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ACCEPTED AND FILED

SUSPENSION

Chelsea, Massachusetts, May 9, 2016

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. The following Councilors were present: Councilors Frank, Vidot, Rodriguez, Recupero, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Councilor Murphy was absent. Council President Cortell presided over the meeting. The meeting opened at 7:10 p.m.

**Public hearing:**

The public hearing regarding the C.I.P. 2017-2021 proposal was opened to the public for input. The following came forward to speak:

City Manager Thomas G. Ambrosino, explained the C.I.P. proposal.

Resident of 150 Captains Row, spoke in favor of the C.I.P. proposal.

The public hearing closed at 7:12 p.m.

**Public Speaking:**

The public speaking portion of the meeting opened at 7:13 p.m. The following came forward to speak:

William Clark 17 Warren Avenue, spoke about a sidewalk problem in front of his house.

Sheriff Thompkins of Suffolk County, spoke about programs available for the youth and passed out pamphlets to the Councilors.

The public speaking portion closed at 7:27 p.m.

The minutes of the City Council Meeting dated April 25, 2016 and Special Meeting dated May 2, 2016 were approved at the request of Councillor Frank under suspension.

**Communications from City Manager:**

The Annual City Budget FY 17 was submitted by City Manager Thomas G. Ambrosino. Councillor Robinson moved the FY17 Annual Budget to the Sub-Committee on Conference, and requested that a public hearing be scheduled for June 6, 2016 under suspension. The following was the cover letter attached to the budget:

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

Re: *FY17 Budget*

Dear Councilors:

Enclosed you will find my proposed Fiscal Year 2017 Budget. The Budget funds City expenditures at \$71.8 million and School Dept. expenditures at \$83.5 million, for a total budget of \$155,314,050. The FY17 Budget fulfills the promise to invest in the needs of Chelsea residents while still maintaining reasonable fiscal discipline. Some specific highlights follow.

The FY17 Budget adds 6 new full-time positions. Two are new firefighters. This represents commencement of a gradual effort to boost personnel in the Fire Department over the course of the next few years. I have also added a new managerial position in the Assessor's Office and a floating clerical position, located temporarily in Central Billing. I am hopeful that these positions will provide some needed support to the financial operations of the City. The final two full-time positions are in the new Recreation & Cultural Affairs Division discussed in more detail below.

The FY17 Budget includes three regional positions: the Regional Energy Manager; a Regional Economic Development specialist; and Regional Public Health specialist. The Regional Energy manager was hired last year and is shared with Winthrop. The position has proved to be extremely valuable. It is funded within the DPW. The Regional Economic Development position is a new position, funded in Planning & Development, which will be shared by the six communities of Chelsea, Boston, Somerville, Cambridge, Quincy and Braintree. The goal is to improve our regional economic growth by coordinating marketing efforts. The final position is the Regional Public Health Position, funded in HHS, to be shared among Chelsea, Revere and Winthrop. The selection of a candidate for this position has been delayed by the recent change in Mayoral Administrations in Revere. But, I expect this position to be filled early in FY17. I am hopeful this position will prove beneficial to the public health issues that plague all three communities.

The FY17 Budget includes continued funding to support certain of the social ills that detract from the vibrancy of our Downtown, including the stubborn opioid crisis. So, in addition to maintaining the previous high level of support for Chelsea Police Department, this budget includes additional Overtime funds to allow for significant and persistent walking patrols, particularly in the Bellingham Square and Broadway Corridor areas. The FY17 Budget also continues funding for the existing Navigators program, as well as the wrap around contract services

currently provided by CAPIC and BayCove. I've actually included sufficient funding in the Health & Human Services Budget to provide for a third adult Navigator if the City determines that such additional support is necessary.

The FY17 Budget contains a substantial investment in the youth of our community. There is an entirely new Recreation and Cultural Affairs Division proposed for the purpose of increasing services and opportunities, especially for young adults. I have also included funding for a Youth Navigator, the goal of which is to help families and their children, including young teens newly arriving in this country unaccompanied by parents, to better access services and programs. I have also significantly added to the Summer Jobs funds, increasing the City support from \$75,000 to \$150,000.

Of course, all of this investment does come with a cost. The total budget is up by \$6.3 million or 4.21% from last year. Not all of this is new investment. Some is the function of the rising costs of non-discretionary items such as pensions and group health insurance. And, some of the increase is due to a necessary salary reserve set aside in anticipation of new collective bargaining agreements which, with the exception of the Fire Department, all expire on June 30, 2016.

As proposed, the FY17 Budget contains a structural deficit of \$493,268. We will rely upon Free Cash to cover this deficit. Although my preference is to submit balanced budgets, a structural deficit of less than one-half of one percent of total expenditures is hardly worrisome, especially given the healthy state of our Free Cash reserves.

I will be available to answer any questions that the City Council has on the FY17 Budget.

*The following communication was received from City Manager Thomas G. Ambrosino. A motion from Councillor Avellaneda to accept and file was adopted under suspension.*

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

Re: Community Preservation Act

Dear Councilors:

In February, the Council approved an Order requesting that I look into the feasibility of adoption in Chelsea of the Community Preservation Act. This is a statutory provision that allows for municipalities to voluntarily impose an additional tax surcharge above the normal real estate property tax, up to 3%, to fund affordable housing, historic preservation and open space improvements in a community. A further benefit of the CPA is that the Commonwealth of

Massachusetts provides matching funds for each community that adopts the CPA. In Fiscal Year 2016, the Commonwealth's match was 29.7% of local funds raised.

I have given this idea much thought. After careful consideration, I conclude that the City of Chelsea would benefit greatly from adoption of this Act. Given our significant need for affordable housing and new recreation space, I believe adoption of this surcharge, in a modest amount and with appropriate exemptions, would significantly enhance the quality of life of our residents. Accordingly, I specifically recommend that the City Council vote in favor of adoption of the Act at a modest surcharge of 1%, with three specific exemptions: (1) an exemption for property owned and occupied as a domicile by any person who qualifies for low income housing or low or moderate income senior housing, a \$100,000 exemption on the assessed value of each taxable parcel of residential real property; and a \$100,000 exemption of the assessed value of each taxable parcel of commercial and industrial property.

Based upon my analysis, utilizing figures from Chelsea's FY16 Tax Recapitulation Sheet, I have calculated that, if the CPA had been adopted by the City in FY16, this 1% surcharge with these exemptions would have generated approximately \$335,000 for the City. With the Commonwealth matching funds, the total available would have been almost \$435,000.<sup>1</sup> The individual tax impact on residential owners would have been as follows: for an average single family home, an additional tax of \$24.22, for an average valued condo, an additional tax of \$14.27; for an average two-family, an additional tax of \$32.38, and for the average three family, an additional tax of \$38.31. (A copy of my analysis is attached.)

Please note that there is a very specific process a community must follow to adopt the CPA. First, the City Council must vote to approve the Act and the surcharge with the desired exemptions. After the Council adopts the surcharge, a ballot question to approve the acceptance must be placed before the City's voters at the next regularly scheduled municipal or state election. The CPA is adopted only if it is approved by the voters. If the City Council approves this in time to place it on the ballot for the Presidential Election in November of 2016, and if the voters approve, the measure can take effect in Fiscal Year 2017, and the surcharge will appear for the first time on the actual fy17 tax bills mailed in January of 2017. For the City Council's convenience, I have attached a proposed Order for approval by the City Council.

Finally, the City Council should know that if it desires a detailed presentation about the Community Preservation Act, including its benefits and impact, from an entity with expertise in this area, the Community Preservation Coalition, a statewide advocacy group, has indicated a willingness to make a presentation to the City Council and answer questions at a night of the City Council's choosing in the month of June. Please let me know if you want me to arrange for such a presentation.

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<sup>1</sup> This analysis does not take into account any reduction to this total caused by those low income homeowners or low and moderate income senior homeowners who will be completely exempt from the surcharge. It is impossible to estimate how many such homeowners will apply and qualify for this exemption. Consequently, the total of \$435,000 may be a bit high, although, based upon experience in other communities, these income based exemptions should not reduce the figure by any dramatic amount.

The following communication was received late from City Manager Thomas G. Ambrosino. No objections. A motion from Councillor Vidot to accept and file was adopted under suspension.

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

Re: Vehicle Inventory

Dear Councilors:

I am writing in response to the April 4, 2016 Council Order requesting an inventory of City owned vehicles and records of any "expense accounts" associated with such vehicles.

I have attached for your review a spreadsheet identifying, by Department, all vehicles owned and insured by the City of Chelsea. There are no "expense accounts" for vehicles. However, there are some positions within the City, such as DPW Director, ISD Director, Police Chief, Fire Chief, and certain public safety employees, who are authorized to have "take home" vehicles due to the need for such individuals to respond to City business on a 24 hour/7 day per week basis. For those positions, the individuals are provided a gas credit card for the purpose of purchasing gasoline only. All other vehicle expenses are handled by the City.

#### **Communications and petitions to the Council;**

A copy of a communication was received from Deborah A. Clayman, City Clerk/Parking Clerk regarding the following actions that were approved at the April 26, 2016 Traffic and Parking Commission Meeting. A motion from Councillor Robinson to accept and file was adopted under suspension.

A copy of a communication was received from Cheryl Watson Fisher, City Solicitor, with regards to a response to Council Request for Legal Services appropriations. A motion from Councillor Robinson to accept and file was adopted under suspension.

**Second Readings:**

The following recommendation to amend the CIP 2017-2021 received from City Manager Thomas G. Ambrosino and sponsored by Councillor Robinson was read for the second time. A motion from Councillor Robinson to adopt the amendment by roll call passed 10-0-1-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Lopez, Tejada, Garcia, Avellaneda, Cortell and Robinson. Councillor Murphy was absent.

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

Re: Capital Improvement Plan FY17-FY21 Amended February 3, 2016 Filing

Dear Councilors:

Pursuant to my obligation under Section 5-4 of the Chelsea City Charter, I submitted to you on February 3, 2016 my proposed Capital Improvement Plan for Fiscal Years 2017-2021. I am now amending this filing to reflect discussion at the Capital Improvement Plan Council Subcommittee meeting on April 4, 2016.

The Capital Improvement Plan for Fiscal Years 2017-2021 is as follows:

General Obligation Bonds	\$2,540,000
Water Enterprise Bonds	\$976,087
Sewer Enterprise Bonds	\$2,928,794

Total General Obligations Bonds	\$6,444,881
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MWRA Water Assistance Note	\$995,673
Operating Budget	\$640,865
Free Cash	\$817,000
Miscellaneous Grants	\$1,530,000
Chapter 90	\$690,000

Total Capital Improvement Program \$11,118,419

In accord with our discussion, the Amended CIP reflects a change to the Webster Avenue Water Main Project only. A revised 2017 Projects List is attached to this communication.

The following Loan Order was introduced by Councillor Robinson and read for the second time. A motion from Councillor Robinson to adopt by roll call passed 10-0-1-0. Voting yes were Councillor Frank, Vidot, Rodriguez, Recupero, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Councillor Murphy was absent.

**City of Chelsea, Massachusetts**  
**Fiscal Year 2017**  
**Capital Improvement Program Loan Order**

**BE IT ORDERED:** That the various capital projects and equipment purchases shown under the heading of Grant Funding on the Schedule attached hereto (the "Schedule"), and consisting of: Miscellaneous Grants (\$474,000) and Chapter 90 (\$690,000), for a total of \$1,164,000, 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 total sum of \$6,444,881, be and hereby is appropriated to pay the costs of various capital projects and equipment purchases, shown on the Schedule under the headings; General Obligation Bonds, (\$2,540,000); Sewer Fund Borrowing (\$2,928,794); and Water Fund Borrowing (\$976,087), including the payment of any and all design, engineering, construction and installation costs associated therewith, and for the payment of 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 \$6,444,881 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 \$995,673, be and hereby is appropriated to pay costs of water system improvements eligible for financial assistance through the Massachusetts Water Resource Authority's Local Water System Assistance Program (LWSAP), 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 \$995,673 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 \$817,000 be and hereby is appropriated from Free Cash to pay the costs of various capital projects purchases, shown on the Schedule under the heading, Free Cash (\$817,000); and

That the sum of \$956,000 be and hereby is appropriated from the School Capital Stabilization to pay the costs of various capital project purchases, named as ELC Security Desk Project and ELC Roof Replacement Project on the Schedule under the heading, Miscellaneous Grants, with said funds to be available upon approval of the Loan Order; and

That the sum of \$100,000 be and hereby is appropriated from Free Cash representing the 2015 Casino Community Mitigation Fund distribution amount to pay the costs of a planning project, named as Casino Mitigation Traffic Study on the Schedule under the heading, Miscellaneous Grants; and

**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 Resolution pertaining to the CIP 2017-2021 was taken out of New Business so that it could be acted upon. It was introduced by Councilor Cortell, Avellaneda, Frank, Garcia, Rodriguez, Robinson, Vidot, Tejada, Lopez, and Recuperero. Councillor Robinson moved to adopt by roll call. The roll call passed 10-0-1-0. Voting yes were Councillor Frank, Vidot, Rodriguez, Recuperero, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Councillor Murphy was absent.

- 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, 2016, We, the City Council of the City of Chelsea, have now before us the nineteenth such capital improvement program, and hereby accept the submission of this capital improvement program as provided for in Section 5-4 of the City Charter, no other requirements 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 oncoming fiscal year are reflected in the annual operating budget; and
- WHEREAS,** This Capital Improvement Program for fiscal years 2017-2021, includes projects for the maintenance and improvement of the City 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 May 9, 2016, prior public notice having been properly given.

**NOW THEREFORE,**

**BE IT RESOLVED,** The City Council having reviewed the Chelsea's Capital Improvement Program, 2017- 2021, recognizes the hard work and continuing effort put into this document by City Officials, and does hereby adopt this Program as amended.

**New Business:**

*The following order was introduced by Councillor Vidot and Recuperero. A motion from Councillor Vidot to adopt under suspension was adopted.*

**ORDERED,** that the City Manager ask Traffic/Parking Commission to investigate the possibility of signage, speed bump or alternative method to slow down vehicles and address the pedestrian safety concerns on Hawthorne Street/Pearl Street intersection (in front of Community Connections).

*The following order was introduced by Councillor Vidot. A motion from Councillor Vidot to adopt under suspension was adopted.*

**ORDERED,** that the City Manager discuss with DPW the possibility of marking designated parking spots in dense non-metered residential areas to maximize street parking.

*The following order was introduced by Councillor Vidot. A motion from Councillor Vidot to adopt under suspension was adopted.*

**ORDERED,** that the City Solicitor research and report back to the City Council whether the City may issue less alcohol licenses than the quota Massachusetts laws call for.

*The following order was introduced by Councillor Tejada. A motion from Councillor Tejada to adopt under suspension was adopted.*

**REQUEST,** that the Traffic and Parking Commission look into putting a "No Parking from here to corner" sign at Washington Ave. and County Rd. to prevent any future potential hazards.

*The following order was introduced by Councillor Tejada. A motion from Councillor Tejada to adopt under suspension was adopted.*

**ORDERED,** that the City Manager instruct the Department of Public Works to clean up the

graffiti that is on the walls of the city steps and also paint the railings on both the Washington Ave. to Franklin Ave. stairs and the Franklin Ave. to Lafayette Ave. steps.

The following order was introduced by Councillor Tejada. A motion from Councillor Tejada to adopt under suspension was adopted.

**ORDERED,** that the City Manager instruct the Department of Public Works to look into the possibility of trimming the tree on County Rd. as it has overgrown and the branches are reaching as far as Route 1 and could create a potential hazard.

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

**ORDERED,** that the Traffic and Parking Commission look into putting a stop sign at the bottom of Summit St. and Warren Ave.

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

**ORDERED,** that the Subcommittee on Public Safety be scheduled with the Chief of Police, the Fire Chief, the City Manager, and all interested parties to discuss safety issues and how to improve the quality of life in the City of Chelsea.

The following order was introduced by Councillor Avellaneda. A motion from Councillor Avellaneda to adopt under suspension was adopted.

**ORDERED,** that a meeting of the Subcommittee on Development and Housing be scheduled to discuss with the City Manager and Director of Planning and Development car-sharing options on municipal parking lots and electric vehicles (EV) charging stations within city limits.

The following order was introduced by Councillor Avellaneda. A motion from Councillor Avellaneda to adopt under suspension was adopted.

**ORDERED,** that a meeting of the Subcommittee on Development and Housing be scheduled to discuss with the City Manager and Director of Planning and Development the building of a parking garage along Spruce Street between Everett Ave and Heard Street.

The following order was introduced by Councilors Recupero, Tejada, Rodriguez, Vidot, and Lopez. A motion from Councillor Recupero to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Frank, Vidot, Rodriguez, Recupero, Lopez, Tejada, Garcia, Avellaneda, Cortell, and Robinson. Councillor Murphy was absent.

**ORDERED,** that the City Manager look into giving all senior citizens who are sixty years and above and who are homeowner occupants 15% off their water bill because it is good practice to take care of the elderly.

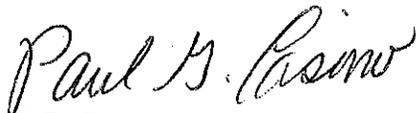
The following order was introduced by Councilors Avellaneda and Frank. It was received late and there were no objections. A motion from Councillor Avellaneda moved the order to a second reading under suspension.

**ORDERED,** that the City of Chelsea hereby accepts Sections 3 and 7, inclusive, of Chapter 44B of the General Laws, otherwise known as the Massachusetts Community Preservation Act, by approving a surcharge on real property for the purposes permitted by said Act, including the acquisition, creation and preservation of open space, the acquisition, preservation, rehabilitation and restoration of historic resources, the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use, the acquisition, creation, preservation and support of community housing, and the rehabilitation and restoration of such open space and community housing that is acquired or created under such Act; that the amount of such surcharge on real property shall be 1.5% of the annual real estate tax levy against real property commencing in fiscal year 2017; and that the City hereby accepts the following exemptions from such surcharge permitted under Section 3(e) of said Act; property owned and occupied as a domicile by any person who qualifies for low income housing or moderate senior housing in the City, as defined in Section 2 of said Act; \$100,000 of the value of each taxable parcel of residential real property, and \$100,000 of the value of each taxable parcel of class three, commercial property, and class four, industrial property as defined in section 2A of Chapter 59.

A moment of silence was conducted for the passing of Joseph DeFelice, at the request of Councillor Robinson.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,



Paul G. Casino  
Clerk of the Chelsea City Council