

Chelsea, Massachusetts May 3, 2021

LIR to adopt.

A meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at 500 Broadway Chelsea Massachusetts 02150. The following Councilors were present: Councilors Avellaneda, Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Councilors Vidot and Vega-Maldonado were absent. Council president Avellaneda presided over the meeting. The meeting opened at 7:00 p.m.

**Memoriums and Celebratory Resolutions:**

# SUSPENSION

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

## RESOLUTION

### Asian/Pacific Islander American Heritage Month Resolution

Whereas, the Month of May is Asian/Pacific American Heritage Month, a celebration of Asians and Pacific Islanders in the United States; and

Whereas, The month of May was chosen to commemorate the immigration of the first Japanese to the U.S. on May 7, 1843; and

Whereas, On May 10, 1869, Golden Spike Day, the first transcontinental railroad in the United States was completed with significant contribution from Chinese immigrants; and

Whereas, In 1979, President Jimmy Carter proclaimed the week beginning on May 4, 1979 as Asian/Pacific American Heritage Week, providing an opportunity for the people of the United States to recognize the history, concerns, contributions, and achievements of Asian and Pacific Islander Americans; and

Whereas, In 1990, 1991, and 1992, Congress designated and President George W. Bush proclaimed the month of May as Asian/Pacific American Heritage Month; and

Whereas, As of 2020, 23 million Asian Americans and Pacific Islanders account for 7 percent of the Nation's population in the United States; and

Whereas, Over 2 million API Americans are working on the frontlines of this COVID-19 pandemic in healthcare, law enforcement, first responders, transportation, essential businesses and other service industries; and

Whereas, Since March 2020, there has been a dramatic increase in reports of hate crimes and incidents against those of Asian descent; and

Whereas, In April 22,2021, the Senate passed legislation condemning hate crimes directed at Asian-Americans amid a sharp increase in discrimination and violence against Asian communities in the United States;

NOW THEREFORE BE IT RESOLVED, that the Chelsea City Council hereby proclaims May as Asian/Pacific Islander American Month and condemns and denounces any and all anti-Asian sentiment in any form.

**Public Hearing:**

The public hearing regarding the proposed Capital Improvement Plan FY22-FY26 was held. The following came forward to speak:

City Manager Thomas G. Ambrosino. Spoke in favor of the proposed CIP FY22-FY26.

The public hearing closed at 7:05 p.m.

**Public speaking :**

The public speaking portion opened to the public 7:06 p.m. The following came forward to speak:

Ms. Yesennia Alfaro, 12 High St. spoke in favor of the Fair Share Amendment.

Ms. Susan Backstrom, 260 Clark Ave. thanked the Council for their leadership. Supported the amendment to go on the Ballot.

Mr. Roberto Jimenez Rivera, supported the Fair Share Amendment Resolution.

Maria Teixeira, 80 Library St, spoke about zoning development issue.

The public hearing closed at 7:16 p.m.

**The minutes of the City Council Meeting were approved at the request of Councillor Lopez under suspension.**

**Communications from the City Manager:**

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

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

Re: Dumpster Permits

Dear Councilors:

I am writing in response to the Council Order requesting information on dumpster permits.

Attached to this letter are lists of all the permits for permanent dumpsters issued by ISD. There are almost 500 dumpsters located throughout the City. Among other information, the lists identify the location and the contractor responsible for service on the dumpster.

The frequency of service is not specifically captured in our files. Typically, ISD works with the contractor to ensure that the frequency matches the level of trash generated at the property. ISD monitors compliance with our trash rules at these locations, and if there are violations due to excessive trash, ISD will mandate more frequent service.

Please note that ISD also issues on a regular basis, permits for temporary dumpsters, typically for construction projects. At any given time, ISD has approximately 20-40 of these permits outstanding.

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: Parking Garage

Dear Councilors:

I am writing in response to the recent City Council order requesting that the City consider construction of a parking garage for the Downtown.

A Downtown parking garage has been the subject of a fair amount of discussion during the past few years among the City, the Chelsea Chamber of Commerce and the Chelsea Chamber Foundation, particularly in conjunction with MassDevelopment's Transformation Development Initiative team that is exclusively focused on our Downtown. We have talked specifically about the possibility of engaging in a public private partnership would likely require some City owned land on Chestnut Street. Such a public/private partnership would likely require some City subsidy, which is why I have, for the past two years, included a public garage item in the Five Year CIP, with \$5 million as a placeholder. That item appears in the Capital Improvement Plan for FY22-FY26 under the FY26 Projects.

I would caution that we are a long way from making any final determination on a garage. There is a lot more study that needs to happen, both about the necessity of the garage as driving habits change, as well as its financial feasibility. We have not yet made a decision to proceed with such a study. However

we do have funding this Spring from MassDevelopment to do a smaller scale parking supply and demand study for the Downtown, looking more specifically at better utilizing the existing supply of parking, including the new lots under the Tobin Bridge. That study will likely be concluded in the Summer. Although it is not explicitly aimed at determining the need for a parking garage, the findings from this smaller study may inform the discussion about whether the demand exists for the costly undertaking of a parking garage.

I will keep the Council informed of the results of this MassDevelopment study.

Sincerely  
Thomas G. Ambrosino  
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor brown moved the item to the Sub-Committee on Conference under suspension.

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

Re: Appointment to Board of Health

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend, for appointment to the Board of Health, Mr. Joshua Merson, 4 Ferry St. Chelsea, to serve the remainder of the term of Emmanuel Tellez, who has resigned. This term expires on December 20,2023.

A copy of Mr. Merson's resume is attached.

Sincerely,  
Thomas G. Ambrosino  
City Manager

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

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

Re: Notice of Waiver Intent

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you of my intention to promote Ms. Cate Fox-Lent, 13 Winter Street #1 Arlington, to the position of DPW Business and Grants

Manager and to grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. In the opinion of Public Works Commissioner Fidel MALTEZ, Ms. Fox-Lent was the most qualified candidate for the position. A copy of her 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 Robinson to accept and file was adopted under suspension.

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

Re: IT Overtime and Translation Costs

Dear Councilors:

I am writing in response to the recent City Council Orders requesting an update on expenditures for, respectively, IT overtime to support City Council meetings and translation costs.

With respect to IT overtime, we only commenced making such payments in January of 2021 based upon a negotiated change to the Steelworkers collective bargaining agreement. Prior to that change, IT employees were entitled only to comp time, not overtime, for supporting these meetings.

Since the overtime rule took effect, the City has expended, through the end of March, a total of \$6,303.44 in IT overtime for the support of Council meetings. The rate is \$54.34 per hour.

With respect to translation services, the cost of that service is set by the City's contract with the third party vendor Cross Cultural Communication Systems, Inc. The current cost is \$60.00 per hour. The costs are paid through a line item in our FY21 Cable Television Public, Educational and Governmental Access Special Revenue Funds Budget. Through April 5, 2021, the City has incurred a total of \$1,809.80 on translation services this fiscal year, of which \$260.00 has been for City Council meetings.

Sincerely,  
Thomas G. Ambrosino  
City Manager

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

The Honorable Chelsea City Council  
Chelsea City Hall

500 Broadway  
Chelsea, Massachusetts 02150

Re: Notice of Waiver Intent

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you of my intention to hire Ms. Candace Perez as the first Director of the Office of Diversity, Equity and Inclusion. Ms. Perez is relocating to Massachusetts from New York. She has secured a residential address at 500 Ocean Avenue, Apt. 349, Revere. Accordingly, I intend to grant Ms. Perez a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01.

Ms. Perez' start date is expected to be on or around July 1, 2021. A copy of Ms. Perez' 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 Robinson to accept and file was adopted under suspension.

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

Re: Order for Capital Improvement Plan FY22

Dear Councilors:

Attached you will find the required Capital Improvement Program Loan Order for implementation of the proposed Capital Improvement Plan for Fiscal Year 2022. The Order reflects the revised FY2022. The Order reflects the revised FY22 CIP submitted last week. A copy of that final FY22 CIP is also attached.

I respectfully request your approval of the Loan Order following the public hearing on Monday May 3, 2021.

Sincerely,  
Thomas G. Ambrosino  
City Manager

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

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

Re: Grant from Med-Project LLC

Dear Councilors:

Recently, the Chelsea Police Department secured a grant from an entity in Washington called Med-Project, LLC. The grant will allow for the Police Department to set up a program for the collection and disposal of unwanted household medications. A copy of the Award Letter is attached.

In accordance with M.G.L. c. 44, & 53A, I am requesting that the City Council formally approve the acceptance of this grant of \$1,300 from Med-Project, LLC. A draft of the proposed Order is also attached.

Sincerely,  
Thomas G. Ambrosino  
City Manager

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

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

Re: Revised Capital Improvement Plan FY22

Dear Councilors:

In advance of the subcommittee meeting and public hearing on the Capital Improvement Plan for Fiscal Years 2022-2026, I am writing with two revisions to the CIP for Fiscal Year 2022 based upon more recent information.

The most significant change pertains to the Central Avenue and Willow Street water, sewer and roadway work to be completed in connection with the Innes Apartments Redevelopment Project. As you may recall the City received a \$5 million Mass Works grant for this redevelopment, \$1 million of which is dedicated to the water/sewer drainage infrastructure work.

We recently received from our engineers the costs estimate on the 75% design. That design added a new 30" storm drain to help alleviate the flooding in the Willow Street area significant storm events. This increased the total infrastructure costs to over \$5 million. (A copy of the DPW Memorandum and revised budget is attached.) To meet these costs, the City will need to borrow an additional \$750,000, the debt service of which will be paid from the Sewer Enterprise Fund.

The second change is relatively minor. The original borrowing plan included \$50,000 in Free Cash for the IT Department to start work on the replacement of the Cisco firewall. However, earlier this month, the City received a \$90,000 grant from the Urban Area Security Initiative ("UASI") to complete the full project. Accordingly, we have eliminated this Free Cash request.

A revised FY22 CIP Plan is also attached. I respectfully ask for your approval. Following the discussion at the subcommittee meeting on Mon. April 26, 2021, the City will prepare a comprehensive Borrowing Order for the Council's consideration.

Sincerely  
Thomas G. Ambrosino  
City Manager

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

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

Re: Free Cash Request

Dear Councilors:

I am writing to request that the City Council consider an alternative approach to ensuring that our parks and playgrounds in the City are well-maintained during this upcoming season. As the weather improves, vaccinations increase and our COVID cases decline, I anticipate far greater than normal usage of these outdoor spaces, particularly in light of the limited options we all had for enjoyment this past year.

I recognize that the City's previous proposal for maintaining these spaces with a large cadre of temporary workers raised concerns on the part of the Council. Although some expressed hesitancy with the cost, it seemed there was far more concern about the logistics details and potential long term financial ramifications of hiring employees, albeit temporary ones.

The alternative I am proposing is to avoid any employee hiring and instead go out to bid for a private company to provide comprehensive landscaping and park maintenance services. This would likely involve some substantial start of season work to prepare the parks for activity, then weekly ongoing maintenance work, and then a close of season winter preparation. I am hopeful we will get some competitive prices, with the opportunity for Chelsea landscaping companies to join in the bidding.

Although it is hard to gauge precisely the cost in the absence of any recent history of this work in Chelsea, I expect that the price will be somewhere in the vicinity of \$200,000. Although this is by no means inexpensive, it is less than what was proposed for the temporary work crew program, and it is certainly affordable given our remaining Free Cash funds.

Based upon the above I respectfully ask for your approval of this appropriation to allow us to proceed with bidding for this park maintenance work. I have attached a draft order for your consideration. If this



proposal is accepted and proves beneficial this park season, the City would likely include a line item for this contract work in subsequent DPW Buildings & Grounds operating budgets.

Sincerely,  
Thomas G. Ambrosino  
City Manager

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

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

Re: Gift for Chelsea Eats Food Debit Card Program

Dear Councilors:

Today, the City received in the mail from a Cambridge resident a check in the amount of \$1,500 as a gift for support of the Chelsea Eats Food Debit Card Program. (A copy of the accompanying note is attached.)

In accordance with M.G.L. c. 44, &53A, I am requesting that the City Council formally approve the acceptance of this gift. A draft Order is also attached.

Sincerely,  
Thomas G. Ambrosino  
City Manager

The following cover letter attached to the City Budget for FY22 was received from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson moved the cover letter along with the copy of the proposed Budget for FY22 to the sub-committee on conference under suspension.

The Honorable Chelsea City Council  
Chelsea City hall  
500 BROADWAY  
Chelsea, Massachusetts 02150

Re: FY22 Budget

Dear Councilors:

Enclosed you will find my proposal Fiscal Year 2022 Budget. The Budget funds City expenditures at \$89,099,498 and School Department expenditures at \$107,452,859, for a total budget of \$196,552,357. The School department Budget has increased by 7.12%, all of it paid from new Chapter 70 funding generated by the Student Opportunity Act. The City expenditures have increased by 4.69%.

Most of the City increases are reflected in Salary accounts. This is due mainly to the raises required in collective bargaining agreements. Many of our unions deferred raises last year due to the pandemic in return for a promise of no layoffs. These deferred pay raises are now due in FY22.

There are a few large increases in operating accounts. The most significant are the increases of \$852,493 in pension costs, \$147,863 in technology services, and \$78,550 in Trash Fees. We have also restored to full funding some expenditure accounts, like OPEB (\$300,000), that we declined to fund last year in an effort to save money.

One very positive trend is that our revenues did not decline to the extent we anticipated at the beginning of the pandemic. As a result, our need to support this Budget with reserves has declined dramatically from last year. In FY21, we required \$4.9 million in General Stabilization Funds to balance our budget. This FY22 Budget will require a more modest Free Cash appropriation of \$892,092. This is in line with budgetary support from Free cash that the City has utilized for the past decade.

The Council should note that there are seven new positions proposed in this FY22 Budget. The details are as follows:

1. DEI Officer—This position was approved by the City Council last Summer. Our new Chief of Diversity, Equity and Inclusion, Ms. Candace Perez, will begin work on or around July 1.
2. New Payroll Clerk—We are proposing a reorganization that would remove payroll operations from the Auditing Department and place them under the jurisdiction of Treasury. The new Payroll Unit will consist of one existing employee and a new Payroll Clerk. Because payroll is such a time-consuming effort, the additional staff member will help eliminate consistent delays. Further, freed from the need to direct payroll, the Auditing Department should be able to more efficiently oversee and implement financial transactions.
3. Asst. City Solicitor Law Dept. (start date 9/1/2021). We are proposing to fill this previous position which we kept vacant last year to save money during the pandemic.
4. HR Manager (start date 9/1/2021). Similarly, this has been a longstanding position which, following the retirement of the previous occupant, we kept vacant to save money during the pandemic. The workload of the office requires its restoration.
5. Housing & Community Development Grants Manager (start date 9/1/2021). The Housing & Community Development Department has become incredibly busy during the last year instituting many of our most critical pandemic related programs, including food pantry assistance, the Chelsea Eats Program, emergency housing, rental assistance, homeowner's assistance and small business grants. The paperwork and logistics to oversee and implement these programs is overwhelming the current resources of the Department. This position will help ease the workload.
6. Police Department Mental Health Clinician. As part of the effort to maintain best public safety practices, we wish to embed within our Police Department a Mental Health Clinician who can work closely with the Police on difficult situations that require more nuance than merely an arrest. We do hope at some point to secure a grant for this position, but that alternative funding is not in place for the start of FY22.
7. DPW Water/Sewer Engineer. Given all the water, sewer and drainage infrastructure work we are commencing over the next few years, the City believes that hiring another engineer to help oversee this work is essential and will help us save money in construction costs.

You will note that the FY22 Budget document looks considerably different than years past and contains much more information. This has been done at the specific request of the City Council, which asked for an overhaul of the budget presentation last year. I do wish to thank Fidel Maltez and Cate Fox Lent in particular for their impressive work in preparing this new look for the FY22 Budget. Finally, I have included along with this FY22 Budget a Five Year Financial Projection, which is also Charter requirement. I am prepared to provide a short presentation to the City Council and School Committee regarding this financial outlook in the next few weeks at the City Council's convenience.

My staff and I will also be available to answer questions on the Fy22 Budget in subcommittee.

Sincerely,  
Thomas G. Ambrosino  
City Manager

**Communication and petitions to the Council:**

A copy of a communication was received from Chelsea Housing Authority Executive Director Albert R. Ewing regarding Innes Apartments Urban Center Housing Tax Increment Financing Councilor Robinson moved the request for Mr. Ewing for the T.I.F. Agreement to the Sub-Committee on Conference under suspension.

**Unfinished Business:**

The following Ordinance was removed from Conference at the request of Councilor Taylor. Councilor Taylor then requested to adopt by roll call. The roll call passed 9-0-2-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Councilors Vidot and Vega-Maldonado were absent.

WHEREAS, the Chelsea City Council has authority to adopt ordinances to protect the health, safety and welfare of all residents of the City of Chelsea

WHEREAS, the Commonwealth of Massachusetts, pursuant to Massachusetts General Laws Chapter 148, Section 39, has made it illegal to possess or use fireworks and levies a fine up to only \$100.00;

WHEREAS, Mass. General Laws. C.40 &21 grants the City the authority to reserve the peace and good order within its jurisdictions;

WHEREAS, the City Council of the City of Chelsea finds that the City's general peace was disturbed on numerous occasions and throughout all hours of the day and night;

NOW THEREFORE BE IT HEREBY ORDAINED THAT THE REVISED CODE OF ORDINANCES of the City of Chelsea as amended, be it further amended and adopted as follows:

AMEND CHAPTER 16-MICELLANEOUS OFFENSES AND PROVISIONS, ARTICLE VI-OFFENSES INVOLVING PUBLIC PEACE AND ORDER AS FOLLOWS;

Add a new subsection (o) to 16-99 Noise Control as follows:

(o) Fireworks. The use of fireworks subject to Section 39 of Chapter 148 of the Massachusetts General Laws shall be defined to constitute an unreasonable noise this section. Notwithstanding the other provisions of this section, the penalty for a first offense use of fireworks shall be \$300.

FURTHER AMEND CHAPTER 1-GENERAL PROVISIONS, SECTION 1-8 GENERAL PENALTY; CRIMINAL AND NONCRIMINAL DISPOSITION.

Add to the table in Section 1-8© a new row as follows:

Noise Ordinance (fireworks)	\$300, any offense	Police officers, Fire Fighters and Inspectional Services inspectors
Section 16-99(o)		

The following order was removed from Conference at the request of Councilor Garcia. Councilor Garcia then requested to adopt by roll call. The roll call passed 9-0-2-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown and Zabol. Absent were Councilors Vidot and Vega-Maldonado.

#### MASSACHUSETTS DEPARTMENT OF TRANSPORTATION

WHEREAS, the Massachusetts Highway Commission acting on behalf of the Commonwealth of Massachusetts, did under dates of August 1,1901 (Layout No. 609) and September 8,1904 (Layout No 907) lay out, and take charge of as State Highway, a road in the City of Chelsea, County of Suffolk, now known as Eastern Avenue, as shown on the plans of said State Highway on file in the office of the Massachusetts Department of Transportation, copies of which plan have been in the office of the Municipal Council of the City of Chelsea for Suffolk County, and in the office of the City Clerk of said Orders of Layout and Taking being recorded in the Suffolk County Registry of Deeds, at Boston and

WHEREAS, it now appears advisable to discontinue said State Highway locations

NOW, THEREFORE, acting under the provisions of Chapter 6C and Chapter 81, Section 12 of the General Laws, as appearing in the Official Edition thereof, and acts in amendment thereof and in addition thereto, the Massachusetts Department of Transpotation, Highway Division adjudges that public necessity and convenience require that said Department should discontinue as State Highway all of the existing State Highway locations laid out, as shown on the aforesaid plans,

2020 LAYOUT NO. 8799 DISCONTUANCE IN Chelsea

AND ALL EXISTING DRAINANGE RIGHTS APPURTENANT TO OR NECESSARY FOR THE OPERATION OF THE DRAINANGE SYSTEM OF THE State Highway to be discontinued are hereby transferred to the CITY.

The length of the State Highway hereby discontinued is 5,064.31 feet.

The State Highway hereby discontinued is shown on plans on file as the aforesaid and titled as follows:

PLAN OF Road

IN  
CHELSEA  
SUFFOLK COUNTY  
LOCALLY KNOWN AS EASTERN AVENUE  
LAID OUT AS A STATE HIGHWAY  
BY THE  
MASSACHUSETTS HIGHWAY COMMISSION  
AUGUST 1,1901  
SCALE: 40 FEET TO THE INCH

PLAN OF ROAD  
IN THE CITY OF  
CHELSEA  
SUFFOLK COUNTY  
LAID OUT AS A STATE HIGHWAY BY THE  
MASSACHUSETTS HIGHWAY COMMISSION  
SEPTEMBER 8,1904  
SCALE: 40 FEET TO THE INCH”

THE COMMONWEALTH OF MASSCHUSETTS

The Municipal Council of the City of Chelsea for Suffolk County, all day chosen, qualified and acting, herein in and signify their approval of said discontinuance and their concurrence with said Massachusetts Department of Transportation therein and in every act matter and thing connected therewith.

Witness our hands this municipal Council of City of Chelsea

Signed Councilor Garcia, Robinson, Lopez, Brown, Taylor.

**Second Readings:**

The following order was introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Aveillaneda, Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Absent were Councilors Vidot and Vega-Maldonado.

Ordered, that pursuant to Section 4-3(1) of the Chelsea City Charter, the Chelsea City Council approve the cost items set forth in the collective bargaining agreement negotiated with SEIU Local 888, memorialized in the Memorandum of Agreement for the period July 1,2020 through June 30,2021 (Fiscal Year 2021) dated April 1,2021.

The following order was introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Absent were Councilors Vidot and Vega-Maldonado.

Ordered, that pursuant to Section 4-3(1) of the Chelsea City Charter, the Chelsea City Council approve the cost items set forth in the collective bargaining agreement negotiated with SEIU Local 888, memorialized in the Memorandum of Agreement for the period July 1,2021 through June 30,2024 (Fiscal Years 2022-2024) dated April 1,2021.

The following order was introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown and Zobot. Absent were Councilors Vidot and Vega-Maldonado.

Ordered, that, to find the collective bargaining agreement negotiated with the SEIU Local 888 for Fiscal Year 2021, the Chelsea City Council authorize the appropriation from Free Cash of \$46,200 to the FY2021 Regular Salaries Account 510200 to fund the FY2021 Contract Bonus Payments, such payments to be allocated by Department in the following manner:

Auditing	135	2,200.00
Purchasing	138	1,100.00
Assessing	141	1,100.00
Treasury	145	5,500.00
Central Billing	159	1,100.00
City Clerk	161	1,100.00
Housing CommDevel	180	1,100.00
Police	210	5,500.00
Fire	220	1,100.00
Inspectional Svcs	240	14,300.00
Parking	293	1,100.00
DPW Admin	421	3,300.00
DPW Bldg/Grounds	470	4,400.00
HHS Admin	510	2,200.00
HHS Elder Services	541	1,100.00

The following order was introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Absent were Councilors Vidot and Vega-Maldonado.

Ordered, that pursuant to Section 4-3(1) of the Chelsea City Charter, the Chelsea City Council approve the cost items set forth in the collective bargaining agreement negotiated with the New England Police Benevolent Association, Inc. Local 98 (Police Superior Officers), memorialized in the Memorandum of Agreement for the for the period July 1,2020 through June 30,2021 dated April 5,2021.

The following order was introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Avellaneda,

Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown and Zobot. Absent were Councilors Vidot and Vega-Maldonado.

Ordered, that pursuant to Section 4-3(1) of the Chelsea City Charter, the Chelsea City Council approve the cost items set forth in the collective bargaining agreement negotiated with the New England Police Benevolent Association, Inc Local 98 (Police Superior Officers ), memorialized in the Memorandum of Agreement for the period July 1,2021 through June 30,2024 dated April 5,2021.

#### **New Business:**

The following Resolve was introduced by Councilors Garcia, Robinson, Vega-Maldonado, Zobot, Lopez, Recupero, Rodriguez, and Brown. Councilor Garcia moved to adopt by roll call. Councilor Robinson moved to L.O.T. . Council Garcia objected to L.O.T. and on roll call Councilors request to LO.T. was defeated 4-5-2-0. Voting yes to L.O.T. were Councilors Avellaneda, Recupero, Robinson, and Taylor. Voting no to L.O.T. were Councilors Garcia, Rodriguez, Lopez, Brown and Zobot. Councilors Vidot and Vega-Maldonado were absent. The original motion from Councilor Garcia to adopt by roll call passed 6-3-2-0. Voting yes were Councilors Recupero, Garcia, Rodriguez, Lopez, Brown, and Zobot. Voting no were Councilors Avellaneda, Robinson, and Taylor. Councilors Vidot and Vega-Maldonado were absent.

#### **Resolution In Support of the Fair Share Amendment**

WHEREAS, the best way to stand with and help working families, as well as build a stronger economy that works for everyone, is to make sure that we have high quality public schools for all children, affordable public higher education, and a reliable transportation system; and

WHEREAS, The Fair Share Amendment is a proposed to amend the Massachusetts Constitution to create an additional tax of four percentage points on the portion of a person's annual income above \$1 million and in June of 2019 the Legislature advanced the Fair Share Amendment with a Constitutional Convention vote of 147 in favor to 48 opposed

WHEREAS, The Fair Share Amendment will provide economic relief to working families, as well as build a stronger economy for Massachusetts, provide high quality education for all children, build an affordable higher education, and a reliable transportation system; and

WHEREAS, The Fair Share Amendment acknowledges the need for a well-rounded education, and a rich and varied curriculum that includes core academic subjects and opportunities to engage with music art and athletics as well as provide resources that helps students academically, socially, and emotionally due to COVID-19 pandemic; and

WHEREAS, Additional funding is needed to ensure that all schools can maintain or provide small class sizes, offer social-emotional supports, and hire additional counselors, nurses, and social workers; and

WHEREAS, New state revenue is necessary to rebuild crumbling roads and bridges. Improve our public schools from Pre-K through college, invest in fast and reliable public transportation, make public higher education affordable again, and expand opportunities for healthy walking and bicycling; and

WHEREAS, Massachusetts needed new investments in our transportation and public education systems before the COVID-19 pandemic, and now those investments are hypercritical to lift our economy into an equitable and long-lasting recovery; and

WHEREAS, our Commonwealth's highest-income residents, who have seen their collective net worth skyrocket in recent years, for some especially during the pandemic, pay a lower percentage of their income in state and local taxes than do the working class people of Chelsea and clearly have the means to support the investments our constituents needs;

NOW, THEREFORE, BE IT RESOLVED, that the Chelsea City Council supports the proposed Fair Share Amendment, which would crate an additional tax of four percentage points on annual income above one million dollars and dedicate the funds raised by this tax to quality public education, affordable public colleges and universities, and for repair and maintenance of roads, bridges and public transportation

BE IT FURTHER RESOLVED, That the Chelsea City Council supports the Legislature to place the Fair Share Amendment on the 2022 ballot for the voters to decide.

The following order was introduced by Councilor Brown. A motion from Councilor Brown to adopt under suspension was adopted.

Ordered, that the City Manager instruct the Inspectional Services Department to have the property owners between 100 Broadway and Chelsea Court clean up the property.

The following order was introduced by Councilor Brown. A motion from Councilor Brown to adopt under suspension was adopted.

Ordered, that the Traffic and Parking Commission place on their agendas to look into putting a Slow Down or Kids Playing signs on 256 Spruce St. leading into Heard Street.

The following order was introduced by Councilor Brown. A motion from Councilor Brown to adopt under suspension was adopted.

Ordered, Traffic and Parking Commission place on their agendas to look into putting a NO PARKING sign at the corner of Everett Ave. and Arlington Street.

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

Ordered, that the City Manager reach out to Demoulas Super Markets, Inc.-Real Estate Division to discuss the future plans on their property.

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

Ordered, that the City Manager converse with the business community in Chelsea to discuss if they could adopt a policy to incorporate paper job applications in addition to online applications.

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

Ordered, that the City Manager incorporate the message of requiring a license to operate a moped on an electronic billboard.



The following order was introduced by Councilor Garcia. Councilor Garcia made a motion to adopt under suspension. Councilor Robinson moved to L.O.T. Councilor Garcia requested a roll call to L.O.T. The roll call defeated the motion to L.O.T. 2-7-2-0. Voting yes were Councilors Recupero, Robinson. Voting no were Councilors Avellaneda, Garcia, Rodriguez, Taylor, Lopez, Brown, and Zobot. Councilors Vidot and Vega-Maldonado were absent. The motion was adopted under suspension.

Ordered, that a Sub-Committee on Conference be held to discuss new guidelines for decorum among city councilors, during public speaking portion and communications sent to Council.

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

Ordered, that the City Manager consider a Charter change to create a new city-wide Tenant Council Board to be established to hear local resident concerns regarding tenant issues.

The following Order was introduced by Councilor Avellaneda. A motion from Councilor Brown to adopt under suspension was adopted.

Ordered, that the City Manager and his Economic Development Director meet with City Council to provide update on non-residential tax base growth and job creation in the City of Chelsea.

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

Ordered, that the City Manager present the City Council with an order to supplement La Colaborativa's Summer Youth Initiative 2021 allocation with an additional \$100,00 from Free Cash.

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

Ordered, that the Chelsea City Council authorize the appropriation of funds in the amount of \$200,000 from Free Cash to FY2021 DPW Structures and Grounds Contract Services Account #0147052-530600 for park maintenance work.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Taylor to adopt by roll call passed 8-0-3-0. Voting yes were Councilors Avellaneda, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Absent were Councilors Vidot, Recupero, and Vega-Maldonado.

Ordered, that the City Council hereby accepts and approves the grant from Med-Project, LLC in the amount of \$1,300 to allow for the collection and disposal of unwanted household medications.

The following Order was introduced by Councilor Avellaneda. A motion from Councilor Brown to adopt by roll call passed 9-0-2-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Councilors Vidot and Vega-Maldonado were absent.

Ordered, That the City Council hereby accepts and approves the gift from Ms. Ann B. Murphy in the amount of \$1,500 for support of the Chelsea Eats Food Debit Card Program.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the order to the sub-committee on conference under suspension.

AN ORDER (A) APPROVING THE AMENDED URBAN CENTER HOUSING TAX INCREMENT FINANCING ("UCH-TIF") AGREEMENT ("UCH-TIF" AGREEMENT"), AS PRESENTED, BY AND BETWEEN THE CITY OF CHELSEA AND JOSEPH J. CORCORAN COMPANY LLC, PURSUANT TO CHAPTER 23B; CHAPTER 40, SECTION 59; CHAPTER 40 SECTION 60, AS AMENDED; AND 760 CMR 58.00, FOR THE REDEVELOPMENT OF REAL PROPERTY SITUATED AT 170 CENTRAL AVENUE, CATALOGUED IN THE ASSESSOR'S MAPS UNDER MAP

22, LOT 17, MAP 22, LOT 106; AND MAP 22, LOT 107, AND OWNED IN FEE BY THE CHELSEA HOUSING AUTHORITY, WHO HAVE ENTERED INTO A 99-YEAR LEASE AGREEMENT WITH THE JOSEPH J. CORCORAN COMPANY LLC FOR THE REDEVELOPMENT OF THE PROPERTY; (B) AUTHORIZING THE CITY MANAGER TO SUBMIT A CERTIFIED PROJECT APPLICATION TO THE MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR APPROVAL; AND (C) AUTHORIZING THE CITY MANAGER TO EXECUTE THE UCH-TIF AGREEMENT AND ANY OTHER RELATED DOCUMENTS AND TAKE SUCH OTHER AND FURTHER ACTIONS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE UCH-TIF AGREEMENTS, AND TAKE SUCH OTHER AND FURTHER ACTION AS MAY BE NECESSARY OR APPROPRIATE TO OBTAIN APPROVAL OF THE CERTIFIED PROJECT APPLICATION OR TO CARRY OUT THE PURPOSES OF THIS ORDER, AND TO TAKE ANY OTHER ACTION RELATIVE THERETO.

Ordered, The Chelsea City Council (a) hereby approves, in accordance with Chapter 23B Chapter 40, Section 59; Chapter 40, Section 60, as amended and 760 CMR 58, , the Urban Center Housing Tax Increment Financing ("UCH-TIF") Agreement ("UCH-TIF Agreement") between the City of Chelsea and Joseph J Corcoran Company LLC for the redevelopment of real property situated at 170 Central Ave. Assessors Map 22, Lot 17, Map 22, Lot 106; and Map 22 Lot 107, attached hereto; (b) hereto authorizes the City Manager to submit a Certified Project Application to the Massachusetts Department of Housing and Community Development for approval; and (c) hereby authorizes the City Manager to execute the UCH-TIF Agreement on behalf of the City and take such other and further action as may be necessary or appropriate to obtain approval of the Certified Project Application to carry out the purpose of this order, and take any other action to carry out the purposes of this vote.

The following Order was introduced by Councilor Robinson Chairman of the Sub-Committee on Finance. A motion from Councilor Robinson moved the Order to a second reading under suspension.

City of Chelsea, Massachusetts  
Fiscal Year 2022  
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 (\$2,520,000) and Chapter 90 (\$596,000), for a total of \$3,116,000, 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 \$1,750,000 be and hereby is appropriated to pay the costs of various capital projects and equipment purchases shown on the Schedule under the headings General Fund Borrowing (\$1,000,000) and Sewer Fund Borrowing-Sewer Bonds (\$750,000), 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 to meet this appropriation the Treasurer, with the approval of the City Manager is hereby authorized to borrow the sum of \$1,750,000 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 therefor; and

That the sum of \$1,300,000 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 \$1,300,000 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 therefor; 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 \$1,630,000 be and hereby is appropriated to pay costs of making infiltration and inflow improvements to the City's sewer system shown on the Schedule under the heading Sewer Fund Borrowing-MWRA Loan that are eligible for financial assistance through the Massachusetts Water Resources Authority's I/I Local Financial Assistance Program, including the payment of 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 said amount under 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 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 I/I Local Financial Assistance Program; and

That the sum of \$4,878,459 be and hereby is appropriated from Free Cash to pay the costs of various the costs of various capital projects shown on the Schedule under the heading Free Cash; and

That the sum of \$206,750 be and hereby is appropriated from the Water Enterprise Fund to pay the costs of various water related capital projects shown on the Schedule under the heading Enterprise Fund/Retained Earnings; and

That the sum of \$206,750 be and hereby is appropriated from the Sewer Enterprise Fund to pay the costs of various sewer related capital projects shown on the Schedule under the heading Enterprise Fund/Retained Earnings; and

That the sum of \$2,750,000 be and hereby is appropriated from the School Stabilization Fund to pay the costs of various school capital projects shown on the schedule under the heading Grant Funding School Stabilization; and that this appropriation shall be effective and available for expenditure upon final passage of this Order; 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; and that any premium received upon the sale of any bonds or notes approved by this Loan Order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment costs approved by this Loan Order in accordance with Chapter 44,

Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

The meeting adjourned at 9:10 p.m.

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

Respectfully submitted,

Paul G. Casino

Clerk of the Chelsea City Council