

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA

Chelsea Massachusetts September 13, 2021

C/B 5-a
ACCEPTED AND FILED

2021 SEP 20 4 11:37
A meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at 500 Broadway Chelsea Massachusetts 02150. The following Councilors were Present: Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zabot. Councilor Vidot was absent. Council President Avellaneda presided over the meeting. The meeting opened at 7:00 p.m.

MEMORIUMS AND CELEBRATORY RESOLUTIONS

SUSPENSION

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

RESOLUTION:

Celebrating Lewis H. Latimer's 173rd Birthday

- WHEREAS,** the Chelsea Lewis H. Latimer Society & Museum was formed by Ron and Leo Robinson to raise public awareness of the accomplishments of Lewis Latimer to preserve his legacy and to transcend his wisdom and philosophies to modern day Chelsea and beyond; and
- WHEREAS,** in recognition of former Chelsea resident born on September 4, 1848, son of escaped slaves, great 19th century inventor, electrical engineer, and historical figure; and
- WHEREAS,** in 1882, Latimer invented a device for efficiently manufacturing the carbon filaments used in electric lamps and shared a patent for the maxium electric lamp; and
- WHEREAS,** Latimer patented a threaded wooden socket for the light bulbs and supervised the installation of electric street lights in New York City, Philadelphia, Montreal, and London; and
- WHEREAS,** in 1884 Latimer became an engineer at Edison Electric Light Company where he had a distinction of being the only African-American member of "Edison Pioneers;" and
- WHEREAS,** Latimer wrote *Incandescent Electric Lighting* (1890), the first engineering handbook on lighting systems; and
- WHEREAS,** Lewis Latimer was inducted in 2006 to Inventor's Hall of Fame for producing a method for producing a more durable carbon filament , making incandescent lighting practical and affordable for consumers; and

WHEREAS, Latimer Society will be celebrating his 173rd Birthday with events all throughout the month of September for all ages; and

WHEREAS, Lewis Latimer, Thomas Edison and The Light Bulb Exhibit is at the Broadway Gallery located at 456 Broadway, and

WHEREAS, Lewis Latimer Art & Science Installation is located at Port Park located at 99 Marginal St beginning on September 10, 2021

NOW, THEREFORE, BE IT, RESOLVED, that on behalf of the resident in the City of Chelsea, the Chelsea City Council wish to go on record to congratulate the Lewis H. Latimer Society on their success and many years of service, and may you have many more years of presenting Lewis H. Latimer to the community and beyond.

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

RESOLUTION:

Celebrating National Latino Heritage Month

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 to the United States as a whole and celebrates their heritage and culture; and

WHEREAS, Latinos have had a profound and positive influence in our community and our country through their music, literature, food and strong commitment to family, faith, hard work, and service to country. They have enhanced and shaped our local and national character with centuries-old traditions that reflect the multi-ethnic and multi-cultural customs of their community; and

WHEREAS, there are more than 60,500,000 Latinos living in the United States comprising nearly 20% of the population and that data shows that Latino Americans earned more than \$1 trillion and paid more than \$275 billion in taxes in 2019 alone; and

WHEREAS, Of the 12.2 million business owners in the United States, there are an estimated 600,000 U.S.-Born Latino business owners and roughly 1.2 million immigrant Latino business owners making up 15% of business ownership supporting millions of employees nationwide and contributing more than \$700,000,000,000 in revenue to the economy of the United States; and

WHEREAS, Latinos were mobilized and killed in action for military service in World War I, World War II; the Korean War, the Vietnam War, both Iraq Wars, the Afghan War and many conflicts around the world in service to the United States: and

WHEREAS, Latino Americans are dedicated public servants, holding posts at the highest levels of the Government of the United States; NOW THEREFORE, BE IT

RESOLVED, that the Chelsea City Council does hereby support September 15 to October 15, 2021 as Hispanic Heritage Month and encourages participation in this special annual tribute by learning and celebrating the generations of Latino Americans who have positively influenced and enriched our nation and society.

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

**RESOLUTION:
Celebrating Rosh Hashanah & Yom Kippur**

WHEREAS, beginning at sundown on September 6, 2021, the Jewish people celebrate the Holy Days of Rosh Hashanah and Yom Kippur, the New Year and Day of Atonement, 5782; and

WHEREAS, Jews have been a part of the American fabric since 1654, by 1890 there were 82 Jews in Chelsea and in 1910 there were 11,000 Jews or one-third of the total population and by the 1930s the Jewish community constituted almost one-half of the city's population; and

WHEREAS, Chelsea Jews were early and active participants in political and military life, and elected to local government positions as aldermen and on the school committee and contributed greatly to the rich social, economic and spiritual fabric of the city that exists today; and

WHEREAS, at one time there were 21 fully functioning synagogues in the City of Chelsea and a thriving community of Jews among the myriad of immigrants from all nations; and

WHEREAS, today the population of Chelsea is made up of a diverse and eclectic group of immigrants from all over the world who contribute to the vitality and powerful sense of community in the City; and

WHEREAS, this year of 5782 continues to bring unique challenges across the globe and within the City due to the present health crisis of COVID-19; and

WHEREAS, the Jewish commitment is to repair the world and correct injustices directed against the Jewish community and all faiths and ethnicities and to not tolerate racism or bigotry wherever it may be found; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Chelsea and the residents of Chelsea honors the Jewish New Year of 5782 and joins with the Jewish community in continuing to endorse the goal of social equity on this date.

PUBLIC SPEAKING

The public speaking portion was opened to the public at 7:17 p.m. No one came forward and it was closed at 7:18 p.m.

APPROVAL OF MINUTES

The minutes of the City Council dated July 19, 2021 were approved at the request of Councilor Garcia under suspension.

COMMUNICATIONS FROM CITY MANAGER

The following communication was read from City Manager Thomas 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 to Appropriate Commonwealth Transportation Infrastructure Funds

Dear Councilors:

I am writing to request that the City Council appropriate \$45,026.00 in available funds from the Commonwealth Transportation Infrastructure Fund to assist in our existing FY22 Street & Sidewalk Program. If approved, the appropriated funds would supplement our existing DPW road improvement line item and will be spent by the City before the close of FY22.

These extra funds available for appropriation come from the recent annual distribution to the City based upon rides originating in Chelsea from Transportation Network Companies ("TNCs") such as Uber and Lyft. As part of the new regulatory scheme, TNCs are required to pay the Commonwealth a \$0.20 per-ride assessment. One half of that assessment is distributed proportionately to each city and town in the Commonwealth based upon the number of rides that originate in the municipality. For Calendar Year 2020, the City of Chelsea's share of this assessment, based upon TNC company rides originating in Chelsea, was \$45,026.00.

The Massachusetts Department of Revenue has previously determined that local communities must specifically appropriate these TNC funds in order to be spent. Further, the funds must be utilized "to address the impact of transportation network services on municipal roads, bridges and other transportation infrastructure. . ." Accordingly, I am asking now that the

\$45,026.00 available to Chelsea be appropriated to the DPW Streets & Sidewalks Capital Road Improvements line item to be used for remaining FY22 roadway work. I have attached a draft Order to accomplish the requested Council action.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas 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: Changes to the Administrative Code

Dear Councilors and City Clerk Cintron White:

Pursuant to Section 6-1 (a) of the City of Chelsea Charter, I am writing to notify you that I have promulgated three new Administrative Orders amending the Administrative Code. The changes are as follows:

1. The first amendment codifies the new Office of Diversity, Equity and Inclusion.
2. The second amendment changes the name of the Community Schools Advisory Board to the Community Recreation Advisory Board and reduces its membership to 7 members.
3. The third amendment reduces the membership of the Youth Commission to 7 members. We have had difficulty filling the previous 11 positions.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas 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: Parking Ticket Process

Dear Councilors:

I am writing in response to the recent Council Order requesting information on the process for keeping track of parking ticket payments.

Parking ticket payments are handled exclusively by the Treasurer's Office. When a payment is made, the clerk scans the ticket, and enters the payment into the software system. If the customer does not have the physical ticket with them, the plate number or name is keyed into the system to locate unpaid violations. The payment is tied directly to the Parking Ticket Number. So, at any time, the Treasurer's Office can determine if a ticket has been paid by searching for the Parking Ticket Number. That information is always available. The receipts on parking tickets are reconciled on a daily basis to ensure accuracy between processed tickets and funds received.

When a payment is made, the customer is provided a receipt. The receipt is proof of payment. The City can always determine in its system whether a payment has been made by checking the Ticket Number in the system. The software will confirm whether or not a payment was made for that specific Ticket Number. Of course, it is possible an error can occur in data processing such that a payment made by a customer is not tied to the correct ticket number. However, in the rare circumstances where such errors occur, the customer's receipt will be the proof of payment.

I trust this explanation is helpful.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas Ambrosino. A motion from Councilor Robinson for roll call passed 9-0-2-0. Voting yes were Councilors Avellaneda, Recupero, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Councilors Vidot and Garcia were absent.

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

Re: Appointment of the Chair of the Board of Assessors

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend that the CITY Council approve Mr. Michael Flynn, 23 Thelma Road, Dorchester, as the new Chair of the Chelsea Board of Assessors. Mr. Flynn will replace Acting Chief of Assessors Jim Sullivan,

whose term expired on June 30, 2021. Mr. Flynn's term would run until June 30, 2024. Although Mr. Flynn will chair the Board, Mr. Sullivan will remain as Acting Chief of Assessors.

As you know, the City has been seeking a new permanent Chief of Assessors for some time to replace Mary Lou Ireland. That search for her replacement continues. In the meantime, to fill the knowledge gap within the Department, we have been relying on outside expert consultants, one of whom has been Mr. Flynn. Mr. Flynn has over 30 years experience in the Assessing world, including stints as Chief of Assessors in Framingham and Plymouth. He currently runs the Commercial Assessing Department for the City of Quincy. He is also Past President of the Massachusetts Association of Assessing Officers.

Recently, the City has been utilizing Mr. Flynn as a hired consultant for, among other tasks, a full review of the assessments of our commercial and industrial parcels. That process will likely span several years. As he pursues that task, Mr. Flynn can further help us if he becomes an official member, and practices to this role. Further, we are hopeful that his presence on the Board may make the permanent Chief of Assessing role more attractive to outside candidates.

I respectfully request your approval of Mr. Flynn's appointment and the required waiver of residency. A copy of Mr. Flynn's resume is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas 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 Firefighters Local 937

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 new collective bargaining agreement negotiated with the Chelsea Firefighters Local 937. This is a new three-year contract covering the period from July 1, 2021 through June 30, 2024. A copy of the Memorandum of Agreement is attached.

The most significant concession from the City's perspective is the agreement by the Fire union to accept, for the first time, a residency requirement, which was a specific demand of the City Council. The new residency requirement is identical to the residency provisions negotiated previously with the two Police unions.

The contract includes annual percentage raises for the members. The amounts are as follows: FY22—2.75%; FY23---2.75%; and FY24—3.00 on July 1, 2023 and on Jan 1, 2024. These annual raises are identical to those approved by the Council for the two Police unions. The total cost of all wage increases over the next three years is approximately \$1.8 million.

I respectfully ask that the City Council approve the cost items of the proposed contract. 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 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 of my intention to hire Mr. Frank Bonet, 33 Dartmouth Street, Lawrence, Massachusetts as Director of Human Resources and to grant him a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. Mr. Bonet's start date is expected to be Tues. September 7, 2021. A copy of Mr. Bonet'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 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:

I am writing to notify you of my intent to grant a residency waiver to Treasury Department employee Julia Velazquez is relocating from Chelsea to Lynn.

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 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 Transfer for Union Contract with Firefighters Local 937.

Dear Councilors:

I recently realized that, in order to effectuate the wage provisions of the new collective bargaining agreement with the Chelsea Firefighters Local 937, the City Council needs to approve a transfer from our FY22 Salary Reserves Account. Unfortunately, I neglected to include that Order in my August 2, 2021 letter requesting approval of the new three year collective bargaining agreement.

Attached for your review is this specific required transfer Order which should be considered along with the vote for approval of the cost provisions. I respectfully ask for your support.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas 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 Local 192

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 agreement negotiated with the New England Police Benevolent Association, Local 192, which represents E-911 Dispatchers. This is a new three-year contract covering the period from July 1, 2021 through June 30, 2024. A copy of the full new contract is attached.

The contract includes new annual percentage raises. The amounts are as follows: FY22 – 3%; FY23 – 3.50%; and FY24 – 3.50%. In addition, each member will receive a signing bonus totaling \$3,500 -- \$2,500 allocated for FY20 and \$1,000 allocated for FY21.

The percentage increases for this union for the three year FY22-FY24 period are slightly higher than those negotiated with certain other unions. The reason is that the E-911 Dispatchers did not receive any percentage increase for either FY20 or FY21. Thus, this financial package is actually covering five fiscal years. The total cost of all wage increases over these five years is approximately \$308,000.

The one significant change to the contract language benefitting the City is a new residency provision recognizing, for the first time, that the City's Administrative Code provisions on residency shall apply to E-911 employees for a period of 10 years from the date of hiring.

I respectfully ask that the City Council approve the cost items of the proposed contract and the required transfer necessary to effectuate its wage provisions. Draft Orders are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas 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: Requested Approval for Increase in School Dept. FY22 Budget

Dear Councilors:

As you may recall, the FY22 Budget approved by the City Council in June included a School Department Budget of \$107,452,859. That Budget was based upon original budget numbers submitted by the Governor at the start of the FY22 Budget process.

Not surprisingly, as is the case in most years, the final State Budget approved by the Legislature and signed by the Governor included a significant increase in Chapter 70 funds for the Chelsea School Department over and above the amount originally recommended by the Governor. The increase to the Scholl Department's Budget supported by these new state funds is \$1,052,558. For a revised School Department FY22 Budget of \$108,505,416. The School Committee voted to approve this new budget on August 11, 2021. A Memorandum on that vote is attached.

Because all of this increase to the School Department's Budget is fully funded by Chapter 70 aid, there is no impact on the municipal side of the of the City's Budget. For this reason, I respectfully ask that the City Council approve the full \$108,505,416 revised budget approved by the School Committee on August 11, 2021. A proposed Order is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas 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: Notice of Waiver Intent

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.01, I am writing to notify you of my intention to hire Ms. Jenna Clarkson, 250 Meridian Street, Apt. 510 East Boston, Massachusetts as Crime Analyst for the Police Department and to grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.1201. A copy of Ms. Clarkson's resume is attached. There were no Chelsea applications 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

The following communication was read from City Manager Thomas 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 of my intentions to hire Mr. Fred DiPhillipo III, 20 Alton Avenue, Haverhill, Massachusetts for the position of E-911 Dispatcher and to grant him a waiver from the residency requirement set forth in the Administrative Code, Part IV Section 1.12.01. Mr. DiPhillipo has considerable experience. A copy of Mr. DiPhillipo's resume is attached.

In accordance with Section 1.12.02, I required 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 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. Norilyz Valentin, 31 Martin Street, Revere Massachusetts for the exempt position of Technical Project Lead and to grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. This is a temporary, 18-month position to help the City implement some major technology upgrades. There were no Chelsea applicants for this position. A copy of Ms. Valentin'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 Ambrosino. A motion from Councilor Robinson moved the communication to a second reading under suspension.

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

Re: Appointments to Boards and Commissions

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend the following individuals to Boards and Commissions in the City.

For re-appointment to the Council on Elder Affairs, Ms. Jean Chapman, 15 Gardner Street, Chelsea, for a new three year term expiring on October 14, 2024.

For appointment to the Council on Elder Affairs, Mr. Robert Mullaly, 25 Eleanor Street, #109, Chelsea, to replace Mr. Antonio Ortega, who has resigned. This appointment expires on February 28, 2024.

For re-appointment to the Cultural Council, Ms. Carolina Anzola, 220 Spencer Ave., Chelsea, for a new three year term expiring on October 14, 2024.

For appointment to the Historical Commission, Mr. Cotey J. Collins-Hernandez, 121 Bloomingdale Street, Chelsea, for a three year term expiring in 2024.

For re-appointment to the Historical Commission, Mr. Joshua Resnek, 229 Ocean St., Lynn, for a new three year term expiring on September 23, 2024.

For re-appointment to the Chelsea Housing Authority, Mr. Bert Taverna, 148 Grove St., Chelsea, for a new five year term expiring on September 26, 2026.

For appointment to the Planning Board, Ms. Sarah Ritch, 15 Orange St., Chelsea, for a three year term expiring on September 23, 2024.

For re-appointment to the Planning Board, Ms. Jessica Arbaiza, 69 Orange St., Chelsea, for a new three year term expiring on September 23, 2024.

For re-appointment to the Planning Board, Ms. Mimi Rancatore, 44 Beacon St., Chelsea, for a new three year term expiring on November 4, 2024.

For re-appointment as the Tree Warden, Mr. Fidel Maltez, 13 Admiral's Way, Chelsea, for a new three year term expiring on September 23, 2024.

For re-appointment as the Alternate Member of the Zoning Board of Appeals, Ms. Joan Cromwell, 38 Addison St., Chelsea, for a new three year term expiring on June 30, 2024.

For re-appointment to the Community Preservation Act Committee, Ms. Caroline Bird, 107 Shurtleff St., Floor 3, Chelsea, for a new three year term expiring on June 30, 2024.

For re-appointment to the Community Preservation Act Committee as the statutory member from the Recreation Department, Ms. Bea Cravatta, Director of Recreation & Cultural Affairs, for a new three year term expiring on June 30, 2024.

For appointment to the Licensing Commission, Ms. Marnie Marion MacAlpine, 20 Franklin Avenue, Chelsea, to replace Mr. Mark Rossi, who is resigning as of Fri., Sept. 10 to join the City as Asst. City Solicitor. This appointment expires on December 7, 2023.

For re-appointment to the Human Rights Commission, C. Nicole Barrett, 325 Commandants Way, Chelsea, for a new three year term expiring on June 30, 2024.

For re-appointment to the Human Rights Commission, Olivia Anne Walsh, 91 Crest Ave., Chelsea, for a new three year term expiring on June 30, 2024.

For re-appointment to the Chelsea Disability Commission, Ms. Susan Backstrom, 260 Clark Ave., Apt. 807, Chelsea for a new three year term expiring on June 30, 2024.

I respectfully request your approval of these appointments. Resumes are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

COMMUNICATIONS & PETITIONS TO THE CITY COUNCIL

The following communication was received from Council President Avellaneda. A motion from Councilor Robinson to accept and file was adopted under suspension.

The Honorable Chelsea City Council
Chelsea City Hall

500 Broadway
Chelsea, Ma. 02150

Re: City Manager Evaluation Sub-Committee

Dear Councilors:

Please be advised that the following City Councilors have been appointed to serve on a Special Sub-Committee for the City Manager Evaluation:

Councilor Roy Avellaneda, Chairperson
Councilor Todd Taylor
Councilor Melinda Vega-Maldonado
Councilor Giovanni Recupero
Councilor Yamir Rodriguez

Respectfully
Roy Avellaneda
City Council President

The following communication was received from Council President Avellaneda. A motion from Councilor Robinson to accept and file was adopted under suspension.

The Honorable Chelsea City Council
500 Broadway
Chelsea Ma 02150

Re: ARPA Community Advisory Committee

Dear Councilors,

Please be advised that the following City Councilors have been appointed to serve on the new ARPA Community Committee. This Committee will create a roadmap for using ARPA funds to support potential priority areas such as affordable housing, workforce development, the environment, open space, food security, and mental and behavioral health.

Councilor Todd Taylor
Councilor Naomi Zobot

Respectfully,
Roy Avellaneda
City Council President

A copy of a communication was received from Parking Clerk Jeannette Cintron White regarding Traffic and Parking Commission items from September 7, 2021. A motion from Councilor Garcia to approve by roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown and Zobot. Councilor Vidot was absent.

A copy of a communication was received from Matthew Frank regarding reconsideration of the rule of how the public can communicate with the City Council. A motion from Councilor Garcia to accept and file was adopted under suspension.

NEW BUSINESS

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

Request, that the Traffic and Parking Commission look into changing Clark Avenue from two-way to one-way from Webster Ave. to Eleanor St.

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

Request, that the City Manager identify potential parcels in Chelsea for use by the Affordable Housing Trust Board for affordable home ownership including parcels in tax titles that are bank owned.

The following order was introduced by Councilor Brown A motion from Councilor Brown to adopt under suspension was adopted. Councilor Robinson amended the order to add Vail Street at the corner of Carter Street and Everett Avenue at the corner of Carter Street. Also adopted under suspension.

Request, that the City Manager instruct DPW to look into the water flooding at the corner of Sixth St. and Arlington St. especially during rainstorms.

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

Request, that the City Manager instruct DPW to put up a "Slow Down-Children Playing" sign on the corner of Williams St. and Cherry St.

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

Request, that the City Manager update the City Council on how many times the city uses a baiting contract, if it is not contracted, then how many times does the DPW bait the sewers a month provide info on the most concentrated area of the city.

The following order was introduced by Councilor Lopez. A motion from Councilor Lopez referred it to the Traffic and Parking under suspension.

Request, that the Traffic and Parking to look into the placement of speed tables to be located at 73 Marlborough St. and 150 Marlborough St.

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

Request, that the City Manager look into instructing all department heads to notify the City Council when they will be out of office, who will be their replacements in the meantime, and best form of communication to contact that person in case of an emergency in their absence.

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

Request, that the City Manager update the City Council on the Legal Housing Clinic's number of court cases and how many tenant and landlord agreements that were made.

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

Request, that the City Manager update the City Council on the Chamber Foundation's programs that they are providing and what is the cost to the city where they are located.

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

Ordered, that the Chelsea City Council authorize the appropriation of \$45,026.00 as a transfer from special revenue TNC Surcharge Distribution Fund #5019 from funds distributed to Chelsea from the Commonwealth Transportation Infrastructure Fund-in order to supplement the Fiscal Year 2022 DPW Streets and Sidewalks Capital Road improvements line item—Account #0142258-583100 to be used for the purpose of roadway repair.

The following order was introduced by Councilor Robinson. 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 the Chelsea Firefighters Local 937 memorialized in the Memorandum of Agreement for the period July 1,2021 through June 30,2024 dated July 21,2021.

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

Ordered, that to fund the collective bargaining agreement negotiated with the Chelsea Firefighters Local 937 memorialized in the Memorandum of Agreement for the period July 1,2021 through June 30,2024 dated July 21,2021, the City Council authorizes the transfer of \$289,000 from the FY22 Salary Reserve Account #0199959-598000 to the FY22 Fire Department Salaries Account #0122051-501200.

The following order was introduced by Councilor Robinson. 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 Council approve the cost items set forth in the collective bargaining agreement negotiated with the New England Police Benevolent Association, Local 192 (representing E-911 Dispatcher) for the period July 1,2021 through June 30,2024 dated August 3,2021.

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

Ordered, that to fund the collective bargaining agreement negotiated with the New England Police Benevolent Association, Local 192(representing E-911 Dispatcher) for the period July 1,2021 through June 30,2024 dated August 3,2021, the City Council authorizes the transfer of \$90,000 from the FY22 Salary Reserve Account #0199959-598000 to the FY22 Emergency Management Department Salaries Account #0123051-501200.

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

Ordered, that the City Council approves an increase of the Fiscal Year 2022 School Department original appropriation from \$107,452,859 to \$108,505,416 for a net increase of \$1,052,558 attributed to an increase in Fiscal Year 2022 Chapter 70 Aid.

The following order was introduced by Councilor Avellaneda. Councilor Avellaneda moved the order to the sub-committee on conference, schedule a Public Hearing and refer it to the Planning Board for review, all under suspension.

Zoning Ordinance

- Whereas,** The City Council recognizes that large planned or Special Permit development projects can have both positive and negative impacts in the community; and
- Whereas,** In order to balance out these impacts, the City Council works with developers to address the social impacts through advocating for the provision of community and public benefits; and
- Whereas,** the City Council also works with developers to address environmental impacts by providing physical enhancements mitigation; and
- Whereas,** the City Council considers both the impacts and needs of the immediate area as well as throughout Chelsea; and
- Whereas,** The City Council as Chelsea's Duly Elected Legislative body is responsible in both identifying the impacts and determining the appropriate mitigation; and
- Whereas,** The City Council empowers the City Manager as its designee to meet and negotiate with developers on its behalf to discuss such mitigation efforts; and
- Whereas,** the City Council orders that the determination efforts be fair and reasonable, that mitigation for environmental impacts of a proposed project be comprehensive, and that mitigation for social impacts be appropriate and not excessive; and
- Whereas,** at the discretion of the City Council, the developer may offer a financial contribution, to be held in escrow by the city, to support Chelsea social programs and community initiatives which would then require city council approval for disbursement; and
- Whereas,** no amount of mitigation shall allow for the approval by the Zoning Board for approval of an otherwise unacceptable project; and

Now, Therefore, Let It Be Resolved, that the City Council in order to best mitigate those impacts and implement and fair and transparent process order the following zoning amendment to be adopted,

Sec. 34-113 - Community Impact Agreements (CIA)
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- (a) Purpose. This section is designed to accomplish the following objectives:
- (1) The purpose of this division is to promote the public health, safety, convenience and welfare; to prevent the deterioration of existing public infrastructure; to establish a balance between real estate development and the open space and social needs of city residents; and to mitigate the impacts of future development on its existing residents.
 - (2) To define the mitigation offered by petitioners of special permits and planned development projects for any nonresidential use and to multifamily dwellings

(3) To preserve or improve the visual and environmental character of the city, as generally viewed from residential or publicly accessible locations.

(4) To offer property owners protection against diminution of property values due to adjacent nonresidential use.

(b) Process:

(1) Upon the filing of a planned development with the city or a Receipt of a Rejection letter from the Inspectional Services Department on a building permit request based on a need for a special permit, the petitioner shall receive a letter or communication from the City Manager that a Community Impact Agreement is required. The Community Impact Agreement must be adopted by the city council prior to the Zoning Board of Appeals approving or denying the proposed project.

(2) The City Manager or his designee shall negotiate on behalf of the city council with the developer on a Community Impact Agreement and present to the city council for its approval.

(3) The City Council may adopt or deny the community impact plan but cannot amend the proposed Community Impact Agreement as presented by the city manager.

(4) The City Manager may suggest a waiver from the Community Impact Agreement requirement to be adopted by the city council if other project development cost considerations warrant such a waiver in his/her opinion.

(5) The Petitioner shall disclose in the Community Impact Agreement of all separate benefits, agreements and financial contributions it has made with any other individual, group or organization in association with the related project in return for public support and withdrawal of any objections to said project.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,



Paul G. Casino
Clerk of the Chelsea City Council

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