND Free Cash appropriations.

Given that it will likely take between 9-12 months for set-up, data migration and training on the new system, EMD and IT are recommending the five year commitment. (See attached Memorandum). Pursuant to M.G.L. c. 30B, &12, any contract exceeding three years must be approved by majority vote of the City Council.

For the above reasons, I respectfully request that the City Council approve the five year contract with Central Square. A draft Order is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

COMMUNICATIONS AND PETITIONS TO THE CITY COUNCIL

A copy of a communication was received from Mirna Concepcion de Rodriguez of Nueva Vida United Methodist Church regarding assistance with a lien placed by the City of Chelsea dated back to 2005-2006. A motion from Councilor Garcia to accept and file was adopted under suspension.

A copy of a communication received from Parking Clerk Jeannette Cintron White regarding the actions approved at the November 9, 2021 Traffic and Parking Commission meeting. A motion from Councilor Robinson to accept and file was adopted under suspension.

A late communication was received from City Clerk Jeannette Cintron White regarding reconsideration on redistricting taken on November 15, 2021. Councilor Recupero objected to the late communication.

SECOND READINGS

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

WHEREAS, the City of Chelsea acquired the property located at 440 Broadway, catalogued as Parcel ID #685, Map #38, and Lot #1 in the City of Chelsea's Assessors Maps, for the public purpose of the development of affordable housing in a mixed-use building; and

WHEREAS, the City, through the Department of Housing & Community Development, prepared and released a Request for Proposals for the sale, redevelopment and operations and maintenance of the property into a mixed-use, affordable housing building, per the requirements of M.G.L. Chapter 30B; and

WHEREAS, the City of Chelsea assembled an Evaluation Committee, including one member of the City Council, one local housing expert, a member of the Affordable Housing Trust Fund Board, one Department of Housing & Community Development Staff, and one staff member of

the City Manager's Office, to evaluate the proposals received and vote upon a recommendation to send to the City Manager, who in turn has relayed it to the City Council; and

WHEREAS, the Traggorth Companies submitted a proposal for the acquisition, redevelopment, operations and maintenance of the site for a purchase price of \$1,150,000, with a plan to develop 29 affordable housing units, including 10 affordable home ownership units, above 4,100 sq. ft. of ground floor retail and 20 parking spaces; and

WHEREAS, the Evaluation Committee has voted to recommend an award to Traggorth Companies, based upon the proposal submitted, with certain conditions, including that Traggorth Companies shall: 1. ensure all commercial and personal loading and unloading of retail materials occur on Cherry Street so as not to hinder traffic flow or adversely affect parking on Broadway; 2. any future use of the retail space not detailed in the RFP shall be subject to review and approval by the Department of Housing & Community Development; and 3. all legal documents, including but not limited to condominium documents, shall be subject to review by the City for the purpose of ensuring fairness to all owners, renters and persons with physical interest in the property; and

WHEREAS, the proposal is consistent with the City's 2017 Comprehensive Housing Analysis and Strategic Plan, the Affordable Housing Trust Fund Board's 2018 Strategic Plan, and the Community Preservation Committee's 2019-21 Community Preservation Plan

WHEREAS, the sale of the property located at 440 Broadway to Traggorth Companies or another wholly owned entity would be subject to the conditions and provisions of a Land Disposition Agreement that shall be negotiated by the City Manager.

ORDERED By this vote, the City Council: 1. authorizes the sale of 440 Broadway to Traggorth Companies for the price of \$1,150,000 for the development of 29 units of affordable housing, 4,100 sq. ft. of retail space and 20 parking spaces, as described in the Traggorth Companies' proposal; 2. endorses the project pursuant to the conditions set forth by the Evaluation Committee and any future conditions imposed by the City; and 3. authorizes the City Manager to negotiate on behalf of the City a Land Disposition Agreement with Traggorth Companies and take any and all actions necessary to carry out the project.

NEW BUSINESS

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

Ordered, that the City Manager instruct the City Clerk to look into new additional polling locations.

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

Ordered, that the City Manager instruct the City Clerk to look into having port-a-potties at polling locations.

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

Request, that the City Manager look into the communication received by Pastor Mirna Rodriguez from Nueva Vida United Methodist Church and seek to resolve the issue with the tax bill.

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

Ordered, that, pursuant to M.G.L. c.30B, &12, the Chelsea City Council approves a five-year contract with Central Square for a new Computer-Aided Dispatch and Records Management System (CAD/RMS).

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Vidot, Avellaneda, Recupero, Garcia, Vega Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Ordered, that the Chelsea City Council reduce the previous appropriation of FY21 Certified Free Cash for balancing the FY22 Budget (vote ID# 21F39) from \$892,092 to \$0, thereby eliminating any use of Certified Free Cash to balance the FY22 Budget, because such funds are no longer needed due to an increase in anticipated FY22 Real Estate tax revenues.

The following order was introduced by Councilors Rodriguez, Garcia, Recupero, Vidot, and Lopez. The order was ruled out of order by Council President Avellaneda. A challenge to the Chairs decision was made by Councilor Garcia. On roll call the Chairs decision was upheld 6-5-0-0. Voting yes were Councilors Avellaneda, Vega Maldonado, Robinson, Taylor, Brown, and Zobot. Voting no were Councilors Vidot, Recupero, Garcia, Rodriguez, and Lopez.

Ordered, that the agenda item ID#2230, the Chelsea City Council adopt new state ward and precinct lines and maps, amended by Councilor Roy Avellaneda to adopt Map Districts 2022B, vote taken on November 15,2021 be recinded.

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

Ordered, that pursuant to Section 4-3 (1) of the Chelsea City Charter, the Chelsea City Council approve the cost items set forth in the collective bargaining agreement negotiated with Teamsters Local Union No. 25 (representing Emergency Communications Supervisors) for the period July 1, 2019 through June 30, 2022 dated July 18, 2019.

The following order was introduced by Councilor Avellaneda and members of the City Council. A motion from Councilor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Vidot, Avellaneda, Recupero, Garcia, Vega Maldonado, Robinson, Taylor, Lopez, Brown, and Zobot.

Ordered, that the Chelsea City Council adopt the Minimum Residential Tax Factor for Fiscal Year 2022 with a 1.75 commercial, industrial and personal property (CIP) shift factor.

The following Order was introduced by Councilor Avellaneda and members of the City Council. A motion from Councilor Robinson to adopt by roll call passed 11-0-0-0. Voting yes were Councilors Vidot, Avellaneda, Recupero, Garcia, Vega Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot.

Ordered, that the Chelsea City Council adopt a 35% Residential Exemption for Fiscal Year 2022.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul G. Casino".

Paul G. Casino
Clerk of the Chelsea City Council