

J/G  
ACCEPTED AND FILED  
SUSPENSION

Chelsea, Massachusetts May 17, 2021

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 02150. The following Councilors were present: - Councilors Avellaneda, Recupero, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Absent were Councilors Vidot, Garcia, and Vega-Maldonado. Council President Avellaneda presided over the meeting. The meeting opened at 7:00 p.m.

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

### RESOLUTION

**WHEREAS,** On May 30, 2021 after Mass At St. Michaels Chapel, Chelsea Soldiers Home. All in attendance will be celebrating the 100<sup>th</sup> Birthday of Fr. Patrick F. Healy born June 1, 1921, and;

**WHEREAS,** Father Patrick F. Healy was born and raised in Charlestown, Massachusetts, and was 1 of ten Children born to Patrick and Catherine Healy, immigrants to Boston from Kerry and Limerick Ireland, and;

**WHEREAS,** Father Patrick F. Healy was ordained an Oblate Priest June 2, 1947, 74 years ago and;

**WHEREAS,** Farther Patrick F. Healy started his military career at Fort Dix, New Jersey, where he embarked on a long military career of 23 years from Japan, two tours in Vietnam, Germany, and thirteen months in South Korea,

**WHEREAS,** For his service in Vietnam, Father Healy was the recipient of eleven service medals including, the Bronz Star with an OLC, (Oak Leave Cluster), and Silver OLC AND v Device, Republic of Vietnam Cross of Gallentry, Republic of Vietnam Civil Action Medal, Army Commendation Medal with Two OLC'S National Defence Service Medal, Vietnam Service Medal with Two OLC'S AND Arrowhead Device Republic of Vietnam Campaign Medal.

**WHEREAS,** Father Healy had to leave his position as Chaplain in Washington D. C. Soldiers Home, after 5 years as Chaplain with a G.S. 12 status Lt. Col to care for his ill sister at home. He was then approached to fill a 5 month Chaplin vacancy at the Chelsea Soldiers Home. After some thought Fr. Healy agreed to take the position as Chaplain at the Chelsea Soldiers Home for one year. That was in 2003 and the rest is history;

**NOW THEREFORE BE IT RESOLVED;** That we the members of the Chelsea City Council and the residents of Chelsea wish to go on record so as to recognize Father Patrick F. Healy for his extraordinary service and devotion to "God" and "Country" and wish him a very happy 100<sup>th</sup> Birthday.

Public Speaking:

The public speaking portion of the meeting opened at 7:10 p.m. The following came forward to speak:

Susan Backstrom 260 Clark Ave.

Celeste Williams 227 Chestnut Street,

Joan Cromwell 38 Heard Street

Henry Wilson School Committeeman,

Angie Krauss, spokesperson for Rivian EV's Electric Vehicles (Griffin Way).

Brian Tilton owner of property 25 Griffin Way

The public speaking closed at 7:25 p.m.

**Approval of minutes:**

The minutes of the City Council Meeting dated May 3, 2021 were approved at the request of Councilor Robinson under suspension.

**Communication from 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: Eminent Domain Taking of Parcels for Affordable Housing

Dear Councilors:

In a recent Council Order, you requested that I provide you with a "plan of action" for taking by eminent domain certain contiguous vacant parcels on Shawmut Street, Suffolk Street and Congress Ave. for the purpose of developing affordable homeownership.

Based upon our legal analysis, the City believes that utilizing eminent domain for the purpose of creating affordable homeownership is an acceptable public purpose for a government taking. Given that determination the "plan" for doing so is fairly straightforward. Basically the City appraises the parcels, appropriates the necessary funds for the taking, approves an Order for Taking after a public hearing, and majority of eight votes. M.G.L. c. 40, &14.

If this indeed the desire of the City, then the first required step is to hire an independent appraiser to value the parcels. In addition to the appraisals we also recommend that the City hire a consultant to perform an initial build-out analysis of the parcels. This will enable us to provide the Council with information about the scope and cost of the affordable housing that could potentially be constructed on

these parcels, thus allowing the Council to make an informed decision as to whether the taking, based upon the appraised values makes economic sense for the City.

Finally, although recognizing that this is entirely the Council's decision, my Administration recommends against the taking of 15-23 Shawmut Street and 212 Congress Ave. With respect to the Shawmut Street parcels, those are currently owned by TND. Utilizing eminent domain to acquire parcels, purportedly for affordable housing, from an entity whose mission is the creation of affordable housing is a bit incongruous. As for 212 Congress Ave., that parcel is owned by the entity that recently acquired the large parcel at 22 Willow Street for redevelopment. This 212 Congress Ave. parcel could be an integral component of that redevelopment plan. So, at least until the details of that redevelopment are more defined, we suggest eliminating that parcel from consideration.

Based upon estimates, the City believes that the cost of both appraising the remaining parcels and conducting a preliminary build-out analysis will be approximately \$75,000. I have attached a proposed Order for such an appropriation, utilizing Free Cash. I will commence the RFP process for appraisal and architectural services upon approval of this Order.

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 approve an appropriation of \$700,000 from Free Cash as part of an effort to extend our Chelsea Eats Food Debit Card program for an additional 3 months, through Labor Day. The City's one-month commitment will be matched by a two-month \$1.4+ million further commitment from the Shah Family Foundation (\$1.3 million) and the United Way (\$107,900). (See accompanying letters detailing those grant awards.) This will extend the program for 3 additional months (June July and August) and provide food support through Labor Day.

The Chelsea Food Debit Card Program has been an extremely successful and efficient means of addressing food insecurity for almost 2,000 Chelsea families. Preliminary analysis from our academic partner Harvard Kennedy School suggests that the program has improved both the economic condition and mental health of its recipients. Further, assuming this \$700,000 request is approved, the City will have leveraged approximately \$1.5 million in City funds to secure over \$4 million in philanthropic support for this 9-month pilot.

For the above reasons, I respectfully ask that the City Council approve this \$700,000 request. A draft Order 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: Grant for Shah Family Foundation for Chelsea Eats Food Debit Card Program

Dear Councilors:

The Shah Family Foundation has agreed to provide the City with another donation of \$1.3 million to the Chelsea Eats Debit Card Program. This grant, covering approximately two months of program costs, is being provided with the expectation that the City will approve a matching \$700,000 appropriation to maintain the program through Labor Day. 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. A copy of the required Order 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: Grant from United Way for Chelsea Eats Food Debit Card Program

Dear Councilors:

The United Way of Massachusetts Bay and Merrimack Valley has awarded the City another grant for support of the Chelsea Eats Food Debit Card Program. This grant, in the amount of \$107,900, will allow for the City to extend the debit card program into summer. 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. A draft Order 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: Free Cash Request for La Colaborativa's Summer Youth Employment Initiative

Dear Councilors:

I am writing in response to the City Council's request to supplement La Colaborativa's Summer Youth Employment Initiative allocation with an additional Free Cash appropriation of \$100,000.

Please note that my proposed FY22 Budget includes a line item for Youth Programs in the Recreation & Cultural Affairs Department of \$256,000. Include in that proposed appropriation is \$165,000 for La Colaborativa's summer jobs program, an increase of \$15,000 over the amount provided to La Colaborativa last year. My understanding is that adding another \$100,000 to this appropriation would allow for an additional 39 summer youth positions.

I have attached an appropriate Order to carry out this Council request.

Sincerely,  
Thomas G. Ambrosino  
City Manager

**Communications:**

A communication was received from Brian Tilton of the Weco Group regarding amendments to zoning ordinance by adding a definition of Electric Vehicle Preparation and Repair and amend section 34-300 Table of principal use regulation by adding Section c. Commercial uses, Electric Vehicle Preparation and Repair by Special Permit. A motion from Councilor Robinson to accept and file and refer it to the sub-committee on conference under suspension.

**Unfinished Business:**

Under Unfinished Business Councilor Robinson requested that the T.I.F. agreement Order introduced by Councilor Avellaneda in Conference be removed for appropriate action. No objections and the Order was before the Council. A motion from Councilor Robinson to adopt the Order was adopted on a roll call 8-0-3-0. Voting yes were Councilors Avellaneda, Recupero, Robinson, Rodriguez, Taylor, Lopez, Brown and Zobot. Absent were Councilors Vidot, Garcia, Vega-Maldonado.

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 58.00, 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 Avenue, Assessors Map 22, Lot 17; Map 22, Lot 106; Map 22, Lot 107; attached hereto; (b) hereby 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 purposes of this Order, and take any other action to carry out the purposes of this vote.

**Second readings:**

The following communication with an appointment to the Board of Health received from City Manager Thomas G. Ambrosino was read for the second time. Councilor Brown moved that the Appointment be adopted by roll call. The roll call passed 8-0-3-0. Voting yes were Councilors Avellaneda, Recupero, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zabet. Absent were Councilors Vidot, Garcia, and Vega-Maldonado.

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 order was introduced by Councilor Robinson, and read for the second time. A motion from Councilor Robinson moved the Order to the sub-committee on conference 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 C.I.P. Loan Order for the FY22, was read for the second time. A motion from Councilor Robinson to adopt by roll call passed 8-0-3-0. Voting yes were Councilors Avellaneda, Recupero, Robinson, Rodriguez, Taylor, Lopez, Brown and Zobot. Councilors Vidot, Garcia and Vega-Maldonado were absent.

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 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, Sections 7 and 8, of the General Laws, as amended Chapter 44A of the General Laws, as amended, or pursuant to any 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 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 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 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 school 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 such premium applied to the payment of the costs of issuance of such bonds or notes may be applied to the payment of 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.

**New Business:**



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

Request, that the City Manager update the Chelsea City Council on how many fines are levied for illegal trash dumping and present a plan on how to better enforce the law regarding illegal trash dumping.

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

Ordered, that the City Manager along with City Solicitor and Chelsea Parking Clerk contact the companies of delivery vans and trucks to remedy the situation when a delivery truck is blocking an entire street and cars have no ability to go around them.

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

Ordered, that the City Manager and staff present a plan on acquiring the land and pilings at 215 Marginal Street with the intent and purpose of creating a waterfront public access pier park.

The following order was introduced by Councilor Robinson. An amendment was offered by Councilor Robinson and a roll call requested. The roll call passed the amendment 8-0-3-0. Voting yes were Councilors Avellaneda, Recupero, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Absent were Councilors Vidot, Garcia and Vega-Maldonado.

Ordered, That May 20<sup>th</sup> of each year will be recognized as Chick Corea Day. On each May 20<sup>th</sup>, a resolution recognizing the late Chick Corea Day be introduced by the Chelsea City Council.

Amendment:

RESOLUTION  
RECOGNIZING MAY 20<sup>TH</sup> 2021 AS CHICK COREA DAY

WHEREAS, Chelsea was at the loss of when Anthony "Chick" Corea who grew up in Chelsea and went on to become a super star in the music industry, passed away on February 9, 2021; and

WHEREAS, Chick Corea was born in Chelsea, Massachusetts, attended the Williams School, Chelsea High School his sophomore and junior year before moving to Everett, Massachusetts; and

WHEREAS, "Chick" always held a very special place in his heart for Chelsea and he stated that when Marina Kara Marino and Leo Robinson awarded him with an Honorary Diploma from Chelsea High School, even though he had one from his last year at Everett High,

NOW THEREFORE BE IT PROCLAIMED: that we, the members of the Chelsea City Council wish to proclaim May 20<sup>th</sup>, 2021 as Chick Corea Day in the City of Chelsea, Massachusetts.

The following order was introduced by Councilor Recupero. Council President Avellaneda ruled it out of order.

Ordered, that City Manager, for any employee, who lives outside of the state, after three tardies will get a warning, and after six tardies, will be removed from their employment.

The following order was introduced by Councilor Avellaneda. Councilor Robinson moved it to a second reading under suspension.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$75,000 from Free Cash to FY2021 Housing & Community Development Contract Services Account #0118052-530600 for appraisal and consulting services on the following properties.

12-91 46 Suffolk Street  
12-92 50 Suffolk Street  
12-92 50 Suffolk Street  
12-93 52 Suffolk Street  
12-97 68 Suffolk Street  
13-6 72 Suffolk Street  
13-7 74 Suffolk Street  
13-8 76 Suffolk Street  
13-9 78 Suffolk Street  
13-84 90 Suffolk Street  
13-86 98 Suffolk Street  
13-87 100 Suffolk Street  
13-52 212 Congress Avenue

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

Ordered, That the City Manager hereby accepts and approves the Sha Family Foundation grant in the amount of \$1,300,000 for the public purpose of funding the Chelsea Eats Food Debit Card Program.

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

Ordered, that the City Manager hereby accepts and approves the United Way of Massachusetts Bay and Merrimac Valley grant in the amount for \$107,900 for the public purpose of funding the Chelsea Eats Food Debit Card Program.

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

Ordered, That the City Council authorize the appropriation of funds in the amount of \$100,000 in Free Cash to the FY21 Recreation & Cultural Affairs Department Youth Program #0163052-572400 for La Colaborativa's Summer Youth Employment Initiative program.

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

Order, that the Chelsea City Council authorize the appropriation of funds in the amount of \$700,000 from Free Cash to Account #3503-497100 (Covid-19 City Funding Transfer in From General Fund) for the public purpose of funding the Chelsea Eats Food Debit Card Program.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the order to Conference, send a copy to the planning Board and schedule a public hearing, was adopted under suspension.

Amendment 1:

To Amend Section 34-241-Definitions of the Chelsea Zoning Ordinance by adding, in alphabetical order, a definition of Electric vehicle preparation and repair, to read as follows

Electric vehicle preparation and repair means structures or lots used for the service of electric powered vehicles, including tier changing, wheel alignments, hardware replacement such as door handles or tail lights, windshield wiper fluid replacement, software updates and pre-delivery review of each vehicle feature prior to delivery to owners, but not including painting or major body repairs.

Amendment 2:

To amend section 34-300, Table of principal use regulations, by adding in Section c. Commercial uses, Electric vehicle preparation and repair allowed subject to the issuance of a Special Permit by the Zoning Board of Appeals in the Industrial (I) District and not permitted in any of the other districts, to read as follows:

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

#### RESOLUTION

#### Capital Improvement Plan FY22-FY26

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, 2021, We, the City Council of the City of Chelsea, have now before us the twenty-third 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 on-coming fiscal year are reflected in the annual operating budget; and

WHEREAS, This Capital Improvements Program for fiscal years 2022-2026, includes projects for the maintenance and improvement of the City roadways, water, sewer and drainage systems, roadways and sidewalks, transportation, public buildings and facilities, parks and open space, public safety projects, and general equipment; and

WHEREAS, In accordance with section 5-4 C of the City Charter a public hearing was held on May 3, 2021 prior notice having been properly given

NOW, THEREFORE, BE IT RESOLVED, The City Council having reviewed the Chelsea's Capital Improvement Program, 2022-2026, recognizes the hard work and continuing effort put into this document by City Officials, and does hereby adopt this Program.

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul G. Casino". The signature is written in black ink and is positioned above the printed name and title.

Paul G. Casino  
Clerk of the Chelsea City Council