



CITY OF CHELSEA, MA
City Council

City Hall, 500 Broadway, Room 306 · Chelsea, MA 02150
Phone: 617.466.4060 · Fax: 617.466.4159 · Website: chelseama.gov

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CITY CLERK'S OFFICE
CHELSEA, MA

2023 FEB -3 A 11: 18

January 25th, 2023

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

Dear Ms. Cintron White,

Please be advised that the City Council meeting held on Monday, January 23rd, 2023 the City Council adopted the following Minutes under suspension. Please find the complete minutes attached.

- a. ID#: 23M11- Regular Meeting Minutes of January 9th, 2023

Sincerely,

Leo Robinson
Council President

C/B
ACCEPTED AND FILED

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA

Chelsea, Massachusetts January 9, 2023

2023 FEB -3 A 11: 19

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 City Council Chambers. The following Councilors were present: Councilors Brown, Lopez, Robinson, Recupero, Vidot, Hatleberg and Taylor. Councilors J. Garcia, T Garcia, DeJesus, and Vega arrived at 7:03 p.m. Council President Robinson presided over the meeting. The meeting opened at 7:00 p.m.

Memoriums and Celebratory Resolutions

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

RESOLUTION
Paul G. Casino

Whereas, Paul G. Casino was born on April 8, 1943 to Samuel and Virginia Casino of Chelsea, Massachusetts. He grew up alongside his brother Richard Casino.

WHEREAS, Paul Casino began his public service career as a school committee member, where he served four years;

WHEREAS, in 1976, Paul Casino became an Alderman to the Board of Alderman. In 1982 while serving as President to the Board of Alderman, Paul stepped up as interim mayor when then Mayor Pressman received his appointment as head of the Industrial Accident Board;

WHEREAS, In the Summer of 1994, Paul and the Board of Alderman helped create and pass the Charter and new government style that set the foundation for the city to transition from receivership back to its residents;

WHEREAS, In June of 1994, Paul Casino stepped down from the Board of Alderman and was appointed as Council Clerk, where he has

WHEREAS, On December 31, 2022, Paul Casino has retired from his position of Council Clerk, thus becoming the longest serving Council Clerk in the City of Chelsea,

NOW, THEREFORE, BE IT RESOLVED, that the City of Chelsea and its residents would like to wish Paul Casino a happy and endless leisure. Thank you for your 50 years of service to the City of Chelsea

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

RESOLUTION

Thomas G. Ambrosino

WHEREAS, Thomas G. Ambrosino was born on November 21, 1961 to Frederick and Margaret Ambrosino of Revere Massachusetts;

WHEREAS, Tom Ambrosino began his public service career as a politician, then mayor of his hometown, Revere, Massachusetts, for over fifteen years since 1996,

WHEREAS, in 2012, Tom Ambrosino became Executive Director of the Supreme Judicial Court where he worked for 3 years until he was selected as Chelsea's next City Manager;

WHEREAS, In July 20, 2015, Tom Ambrosino took office as City Manager of Chelsea, where he would be for the next 7 years;

WHEREAS, As City Manager, Tom has initiated many vital projects within the city such as launching 311, Re-Imagining Downtown Broadway Project, park road enhancements, business,, housing programs, Chelsea Eats program, and many other programs,

WHEREAS, Thomas G. Ambrosino on December 16, 2022, was appointed as the next Court Administrator for the Trial Court where he will oversee seven court departments and over 6,000 employees across 94 courthouses throughout the Commonwealth;

NOW THEREFORE, BE IT RESOLVED, that the City of Chelsea, its residents and many organizations would like to thank Tom Ambrosino for all his work throughout his public service career. We wish to congratulate you in your new position and we know that you will be an exceptional administrator.

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

RESOLUTION

Martin Luther King Jr.

WHEREAS, the late Reverend Dr. Martin Luther King, Jr. was a leader of great courage and skill who became known as a drum major of the American Civil Rights Movement to enfranchise black citizens; and

WHEREAS, Dr. King's life was tragically cut short by an assassin's bullet in April of 1968 in Memphis, Tennessee while he was there to champion the cause of underprivileged workers; and

WHEREAS, due to the efforts of many dedicated people who believe Dr. King deserves national recognition, the third Monday in January is nationally recognized as a day to remember Dr. King, his legacy, and the causes for which he so gallantly fought and died; and

WHEREAS, Massachusetts had the privilege of Dr. King's presence when he lived and studied in Boston at Boston University School of Divinity, receiving his PHD in 1953; and

WHEREAS, Dr. King's life will always shine as a light for those without hope and as an example to be emulated by all who care about their fellow human beings, regardless of race, religion, class or nationality; now therefore BE IT

RESOLVED, that the Chelsea City Council hereby recognize January 16, 2023 as Reverend Dr. Martin Luther King, Jr. Day in the City of Chelsea and asks all citizens to reflect upon the significance of this extraordinary man's life.

Public Speaking:

The public speaking portion of the meeting opened at 7:21 p.m. The following came forward to speak.

Teresa Czeripica Chelsea Resident, spoke about the upcoming City Manager search. Qualifications, Residency, City Manager experience.

The public speaking portion closed at 7:25 p.m.

The minutes of the City Council Meeting held on December 19, 2022 were approved at the request of Councilor Lopez under suspension.

The minutes of the Special Meeting held on January 3, 2023 were approved at the request of Councilor Recupero under suspension.

Communications from 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: Affordable Units in Chelsea

Dear Councilors:

I am writing in response to the Council Order requesting an update on affordable housing units in Chelsea.

I have attached for your review the latest Subsidized Housing Inventory for the City of Chelsea prepared by DHCD, dated April of 2022. This document provides a breakdown of each building with affordable units in the City. As you can see, DHCD recognizes 2,416 subsidized units, or 19.19% of our total housing inventory.

However, please note that the City has notified DHCD that a handful of subsidized units are missing from this inventory. Further, and more importantly, this inventory with numbers from the more recent 2020 Census until mid-2023. So, this inventory, and the percentage numbers, are a bit misleading.

Obviously, all of these units are occupied now by Chelsea residents. Unfortunately, it is impossible for the City to determine how many individuals residing in these units were previous Chelsea residents before occupying the subsidized units. You should know that the City does encourage all developers of new affordable units to provide a preference for existing Chelsea residents to the maximum extent allowed by federal housing laws.

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: Traffic Lights at Broadway/Congress

Dear Councilors:

I am writing in response to the Council Order requesting an update on the traffic lights at Broadway and Congress Avenue.

Please note that the installation of a traffic signal at this location is anticipated to be a component of the Revitalizing Lower Broadway construction project. There will be several traffic signals along Broadway as part of that reconstruction.

Unfortunately, construction on the roadway portion of this reconstruction project is still several years away. In the meantime, the City will continue to explore options for improving safety at this intersection.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re: New England Foundation of the Arts Grant

Dear Councilors:

I am writing to request formal City Council acceptance of a \$15,000 grant from the New England Foundation of the Arts (NEFA).

Recently, NEFA notified the City that it had been awarded a \$15,000 grant. The grant will provide funds for artists to create temporary public art in the City. Specifically, NEFA will provide technical assistance for the City, through its Department of Housing & Community development, to issue a Call for Temporary Public Art and then select artists who respond to the call. The art-making will take place through the end of 2024.

I respectfully ask that City Council accept this NEFA Grant. A draft order for that purpose is attached.

Sincerely,
Thomas G. Ambrosino

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

City Manager
The Honorable Chelsea City Council
Chelsea City Hall
500 BROADWAY
Chelsea, Massachusetts 02150

Re: Notice of Residency Waiver Intent

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify of my intention to hire Mr. Julio Hernandez of Lynn, Massachusetts for the grant-funded position of ARPA Business Manager in the Department of Housing & Community Development and to grant him a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. A copy of Mr. Hernandez 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 Lopez to accept and file was adopted under suspension.

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

Re: Private Trash Pickup

Dear Councilors:

I am writing in response to the Council Order regarding trash pickup.

Notwithstanding the specific terms of the Council Order. I understand from discussion with the two Councilors who signed the Order that the real concern they seek to address is the problem of property owners avoiding the trash fee by opting out of the City program for pickup, instead of paying for private pickup, putting trash out on trash day.

The City does have a way to avoid this problem. We do ask for copies of contracts for private pickup allowing owners to opt out of the trash fee. But, to avoid the potential for cancellation of those contracts without notice to the City and then utilizing our City trash pickup services, we will ensure that our vendor Boston Carting has a list of locations that have opted out of the program. Boston Carting will be informed that public trash pickup at those locations is prohibited. We hope this will minimize this problem in the future.

Sincerely,
Thomas G. Ambrosino

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

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

Re: Approval for Departments to Pay Prior Year Expenses

Dear Councilors:

I am writing to request approval for our HR Department and the School Department to make payments of prior year expenses from their respective FY23 budgets>

From time to time, municipal agencies are unable to effectuate payments to a vendor in the year that the goods or service are provided. When such instances occur, the City Council must approve the payments from the current year department budget for the prior year's obligation. Thus far this year, as part of our fiscal total \$165.00. The School Department past year obligations so far total \$3,051.52. The invoices are itemized in the attached table.

In each case, the respective Department has sufficient funds to meet the outstanding obligation. No new funds are required. The only action necessary is Council approval to make the payments. Copies of the recommended Orders are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

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

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

Re. Capital Project Transfer Request for Downtown Broadway

Dear Councilors:

I am writing to request a transfer to allow for the City to fully fund the underground water and sewer work for the Revitalizing Downtown Lower Broadway construction project, spanning Broadway from City hall to William Street.

Please note that the City expects to get most of the funding for the work, involving street, sidewalk and drainage from Federal Highway Funds distributed through the State's Transportation Improvement Plan (the "TIP"), just as we did for Upper Broadway. Further, any local cost associated with the surface work, such as additional traffic signals desired by the City, should be covered by a \$2 million federal earmark secured for the City by Congresswoman Pressley in the new 2022 Federal Budget.

But, the remaining work on this Downtown Broadway Project, the underground water and sewer work, is not part of the Federal Highway program. On such Federal Highway projects, the water and sewer utility work is always the exclusive responsibility of the local municipality. The anticipated cost of this utility work is anticipated to be approximately \$10.4 million.

Thus far, the City has available for this utility work approximately \$5.75 million. \$4 million in a MassWorks grant; and \$1.75 million in an MWRA program (75% grant/25% loan). This leaves a gap of just under \$5 million. In order to cover this gap, I am requesting that the City Council transfer to this Downtown Broadway Project \$5 million in ARPA funding previously set aside for the Cary Ave. Reconstruction project. The City Council originally approved this Cary Ave. capital request in the FY23 CIP. Although Cary Ave. is an important project, it does not have the same priority as Downtown

Broadway. The City can proceed with the Cary Ave. project once the Downtown is completed. This sequencing of projects (Downtown Broadway first followed after by Cary Ave.) is the preferred approach of both DPW AND THE Department of Housing & Community Development.

With this final financial decision, the City should have in place all of the funding necessary to fully complete the Downtown Broadway project. For this reason, I respectfully ask for your approval. A draft order is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and petitions to the Council:

A copy of a communication was received from City Manager Thomas G. Ambrosino with regards to informing the City Clerk and City Council of his resignation. A motion from Councilor Hatleberg to accept and file the communication and refer it to the Sub-Committee on Conference was adopted under suspension.

New Business:

The following order was introduced by Councilor Robinson. A motion from Councilor Brown to accept the grant by roll call passed 11-0-0. Voting yes were Councilors Brown, J. Garcia, T Garcia, Lopez, Robinson, Recuperero, Vidot, DeJesus, Hatleberg, Vega and Taylor.

Order, that the Chelsea City Council hereby authorizes the City Manager to accept the \$15,000 grant from the New England Foundation of the Arts.

The following order was introduced by Councilor Robinson. A motion from Councilor Taylor to send to the Sub-Committee on Conference was adopted under suspension.

Ordered, that in accordance the M.G.L. Ch. 44, Section 64 budget management procedure, whereby costs incurred in FY22 were not paid and are owed to the vendors, and to meet this obligation funds are required from the current year FY23 budget, that the City Council authorize the expenditure of \$165.00 from the Human Resources Department expenditure lines to satisfy the following unpaid costs from the prior year. The Department has sufficient funds to meet all these outstanding obligations. Therefore, no new funds are required.

Mass Municipal HR-Job Posting for Council Clerk \$75.00

Kenneth Moore-Employee reimbursement for annual medical card \$90.00.

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

Ordered, that in accordance with M.G.L. Ch. 44, Section 64 budget management procedures, whereby costs incurred in FY22 were not paid and are owed to the vendor, and to meet this obligation funds are required from the current year FY23 budget, that the City Council authorize the expenditure of \$3,051.52 from the Chelsea Public Schools expenditure lines to satisfy the following unpaid costs from the prior year. The Chelsea Public Schools has sufficient funds to meet all these outstanding obligations. Therefore, no new funds are required. Boston Mutual Life Insurance Employer Premium Balance Due \$923.11 Scholastic News-Subscription for Students \$557.62
Lazarus Pazos-School Transportation reimbursement fee \$1,570.79.

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

Ordered, that the sum of \$5,000,000.00 appropriated from ARPA Funds under the Fiscal Year 2023 Capital Improvement Plan for the Cary Avenue Water, Sewer and Roadway Reconstruction Project Account 3506422-584500 which has not been undertaken and will be deferred for later funding and for which no liabilities have been incurred, is hereby transferred in the amount of \$5,000,000.00 to a New ARPA Downtown Broadway Revitalization Project Account No. 3506 series.

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

Ordered, that the City Manager look into putting a detail officer at the corner of Broadway and Congress Avenue to direct the traffic in the morning and afternoon, when the traffic occurs.

The following order was introduced by Councilor Robinson. A motion from Councilor Vidot to adopt by roll call and also amend it to be retroactive to January 3, 2023. The roll call passed 11-0-0-0. Voting yes were Councilors Brown, J. Garcia, T. Garcia, Lopez, Robinson, Recuperero, Vidot, DeJesus, Hatleberg, Vega, and Taylor.

Ordered, that in accordance with Section 2-6 of the City Charter. The City Council goes on record so as to hire Part time Consultant and Clerk for the City Council Paul Casino. The position is temporary until the Clerk's position is filled. The Consultant and Clerk pay will be \$50.00 per hour not to exceed 20 hours per week. This will be an hourly rate of pay only for the position and will not include benefits.

The following order was introduced by Councilor Robinson. A motion from Councilor Hatleberg to adopt by roll call and send to the Sub-Committee on Conference passed 11-0-0-0. Voting yes were Councilors Brown, J. Garcia, T. Garcia, Lopez, Robinson, Recuperero, Vidot, DeJesus, Hatleberg, Vega and Taylor.

WHEREAS, the City Council has received notice of Thomas G. Ambrosino's pending resignation from the position of City Manager;

WHEREAS, the City Charter Section 4-5 authorizes the appointment of an Acting (Interim) City Manager;

WHEREAS, the incumbent Deputy City Manager Edward Keefe has agreed to act as Interim City Manager; and

NOW THEREFORE BE IT HEREBY ORDERED, that the City Council of the City of Chelsea pursuant to the Charter Sections 1-3 and 4-5 hereby appoint Edward P. Keefe as Interim City Manager granting him all powers, duties, rights and privileges vested in the Office of City Manager by the Chelsea Home Rule Charter.

IT IS FURTHER ORDERED THAT Edward P. Keefe shall exercise such powers, duties rights and privileges in accordance with said Charter and the laws of the Commonwealth of Massachusetts and the United States of America. The Revised Ordinances of the City of Chelsea and the Administrative Code of the City of Chelsea, and to perform all other legally permissible and proper duties as the Acting City manager and pursuant to an Employment Agreement.

BE IT FURTHER ORDERED, that the City Council meet in subcommittee to with the Mr. Keefe as to terms and conditions of an employment agreement.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul G. Casino". The signature is written in dark ink and is positioned above the printed name and title.

Paul G. Casino
Clerk to the Chelsea City Council