

Chelsea, Massachusetts, August 31, 2015

A Special 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 Robinson, Perlatonda, Hatleberg, Murphy, Cataldo, Cunningham, Recupero, Brown, Frank, and Cortell. Councilor Barton was absent. Council President Robinson presided over the meeting. The meeting opened at 7:00 P.M.

The following communication was read from Deborah A Clayman City Clerk. A motion from Councilor Cortell to accept and file was adopted under suspension.

Honorable Chelsea City Council  
City HALL, 500 Broadway  
Chelsea, MA 02150

Dear Honorable Council Members;

Please be advised that Leo Robinson, President of the Chelsea City Council, has called for a Special Meeting of the Chelsea City Council for Monday, August 31, 2015 at 7:00 p.m. in the Chelsea City Council Chambers, 500 Broadway, Chelsea, Massachusetts 02150 for the following purposes:

- 1) Salute to the Flag
- 2) Roll Call of the Members.
- 3) Approval of minutes for June 1, 2015, June 15, 2015, Special Minutes of June 6, 2015, and June 24, 2015.
- 4) Warrant for the Special Election-order attached
- 5) Communications from City MANAGER Thomas Ambrosino requesting supplemental finding from the Annual Operating Stabilization Fund-4 orders attached.
- 6) Request for the City employees an exemption to perform duties as a Total Tally Election Worker for this year's election cycle-roll call vote.

Thank you for your attention to this matter.

Very truly yours,  
Deborah A Clayman  
City Clerk

Councillor Cortell moved to accept and file under suspension the following City Council minutes June 1, 2015, June 15, 2015, Special Minutes of June 6, 2015, and June 24, 2015. All of the minutes were approved.

The City Clerk Deborah A. Clayman sent forward the Warrant for the Special Election which was attached to the following Order introduced by Councillor Robinson. Councillor Cortell moved that the attached Warrant and the Order be adopted by roll call. The roll call passed 10-0-1-0. Voting yes were Councilors Robinson, Perlatonda, Hatleberg, Murphy, Cataldo, Cunningham, Recupero, Brown, Frank, and Cortell. Councillor Barton was absent.

ORDERED, the warrant for the September 22, 2015 City Preliminary Elections be accepted.

A copy of a communication was read from City Manager Thomas Ambrosino requesting supplemental funding from the Annual Operating Stabilization Fund-4 orders attached. Councillor Cortell moved that the communication be accepted and filed under suspension. The motion was adopted.

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

Re: Request for Supplemental Funding from the Annual Operating Stabilization Fund

Dear Councilors:

I am writing to you with four (4) specific requests for funding. The details of these requests are set forth below. I propose that all of these requests be funded from our existing Annual Operating Stabilization Fund. Once Free Cash is certified, likely in the fall, we should be able to restore all of this money to Stabilization.

I am still in the midst of my initial review and analysis of the City's finances and needs. I do expect that once I have completed that analysis, probably in September, I will have additional funding requests. But, these four are the most time sensitive, so I have submitted them separately.

#### Street Paving--\$530,000

I have been very concerned with the condition of some of our major arteries, particularly Broadway, Marginal Street and Beecham Street. I recognize that certain of these streets may undergo comprehensive reconstruction in the next 3-5 years. Broadway as part of the Metropolitan Transportation Improvement Program (TIP) project; Marginal Street following a comprehensive Eversource underground power upgrade. But, in advance of those full fixes, we have to ensure that these arteries remain driveable. This past winter has left them, at least in some locations, in very poor condition. To remedy this problem for the short term, I instructed the DPW Superintendent to price out repair of the worst stretches of these roadways. Attached is his list with prices. The requested amount of \$530,000 should allow us to make a major dent in these problem areas. The goal is to complete this work prior to the first snowfall.

Please don't mistake my initial decision to repair major arteries as a lack of concern for neighborhood streets. I am aware of the need to repair so-called "local" streets within each of Chelsea's neighborhoods. We have just executed a contract for a private vendor, StreetScan, to conduct an independent, objective analysis of all our streets utilizing the latest technology. Once that analysis is complete, it is my intention to work with the DPW Superintendent, and the City Council, to prepare a

comprehensive and objective list of local streets that need attention and prioritize such work over the course of the next few years.

#### Regional Energy Manager--\$15000.

For several years, the Cities of Chelsea and Winthrop have explored the possibility of a shared employee who would provide energy management services to both municipalities. Having energy management expertise will allow for the cities to save on energy costs. By combining resources, the municipalities will be able to offer a higher salary and attract more skilled and professional applicants. It is anticipated that the cost for this position of Regional Energy Manager, with full benefits, will be approximately \$80,000. We have agreed that the individual hired shall be an employee of Winthrop.

The Metropolitan Area Planning Council has assisted the two communities in this regional effort. With the help of MAPC, Winthrop and Chelsea were able to secure a grant from Massachusetts department of Energy Resources in the amount of \$50,000. This will help offset the cost of the first year salary for the Regional Energy manager. So, for this fiscal year, the two municipalities will need to split just the balance of \$30,000, or \$15,000 each. I ask that the City Council approve this expenditure.

#### Extension of Temporary Administrative Work for Assessor and Central Billing--\$12,440

In the FY'16 Budget, the City Council approved temporary administrative help in both the Assessor's Office and the Office of Central Billing. In each case, the City intended to terminate the positions prior to the end of the fiscal year-in October and May, respectively. Accordingly, funding was based on partial year salaries.

Because of ongoing administrative needs in both departments, the Assessor and the Treasurer have each requested that these temporary part-time positions continue through the end of the fiscal year, and perhaps be made permanent. I have agreed that given ongoing projects, these temporary positions warrant extension at least until the end of the fiscal year. The decision as to whether to make the positions permanent, and perhaps hire one individual to hold a single position shared by both departments, requires further thought and discussion with the union. Consequently, at the moment, I am temporary part-time position for the administrative solution for both offices. If we do determine that the best option is to create a permanent shared position, we will return to the City Council for approval.

#### Carpet Replacement for Senior Center--\$19,875

In preparation for carpet replacement in the Library (funded in a prior year CIP , we surveyed existing carpet at the Library for the extent of areas that needed repair. Then, at the request of the HHS Director, we conducted a similar survey at the Senior Center. There, we discovered large areas of carpet that were tripping hazards. In an effort to ensure efficiency and secure the best price, we would like to correct all the problems in both buildings at once. We estimate that an additional \$19,875 will be needed for the labor and materials necessary to address all the areas where rugs need repair.

I respectfully request that the City Council favorably consider these funding request. I will be available to answer any questions which arise. The specific orders for approval of these requests are attached.

Sincerely,  
Thomas Ambrosino  
City Manager

The following four orders were introduced by Councillor Hatleberg. Councillor Hatleberg referred all of the orders to a second reading under suspension.

ORDERED, That the Chelsea City Council authorize the appropriation of \$530,000.00 from the Operating Stabilization Fund Account #7023 to the Fiscal Year 2016 Department of Public works-Streets and Sidewalk Division-Capital Outlay Expense-Road Improvement Account 0142258-583100.

ORDERED, that the Chelsea City Council authorize the appropriation of \$15,000.00 from the Operating Stabilization Fund Account #7023 to the Fiscal Year 2016 Department of Public Works-Structures and Grounds Division-Professional and Technical Expense-Account 0147052-530000.

ORDERED, that the Chelsea City Council authorize the appropriation of \$19,875.00 from the Operating Stabilization Fund Account #7023 to the Fiscal Year 2016 Department of Public Works-Structures and Grounds Division-Capital Outlay Expense-Building Improvement Account 0147058-583000.

ORDERED, that the Chelsea City Council authorize the appropriation of \$12,440.00 from the Operating Stabilization Fund Account #7023 to the Fiscal Year 2016:

- i) Assessing Department-Assessing Salaries-Temporary Salary Expense-Account 0114151-510300 in the amount of \$11,300.00, and
- ii) Treasury Department-Treasury Department-Treasury Salaries- Temporary Salary Expense-Account 0114551-510300 in the amount of \$1,140.00.

A copy of a communication was read from Deputy City Manager Ned Keefe. A motion from Councillor Brown to grant the exemption to Helen Ramirez, Marisol F. Nieves, and Patrice Montefusco, by roll call passed 10-0-1-0. Voting yes were Councilors Robinson, Perlatonda, Hatleberg, Murphy, Cataldo, Cunningham, Recupero, Brown, Frank, and Cortell. Councillor Barton was absent.

City Council  
500 Broadway  
Chelsea, MA 02150

To the Honorable City Council,

I respectfully request the City Council declare the following City employees an exemption under MGL Chapter 268A Section 20 to perform duties as a Total Tally Election Worker for this year's election cycle;

Helen Ramirez  
Marisol F. Nieves  
Patrice Montefusco

Enclosed please find each employee's signed disclosure form.

Sincerely,  
Edward Keefe  
Deputy City Manager

Moments of silence were conducted for the passing of Leo Demko, Officer Medina's Daughter, Former Alderman Thomas Fay, Martinello family and the owner of the Boston Hides and Furs, requested by Councilors Murphy, Brown Cataldo, Recupero and Robinson.

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Paul G. Casino  
Clerk of the Chelsea City Council