

Chelsea, Massachusetts, September 12, 2011

A Regular Meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at 500 Broadway Chelsea. The following Councilors were in attendance, Councilors Vega-Torres, Bongiovanni, Cortell, Washington, Bishop, Hatleberg, Maronski, Robinson, Barton, and Brown. One vacancy. President of the City Council Councilor Vega-Torres presided over the meeting. The meeting opened at 7:00 P.M.

A moment of silence was conducted for the passing of Aileen Robblee former Administrative Assistant to the City Council, at the request of Councilor Vega-Torres.

Memoriums and celebratory resolutions:

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.

NATIONAL ALCOHOL AND DRUG ADDICTION RECOVERY MONTH

WHEREAS: For more than 20 years, *National Alcohol and Drug Addiction Recovery Month* has been celebrated in September to honor the many dedicated individuals who have worked to improve the lives of millions of Americans in need of treatment and recovery services, to celebrate individuals who have achieved long-term recovery and to acknowledge those working in the field of substance abuse prevention and treatment, and

WHEREAS: The City of Chelsea in partnership with SAMHSA wants to acknowledge that treatment for substance abuse has been demonstrated to be effective and that many people living in Chelsea are living productive and meaningful lives in recovery free from substance abuse and dependency, and

WHEREAS: Celebration of *National Alcohol and Drug Addiction Recovery Month* inspires residents of Chelsea to raise awareness about the effectiveness of treatment and hope of recovery. It also encourages individuals to share their stories of recovery and to reach out to others who are still in need of help, and

WHEREAS: The 2011 theme, *“Join the Voices for Recovery; Recovery Benefits Everyone”*, emphasizes the ever present amount of stress in our society, which can potentially lead to the onset and relapse of substance use. We encourage everyone in Chelsea to join our voices in reaching out to friends, relatives, and neighbors to support and encourage them if they are struggling to overcome addiction to alcohol and other drugs, and

WHEREAS: As many of you are aware, Chelsea City Council passed an ordinance recently that penalizes any adult for serving alcohol to a young person under the age of 21. A fine and an arrest can take place for this offense. The City of Chelsea and particularly, the Chelsea Police want to thank the residents of Chelsea for working hard this summer to abide by this ordinance and by reducing the number of parties where police had to be called for

violation of the noise ordinance. This type of call often in the past has resulted in the unfortunate discovery by police that youth were being served alcohol by adults, now therefore

BE IT RESOLVED: We, the members of the Chelsea City Council, Chelsea ASAP and the Citizens of Chelsea, recognize **National Alcohol and Drug Addiction Recovery Month** this September 2010, let us celebrate the caring we have for our youth in Chelsea by not serving anyone under age 21 alcohol or other drugs and by remembering to keep our youth safe for a better future.

Public Speaking:

The public speaking portion of the meeting opened at 7:13 P.M.

The following came forward to speak.

Henry Lea, 105 Franklin Avenue, spoke to the Councilors about the vacancy.

The public hearing portion closed at 7:16 P.M.

The minutes of the City Council Meetings dated June 20, 2011 and June 27, 2011 were approved at the request of Councillor Barton under suspension.

Communications from City Manager:

The following communication was read from City Manager Jay Ash. A motion from Councillor Bongiovanni to accept and file the communication under suspension and affirm the appointment of Mr. Emad Abdelnaby to the Board of Health by roll call. The roll call passed 10-0-0-1 vacant. Voting yes were Councilors Vega-Torres, Bongiovanni, Cortell, Washington, Bishop, Hatleberg, Maronski, Robinson, Barton and Brown.

The Honorable Chelsea City Council
500 Broadway
Chelsea, MA 02150

Dear Honorable Council:

I am pleased to recommend Mr. Emad Abdelnaby of 200 Commandants Way for appointment to the Board of Health.

Emad recently purchased a condo here and, together with his wife, is interested in helping to advance the cause of the community. He is a graduate of Yale and is employed by Novartis in the pharmaceutical business. His wife is a doctor at MGH. The resource he therefore has to draw on regarding health issues is substantial.

Emad has been involved in municipal affairs in New Jersey, prior to coming to Massachusetts. He is an engaging individual who appears to possess a strong desire to

help local residents lead better, healthier lives. I believe he will be an excellent addition to our Board of Health.

Thank you for your consideration of this request. I am excited about the opportunity to get Emad involved in promoting public health and serving our community.

Sincerely,
Jay Ash
City Manager

The following communication was read from City Manager Jay Ash. A motion from Councillor Hatleberg to accept and file was adopted under suspension.

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

Re: Salary Reserve Transfer to Fund USWA Sick Leave Redemption Benefit John Sleeper-former Refugee Services employee.

Ladies and Gentlemen of the Council:

The HHS Director and HR Director request additional salary support in the manner of \$8,500.00 to the HHS-(Refugee Services) Salary line to provide for a sick leave benefit due to a former employee, John Sleeper, in accord with the USWA (Steelworkers) collective bargaining agreement.

As you may recall, the Refugee Services Office in the Chelsea Health and Human Services Department was closed in the fall 2009 following the Commonwealth's withdrawal of grant funding, and its employees were laid off. Mr. Sleeper was a long term employee of the department.

The USWA collective bargaining agreement provides for a sick leave benefit for accrued but unused sick leave, however, eligibility for such a benefit is not realized until the employee or-in the case of laid off employees, the two-year term for recall expires.

Mr. Sleeper notified the City that he filed for retirement in June, 2011. Payment on the benefit is now due to him from the City.

I have drafted a proposed order to make the transfer. I respectfully request that the Council take appropriate action on this matter.

Sincerely,
Jay Ash
City Manager

The following communication was read from City Manager Jay Ash. A motion from Councillor Hatleberg to accept and file was adopted under suspension.

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

Re: Salary Reserve Transfer to Fund Temporary part Time Position

Ladies and Gentlemen of the Council:

The Library Director has requested additional salary support in the amount of \$2,520.00 to provide for a temporary staff person during the extended absence due to illness of a full-time staff person.

The Library Director reports that he has re-worked the staffing plan to address the absence and after adjustments of current staff to fill the gap, an additional temporary position (25 hours per week over 9-week period) is needed to adequately staff the building. If approved a former high school student employee who is currently enrolled at a local university has agreed to return to work for this period.

We believe this approach is the most cost effective approach to meeting the staffing gap and the general staffing needs of the library during the illness absence, and will significantly assist the Library in maintaining its excellent general customer service to the community.

I have drafted a proposed order to make the transfer. I respectfully request that the Council take appropriate action on this matter.

Sincerely,
Jay Ash
City Manager

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

Re: Proposed to Amend the Chelsea Zoning Ordinance-Airport Related Overlay District

Dear Council:

I am submitting for the Council's review and approval a zoning amendment to allow the rental of vehicles in the Airport Related Overlay District (AROD). As you may recall, the AROD District is located along a portion of Eastern Avenue and Marginal Street where

the ordinance allows for a range of airport related uses, by right and subject to a special permit.

For several years, the City allowed for a range of airport related automobile uses in the AROD as it sought to promote re-use of the former oil storage lots. Later and in order to evaluate the impact of these newly established automobile uses, the City moved to restrict automobile-related uses in the AROD. With ten years now passed, I would venture to say that collectively the automobile uses have contributed significant to the City with little negative impact. It is sound and beneficial, therefore, that we provide our land use boards to again considering allowing the use in the AROD.

The proposed revisions necessary to allow this use are attached. The revisions are proposed only for the AROD and would allow “vehicles for hire and return vehicles for hire” subject to a Special Permit issued by the Zoning Board of Appeals. It would also eliminate “Storage of vehicles and return vehicles for hire” from the excluded uses from the definition of Airport Related Uses.

As in all proposed revisions to the City Zoning Ordinance, the Council must first consider it, and should the Council move to accept the request then it is moved to a public hearing by the Planning Board. I anticipate that if so moved, the Planning Board may hold a hearing in early October and provide a recommendation for action to the Council for final action at its mid-October meeting.

Thank you for your consideration of the proposal.

Sincerely,
Jay Ash
City Manager

Communications and petitions to the Council:

A copy of a communication was received from the collective bargaining units to accept the provisions of Section 19 of Chapter 32B of the Massachusetts General Laws. A motion from Councillor Hatleberg to accept and file and refer it to the Sub-Committee on Conference was adopted under suspension.

A copy of a communication was received from Powers and Sullivan regarding the CAFR. A motion from Councillor Robinson to accept and file and send a copy to Ed Dunn and the City Manager was adopted under suspension.

A copy of a communication was received from MassDot regarding the Boston/Chelsea Bridge Replacement. A motion from Councillor Robinson to accept and file was adopted under suspension.

A copy of a communication was received from Deborah Clayman, City Clerk, regarding the City Primary Election. A motion from Councillor Bongiovanni to accept and file was adopted under suspension. Under New Business a formal vote would be taken.

A copy of a communication was received from Deborah Clayman, City Clerk/Parking Clerk, regarding the June 28, 2011 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 Deborah Clayman City Clerk/Parking Clerk, regarding the July 12, 2011 Traffic and Parking Commission Meeting. A motion from Councillor Hatleberg to accept and file was adopted under suspension.

A copy of a communication was received from Deborah Clayman City Clerk/Parking Clerk, regarding the August 30, 2011 Traffic and Parking Commission Meeting. A motion from Councillor Robinson to accept and file was adopted under suspension.

Committee Reports:

A copy of the Sub-Committee report regarding City Wide Parking regulations was received. A motion from Councillor Hatleberg to accept and file was adopted under suspension.

Second Readings:

The following order was introduced by Councillor Hatleberg and read for the second time. A motion from Councillor Hatleberg to adopt by roll call passed 10-0-0-1. Voting yew were Councilkors, Vega-Torres, Bongiovanni, Cortell, Washington, Bishop, Hatleberg, Maronski, Barton, and Brown.

AN ORDER APPROPRIATING PROCEEDS OF A BORROWING THAT ARE NO LONGER NEEDED TO COMPLETE THE PROJECT FOR WHICH THEY WERE ORIGINALLY BORROWED, TO PAY COSTS OF AN ALTERNATE CAPITAL PROJECT, AS AUTHORIZED BY CHAPTER 44, SECTION 20 OF THE GENERAL LAWS.

Ordered, That in accordance with Chapter 44, Section 20 of the General Laws, the sum of \$45,330.21 representing the unexpended portion of the \$430,000 borrowed under the Fiscal Year 2010 Capital Improvement Plan for the purpose of making sewer system improvements on Jefferson Avenue-Account 55301007-584500, but which is no longer needed to complete that project, is hereby appropriated to pay sewer related costs for the FY'09 Crescent Avenue Infrastructure Project-Account 55309027.

The following order was introduced by Councillor Hatleberg and read for the second time. A motion from Councillor Hatleberg to adopt by roll call passed 9-0-1-1. Voting yes were Councilors Vega-Torres, Bongiovanni, Cortell, Washington, Bishop, Hatleberg,

Maronski, Robinson, and Barton. Councillor Brown was absent and there was one vacancy.

AN ORDER APPROPRIATING PROCEEDS OF A BORROWING THAT ARE NO LONGER NEEDED TO COMPLETE THE PROJECT FOR WHICH THEY WERE ORIGINALLY BORROWED, TO PAY 027.

COSTS OF AN ALTERNATIVE CAPITAL PROJECT, AS AUTHORIZED BY CHAPTER 44, SECTION 20 OF THE GENERAL LAWS.

Ordered, That in accordance with Chapter 44, Section 20 of the General Laws, the sum of \$264,739.79 representing the unexpended portion of the \$1,694,043.45 borrowed under Fiscal Year 2005 and Fiscal Year 2006 Capital Improvement Plans for the purpose of making sewer and drainage system improvements on Spruce Street-Account 55266098-584500, but which is no longer needed to complete that project, is hereby appropriated to pay sewer related costs for the FY'09 Crescent Avenue Infrastructure Project-Account 55309027.

New Business:

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

ORDERED; that the following petition be forwarded to the Planning Board for review and recommendation

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

ORDERED, that the Chelsea City Council authorizes the transfer of \$2,520.00 from the Salary Reserve Account #0199959-598000 to the FY 2012 Library Department-Salaries Account #0161051/510200.

A moment of silence was conducted for the passing of Rose Burke and Aileen Robblee at the request of Councilors Bongiovanni and Vega-Torres.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Paul G. Casino
Clerk of the Chelsea City Council