



# Chelsea City Council

City Hall  
500 Broadway  
Chelsea, MA 02150  
(617) 466-4060  
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October 21, 2021

Ms. Jeannette Cintron White  
City Clerk  
500 Broadway  
Chelsea, MA 02150

Dear Ms. Cintron White,

Please be advised that at the City Council meeting held on Monday, October 18, 2021, the Chelsea City Council adopted the following minutes under suspension. Please find the complete minutes attached.

1. **ID#: 22M4** Meeting minutes of October 4, 2021.

Sincerely,

Paul G. Casino  
Clerk to the Chelsea City Council  
PGC/fm

RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA  
OCT 25 3:56 PM 2021

C/B SUSPENSION

Chelsea, Massachusetts October 4, 2021 ACCEPTED AND FILED

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

MEMORIUM & CELEBRATORY RESOLUTION:

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

RESOLUTION:

**Celebrating National Latino Heritage Month Trailblazers 2021**

WHEREAS, During National Latino Heritage Month (September 15 to October 15) the Chelsea City Council recognizes the contributions made and the important presence of Latino Americans in Chelsea, Massachusetts and the following individuals have been trailblazers within our community; and

WHEREAS, Chelsea's IT Dept is recognized for their extraordinary efforts for keeping the internet and technology infrastructure intact during the most difficult days of the COVID-19 pandemic. Singlehandedly insured that the City Council continue to represent the constituents and meet remotely as well as insuring that operations continued; and

WHEREAS, Ricky Velez is recognized for his 25 years of service to the Chelsea Community Cable TV, and providing his services to ensure that all of the Council meetings were televised to the residents of Chelsea during the pandemic, and ensuring quality constituent participation as well as covering all community events; and

WHEREAS, Dan Cortez is recognized for his efforts in the downtown Broadway area and overseeing the operations of the Chelsea HUB. Therefore providing resources to the most vulnerable members in our community; and

WHEREAS, RIOT Squad Youth Program is recognized for their work in social justice campaigns that affect the youth community, furthermore they have successfully

passed legislation on youth eviction sealing protections, they are to be recognized for being the next leaders of tomorrow; and

**WHEREAS,** Officer Sammy Mojica is recognized for his work as a Conflict Resolution officer as a civilian and his 15+ years in the Chelsea Police Department, Officer Mojica has been a pillar in the community service liason for 15 years, and has been a role model and inspiration to old and new officers and residents; and

**WHEREAS,** Lorenzo Recupero is recognized for his poetry on his experience as a Latino in Chelsea, as well as teaching the youth the importance of poetry and encouraging the youth to write poetry by organizing the Poetry Walk; and

**WHEREAS,** John Montes is recognized for his longtime recreational director. He is also active in the young girl softball team and overall youth sports: and

**WHEREAS,** Reverend Francisco Caro is recognized for serving the Chelsea community by preaching the gospel message and helping out those in need of spiritual guidance and providing leadership in many roles to the residents of Chelsea and surrounding communities : and

**NOW, THEREFORE, BE IT RESOLVED,** That, the Chelsea City Council honor these Trailblazers for being a part of the community whether that may be by providing a service, being community activists, being frontline heroes, or public service employees etc. These individuals are an example of how Hispanic/Latinos have positively influenced and enriched our community, state and nation.

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

**RESOLUTION:**

**Outgoing Kiwanis Members**

**WHEREAS,** Kiwanis helps kids around the world. Local clubs look out for our communities and the international organization takes on large-scale challenges, such as fighting disease and poverty; and

**WHEREAS,** On September 18, 2021 Kiwanis held its 21<sup>st</sup> annual Track and Field Day at the Mary C. Bourque Complex. The Kiwanis Club of Chelsea held races for all ages; and

**WHEREAS,** As they celebrated their Annual Track and Field Day they also said goodbye to some of their longtime members; and

**WHEREAS,** William Carafa, owner of Carafa Funeral Home, original member since November 20, 1975 will be leaving the Kiwanis Club of Chelsea.

**WHEREAS,** Paul Swart, past president and past treasurer, became a member since March 31, 2001; and

**WHEREAS,** Gerald McCue original member since September 2008 as well as an employee of Chelsea Public Schools has retired, and will continue as a general member for 2021-2022;

**NOW, THEREFORE, BE IT RESOLVED,** that the Chelsea City Council thank these members for their dedication and service to the Kiwanis Club and the community. In addition, bless their new endeavors.

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

**RESOLUTION:**

**October is Breast Cancer Awareness Month**

**WHEREAS,** In 2021, an estimated 281,550 new cases of invasive breast cancer are expected to be diagnosed in women in the U.S.; and

**WHEREAS,** National Breast Cancer Awareness Month educates women about the importance of early detection for breast cancer; and

**WHEREAS,** as we observe National Breast Cancer Awareness Month, we pause to remember all those who are fighting this disease, including families and friends, advocates, researchers and health care providers as well as those we have lost to breast cancer; and

**WHEREAS**, the National Institutes of Health, Department of Defense and Centers for Disease Control and Prevention will invest over \$1 billion in research this year to fight this dreaded disease; and

**WHEREAS**, screening and early detection are essential to our nation's fight against breast cancer; now therefore,

**NOW, THEREFORE, BE IT RESOLVED**, that we, the Members of the Chelsea City Council, acknowledge the importance of raising awareness of breast cancer in our community as we work to support survivors, those currently battling breast cancer and those who might detect it in its early stages, and that we recognize October 2021 as Breast Cancer Awareness Month in the City of Chelsea.

The following Resolution was introduced by Councilor Zabot. A motion from Councilor Zabot to adopt under suspension was adopted.

**RESOLUTION:**

**October 15<sup>th</sup> is White Cane Day**

**WHEREAS**, The white cane, in addition to being a practical mobility tool, serves as a symbol of dignity, freedom, and independence for individuals who are blind or visually impaired, and

**WHEREAS**, on White Cane Safety Day, our Nation celebrates the immeasurable contributions the Americans who use canes have made as valued members of our diverse country and recommit to full integration, equality, education, and opportunity for Americans with visual impairments, and

**WHEREAS**, as we observe the 32<sup>nd</sup> anniversary of the Americans with Disabilities Act this year, this City Council reaffirms our commitment to creating access to employment, education, and social, political, and economic opportunities for Americans with disabilities, and

**WHEREAS**, together with individuals who are blind or visually impaired, service providers, educators, and employers, we will uphold our community as an inclusive, welcoming place for blind or visually impaired people to work, learn, play, and live, and

**WHEREAS**, by joint resolution approved on October 6<sup>th</sup>, 1964 (Public Law 88-628, as amended), the Congress designated October 15<sup>th</sup> of each year as White Cane Safety Day to recognize the contributions of Americans who are blind or have low vision, and

**NOW, THEREFORE, BE IT RESOLVED**, that the Chelsea City Council do hereby proclaim October 15<sup>th</sup>, 2021, as White Cane Safety Day. We call upon all public officials, business and community leaders, educators, librarians, and Americans to observe this day with appropriate ceremonies, activities, and programs.

**PUBLIC SPEAKING:**

The public speaking portion of the meeting opened to the public at 7:48 p.m.

Concerned Residents of 68 Pearl Street, 163 Pearl Street, and 98 Bellingham Street expressed their frustration with the landlords not responding to the infestation of rats in their homes. Protest signs and many resident came forward to speak. Gladys Vega of the Collaborative stated that the issue is out of hand. The landlords pay no attention to the people who live there .The public speaking portion closed at 8:30 p.m.

**APPROVAL OF MINUTES:**

The minutes of the City Council meeting dated September 20, 2021 were approved at the request of Councilor Vega-Maldonado under suspension.

**COMMUNICATION FROM THE CITY MANAGER:**

The following communication was read from City Manager Thomas Ambrosino. A motion from Councilor Robinson moved the Communication to Conference under suspension.

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

Re: Vote on the Construction of New Northeast Metropolitan Regional Vocational High School

Dear Councilors:

I am writing regarding the proposed \$317 million high school for the Northeast Metropolitan Regional Vocational School District and the action now required by the City of Chelsea to determine its position on this extraordinary expensive structure. My strong advice to

the Council is that it affirmatively oppose this project because the cost to Chelsea is simply too high.

I have in the past alerted the City Council to this looming financial predicament involving the proposed new Northeast Metropolitan Regional Vocational High School. The matter has now reached the point where the City of Chelsea must act. In August, the Massachusetts School Building Authority approved the final design for the school and awarded \$141 million for its construction. Following that decision on Thursday September 9, 2021, the Northeast Metropolitan Regional Vocational School District Committee voted to approve the project and proceed with construction. See attached letter to Council President Roy Avellaneda dated September 14, 2021. The balance of the funding for this project \$176 million, will be paid by the member communities. The City of Chelsea's share is almost \$57 million.

There is no dispute that the Northeast Metropolitan Regional School District needs a new high school. The current facility is woefully inadequate to meet the needs of a 21<sup>st</sup> Century workforce. Further, there is no doubt that a new high school would have enormous benefits to the Chelsea students who attend. Chelsea regularly sends more than 200 students annually to this facility, typically either the largest or second largest population in the entire District.

My objection to the project has nothing to do with its merits, which are unassailable. My opposition is based on the cost and the formula by which this cost will be apportioned among the member communities. Simply put, the project results in an annual cost the Chelsea that is unaffordable and, in my opinion inequitable. As you can see from the attached spreadsheets, Chelsea's share of the debt service for this project will require annual payments of approximately \$1.9 million. This one building alone will cost the average two-family homeowner in Chelsea more than \$215 annually in taxes for most of the next thirty years. Only Revere taxpayers will pay more.

Keep in mind that annually, the City of Chelsea is only able to raise under Proposition 2 ½ approximately \$1.7 million in new taxes dollars. So, this new cost for the Voke School alone will exceed all new tax dollars in Chelsea, leaving no tax dollars available for any other new expenditures by the City for the foreseeable future.

Unfortunately, it is quite likely that, notwithstanding any opposition from Chelsea, this project will proceed and Chelsea will be legally obligated to make these debt service payments. Under the onerous statutory scheme governing regional school districts in Massachusetts, when any member community objects to a new school building capital project it allows for a District wide vote on the project. See M.G.L. c. 71, Section 16(a). Given the popularity of this new school and the fact that the majority of members communities will pay significantly less for this building for this building than Chelsea, it is more probable than not that a majority of residents in this Districts will vote in favor of the new high school. Such a vote will mandate these annual payments by Chelsea regardless of the opposition of the Chelsea City Council.

Despite the possibility that we may be forced by the statutory scheme to accept this new building and its financial burden, I still recommend an affirmative no vote. As much as it pains me to be opposed to educational improvements that might benefit some of our residents, my

fiduciary obligation to the City compels me to recommend that we expressly oppose the construction of this new high school under the current financial conditions. Given the existing strictures of Proposition 21/2 the City simply cannot absorb this annual debt service payment while maintaining its current course of quality of life improvements. True, we may be required by vote of the entire District to take on this debt and endure the principal, I cannot in good conscience meekly consent to a course of action with such significant adverse financial impacts on the City.

For the above reasons, I respectfully request that you affirmatively vote not to support this construction project. In order to qualify as an effective veto this vote must occur no later than November 8, 2021, which is 60 days after approval of the project by the Northeast Metropolitan Regional Vocational School District Committee. A draft Order is attached.

Sincerely,  
Thomas G. Ambrosino  
City Manager

The following communication was read from City Manager Thomas Ambrosino. A motion from Councilor Recuperio moved the request to a second reading under suspension.

The Honorable Chelsea City Council  
500 Broadway  
Chelsea, Massachusetts 02150

Re: Re-appointment

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend the re-appointment to the Chelsea Tree Board of Ms. Denise Ortega, 73 Essex Street, Apt. 1 Chelsea for a new three-year term expiring on September 24, 2024. Ms. Ortega's resume is 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: Information on Legal Clinic and Chelsea Chamber Foundation

Dear Councilors:

I am writing in response to a recent City Council Orders requesting information on two different subjects the legal funded by the City, and programs supported with help from the Chelsea Business Foundation.

With respect to the legal clinic, the City had one year contract with Chelsea Legal Services. That contract expired at the end of August. Through August, Chelsea Legal Services handled a total of 46 court cases. Fourteen of those cases were resolved with agreements. Chelsea Legal Services also performed other legal services under this contract, such as acting as Lawyer for the Day in court, organizing Know Your Rights workshops and providing residents with advice during walk-in hours or over the telephone, none of which are reflected in these statistics.

As for the Chelsea Chamber Foundation, the City currently has two active contracts with that entity. The first is a \$100,000 contract to support implementation and oversight of the City's COVID-19 Small Business Recovery Program. These are some funds remaining in that contract, mostly for occupancy and overhead expenses for which the contractor has not provided documentation for reimbursements. The second contract is for \$17,500 to assist with outreach on our newly established CDBG Micro Enterprise Grant Program. The City has not yet expended any funds on that contract.

I have attached a Memorandum prepared by Alex Train Director of Housing & Community Development, which provides a bit more information on each of these programs.

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: Council Order Requesting ARPA Funding to Support Tax Relief/for Owner Occupants

Dear Councilors:

I am writing in response to the request that I consider allocating American Rescue Plan Act ("ARPA") finds to provide tax relief to owner-occupants.

As you know, the City is currently involved in a robust community engagement process to determine how best to utilize over \$15 million in discretionary ARPA funds. That process involves input from City Councilors, non-profit organizations and residents, including residents who own homes. The City is committed to following the recommendations on spending that emerge from this participatory process. If the community determines that one of the priorities for spending should be financial support to owner-occupants, the City will develop a program to meet that goal.

Please note that if one of the priorities that emerges from the community engagement process is to assist homeowners, such a program would need to be structured to provide general financial support for homeowners impacted by COVID-19 and not designed specifically as “tax relief”. The City must avoid any violation of the U.S. Treasury Guidelines prohibiting the use of ARPA funds. To “indirectly” offset a reduction in tax revenue.

Finally, the Council should know that, separate and apart from ARPA funds, the City currently has available financial relief for homeowners suffering from COVID impacts. Last December, the City Council approved \$750,000 from the City’s Stabilization Fund to assist homeowners struggling to pay bills, including tax bills, due to the COVID pandemic. Owner occupants adversely impacted economically by COVID may qualify for a grant between \$5,000 and \$10,000, depending on the number of units in the home. This program has a generous income qualification limit of 100% of Area Median Income (\$119,000 annually for a family of four). After two rounds of applications, there is still approximately \$460,000 available in this program to assist homeowners. Councilors who know of any eligible homeowners should encourage them to apply.

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  
500 Broadway  
Chelsea, Massachusetts 02150

Re: Notice of Residency Waiver

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you of my intention to hire Ms. Vanessa Vanbuskirk, 297 Bowdoin Street, Winthrop, Massachusetts for the position of E-911 Dispatcher and to grant her a waiver from the residency requirement set forth in the Administrative Code Part IV, Section 1.12.01. Ms. Vanbuskirk has two-way radio

experience and was by far the best candidate interviewed. A copy of MS. Vanbuskirk's 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

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson moved the request to a second reading under suspension.

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

Re: Appointment to Affordable Housing Trust Fund Board

Dear Councilors:

Pursuant to section 4-2 of the Charter of the City of Chelsea, I am writing to recommend Ms. Alexis Turgeon, 43 Eleanor Street, Unit 4, Chelsea to the Affordable Housing Trust Fund Board ("AHTFB") to take the place of Brian Hatleberg, who has resigned. This appointment expires on June 30, 2022.

Please note that this is the required position on the AHTFB for someone with a background in financing or lending. Ms. Turgeon has such experience in her position as HOME Director for the CITY OF Malden Office of Strategic Planning and Community Development (formerly the Malden Redevelopment Authority). Ms. Turgeon's resume is 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: Notice of Residency Waiver

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you of my intention to hire Ms. Oriana Reilly, 13 Maple Avenue Northampton, Massachusetts for the grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01

A copy of Ms., Reilly's resume is attached. There were no Chelsea applicants for this position.

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

#### **COMMUNICATIONS TO THE CITY COUNCIL:**

A copy of a communication was received from Peter A. Rossetti, Secretary of Northeast Metropolitan Regional Vocational School District regarding appropriation of \$317,422,620 for the purpose of paying costs of designing, engineering, construction and equipping the New Northeast Metropolitan Regional Vocational School.

#### **NEW BUSINESS:**

The following order was introduced by Councilors Avellaneda and Brown. A motion from Councilor Brown to adopt under suspension was adopted.

Ordered, that the City Manager present to the City Council plan into reacquiring control of parking lots located on 15 Williams St. and 2 and 4 Pembroke St.

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

Ordered, that the Traffic and Parking Commission place on its agenda at their next upcoming meeting, the subject matter of relocating the new consolidated inbound MBTA 111 Bus Stop in Cary Square.

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

Ordered, that the City Manager instruct the Chief of Police install a security camera on corner of Maverick and Shawmut St.

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

Ordered, that the City Manager instruct DPW Commissioner to look into the two catch basins located at 29 Maverick St. that were not properly installed, water does not properly drain and both basins should be fixed.

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

Ordered, that the City Manager inform the City Council on how many total fines have been issued by the City for fireworks noise violation and who issued them (i.e. Police Fire ISD ).

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

Ordered, that the City Manager instruct the electrical company to put a light fixture on corner of Lynn St. and Congress Ave.

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

Ordered, that the City Manager instruct DPW to plant two trees located at 260 2<sup>nd</sup> St.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the order to a second reading and the sub-committee on conference under suspension.

Ordered, that the Chelsea City Council hereby expressly DISAPPROOVES the \$317,422,620 borrowing and debt authorized on September 9, 2021 by the Northeast Metropolitan Regional Vocational School District Committee for the purpose of paying costs of designing, engineering, constructing and equipping the New Northeast Metropolitan Regional Vocational School and related athletic facilities and expressly does NOT authorize the payment of any share of the District's debt for this purpose.

The following Resolution was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the Resolution to the sub-committee on conference under suspension.

### **RESOLUTION: Moratorium on Rentals**

**Whereas**, The Chelsea City Council recognizes that there are limited home ownership opportunities in Chelsea due to the fact 80% percent of the housing stock in Chelsea is currently rental. And

**Whereas**, The Chelsea City Council recognizes that in order to retain its residents, workforce and combat increasing housing costs it must encourage creating more home ownership opportunities that are both market rate and affordable to satisfy local demand. And

**Whereas**, the Chelsea City Council also acknowledges the fact that in the last 15 years over 2000 units of rental units were permitted and built in Chelsea and an estimated 700 units rental units additional are planned to be filed with the Zoning Board of Appeals in the near future. And

**Whereas**, The Chelsea City Council also acknowledges that within the same time-period the number of homeownership units built was less than 10% of that total of rental units built.

**Now, Therefore, Be It Resolved**, that the Chelsea City Council ask the Zoning Board to put a temporary moratorium for 60 months on building permits for construction of 100% residential rental projects with a unit count greater than 3 on non-government owned or controlled land in the R1, R2 and R3 zones in the City of Chelsea.

During the moratorium period, the City of Chelsea will be updating and amending its zoning bylaws in those zones and will be conducting outreach and analysis and preparing recommendations to the Planning Board and City Council. The Community Development staff will lead a community engagement to help develop guidelines and potential zoning changes that adhere to a plan for increasing home ownership in those zones. Additionally, The City Manager and his staff will propose policy initiatives to encourage the construction of new home ownership opportunities and conversion of existing rental units to ownership opportunities.

The 60-month moratorium would provide that:

No new building permits shall be issued for proposed construction of 100% residential rental projects with a unit count greater than 3 on non-government owned or controlled land in the R1, R2 and R3 zones in the City of Chelsea for a period of 60 months.

The delay will allow for developers, builders and city manager to address the home ownership crisis facing the residents of Chelsea.

The following Home Rule Petition was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the Petition to a second reading and a public hearing under suspension.

#### **HOME RULE PETITION**

**WHEREAS**, Section 9- of the Chelsea City Charter, states that the City Council establishes a Charter Review Committee in every year ending in zero to examine and review the Charter and report back to the City Council findings, conclusions, and recommendations; and

**WHEREAS**, the Charter Review Committee held public meetings every other Wednesday, starting June 10, 2020 and ended in January 13, 2021; and

**WHEREAS**, the Charter Review Committee submitted its recommendations to the City Council and on February October 4, 2021 and the subcommittee on conference recommends the attached petition for adoption as a Home Rule Petition to amend the Charter;

**NOW, THEREFORE, BE IT ORDERED**, by the City Council of the City of Chelsea, as follows:

The following Home Rule Petition was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the Petition to a second reading and a public hearing under suspension.

## **HOME RULE PETITION**

### **Preamble**

**In Preamble Section, recommendation to add table of contents present in the Charter.**

**Preface the preamble with the following opening remarks:**

The City of Chelsea is a 1.8 mile, gateway city, located directly north of Boston and bordering the Mystic River. Chelsea proudly stands as one of only a few sanctuary cities in the State of Massachusetts. For almost 200 years, our collective identity and character as the community of Chelsea has been to welcome and educate, ALL—thereby helping families build a foundation upon which generations begin their personal journey toward the American dream. Our city's identity and collective character is to accept and respect, and to be there for our neighbor no matter turbulent times, the obstacles, or the global crisis.

**In Preamble, insert “therefore, in a manner consistent with the City’s history of fostering a diverse community” after the word, “government,” in the first sentence, and add the word “operating” before the word “according,” to read as follows:**

The people of the City of Chelsea, desiring to manage their own affairs and conduct their local government, therefore, in a manner consistent with the City’s history of fostering a diverse community, so that it is accountable, stable, fiscally responsible and efficient, honest, fair, representative, and operating according to a code of ethics, and wishing to participate fully in exercising the rights and responsibilities of local government, do adhere to this Charter.

We assert our willingness to assume all responsibility for the conduct of matters pertaining to the city, and do by this document earnestly affirm our right as inhabitants of Chelsea, to live and grow in freedom, dignity, tranquility and prosperity. Under God with religious freedom, we secure these qualities to ourselves, realizing them in the community of Chelsea and its government, which provides for a system of law, education, public safety, and public health.

**In Preamble’s Editor’s Note, changing “catchlines” to “catch lines,” to read as follows:**

### *Footnotes:*

--- (1) ---

*Editor's note— Published in this part is the Charter of the City of Chelsea, Massachusetts, being chapter 103 of the Massachusetts Acts of 1994. The absence of a history note to an amendment indicates that the provision remains unchanged from the original. Obvious misspellings have been corrected without notation. For stylistic purposes, headings and catch lines have been made uniform and the same style of expression of numbers in text as appears in the Code of Ordinances has been used. A consistent scheme of capitalization has also been used. At the request of the city, gender specific pronouns have been removed and replaced with gender neutral language. Additions for clarity are indicated by brackets.*

**In Preamble's Editor's Note, insert "we" to the beginning of the Preamble; "our" instead of their after the word manage; "our" instead of "their" after the word conduct, to read as follows:**

We the people of the City of Chelsea, desiring to manage our own affairs and conduct our local government, therefore, in a manner consistent with the City's history of fostering a diverse community, so that it is accountable, stable, fiscally responsible and efficient, honest, fair, representative, and operating according to a code of ethics, and wishing to participate fully in exercising the rights and responsibilities of local government, do adhere to this Charter.

We assert our willingness to assume all responsibility for the conduct of matters pertaining to the city, and do by this document earnestly affirm our right as inhabitants of Chelsea, to live and grow in freedom, dignity, tranquility and prosperity. Under God with religious freedom, we secure these qualities to ourselves, realizing them in the community of Chelsea and its government, which provides for a system of law, education, public safety, and public health.

## **Part II – Legislative**

**In Section 2.2- City Council Organization, replace the word "city" with "council" before clerk; change of spelling from "councilor(s)" to "councilor(s)" The section shall read:**

After the councilors-elect have taken the oath of office, the city council shall be called together by the council clerk for the purpose of conduct in an election among city council members for the office of city council president and vice-president to serve at the pleasure of the city council. The president shall preside at all meetings of the city council, perform ceremonial functions and perform such other functions as may be assigned by this Charter, by ordinance or by vote of the city council. The vice-president shall perform all duties of the president during the president's absence or disability. The city council shall elect from among its members one councilor to sit as a nonvoting member of the school committee; this member shall serve at the pleasure of the city council.

## **Part III – School Committee**



**In Section 3.1, insert a cross reference from section 2.2, to read as follows:**

*Composition.* There shall be a school committee composed of nine members. One member, to be known as the at-large school committee member, shall be nominated and elected by and from the voters at large. Eight members, to be known as district school committee members, shall be nominated and elected by and from the voters of each district, one such member to be elected from each of the eight districts into which the city is divided in accordance with section 7-4. The School committee shall elect from among its members one member to sit as a nonvoting member of the city council; this member shall serve at the pleasure of the school committee.

**In Section 3.4, change “elected” to “approve by the city council during budget hearing,” to read as follows:**

The school committee shall by vote establish an annual salary for its members. Except as provided by this section, members of the school committee shall receive no other compensation or benefits from the city. School committee members shall be eligible for membership in the retirement system.

No vote increasing such salary shall be effective however, unless it shall have been adopted by a two-thirds vote of the full school committee during the first 18 months of the term for which school committee members are elected, and the revised salary schedule, as approved by the city council during budget hearing, is to be effective upon the commencement of the terms of office of the next school committee to be elected.

#### **Part IV – CITY MANAGER**

**In Section 4.1, remove “but shall establish residence within the city within 12 months following appointment, unless the city council shall waive such requirement,” to read as:**

Sec. 4-1. - Appointment; qualifications.

The city council shall appoint and may remove by an affirmative vote of seven members the city manager. The city manager shall be a person of proven administrative ability, especially qualified by education and training with at least five years prior experience as a city or town manager, or an assistant city or town manager or the equivalent public or private sector level experience, and shall hold a bachelors degree or similar or higher level degree from a recognized, accredited college or university. The city council may from time to time establish such additional qualifications as deemed necessary and appropriate.

The city council shall enter into an employment agreement with the city manager. Said employment agreement and any renewals of said employment agreement shall be for a period of at least two years.

The city manager shall devote full time to the duties of the office and shall not hold any other elective or appointive office, nor shall the city manager engage in any other business unless such action is approved in advance in writing by the city council.

The city manager need not be a resident of the city or of the commonwealth at the time of appointment.

**In Section 4.3, insert in section (f) “or requested” to read as follows:**

(f) To ensure that complete and full records of the financial and administrative activity of the city are maintained and to render reports to the city council as may be required or requested;

**In Section 4.3, replace in section (o) “any ” to “all” to read as follows:**

(o) To inquire into the affairs of all city department, agency or office;

**In Section 4.8, insert the date of city manager evaluation must be made on the newspaper and internet, to read as follow;**

Sec. 4-8. - Annual review of the city manager.

Annually the city council shall prepare and deliver to the city manager a written evaluation of the city manager's performance. The President of the Chelsea City Council shall annually appoint a committee to perform the city manager's evaluation.

The city council shall publish on the internet and at least one newspaper of general circulation in the city a notice stating the date and time of the city council meeting when the city manager's annual review shall be scheduled. Such notice shall appear at least 14 days before said meeting.

## **Part V – FINANCIAL PROCEDURES**

**In Section 5.3, insert to section (a) a reference to publish information via internet, to read as follows:**

(a) *Public hearing.* The city council shall publish on the internet and in at least one newspaper of general circulation in the city a summary of the proposed operating budget as submitted by the city manager by a notice stating:

**In Section 5.4, insert to section (c) a reference to publish information via internet, to read as follows:**

(c) *Public hearing.* The city council shall publish on the internet and in at least one newspaper of general circulation in the city a summary of the capital improvements program and a notice stating:

- (1) The times and places where entire copies of the capital improvements program are available for inspection by the public; and
- (2) The date, time and place not less than 14 days after such publication, when a public hearing on said plan will be held by the city council.

**In Section 5.6, insert to a reference to publish information via internet, to read as follows:**

Sec. 5-6. - Annual audit.

The city council shall provide for an annual audit of the books and accounts of the city to be made by a certified public accountant, or firm of certified public accountants, who have no personal interest, direct or indirect, in the fiscal affairs of the city government or any of its agencies.

The city council shall publish on the internet and in at least one newspaper of general circulation in the city a notice stating the availability of the final audit report for public inspection.

## **Part VI – ADMINISTRATIVE ORGANIZATION**

**In Section 6.2, replace in section (a) “inspection services” to “inspectional services, to read as follows;**

Sec. 6-2. - Licensing commission.

- (a) *Establishment; composition of commission.* Until such time as provided by paragraph (a) of section 6-1, there shall be a licensing commission which shall consist of four residents of the city and the director of inspectional services. One resident member shall serve as chair. The four resident members shall be appointed in accordance with section 4-2.

**In Section 6.3, replace in section (a) “the director of community development” to “director of housing and community development,” to read as follows;**

- (a) *Establishment and composition of commission.* Until such time as provided otherwise pursuant to paragraph (a) of section 6-1, there shall be a traffic and parking commission which shall consist of the police chief, who shall serve as chairperson, the fire chief, the director of public works, the director of housing and community development, or their designees, and 3 resident members appointed in accordance with section 4-2. The officer or employee appointed as parking clerk shall serve as clerk to the traffic and parking commission.

**In Section 6.3, insert in section (b) a reference to publish information via internet, to read as follows:**

- (b) *Powers and duties.* The traffic and parking commission shall have exclusive authority, except as otherwise provided by this Charter, to adopt, amend, alter and repeal rules and regulations, consistent with the General Laws, relative to vehicular traffic in the city and relative to the movement, stopping or standing of vehicles on, and their exclusion from, streets, ways, highways, roads and parkways under the control of the city. The commission's authority shall extend to rules and regulations designating a way or part of a way under the city's control as a through way pursuant to section 9 of chapter 89 of the General Laws and to prescribing penalties for a violation of a rule or regulation adopted pursuant to this section.

All rules and regulations promulgated by authorized vote of the traffic and parking commission, except temporary or emergency rules and regulations promulgated for less than 30 days, shall become effective on the thirtieth day after the day on which notice of the proposed rule or regulation is filed with the city council, unless the city council votes within that period by majority of the full city council to reject the rule or regulation or unless the city council sooner votes to affirm it. If the notice of proposed rule or regulation is filed after the city council has recessed for longer than 30 days, then the rule or regulation, if not acted upon, shall become effective the day after the next scheduled city council meeting; provided, however, that the traffic and parking commission may make a temporary rule or regulation if the commission determines that the position shall be filled in order to assure continuity of services or effective and prompt response to the city's emergency needs.

Ten residents of the city, who are not less than 18 years of age, may petition the traffic and parking commission relating to a rule or regulation adopted or proposed to be adopted provided the rule or regulation has not been in effect for 90 days or less. The traffic and parking commission shall hold a public hearing on the petition not more than 30 days after its filing with the traffic and parking commission.

If a public hearing shall be held on a proposed rule or regulation, the proposed rule or regulation shall not be adopted until the public hearing has been concluded. After the public hearing has been held, any vote on the subject matter shall be passed by a majority of the full membership of the traffic and parking commission.

All rules and regulations adopted after a public hearing shall be published via internet and in a newspaper of general circulation in the city.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,



Paul G. Casino  
Clerk of the Chelsea City Council