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Chelsea, Massachusetts June 21, 2021

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CITY CLERK'S OFFICE  
CHELSEA, MA

2021 JUL 21 P 3: 06

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, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Councilor Vidot was absent. Council President Avellaneda presided over the meeting. The meeting opened at 7:00 p.m.

#### **PUBLIC HEARING:**

The Public Hearing regarding the proposed Zoning Changes Amendments establishing a Mixed Use Overlay, change of parcel was opened to the public for comment. The following came forward to speak.

Cathleen Clark of 73 Warren Ave, spoke about the zoning changes in her District and was opposed.

William Clark of 73 Warren Ave, spoke against changes in the District.

Dianne Cullinare of 26 Warren Ave

Patricia O'Flaherty 87 Warren Ave, stated that a balance is needed and opposed the Zoning Change in the District.

Caroline Ellenbird of 107 Shurtleff Street, opposed the District Zoning changes.

Maria Teixeira of 81 Library Street, supported the District change in her District.

City Manager Tom Ambrosino, supports the establishment of mixed use overlay.

Land Use Permitting Director John DePriest, spoke in favor.

Electric Vehicle Company Representative, spoke in favor of the change to allow Griffin Way the Electrical Storage for Electric Cars Zoning Change.

The Council President Avellaneda continued the Public Hearing for the R1 and R2 proposals.

A list of petitioners opposed to the Zoning Change that would affect Warren Ave. was presented to the Clerk for the record.

The Public Hearing closed at 7:18 p.m.

#### **PUBLIC SPEAKING**

The Public Speaking portion of the meeting opened at 7:20 p.m. The following spoke in support of the Home Rule Petition.

Yessenia Alfaro of 12 High St. spoke in support of Home Rule Petition for non-citizen voting

Illiana Vidal, CHS student, spoke in support of Home Rule Petition for non-citizen voting

Emely Menjivar, CHS student, spoke in support of Home Rule Petition for non-citizen voting

Daniela Perez, CHS student, spoke in support of Home Rule Petition for non-citizen voting  
Yamir Rivera, CHS student, spoke in support of Home Rule Petition for non-citizen voting  
Olga Armas of 115 Bellingham St, spoke in support of Home Rule Petition for non-citizen voting  
Richelle Cromwell of 58 Garfield Ave, spoke in support of Home Rule Petition for non-citizen voting  
Roberto Jimenez of 40 Eleanor St, spoke in support of Home Rule Petition for non-citizen voting  
Ellen Rovner of 315 Highland St, Somerville, spoke in support of Home Rule Petition for non-citizen voting  
Jocelyn Vasquez of 74 Chestnut St, spoke in support of Home Rule Petition for non-citizen voting  
Natalia Restrepo of 16 Cottage St, spoke in support of Home Rule Petition for non-citizen voting  
Celeste Williams of 227 Chestnut St, spoke in support of Home Rule Petition for non-citizen voting  
Cristina Alonso of 122 Bowdoin St, Boston, spoke in support of Home Rule Petition for non-citizen voting  
Caroline Ellenbird of 107 Shurtleff St, spoke in support of Home Rule Petition for non-citizen voting  
Saul Zepeda, CHS student, spoke in support of Home Rule Petition for non-citizen voting

#### **APPROVAL OF MINUTES**

A motion from Councilor Brown to accept the minutes of the City Council meeting dated June 7, 2021 was adopted under suspension.

#### **COMMUNICATION FROM CITY MANAGER**

The following communication was read from City Manager Tom 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: New Police Chief Contract

Dear Councilors:

The five year contract I negotiated with Police Chief Brian Keyes back in 2017 was scheduled to expire next June 30, 2022. To ensure that Chief Keyes remained here in Chelsea, I have executed a new four year contract with Chief Keyes which will keep him here until June 30, 2025. There are no material changes in the salary terms.

For your information, I have enclosed a copy of the new contract.

Sincerely,  
Thomas G. Ambrosino  
City Manager

The following communication was read from City Manager Tom 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: Acceptance of Grant from Metro North Regional Employment Board

Dear Councilors:

Recently, the City received its annual grant from the Metro North Regional Employment Board for the Summer Youth Works Initiative. This grant is in the amount of \$337,500 for summer youth employment. Each year, the City flexes this money to La Colaborativa for use toward its Summer Youth Employment Initiative. This funding pays for approximately 125 summer jobs.

In accordance with M.G.L. c. 44, &53(A), 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 Tom Ambrosino. A motion from Councilor Garcia 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 \$48,385, will be used for funding of the final two distributions in July and August. 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 Tom 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: Acceptance of Grant from Metropolitan Area Planning Council

Dear Councilors:

Today, the City received official notice that it has been awarded a \$50,000 grant from the Metropolitan Area Planning Council to implement COVID-safe cooling strategies. Specifically, this grant will be used to provide air conditioning units and assistance on utility bills to low income residents.

In accordance with M.G.L. c. 44, &53(A), 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

**Communications and petitions to the Council:**

A copy of a communication was received from Parking Clerk Jeannette Cintron White regarding Traffic and Parking Commission actions approved at May 11,2021 meeting. A motion from Councilor Robinson to accept and file was adopted under suspension.

**Unfinished Business:**

Councilor Brown moved that Amendment 1 and Amendment 2 be continued to the Public Hearing in September under suspension.

WHEREAS, It is the express purpose of municipal zoning to promote the health, safety, and general welfare of the inhabitants of the City of Chelsea; and,

WHEREAS, A specific objective of the City of Chelsea's Zoning Ordinance states the need to encourage the most appropriate use of land throughout the City of Chelsea; and,

WHEREAS, The City Administration and the City Council seek to encourage greater housing development in exceptionally large lots in the R1 District; and

WHEREAS, The Chelsea City Council, after due notice, public hearing, and deliberation finds:

1. That the amendment to Chapter 34- advances amendments that are legitimate aspects of public interests;
2. That it further promotes the health, safety, and general welfare of the inhabitants of the City of Chelsea; and
3. That it encourages the most appropriate use of land throughout the City of Chelsea

**NOW THEREFORE, BE IT ORDAINED**, that the Revised Code of Ordinances of the City of Chelsea, as amended, be further amended and adopted as follows:

AN ORDINANCE REVISING PART II CHAPTER 34 OF THE CHELSEA CODE OF ORDINANCES AS FOLLOWS:

**Amendment 1**

That Chapter 34, Article XI Table of Dimensional Regulations, Section 34-262 be amended by changing for the R1 District the Per Dwelling Unit and Total Density as follows:

1-2 Units: Per Dwelling – 3,100 sq. ft.; But Not Less Than –6,000 sq. ft. total.

**Amendment 2**

That Section 34-300, Table of Principle Use Regulations be amendment to change Three Family Dwelling from N to SP

**BE IT FURTHER ORDERED** that the petition be forwarded to the Chelsea Planning Board for a recommendation of the Zoning Amendment pursuant to M.G.L c40A.

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Councilor Brown moved that Amendment 1, 2, and 3, be continued to the Public Hearing in September under suspension.

WHEREAS, It is the express purpose of municipal zoning to promote the health, safety, and general welfare of the inhabitants of the City of Chelsea; and,

WHEREAS, A specific objective of the City of Chelsea's Zoning Ordinance states the need to encourage the most appropriate use of land throughout the City of Chelsea; and,

WHEREAS, The City Administration and the City Council seek to encourage greater housing development in the R2 District.

WHEREAS, the Chelsea City Council, after due notice, public hearing, and deliberation finds:

- 1) That the amendment to Chapter 34- advances amendments that are legitimate aspects of public interest;
- 2) That it further promotes the health, safety, and general welfare of the inhabitants of the City of Chelsea; and
- 3) That it encourages the most appropriate use of land throughout the City of Chelsea;

**NOW, THEREFORE, BE IT ORDAINED**, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended and adopted as follows:

AN ORDINANCE REVISING PART II CHAPTER 34 OF THE CHELSEA CODE OF ORDINANCES AS FOLLOWS:

**Amendment 1**

That Chapter 34, Article XI Table of Dimensional Regulations, Section 34-262 be amended by changing for the R2 District the table description as follows:

The former "1-3 Units" table shall be renamed as the "1-6 Units" table.

The former "Apartment" table shall be renamed as the 7+ Units table.

**Amendment 2**

That Chapter 34, Article XI Table of Dimensional Regulations, Section 34-262 be amended by changing for the R2 District the Per Dwelling Unit Density as follows:

1-6 Units: 3,500 for 1<sup>st</sup> Unit and 1,000 for each additional Unit, but on a lot not less than 5,000 sq. ft.

7+ Units: 3,500 for 1<sup>st</sup> Unit and 950 for each additional Unit, but on a lot not less than 10,000 sq. ft.

**Amendment 3**

That Chapter 34, Article XI Table of Dimensional Regulations, Section 34-262 be amended by changing for the R2 District the Minimum Usable Open Space requirement as follows:

1-6 Units: 100 sq. ft. (as limited by footnote 9)

7+ Units: 100 sq. ft. (as limited by footnote 9)

**BE IT FURTHER ORDERED** that the petition be forwarded to the Chelsea Planning Board for a recommendation of the Zoning Amendment pursuant to M.G.L c40A.

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Councilor Robinson moved to adopt by roll call Amendment 1. The roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown and Zabet. Councilor Vidot was absent. Councilor Brown moved by roll call to adopt Amendment 5. The roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zabet. Councilor Vidot was absent.

WHEREAS, It is the express purpose of municipal zoning to promote the health, safety, and general welfare of the inhabitants of the City of Chelsea; and,

WHEREAS, A specific objective of the City of Chelsea's Zoning Ordinance states the need to encourage the most appropriate use of land throughout the City of Chelsea; and,

WHEREAS, The City Administration and the City Council seek to encourage beneficial development in commercial areas of the City.

WHEREAS, the Chelsea City Council, after due notice, public hearing, and deliberation finds:

- 1) That the amendment to Chapter 34- advances amendments that are legitimate aspects of public interest;
- 2) That it further promotes the health, safety, and general welfare of the inhabitants of the City of Chelsea; and
- 3) That it encourages the most appropriate use of land throughout the City of Chelsea;

**NOW, THEREFORE, BE IT ORDAINED**, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended and adopted as follows:

**AN ORDINANCE REVISING PART II CHAPTER 34 OF THE CHELSEA CODE OF ORDINANCES TO ADD THE FOLLOWING ZONING PROVISIONS**

**Amendment 1**

That Chapter 34, Article VIII – Special Districts, be amended by adding a new Section 34-187 that reads as follows:

**Sec. 34-187 – Mixed Use Overlay District (MUOD)**

*(a) Scope and purpose.* This section applies to the Mixed Use Overlay District (MUOD). It is the purpose of this section to establish a MUOD to foster and promote increased multi-family housing development adjacent to the new Chelsea Commuter Rail station and the terminus of the Silver Line. Other objectives include:

- 1) Promote public health, safety, and welfare by encouraging diversity of housing opportunities.
- 2) Allow for the development of mixed-use retail and residential by right.
- 3) Encourage redevelopment of underutilized parcels within an Urban Renewal Area.
- 4) Provide a mechanism to increase housing and promote additional affordability through density bonuses.
- 5) Provide parking ratios that are appropriate for Transit-Oriented Development.
- 6) Encourage the creation of open space that is accessible to the public.

*(b) Extent of district.* The district shall be bounded by Everett Avenue to the northeast, the Everett city line to the northwest, and MBTA railroad right-of-way to the south.

(c) *Required minimum acreage.* The provisions of this district are applicable to contiguous parcels under common ownership of one (1) acre or more.

(d) *Underlying uses.* Any use allowed within the underlying district will continue to be allowed.

(e) *Additional uses.* Mixed-use development or redevelopment with residential housing units above one or more floors of commercial and/or retail is allowed by-right to a maximum density of 50 units per acre. Where appropriate, the Zoning Board of Appeals may issue a Special Permit to allow for noncommercial and/or non-retail use of the first floor

(f) *Bonus density.* Additional density is allowed with the provision of additional affordable housing units above the requirements in Sec 34-156. Bonus density shall be granted at a rate of 10 additional units per acre for each five percent (5%) increase in the number of affordable housing units provided in a project, to a maximum density of 70 units per acre. Floor area ratios shall not apply.

(g) *Building height.* Buildings shall be no less than 4 stories and not more than 100 feet in height.

(h) *Parking minimums.* Minimum parking within the MUOD will be set at 1.0 spaces per unit. Where parking spaces are not assigned to specific users, retail and commercial parking requirements may be met by sharing residential spaces.

(i) *Open space.* Twenty percent of the project area shall be open space. The amount of required open space may be reduced by 1 square foot for each square foot of open space that is accessible to the general public. Access roads shall not be counted as open space.

(j) *Design Review.* Projects developed under this section are subject to the site plan review provisions of section 34-215.

#### **Amendment 5**

That the Zoning Map be amended by changing the designation for the following

parcels from Residential 2 (R2) to Retail Business (RB):

Parcel 20-50 – 115 Park Street

Parcel 20-51 – 105 Park Street

Parcel 20-47 – 12 Essex Street.

Parcel 20-49 – 1 Ellsworth Street.

Parcel 20-48 – 37 Congress Ave.

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Councilor Garcia moved to adopt the following Ordinance amendments to the Zoning with regards to Electrical Vehicles by roll call. The roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recuperero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Councilor Vidot was absent.

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 tire 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:

Use	R1	R2	R3	BR	BR2	BH	B	SC	P	WU	W	I	LI	LI2	NHR	NHC
Electric vehicle preparation and repair	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N	N

**SECOND READINGS**

The following order was introduced by Councilor Avellaneda and read for the second time. A motion from Councilor Garcia to adopt by roll call was adopted 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zabol. Councilor Vidot was absent.

Ordered, that the Chelsea City Council authorize the appropriation of funds in the amount of \$15,000 from Free Cash to FY2021 Housing & Community Development Contract Services Account #0118052-530600 for appraisal services.

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 9-0-1-1. Voting yes were Councilors Avellaneda, Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown and Zabol. Councilor Vidot was absent. Councilor Vega-Maldonado recused herself.

Ordered, that pursuant to Section 4-3(l) 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 93 (Police Patrol Officers), memorialized in the Memorandum of Agreement for the period July 1, 2020 through June 30, 2021 dated June 2, 2021.

The next two Orders were introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson to adopt both orders by roll call passed 9-0-1-1. Voting yes were Councilors

Avellaneda, Recupero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Councilor Vidot was absent and Councilor Vega-Maldonado recused herself.

Ordered, that pursuant to Section 4-3(I) 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 93 (Police Patrol Officers), memorialized in the Memorandum of Agreement for the period July 1, 2021 through June 30, 2024 dated June 2, 2021.

Ordered, that, to fund the collective bargaining agreement negotiated with the New England Police Benevolent Association, Inc., Local 93 (Police Patrol Officers), the Chelsea City Council authorizes the appropriation from Free Cash of \$78,000 to the FY2021 Police Department Regular Salary Account 0121051-510200.

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown and Zobot. Councilor Vidot was absent.

Order. That the City Council appropriate the following amounts from PEG Access and Cable Related Fund:

Chelsea Community Cable Television

Salaries: \$189,968.04

Operations: \$37,106.25

Capital: \$15,000.00

Total: \$242,074.29

Chelsea School Department

Salaries: \$90,000.00

Operations: \$0.00

Capital: \$0.00

Total: \$90,000.00

City:

Salaries: \$0.00

Operations: \$30,000.00 (Translation Services)

\$50,000.00 (City Hall Fiber Server Deployment)

Capital: \$50,000.00 (Reserve for Pilot Resident Internet Project)

Total: \$130,000.00

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson to adopt Roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown and Zabet. Councilor Vidot was absent.

**APPROPRIATE THE FY2022 COMMUNITY PRESERVATION COMMITTEE OPERATING BUDGET AND,**

**MOTION:** That the Council act on the report of the Community Preservation Committee on the FY2022 Community Preservation budget, in accordance with MGL Chapter 44B, Section 6:

That the Council reserve for appropriation the following amounts from estimated **FY2022** receipts as recommended by the Community Preservation Committee:

1. \$101,631.00, 10% of estimated revenues for the acquisition, creation and preservation of open space;
2. \$101,631.00, 10% of estimated revenues for the acquisition, preservation, rehabilitation and restoration of historic resources;
3. \$101,631.00, 10% of estimated revenues for the acquisition, creation, preservation and support of community housing;
4. \$660,600.37, 65% of estimated revenues to the Budgeted Reserve.

And appropriate from FY2022 estimated revenues:

5. \$50,815.00, 5% of estimated revenues for CPC Administrative Expenses;

The following orders pertaining to transfer of money from Salary Reserve accounts were all introduced by Councilor Robinson. Councilor Robinson moved to adopt by one roll call of the orders pertaining to Salary Reserve transfers. The roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zabet. Councilor Vidot was absent.

ORDERED, that the Chelsea City Council authorizes the transfer of \$300.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Legislative – Longevity Account #0111051-515600.

ORDERED, that the Chelsea City Council authorizes the transfer of \$1,825.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Assessors Department – Overtime Account #0114151-510400.

ORDERED, that the Chelsea City Council authorizes the transfer of \$7,400.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Personnel Department – Regular Salary Account #0115251-510200.

ORDERED, that the Chelsea City Council authorizes the transfer of \$7,000.00 from the Salary Reserve Account #0199959-598000 to the MIS Department – Regular Salary Account #0115551-510200.

ORDERED, that the Chelsea City Council authorizes the transfer of \$1,620.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Central Billing Department – Overtime Account #0115951-510400.

ORDERED, that the Chelsea City Council authorizes the transfer of \$800.00 from the Salary Reserve Account #0199959-598000 to the FY2021 Licensing Department-Longevity Account #0116551-515600.

ORDERED, that the Chelsea City Council authorizes the transfer of \$2,272.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 Licensing Department – Regular Salary Account #0116551-510200.

ORDERED, that the Chelsea City Council authorizes the transfer of \$2,476.00 from the Salary Reserve Account #0199959-598000 to the FY 2021 HHS Admin Department – Regular Salary Account #0151051-510200.

ORDERED, that the Chelsea City Council authorizes the transfer of \$1,307.00 from the Salary Reserve Account #0199959-598000 to the 2021 DPW Snow Removal – Overtime Account # 0142351-510400.

ORDERED, that the Chelsea City Council authorize the appropriation of \$85,086.00 from Free Cash to the Fiscal Year 2021 Judgements – Claims/Judgements Account # 0194152-571200.

The following orders were introduced by Councilor Robinson and read for the second time. A motion from Councilor Robinson to adopt all of the appropriations from Free Cash by one roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown and Zobot. Councilor Vidot was absent.

ORDERED, that the Chelsea City Council authorize the appropriation of \$155,239.00 from Free Cash to the Fiscal Year 2021 DPW Snow Removal – Contract Services Account # 0142352 530600, to provide supplemental funds for final snow and ice operations.

ORDERED, that the Chelsea City Council authorize the appropriation of \$104,073.00 from Free Cash to the Fiscal Year 2021 DPW Snow Removal – Salt Account # 0142352-546300, to provide supplemental funds for final snow and ice operations.

ORDERED, that the Chelsea City Council authorizes the appropriation of \$60,824.00 from Free Cash to Fiscal Year 2021 DPW Snow Removal – Overtime Account # 0142351-510400.

ORDERED, that the Chelsea City Council authorizes the appropriation of \$86,000.00 from Free Cash to the FY 2021 Parking Department – Data Processing Services Account #0129352-530300.

ORDERED, that the Chelsea City Council authorizes the transfer of \$8,467.00 from Free Cash to the FY 2021 Employee Benefit – Medicare Account #0191051-517600.

ORDERED, that the Chelsea City Council authorizes the transfer of \$35,000.00 from Free Cash to the FY 2021 Employee Benefits – Unemployment Account #0191051 517700.

ORDERED, that the Chelsea City Council authorizes the transfer of \$130.00 from Free

Cash to the FY 2021 Retirement Contributions – Non-Contributory Account #0191151  
517900.

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 10-0-1-0  
Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado,  
Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Councilor Vidot was absent.

**Revolving Funds**

WHEREAS, pursuant to M.G.L. c. 44, §53E½, the City has adopted a new Ordinance, Section 2-200, authorizing six revolving funds; and

WHEREAS, each year, the Ordinance requires the City to annually vote on or before July 1 on the amount that may be spent from each of these revolving funds during the upcoming fiscal year;

Now, therefore, IT IS ORDERED:

Chelsea Community Schools (#4407):

Aggregate expenditures from the fund shall not exceed \$100,000 in a single fiscal year;

All money received after the fund has reached a balance of \$100,000 shall be credited to the General Fund;

Elder Affairs Revolving Fund (#3802)

Aggregate expenditures from the fund shall not exceed \$1,000 in a single fiscal year;

All money received after the fund has reached a balance of \$1,000 shall be credited to the General Fund;

Emergency Management Hazardous Material Revolving Fund (#4615)

Aggregate expenditures from the fund shall not exceed \$30,000 in a single fiscal year;

All money received after the fund has reached a balance of \$30,000 shall be credited to the General Fund;

Vacant, Unsafe Buildings and Nuisance Properties Revolving Fund (#4627)

Aggregate expenditures from the fund shall not exceed \$30,000 in a single fiscal year;

All money received after the fund has reached a balance of \$30,000 shall be credited to the General Fund;

Tax Title Foreclosure Properties Revolving Fund (#4631)

Aggregate expenditures from the fund shall not exceed \$100,000 in a single fiscal year;

All money received after the fund has reached a balance of \$100,000 shall be credited to the General Fund;

Chelsea Public Library Revolving Fund (#4201)

Aggregate expenditures from the fund shall not exceed \$20,000 in a single fiscal year;

All money received after the fund has reached a balance of \$20,000 shall be credited to the General Fund;

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Councilor Vidot was absent.

ORDERED, that in accordance with M.G.L Ch. 44, Section 64, budget management procedures, whereby costs incurred in FY'19 and FY'20 were not paid and are owed to the vendor, and to meet this obligation funds are required from the current year FY'21 budgets respectively as noted, Council authorizes the following expenditures to satisfy the unpaid balances from prior years as follows:

<u>Year</u>	<u>Dept</u>	<u>Amount</u>	<u>Vendor</u>	<u>Purpose</u>
FY'20	City Council	\$210.00	Blanch & Son	nameplates and plaques
FY'20	HHS	\$280.00	Chelsea Record	various notices
FY'20	Legislative	\$ 80.00	Chelsea Record	various notices
FY'20	Police	\$ 71.18	Thomas McLain	textbook reimbursement
FY'20	School	\$3,180.50	Pasek	security svcs for door repairs
FY'20	School	\$2,425.25	Wilmington Trophies	apparel (Brown MS)
FY'20	School	\$5,167.63	P.J. Kennedy & Sons, Inc.	plumber (CHS, CAMS, Hooks)
FY'19	HHS	\$120.00	Chelsea Record	various notices

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 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown and Zobot. Councilor Vidot was absent.

Authorization of a Revolving Account  
For the School Department Non-Resident Student Tuition Revolving Fund

WHEREAS, Section 71F of Chapter 71 of the General Laws authorizes cities and towns to accept and establish departmental revolving funds subject to certain budgetary restrictions; and

WHEREAS, the City of Chelsea School Committee adopted and implemented a tuition fee to be charged to other public school systems wishing to use the Chelsea Public Schools special education programs and further voted to establish a NON-Resident Student Tuition revolving fund for the receipt and disbursement of said tuition and fees collected by Chelsea Public Schools.

THEREFORE, subject to the following conditions, the City Council hereby authorizes the establishment of a revolving fund for the School Department in accordance with the provisions of Section 71F of Chapter 71 of the General Laws, subject to the following conditions:

- 1) Only proceeds received by the City, pursuant to the provisions of M.G.L. c. 71 section 71F shall be credited to the fund;
- 2) Aggregate expenditures from the fund shall not exceed \$250,000 in a single fiscal year;
- 3) All proceeds received in a single year after the fund has reached a balance of \$250,000 shall be credited to the General Fund;
- 4) Expenditures from this fund shall be authorized by the School Committee or their designee and shall not exceed the available balance of the revolving fund;
- 5) Such funds shall be expended only for the purpose directly associated provisions of M.G.L. c. 71 Section 71F;
- 6) No expenditure may be made from such revolving fund for the purposes of paying full or part-time employee's wages or salaries unless the revolving fund is also charged for the costs of fringe benefits associated with the wages or salaries so paid;
- 7) The School Department shall provide a report including all receipts and expenditures of this fund to the City Manager on a quarterly basis and to the City Council on a annual basis in accordance with the provisions of Section 53E1/2 of Chapter 44 of the General Laws;
- 8) This revolving fund requires authorization for each ensuing fiscal year, and
- 9) This fund is hereby authorized until June 30, 2022.

#### **NEW BUSINESS**

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

Ordered, that the City Manager look into creating a Park and Recreation Department.

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

Request, if it is possible for DPW put a port a potty at Highland Park.

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

Request, That the City Manager look into how parking tickets are paid, and how they keep records, internally or outside.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson to adopt by roll call passed 9-0-1-1. Voting yes were Councilors Avellaneda, Recuperero, Garcia, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zabot. Councilor Vega-Maldonado recused herself from the vote, and Councilor Vidot was absent.

Ordered, That the City Council hereby accepts and approves the grant from Metro North Regional Employment Board d/b/a Mass Hire Metro North Workforce Board in the amount of \$337,500 to implement the 2021 Summer YouthWorks Initiative and place 125 youth in summer employment.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Garcia to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recuperero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown and Zabot. Councilor Vidot was absent.

Ordered, That the City Council hereby accepts and approves the United Way of Massachusetts Bay and Merrimack Valley grant in the amount of \$48,385 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 Garcia to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recuperero, Garcia, Vega-Maldonado, Robinson, Rodriguez, Taylor, Lopez, Brown and Zabot. Councilor Vidot was absent.

Ordered, that the City Council hereby accepts and approves the grant from Metropolitan Area Planning Council Board in the amount of \$50,000 to implement COVID-safe cooling strategies to low-income residents.

The following order was introduced by Councilors Vega-Maldonado, Garcia, Rodriguez and Vidot. A motion from Councilor Vega-Maldonado moved the order to a second reading and a Public Hearing under suspension.

WHEREAS, The United States signed the Declaration of Human Rights in 1948, recognizing the inherent dignity and of equal and inalienable rights of all members of the human family is the foundation of freedom, justice and peace in the world; and

WHEREAS, Residents of the City of Chelsea, regardless of their citizenship status, have the right to take part in their community by Article 21 and not limited to Articles 22, 25, 26, 27 ; and

WHEREAS, The Constitution of Massachusetts asserts that the people of the commonwealth have the right to govern themselves, as a free, sovereign, and independent state; and

WHEREAS, The Stamp Act in 1765 inspired demands for no taxation without representation which was later echoed in House of Representatives 1813 Bill, rallying the historical cry for no taxation without representation; and

WHEREAS, Eleven communities in the state of Maryland have extended the rights to vote for local officers to noncitizens; the cities of Chicago, San Francisco, and Washington D.C. have restored voting rights to noncitizens; and



WHEREAS, The cities of Wayland, Northampton, Amherst, and Warwick, have also pursued home rule petitions granting noncitizens the right to vote;

NOW, THEREFORE BE IT ORDERED, by the City Council of the City of Chelsea, as follows:

That a petition to the General Court, accompanied by a bill for a special law relating to the City of Chelsea be filed with an attested copy of this order, be and hereby is approved under Part the First, Article IV, as amended, to the Constitution of the Commonwealth of Massachusetts, to the end that legislation be adopted precisely as follows, except for clerical and editorial changes of form only:

An Act Enabling Non-Citizen Residents of Chelsea to Vote In School Committee and City Council Elections.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:*

#### HOME RULE PETITION

**SECTION 1.** Notwithstanding the provisions of section one of chapter fifty-one of the General Laws, or any other general or special law, rule or regulation to the contrary, noncitizens eighteen years or older who reside in the city of Chelsea, not otherwise disqualified from voting under state law, may, upon application, vote in municipal elections in the City of Chelsea.

**Section 1G.**

(a) As used in this section the following words shall, unless the context clearly requires otherwise, have the following meanings:

“Municipal election,” an election for city mayor, school committee, city council, select board elections, a school committee referendum, a local ballot referendum or other municipal elections.

“noncitizen voting limitations”, a noncitizen voter’s inability to vote for: (1) the office of President, Vice President, Presidential elector, Member of the Senate or Member of the House of Representatives pursuant to 18 U.S.C. 611; (2) a state office; or (3) initiative petitions authorized under article XLVIII of the constitution.

“Noncitizen voting rights”, a noncitizen voter’s right to: (1) vote in a municipal election; (2) participate in a town meeting; and (3) be a candidate and serve, if duly elected, in a municipal elected office.

(b) Noncitizen residents eighteen years or older who reside in Chelsea may, upon submission of a noncitizen voter registration form, have their name entered on a list of voters established by the City Clerk for the City of Chelsea and may thereafter vote in any election for local offices or local ballot questions.

(c) Residents may prove residency in either of the following ways:

1. Photo identification or an identification card issued by a federal, state, or local government entity of the United States or any foreign country or school provided that the identification document contains a photograph and/or identifying information such as name, date of birth, gender, height, and

eye color. Examples of acceptable documentation could include a U.S. and foreign passport, visa, alien registration card, driver's license, MVA identification card, military identification, or school ID with photo;

AND

2. Document that establishes current residence in the City of Chelsea if not already established by (1) above.

a. Examples could include a copy of a deed, house or apartment lease, utility bill, paycheck, bank statement, school record, or other official or government document that shows your name and current address in the City of Chelsea.

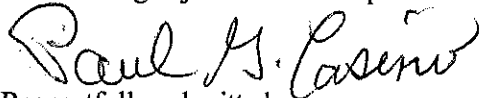
(d) Within 5 days of entering the noncitizen voter's name on the list, the municipal election officer shall notify the noncitizen voter: (1) of the noncitizen voting rights; (2) of the noncitizen voting limitations; and (3) that voting in a federal election may jeopardize the noncitizen's application for United States citizenship.

**SECTION 2.** The City Council of the City of Chelsea may promulgate regulations to implement this act.

**SECTION 3.** Nothing in this act shall confer upon a noncitizen resident the right to vote in a state or federal election.

This act shall take effect upon its passage.

The meeting adjourned at 8:50 p.m.



Respectfully submitted,

Paul G. Casino

Clerk of the Chelsea City Council