

ACCEPTED AND FILE

Recupero
Accept / file

Chelsea, Massachusetts 02150 March 27, 2023

A Regular meeting of the Chelsea City Council was held at the Chelsea City Hall located at 500 Broadway, Chelsea Massachusetts 02150 City Council Chambers. The following Councilors were present: Councilors Brown, J. Garcia, T. Garcia, Lopez, Robinson, Recupero, Vidot, Hatleberg, and Taylor. Absent were Councilors DeJesus and Melinda Vega. Council President Robinson presided over the meeting. The meeting opened at 7:00 p.m.

The following Sub-Committee report to the Council was taken out of order at the request of Council President Robinson. No objections.

Sub-Committee Chairperson Brian Hatleberg introduced the following:

Please be informed that the Special Sub-Committee to appoint the City Manager Selection Committee has appointed the following community members to the City Manager Selection Committee:

Fidel Maltez
Joan Cromwell
Michelle Nadow
Juan Vega

With the following community members appointed as alternates in the event that one of the above is unable to serve:

Jennifer Hassell
Jonathan Gomez-Pereira

Councilor Hatleberg requested a roll call to affirm the appointments. The roll call passed 9-0-2-0. Voting yes were Councilors Brown, J. Garcia, T. Garcia, Lopez, Robinson, Recupero, Vidot, Hatleberg, and Taylor. Absent were Councilors DeJesus and Melinda Vega. After the roll call, City Clerk Jeannette Cintron White gave the oath of office to those that were present. Along with the announced appointments by the Special Sub-Committee was Eugene O'Flaherty appointed as the Chairperson by President Robinson.

Public hearing:

Continuation of the Capital Improvement Plan FY'24 was open to the public for public comment. No one came forward to speak and the public hearing was closed.

Public Speaking:

The public speaking portion of the meeting opened at 7:10 p.m.

The following came forward to speak:

Teresa Czeripica Chelsea Resident spoke about proposed evacuation plan introduced by Councilor Recupero.
Dan Young 165 Winnisemmit St. spoke about zoning and the ISD also parking tickets and ISD Tickets.

The public hearing closed at 7:23 p.m.

2023 APR 12 A 11:45

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CITY CLERK'S OFFICE
CHELSEA, MA

Approval of Minutes:

ID#: 23M16- The regular meeting of the City Council meeting dated March 20, 2023 were approved at the request of Councilor Brown under suspension.

Communications and Petitions to the Council:

ID#23C20- A copy of a communication was received from the Parent/Professional Advocacy League to proclaim Children's Mental Health Week 2023. A motion from Councilor Taylor to accept and file was adopted under suspension.

Committee Report:

ID# 23CR3- The following committee report was submitted by Councilor Vidot for the sub-committee to hire replacement for the City Council's Clerk position. An amendment was further added and approved by roll 9-0-2-0 that Mr. Cunningham would take the Roberts Rule Course within 6-months and complete it with a passing score of C and also that the residency waiver be approved. Voting yes were Councilors Brown, J. Garcia, T. Garcia, Lopez, Robinson, Recupero, Vidot, Hatleberg, and Taylor. Absent were Councilors DeJesus, and Vega.

The Sub-Committee for the City Council Clerk has concluded with the interview process. We recommend Clifford Cunningham for the position of City Council Clerk with a starting salary of \$54,819.06.

The conditions for this position are as follows:

12-month probationary period

6-months to enroll and complete an online parliamentary course.

If approved, he will have a start date of Monday, April 3,2023.

Second Readings:

The following Resolution was Introduced by Councilor Robinson. Councilor Hatleberg moved to adopt by roll call. The roll call passed 9-0-2-0. Voting yes were Councilors Brown, J. Garcia, T. Garcia, Lopez, Robinson, Recupero, Vidot, Hatleberg, and Taylor. Absent were Councilors DeJesus and Melinda Vega.

ID#: 2358

**RESOLUTION
Capital Improvement Plan FY'24-FY'28**

WHEREAS, The City Charter requires the annual adoption of a five year Capital Improvement Program;
and

WHEREAS, A Capital Improvement Program is an integral component of the City's financial planning and a cornerstone for our quality of life, both of which foster the economic development necessary to expand our tax base and sustain the life of the community; and

WHEREAS, A Capital Improvement Program is necessary for the maintenance and improvement of the City's infrastructure, possible only in conjunction with long term financial planning; and

WHEREAS, A Capital Improvement Program reduces on-going maintenance costs and the high cost of emergency repair work; and

WHEREAS, In this year, 2023, We, the City Council of the City of Chelsea, have now before us the twenty-fifth such capital improvement program, and hereby accept the submission of this capital improvements program as provided for in Section 5-4 of the City Charter, no other requirement being provided by ordinance; and

WHEREAS, Adoption of the Capital Improvement Program prior to submission of the operating budget assists the City Manager in carrying out his duties, as the impact of the capital budget expenditures for the on-coming fiscal year are reflected in the annual operating budget; and

WHEREAS, This Capital Improvement Program for fiscal years 2024-2028, includes projects for the maintenance and improvement of the City roadways, water, sewer and drainage systems, roadways and sidewalks, transportation, public buildings and facilities, parks and open space, public safety projects, and general equipment; and

WHEREAS, In accordance with section 5-4 C of the City Charter a public hearing was held on March 13, 2023 prior public notice having been properly given

NOW, THEREFORE, BE IT RESOLVED, The City Council having reviewed the Chelsea's Capital Improvement Program, 2024-2028, recognize the hard work and continuing effort put into this document by City Officials, and does hereby adopt this Program.,

The following order was introduced by Councilor Robinson. A motion from Councilor Hatleberg to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Brown, J. Garcia, T. Garcia, Lopez, Robinson, Recupero, Vidot, Hatleberg, and Taylor. Absent were Councilors DeJesus, and Melinda Vega.

ID#:2359

City of Chelsea, Massachusetts
Fiscal Year 2024

Capital Improvement Program Loan Order

BE IT ORDERED, That the various capital projects and equipment purchase shown under the heading of Grant Funding on the Schedule attached hereto (the "Schedule"), and consisting of Miscellaneous Grants (\$7,440,000), MWRA Sewer Grant (\$1,312,500), Chapter 90 (\$598,463) and ARPA Funding (\$3,300,000), for a total of \$12,650,963, shall be undertaken and financed by grants or other funds as shown on the Schedule, such grants to be expended under the direction of the City Manager and that the City Manager or his designee is hereby authorized to apply for, accept and expend any state or federal grants that are or may become available for these purposes; and

That the sum of \$300,000 be and hereby is appropriated to pay costs of water system improvements shown on the Schedule under the heading Water Fund Borrowing-MWRA Water Debt that are eligible for financial assistance through the Massachusetts Water Resource Authority's Local Water System Assistance Program (LWSAP), including the payment of any and all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the City Manager, is hereby authorized to borrow the sum of \$300,000 under and pursuant to Chapter 44, Section 7 and 8, of the General Laws, as amended, Chapter 44A of the General Laws, as amended, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefore; and that the City Manager and the City Treasurer are authorized to execute and deliver any and all documents as may be necessary in order for the City to borrow funds for this project through the Massachusetts Water Resources Authority's Local Water System Assistance Program; and

That the sum of \$437,500, be and hereby is appropriated to pay costs of sewer system improvements eligible for financial assistance through the Massachusetts Water Resource Authority's Community Infiltration/Inflow Local Financial Assistance Program, including the payment of any and all other costs incidental and related thereto; and that the Treasurer, with the approval of the City Manager, is hereby authorized to borrow the sum of \$437,500 under and pursuant to Chapter 44, Sections 7 and 8, of the General Laws, as amended, Chapter 44A of the General Laws, as amended or pursuant to any other enabling authority and to issue bonds or notes of the City therefor: and

That the sum of \$11,438,459 be and hereby is appropriated from Free Cash to pay the costs of various capital projects shown on the Schedule under the heading Free Cash; and

That the sum of \$1,505,000 be and hereby is appropriated from the General Stabilization Fund to pay the costs of various capital projects shown on the Schedule under the heading General Stabilization; and

That the sum of \$275,000 be and hereby is appropriated from retained earnings in the Water Enterprise Fund to pay the costs of various water related capital projects shown on the Schedule under the heading Water Enterprise Fund; and

That the sum of \$275,000 be and hereby is appropriated from retained earnings in the Sewer Enterprise Fund to pay the costs of various sewer related capital projects shown on the Schedule under the heading Sewer Enterprise Fund.

FURTHER ORDERED, That the Treasurer is authorized to file an application with the appropriate officials of the Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized pursuant to this order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

The following Order with regards to the New Linkage Fee Ordinance was introduced by Councilor Robinson. Councilor Hatleberg moved to adopt the Ordinance with the amendment to replace the word "amend" to the word "add" in Section 14-467, by roll call. The roll call passed 9-0-2-0. Voting yes were Councilors Brown, J. Garcia, T. Garcia, Lopez, Robinson, Recuperero, Vidot, Hatleberg, and Taylor. Absent were Councilors DeJesus and Melinda Vega.

WHEREAS, the Commonwealth's Legislature granted the City of Chelsea through a Home Rule Petition, the right to establish a Community Impact Fee and Fund;

WHEREAS, on February 27, 2023 the City of Chelsea City Council adopted a Linkage Ordinance establishing the Fee and Fund as Article XII Linkage for Development;

WHEREAS, the Administration is seeking clarification as to the type of fund and other administrable duties;

NOW THEREFORE BE IT HEREBY ORDERED, that the following amendments be adopted by the City Council of the City of Chelsea as follows;

Delete Section 14-461 and replace with the following section;

Section 14-461 Fees for Commercial and Industrial Developments

Commercial and industrial developments subject to this section shall pay a Community Impact Fee.

Linkage Fee: The fee shall be to the Community Impact Linkage Fee Fund and subject to appropriation by the City Council. The fee for commercial and industrial developments shall be determined by multiplying the rate of \$12.50 per sq. ft. times the total number of square feet in the project over and above twenty-five thousand (25,000) gross square feet that are covered by the new Certificate of Occupancy.

Delete Section 14-462 and replace with the following;

Section 14-462 Fees for Residential or Mixed-Use Development

A residential development or mixed-use development subject to this section shall pay a Community Impact Linkage Fee. The fee shall be paid to the Community Impact Linkage Fee Fund and subject to appropriation by the City Council. The fee for residential and mixed-use developments shall be determined by multiplying the rate of \$10.00 per sq. ft. times the total number of square feet in the project over and above twenty-five (25,000) gross square feet that are covered by the new Certificate of Occupancy.

Amend Section 14-464 as follows:

Delete the word "Revolving".

Add Section 14-467 and as follows:

Section 14-467 Waiver or Reduction of Community Impact Linkage Fee

The City Manager may recommend to the Council a waiver or reduction of the Community Impact Linkage Fee if the City Manager determines that other project development cost and concessions warrant such a waiver or reduction, but such waiver or reduction shall only occur if approved by majority vote of the City Council

New Business:

ID#:2362- The following order was introduced by Councilor Recupero. Councilor Recupero moved to adopt under suspension. Councilor Taylor amended it to add Council Priorities. Adopted under suspension. Request, that a subcommittee on conference be held to discuss the direction of the City of Chelsea.

ID#:2363- The following order was introduced by Councilor Vidot. A motion from Councilor Vidot to adopt under suspension was adopted.

Request, that the City Manager instruct the Department of Public Works to paint the speed bumps/tables to make them distinguishable from the asphalt to promote public safety.

ID#:2364 The following order was introduced by Councilor Recupero. A motion from Councilor Recupero to adopt under suspension was adopted.

Request, that the City Manager provide the City of Chelsea with an evacuation plan in case of an emergency. If there is one in place, please provide a copy.

ID#:2365- The following order was introduced by Councilor Recupero. A motion from Councilor Recupero to adopt under suspension was adopted.

Request, that the Traffic and Parking Commission reconsider adding a stop sign at the corner of Pearl Street and Essex Street.

ID#:2366 The following order was introduced by Councilor Recupero. A motion from Councilor Recupero to adopt under suspension was adopted.

Request, that the Traffic and Parking Commission consider installing a speed bump in the middle of Essex Street, between Shawmut Street and Lynn Street.

ID#:2367- The following order was introduced by Councilor Recupero. A motion from Councilor Recupero to adopt under suspension was adopted.

Request, that the Traffic and Parking Commission reconsider installing a speed bump at the corner of Essex Street and Lynn Street after the stop sign.

ID#:2368 The following order was introduced by Councilor Recupero. Councilor Recupero withdrew the order.

Request, that the Traffic and Parking Commission notify council with the actions taken during or prior to Traffic and Parking meeting to allow ample time for the council to review and make an informed decision.

ID#:2369 The following order was introduced by Councilor Recupero. Councilor Recupero moved to adopt under suspension Councilor Taylor amended it to read in order to improve customer service, also adopted under suspension.

Request, that a Sub-Committee on Conference be held to discuss how the employees of city hall can improve with providing friendly customer service when interacting with the public. What can the city council do to help? What training or resources can we provide to our employees to rectify this issue?

ID#:2370- The following order was introduced by Councilor Recupero. A motion from Councilor Recupero to adopt under suspension was adopted.

Request, that the City Manager and Traffic & Parking Commission look into implementing handicap parking spaces in the business district on Broadway.

ID#:2371- The following order was introduced by Councilors Vidot, Taylor and DeJesus. A motion from Councilor Vidot to adopt under suspension was adopted.

Request, that the City Manager create funding for the City Council office (Councilors and staff) to enroll in a course for parliamentary rules.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

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

Paul G. Casino
Clerk of the Chelsea City Council