

C/B

5-a

ACCEPTED AND FILED

Chelsea, Massachusetts April 5, 2021

A Regular Meeting of the Chelsea 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. The meeting opened at 7:00 p.m. Council President Avellaneda presided over the meeting.

Memoriums and Celebratory Resolutions:

The following Resolution was introduced by Councilors Vega-Maldonado, and Councilor Zobot. A motion from Councilor Vega-Maldonado to adopt under suspension was adopted.

AUSTISM AWARENESS Acceptance Resolution

Dedicated FOR Gifted Individuals like Akyllis Maldonado-Vega

WHEREAS, Recognizing April as National Autism Awareness month began in the United States in the 1970s to draw attention to the challenges faced by the community of individuals with autism whereas April 2nd is observed internationally as World Autism Awareness Day; and

WHEREAS, Autism is a developmental disorder typically diagnosed during the first three years of life greatly impacting individuals of their ability to communicate and interact with others; and

WHEREAS, The centers for disease control and prevention's national health statistics report conclude the prevalence of autism spectrum disorder has risen to one in every 54 children in the United States; and

WHEREAS, Autism is reported to occur in all racial, ethnic, and socioeconomic groups but it's 4 times more common among boys than among girls; and

WHEREAS, There is no cure for autism and whereas participation in observance in national autism awareness month helps to promote awareness through education on the needs of this community; and

WHEREAS, Autistic individuals face difficulties in their workplace due to lack of accessibility and resources for their needs

THEREFORE BE IT RESOLVED, That the City of Chelsea hereby:

1. Celebrates National Autism Awareness month from April 1-30,2021 and April 2nd is Autism Awareness Day;
2. Recognizes and commends the family members of children with autism for their sacrifices and dedication in providing the support for the special needs of children with autism;
3. Emphasizes and raises awareness for the early intervention services to begin soon after a child is diagnosed with autism in an effort to improve potential outcomes for people with autism;
4. Acknowledges, empowers and supports autistic city employees through resources and necessary accommodations;
5. Acknowledges, empowers and supports the teacher's paraprofessionals, and other educators who possess the desire, caring and skills necessary to teach, assist and respond to students with special

needs, including those with autism, and who work tirelessly to educate and provide high quality programming for students with special needs enrolled in the Chelsea Public School District.

Public Hearing:

The public hearing regarding the proposed Home Rule Petition on imposing a local sales tax upon sale or transfer of road salt or related products by a taxpayer with salt storage operations within the City of Chelsea at a rate not greater than 1 percent of the total sales price received by the taxpayer in consideration for the sale of road salt was opened to the public for comment. No one came forward and the Public Hearing was closed.

Public Speaking:

The public speaking portion of the meeting was opened to the public for comment. No one came forward and the public hearing was closed.

The minutes of the City Council Meeting dated March 22, 2021 were approved at the request of Councilor Lopez under suspension.

Communications from City Manager:

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson requested a second reading on the proposed appointments to Boards and Commissions. Adopted under suspension.

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

Re: Appointments to Boards and Commissions

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea I am writing to recommend the following individuals to Boards and Commissions in the City.

For re-appointment to the Community Schools Advisory Board, Ms. Vanesa Mendoza-Mercado, 318 Chestnut St. Chelsea, for a three year term expiring on May 21, 2024.

For re-appointment to the Council on Elder Affairs, Jerard Slater, 77 Garfield Ave. Chelsea for a new three year term expiring on April 8, 2024.

For re-appointment to the Cultural Council, Ms. Juliana Borgiani-Geiger, 61 Boatswains Way, Chelsea for a new three year term expiring on April 8, 2024.

For appointment to the Cultural Council, Ms. Katherine Cabal, 56 Cottage St. Chelsea, to fill the unexpired term of Alyssa Ericson, who has resigned. This term expires on November 2, 2023.

For re-appointment to the Licensing Commission, Ms. Gladys Vega, 116 Clark Ave. Chelsea, for a new three year term expiring on May 21, 2024.

For appointment to the Community Preservation Act Committee, Mr. Jonathan Gomez-Pereira, 68 Carroll Street, Chelsea, for a new three year term expiring on June 30, 2024.

I respectfully request your approval of these re-appointments.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was received 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: Outdoor Dining Assistance

Dear Councilors:

I am writing to request another minor change to our Outdoor Dining Ordinance to try to make this opportunity easier and more efficient for the City's restaurants.

As you know, one means by which we are trying to improve the economic prospects of our restaurant sector is to assist with outdoor dining, especially as some customers remain hesitant about indoor seating. During the course of discussion with operators, one concern consistently raised is the current requirement in our Ordinance that no materials be permanently stored on public property. Bringing all materials in and out each day, as opposed to finding a way to secure them permanently outside is a barrier for some restaurant owners who otherwise might consider this option.

To remedy this problem, I am proposing a relatively modest change to the Ordinance to eliminate the prohibition against outdoor storage in any public right-of-way. This would create the opportunity for continual storage or placement of materials like tables, tents, and other items on public property, at least during the period of the license for outdoor dining, provided the storage placement location has the prior approval of the Licensing Commission and ISD. This will remove one barrier to participation in outdoor dining.

A copy of the proposed Ordinance change is attached for the City Council's review.

Sincerely,

Thomas G. Ambrosino
City Manager

The following communication was received 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 Residency Waiver

Dear Councilors:

I am writing to notify you of my intention to grant a residency waiver to DPW employee Bianca Nieves, who works in Central Billing. Ms. Nieves lives with her parents, and they have sold their home in Chelsea and relocated to Tewksbury. Thus, the need for a waiver. Ms. Nieves is a valued employee in that Central Billing Office, and we wish to retain her services.

In accordance with Administrative Code, Part IV, Section 1.12.02, I request that you provide me with any comments on this proposed waiver within seven days.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was received from City Manager Thomas 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: Zoning Ordinance Amendments

Dear Councilors:

I am writing to request that the Council revisit two of the previous Zoning Ordinance amendments that I had proposed last year. The changes are: the establishment of a Mixed Use Overlay District in the triangular industrial area north of the new commuter rail station between Market Basket and Revere Beach Parkway; and the rezoning to Retail Business of the Block of parcels around the abandoned Pollo Campero site to make it identical to the commercial zoning in the rest of this business district.

I assure the City Council that I am not deaf to the concerns raised in previous meetings about density. But, for the most part, as I understood the opposition, the concerns focused almost exclusively on density within already constrained residential neighborhoods. To the contrary, these two changes impact commercial areas. Further, based upon the commentary that I heard at the previous public meetings and in

informal settings, these two specific zoning changes did not generate widespread concern. They appeared to suffer defeat merely because they were packaged with other more controversial changes.

I am requesting that these two changes be set up for another public hearing and resubmitted to the Planning Board for recommendation. Under the language of the economic development bill signed by the Governor in January of 2021, these two zoning changes will require only a majority vote of the City Council.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was received 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 Requests

Dear Councilors:

I am writing with a group of significant financial requests to be paid from recently certified Free Cash and Retained Earnings. As I previously reported, the Massachusetts Department of Revenue has certified that, as of the close of Fiscal Year 2020, the General Fund Free Cash of \$13,363,276, and Enterprise Fund Retained Earnings of \$1,670,232 in Water and \$2,075,620 in Sewer. I now request the opportunity to utilize a portion of these one-time funds for important services to our residents.

My specific requests are as follows:

Continuation of the Bunker Hill Scholarship Program--\$211,750

I would like to continue the Bunker Hill Scholarship Program for a fourth year. This well-regarded program provides that, for Chelsea High School students who take and maintain adequate grades in certain dual enrollment classes at Bunker Hill, the City will fund the full cost of an Associate's Degree at Bunker Hill following graduation. In the Class of 2021, it is estimated that 72 students are eligible. We will also be supporting previous recipients as they pursue the Associate's Degree. The total cost to the City to extend this program is \$211,750. See attached letter from Superintendent Almi Abeyta dated January 26, 2021.

Continuation of Senior Transportation Program--\$65,000

I would like to add funding for our Senior Transportation Program

Prior to COVID, the City was funding a modest program of transportation for our seniors. The program operated two days per week with pickup and drop off to and from the Senior Center from seven different elderly complexes in the City. The transportation also included the opportunity for seniors to travel to and from Market Basket on those two days.

Obviously, with the Senior Center shuttered to programs due to the pandemic, there has been no need for transportation. However, we do expect that, at some point during Fiscal Year 2022 the Senior Center will re-open to vibrant senior programming. Certainly, we hope that occurs sometime during the summer. When that the opening does occur, we wish to have transportation services available.

This account was originally funded with Free Cash and because transportation was ended midway during FY20 and the contract cancelled, the balance (\$13,000) was returned to Free Cash. So no money remains in this account. Our estimates is that, assuming resumption of transportation sometime before the Fall, approximately \$65,000 will be necessary to meet transportation costs through June 30,2022.

Continuation of Employee Tuition Program---\$50,000

The City would like to continue its employee tuition benefit program. That program reimburses City Hall employees for undergraduate and graduate degree courses that are related to an employee's work in the City. The program is a well-received benefit and morale booster for our employees.

The City Council originally appropriated \$50,000 for this program in 2018. Based upon anticipated usage by employees over the next fifteen months, the City anticipates that \$50,000 will be sufficient to cover all costs through the end of Fiscal Year 2022.

Support for Outdoor Dining---\$75,000

As you know, the City of Chelsea, through its Housing & Community Development Department, is working to implement programming and to provide technical support for the post-COVID recover of our small business community, both in the Downtown and in other commercial areas. One way to advance this recovery is to help restaurants cover the costs of outdoor dining. These costs typically include things like chairs, tables, heaters and barriers.

The City would like to develop a grant program that could provide outdoor dining services. This could make outdoor dining financially feasible and help restaurants regain customers who still may be hesitant to eat indoors. We believe this amount of \$75,000 should be sufficient to assist the majority of restaurants that have expressed preliminary interest in the outdoor dining concept.

Funds for Seasonal Beautification Workforce---\$292,850

This request was discussed this past Monday at the Subcommittee meeting on trash.

One effective way we can address this ongoing trash problem is to hire temporary seasonal workers to focus exclusively on cleanliness issues during the warmer months. We had a program like this in Revere. The idea is that, during the season of April-October, we hire part-time employees, working for the Living Wage approximately 19 hours per week, to clean our parks and streets and perform other beautification efforts. If approved, this group of seasonal workers will be divided into teams that are assigned to specific geographic areas of the City. My hope is that this will make a visible difference in the look of the City.

I have attached for your review a breakdown of the costs of this effort. The total amount requested is \$292,850. If this program is successful over the course of the next year, we would seek to make this a permanent part of the DPW's operating budget.

FORBES Demolition Work---\$200,000

As I mentioned in a recent letter, the development of the Forbes site is at a standstill, in large part due to the economic toll cause by COVID. Unfortunately, we were relying upon the redevelopment of that site to address concerns about the structural integrity of the existing buildings most of which were scheduled for immediate demolition before the project stalled.

At this point, the City may need to act on its own to eliminate public safety dangers caused by these dangerous buildings. Obviously, the ultimate responsibility for making these buildings safe remains with the owner, and the City will issue the required legal orders mandating the owner to remedy the problem. But, we must assume that, without funds, the owner will not comply. In the expected absence of compliance, the City must step in a make the property safe. This will require expenditure of funds. Upfront by the City for structural assessment, hazardous materials investigation, asbestos removal and the property and eventual collection by the City in tax title proceedings, provided the City fully complies with the statutory rules for perfecting the lien.

Based upon a review of the site by the City's independent engineer we believe the preliminary cost of making the site and buildings safe is approximately \$200,000. I ask the Council to appropriate funds for this purpose. Again, the City will be able to secure repayment of these funds in the future because they will become a real estate lien on the property, requiring repayment by the owner or, alternatively, subjecting the property to tax title foreclosure.

Construction of Railroad Improvement for the Quiet Zone---\$2,043,500

Also mentioned in a recent letter was the City's progress in re-establishing the Quiet Zone to cease the blowing of train horns in the City. As noted the City expects to complete design work and be out to bid for this project in June.

As you know, the City did secure a 50% grant from the Federal Railroad Administration to assist with the project costs. However, this is a reimbursable grant, which means full funding of the project costs up front in order to proceed. At this point, our best estimate is a total cost for construction of \$2,350,000. (See attached breakdown.) Because the City has already appropriated \$306,500 for design the remaining amount required for appropriation is estimated at \$2,043,500.

Of course, once reimbursement occurs, there will be excess in this account. At this point, we will have the opportunity to utilize any excess funds for a future capital project.

Additional Streetlight Improvements---\$200,000

I would like to continue the City's efforts to upgrade streetlights in the City. As you know, we have done a considerable amount of streetlight upgrades in many parts of the City. These new streetlights are much larger and more luminous than the old version of the streetlight. In almost every area where we have installed the upgrades, residents have noticed and been extremely pleased with the outcome. This request will allow us to maintain our progress toward improving lighting in all areas of the City.

IT/Technology Improvements---\$536,970

We have been meeting over the past few months in an effort to determine how best to make our technology in the City more efficient and secure. This has become a much more pressing issue with so much remote work ongoing, including regular meetings on Zoom and WebEx that involve numerous outside connection. With so many logging on from exterior devices, our system require far greater protection now than before.

Our Chief Information Officer Ramon Garcia has been carefully considering the best options for upgrades among our various systems, including infrastructure upgrades and additional computer infrastructure. He has determined that an investment of an additional \$536,970 is necessary. (A breakdown is attached.)

We intentionally left some of these IT upgrades out of FY22 CIP in an effort to control costs and keep our Free Cash requests below \$5 million. This was prudent at the time given our uncertainty about the close-of-year Free Cash figure. But, now that our Free Cash has been certified at a relatively healthy number, I would like to move forward with these important technology improvements.

Admiral's Hill Water Pump Station—Retained Earnings Water---\$200,000

Sometime after we have submitted the FYCIP, the City identified a serious problem at its Admiral's Hill Water Booster Pump Station. Specifically, the fire suppression system is no longer working effectively and cannot pass inspection. Because this repair cannot await the FY23 CIP, we are requesting immediate funds to fix the problem via Retained Earnings. The estimated full cost of design construction of a new system is \$200,000.

Miscellaneous Building Repairs---Total \$130,000

The DPW is seeking funds to address some deferred building maintenance issues during the balance of this fiscal year. Among the maintenance items the DPW would like to accomplish within the next few months are significant upgrades to the Senior Center, including upgrading the bathrooms, the installation of a central speaker system, and the installation of building cameras. This will ensure that the facility is ready for the return of senior programming next fiscal year. We would also like to repair a fair number of broken and tired park features in some of our playgrounds, again in time for summer use.

Most of this work will be done over the weekend utilizing overtime. The total estimated cost for this work will be \$130,000, divided between materials (\$100,000) and labor (\$30,000).

DPW Streets & Sidewalks Overtime---\$60,000

Finally, there is a deficit in the DPW Streets & Sidewalks Overtime. Again, this is a combination of our efforts to continue to respond aggressively to numerous demands for better cleanup efforts as well as the fact that we purposely reduced this budget line item in FY21 (obviously too much so) in an effort to pare costs.

If the Council approves this supplemental appropriation for \$60,000 then our total Streets & Sidewalks Overtime outlay in FY21 will total \$135,000 (\$75,000 original appropriation, \$60,000 supplement), the exact same amount that we authorized in FY20 for this line item.

Conclusion

The total amount of all these requests is \$4,065,070. We have sufficient funding for these items in our Certified Free Cash and Retained Earnings. Further, even after these expenditures, the remaining balances should be more than sufficient for us to cover our prior FY22 CIP requests to meet any further FY21 deficits and to support the anticipated structural deficit in the proposed FY22 Budget.

For the above reasons, I respectfully ask that the City Council approve all of these requested expenditures. Drafts of the proposed Orders are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

Communications and Petitions to the Council:

A copy of a communication was received from City Solicitor Cheryl Watson Fisher regarding Investigation concerning Council Member. A motion from Councilor Robinson to accept and file was adopted under suspension. A conference was also requested.

A copy of a communication was received from Chelsea Community Cables Executive Director Paula Batchelor. A motion from Councilor Brown to accept and file was adopted under suspension.

Second Reading:

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.

APPROPRIATE FROM THE FY2019 COMMUNITY PRESERVATION FUND FOR CPA PROJECTS AND,

MOTION: That the Council act on the report of the Community Preservation Committee on the awarding of grant funding to FY2021 community preservation projects, in accordance with MGL Chapter 44B, Section 5(3)(d) and in accordance with the Revised Code of Ordinances of the City of Chelsea, Chapter 2, Article VII, Division 3, Section 2-330:

That the Council appropriate the following amounts from the Community Preservation Fund Budgeted Reserve as recommended by the Community Preservation Committee for this historic preservation project.

1. \$150,000 for Project CP20-02 Rehabilitation of the City Hall Clock Tower.

The following order was introduced by Councilor Robinson removed from Conference to be acted upon at the second reading. Councilor Robinson moved to adopt by roll call that 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 authorizes the appropriation of \$126,000 from the Overlay Surplus Account to the Assessor's Department Appraisal Account 0112152-53100.

The following appointments to Boards and Commissions were read for the second time. A motion from Councilor Robinson to approve all of the appointments by roll call passed 10-0-1-0. Voting yes were Councilors Avellaneda, Recupero, Garcia, Vega-Naldonado, Robinson, Rodriguez, Taylor, Lopez, Brown, and Zobot. Councilor Vidot was absent.

Board of Trustees of the Library, Ms. Lisa Makrinikolas, 115 Orange St. Chelsea.

Board of Registrars of Voters, Mr. John J. Connors, Jr., 11 Lawrence St. Chelsea.

Council on Elder Affairs, Ms. Flor Alba Giraldo, 250 Congress Ave. Chelsea.

Historical Commission, Mr. Alex Arbaiza, 89 Orange St. Chelsea.

Historical Commission, Mr. Joshua Resnek, 229 Ocean St. Lynn.

Planning Board, Ms. Jessica Arbaiza, 89 Orange St. Chelsea.

Unfinished Business:

Under unfinished Business Councilor Avellaneda pulled the order pertaining to the 1% sales tax on salt.

New Business:

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

Ordered, That the City Manager provide an update about the expenses related to interpreter services.

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

Ordered, That the City Manager provide an update about the expenses of IT overtime to support Council meetings.

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 instruct the Veterans's Agent, Francisco Toro, to help veterans located at the Soldiers Home with their excise bill through the Veteran's Assistance Fund due to their hardship with quarantining the whole year due to COVID-19 pandemic.

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

Ordered, That the City Manager look into building a parking garage for the residents of Chelsea.

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 doing its own trash collection.

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

Ordered, That the City Manager instruct the DPW Director or any other City Dept. to collaborate with construction agencies throughout the city to provide drivers proper advanced notice of with street signage that is placed well before the work zone area at least 2 or 3 blocks before construction site. In addition, construction projects that alter normal traffic should be announced on the cities website and social media platforms to provide drivers and residents with the latest information. Overall, this will help and support drivers readjust their route and allow better traffic control.

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

Ordered, That the City Manager instruct ISD Director and DPW Director and any other agency that approves dumpsters permits permits, to provide the City Council a list of how many dumpsters there are in the city, and in addition how frequent are these dumpsters emptied and who is in charge of the cleaning of said dumpsters.

The following money related orders were all introduced by Councilor Robinson and moved to a second reading under suspension.

ORDERED: that the Chelsea City Council authorize the appropriation of funds in the amount of \$211,750 from Free Cash to the Bunker Hill Community College Scholarship Program Expense Account #7400-578080 to provide tuition funding for Chelsea High School graduates.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$65,000 from Free Cash to the FY2021 Elder Affairs, Contract Services Expense Account #0154152-530600 for the Senior Transportation program.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the of \$50,000 in Free Cash to the Personnel Dept. - Educational Assistance Line Account #0115251-519200 for an employee tuition reimbursement program.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$75,000 in Free Cash to the FY21 Planning Department Downtown Initiative Contract Services Line Account #30305-530600 for a grant program to restaurants for outdoor dining costs.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$255,850 in Free Cash to the FY21 DPW Streets and Sidewalks Temporary Salaries Account #0142251-510300.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$37,000 in Free Cash to the FY21 DPW Streets and Sidewalks Maintenance City Account #0142252-524600.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$200,000 in Free Cash to the FY21 Planning Department Contract Services Account #0117552-530600 for structural assessment, hazardous materials investigation, asbestos abatement work and interim stabilization measures at the Forbes site.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$2,043,500 in Free Cash to the FY21 DPW Streets and Sidewalks Capital Account #0142258-587000 for construction activity to restore the Quiet Zone in Chelsea.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$200,000 in Free Cash to the FY21 DPW Streets and Sidewalks Street Lights Installation Capital Account #0142258-581300.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$536,970 in Free Cash to the FY21 MIS Capital Computer Equipment Account #0115558-586500 for technology improvements.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$200,000 in Water Retained Earnings to the Water Enterprise Fund - Other Capital Line 601058-587100 for repairs to the Admiral's Hill Water Pump Station.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$100,000.00 from Free Cash to the FY2021 DPW Structures and Grounds Building Maintenance Expense Account #0147052-524100.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$30,000.00 from Free Cash to the FY2021 DPW Structures and Grounds Overtime Salary Account #0147051-510400.

ORDERED, that the Chelsea City Council authorize the appropriation of funds in the amount of \$60,000.00 from Free Cash to the FY2021 DPW Streets and Sidewalks Overtime Salary Account #0142251-510400.

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

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, in an effort to help stimulate the small business economy impacted by the COVID-19 pandemic, the City of Chelsea wishes to enhance outdoor dining service for restaurants by allowing such restaurants to store items outside in the public way to make such service more efficient;

NOW, therefore be it Ordained, that the Revised Code of Ordinances of the City of Chelsea as amended, be further amended as follows:

AN ORDINANCE REVISING PART II CHAPTER 14, SECTION 14-91 OF THE CHELSEA CODE OF ORDINANCES

Amendment 1

That Chapter 14, Section 14-91 of the Code of Ordinances, City of Chelsea, Massachusetts is hereby amended by striking the last sentence of Subsection (e)(2) and replacing with the following:

Stacking and storing of any outdoor café and dining area elements in the public right of way shall only be allowed if expressly approved by the Licensing Commission after consultation with ISD.

Amendment 2

That Chapter 14, Section 14-91 of the Code of Ordinances, City of Chelsea, Massachusetts is hereby amended by striking Subsection (f)(2) and reordering the remaining subsections as (f)(2) and (f)(3).

These changes shall take effect immediately.

The following zoning amendment proposals were introduced by Councilor Avellaneda. Councilor Robinson moved to send to the Planning Board, set up a conference and a Public Hearing 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 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.

The meeting adjourned at 8:29 p.m.

Respectfully submitted,



Paul G. Casino
Clerk of the Chelsea City Council



CITY OF CHELSEA, MA
Office of the City Manager

6-a

City Hall, 500 Broadway, Room 302 · Chelsea, MA 02150
Phone: 617.466.4100 · Fax: 617.466.4175 · Email: tambrosino@chelseama.gov

Thomas G. Ambrosino
City Manager

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ACCEPTED AND FILED
surp

April 7, 2021

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

Re: *Grant for Chelsea Eats Food Debit Card Program*

Dear Councilors:

The Shah Family Foundation has agreed to provide the City with an additional \$500,000 grant to the Chelsea Eats Debit Card Program. This grant will allow for the City to fully fund a sixth distribution for the Program on or about May 1, 2021. A copy of the Award letter is attached.

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 copy of the required Order is attached.

Sincerely,

Thomas G. Ambrosino
City Manager

2021 APR - 7 A 9:48
RECEIVED
CITY COUNCIL'S
OFFICE
CHELSEA, MA

Attachments

- Cc: Deputy City Manager Ned Keefe
Housing & Community Development Director Alex Train
Treasurer Patrice Montefusco
Auditor Ed Dunn

April 12, 2021

Ordered: That the City Council hereby accepts and approves the Shah Family Foundation grant in the amount of \$500,000 for the public purpose of funding the Chelsea Eats Food Debit Card Program.

Councilor



April 6th, 2021

City of Chelsea
c/o Tom Ambrosino
500 Broadway, Chelsea, MA 02150

The Shah Family Foundation has been partnering with the City of Chelsea since the start of the COVID-19 pandemic to help meet the needs of food insecurity in the City. Included in those efforts has been a collaboration with the City to help launch the Chelsea Eats Food Debit Card Program. To ensure the success and complete the 6th-month funding of the program, the Shah Family Foundation hereby awards to the City the amount of \$500,000. The funding shall be used by the City exclusively to fund the expansion of the Chelsea Eats Food Debit Card Program.

Sincerely,

A handwritten signature in black ink, appearing to be "Ross Wilson". The signature is fluid and cursive, with a prominent initial "R" and a long, sweeping underline.

Ross Wilson
Executive Director, The Shah Family Foundation
ross@shahfoundation.org