



Chelsea City Council

City Hall
500 Broadway
Chelsea, MA 02150
(617) 466-4060
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CHELSEA CITY COUNCIL

MEETING AGENDA

APRIL 11, 2022

7 P.M.

City Council Packet is available for view at the Chelsea City Council Office during business hours.

1. PLEDGE OF ALLEGIANCE
2. CALLING THE ROLL OF MEMBERS
3. MEMORIUMS AND CELEBRATORY RESOLUTION
 - a. **ID#: 22R26** Resolution introduced by Councilor J. Garcia regarding Earth Day
 - b. **ID#: 22R27** Resolution introduced by Councilor Avellaneda regarding Holocaust Remembrance Day
4. PUBLIC HEARING
 - a. There will be a continued Public Hearing regarding establishing a program allowing any owner-occupant of a condominium unit, a single family, two family, three family home or four-family home to receive a reduction on the water and sewer bill for the entire premises equal to 20% of the entire bill. A copy of the Home Rule Petition can be found at the Chelsea City Council Office, 500 Broadway #306 Chelsea, MA 02150 or email fmelara@chelseama.gov for electronic copy.
 - b. There will be a Public Hearing regarding the authorization city-owned licenses. A copy of the Home Rule Petition can be found at the Chelsea City Council Office, 500 Broadway #306 Chelsea, MA 02150 or email fmelara@chelseama.gov for electronic copy.
5. PUBLIC SPEAKING
6. APPROVAL OF MINUTES
 - a. **ID#: 22M18** Regular meeting minutes of March 21, 2022.
7. COMMUNICATIONS FROM THE CITY MANAGER
 - a. **ID#: 22CM69** Communication received from City Manager Tom Ambrosino regarding Market Basket Parcels

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- b. **ID#: 22CM70** Communication received from City Manager Tom Ambrosino regarding Grant Funded Positions
- c. **ID#: 22CM71** Communication received from City Manager Tom Ambrosino regarding Order for FY23 Capital Improvement Plan
- d. **ID#:22CM72** Communication received from City Manager Tom Ambrosino regarding Notice of Residency Waiver
- e. **ID#:22CM73** Communication received from City Manager Tom Ambrosino regarding Approval for School Department to Pay Prior Year Expenses
- f. **ID#:22CM74** Communication received from City Manager Tom Ambrosino regarding Request for Appropriation of Overlay Surplus to Assessors' Department
- g. **ID#:22CM75** Communication received from City Manager Tom Ambrosino regarding Appointments to Boards and Commissions
- h. **ID#:22CM76** Communication received from City Manager Tom Ambrosino regarding Request to Fund Emergency Sewer Repair Work
- i. **ID#:22CM77** Communication received from City Manager Tom Ambrosino regarding Request to fund New CHS Roof for School Department

8. COMMUNICATIONS AND PETITIONS TO THE COUNCIL

- a. **ID#: 22C34** Communication received from Chelsea Community Preservation Committee Chairperson Juan Vega regarding recommendations for grants from the Community Preservation Fund
- b. **ID#: 22C35** Communication received from Parking Clerk Jeannette Cintron White regarding request for clarification on driver's licenses as a requirement for the application of a residential parking sticker
- c. **ID#: 22C36** Communication received from Parking Clerk Jeannette Cintron White regarding approved items from Traffic and Parking Commission meeting on April 5, 2022

9. UNFINISHED BUSINESS

- a. **ID#: 22HR4** Home Rule Petition introduced by Councilor Recupero regarding establishing a program allowing any owner-occupant of a condominium unit, single family, two family, three family, four family home to receive a reduction on the water and sewer bill for the entire premises equal to 20% of the entire bill (A copy of the Ordinance Amendment can be found at the Chelsea City Council

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fmelara@chelseama.gov for electronic copy)

- b. ID#: 22HR5** Home Rule Petition introduced by Councilor Avellaneda regarding that notwithstanding the maximum number of licenses authorized to be granted under section 17 of chapter 138 of the General Laws, the licensing authority of the City of Chelsea may grant the new five (5) additional full licenses for the sale of all alcoholic beverages to be drunk on the premises under section 12 of said chapter 138, provided only to establishments that meet the City's definition of hotels, restaurants and function halls, provided that, in the case of function halls only, the seating capacity is more than 100 persons. (b) A license granted under this section shall not be transferable to any other person, corporation or organization and shall be deemed a Chelsea License. A transfer in violation of subsection (a) or (b) shall render the license null and void. (c) If a license granted under this section is cancelled, revoked or no longer in use at the location of original issuance, it shall be returned physically with all of the legal rights and privileges pertaining thereto to the local licensing authority which may then grant the license to a new applicant.

10. SECOND READINGS

- a. ID#: 22F25** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of \$147,750 from Free Cash to the Bunker Hill Community College Scholarship Program Expense Account #7400-578080 to provide tuition funding for Chelsea High School graduates.
- b. ID#: 22F26** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of funds in the amount of \$50,000.00 from Free Cash to the FY2022 Elder Affairs, Contract Services Expense Account #0154152-530600 for the Senior Transportation program.
- c. ID#: 22F27** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of \$400,000 in Free Cash to the FY22 Housing and Community Department Contract Services Expense

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Account #30305-530600 for outdoor dining, storefront improvement, public art and events.

- d. **ID#: 22F28** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of funds in the amount of \$60,000.00 from Free Cash to the FY2022 Auditing Professional Services Expense Account #0113552-530000 for consulting work related to the MUNIS upgrade.
- e. **ID#: 22F29** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of funds in the amount of \$50,000 in Free Cash to the FY22 DPW Streets and Sidewalks Street Signs Account #0142252-546500 for new banners.
- f. **ID#: 22F30** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of funds in the amount of \$50,000 in Free Cash to the FY22 DPW Streets and Sidewalks Street Signs Account #0142252-546500 for new electronic crosswalk signage.
- g. **ID#: 22F31** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of funds in the amount of \$293,000 from Free Cash to a new CIP FY22 Project titled "Forbes Public Safety Improvements" for public safety improvements on the Forbes site.
- h. **ID#: 22F32** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of \$147,000 in Free Cash to a new CIP FY22 Project titled "Massport Noise Study" for a Logan Airport noise study.
- i. **ID#: 22F33** Order introduced by Councilor Brown regarding that the Chelsea City Council authorizes the appropriation of \$10,000 in Free Cash to the FY22 ISD Regular Salary Account #0124051-510200.
- j. **ID#: 22F34** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of \$320,000 in Free Cash to the FY22 Building Renovations and Improvements CIP Account #55402202-583000.
- k. **ID#: 22F35** Order introduced by Councilor Brown regarding that the Chelsea City Council authorizes the appropriation of \$35,000 in Free Cash to the FY22 DPW Structures and Grounds Overtime Account #0147051-510400.

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- l. **ID#: 22F36** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of \$40,000 in Free Cash to the FY22 DPW Streets and Sidewalks Capital Road Improvements Account #0142258-583100.
- m. **ID#: 22F37** Order introduced by Councilor Brown regarding that the Chelsea City Council authorizes the appropriation of \$160,000 in Free Cash to the FY22 DPW Streets and Sidewalks Overtime Account #0142251-510400.
- n. **ID#: 22F38** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of \$35,000 in Water Retained Earnings to the FY22 DPW Water Department Overtime Account #601051-510400.
- o. **ID#: 22F39** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of \$35,000 in Sewer Retained Earnings to the FY22 DPW Sewer Department Overtime Account #600051-510400.
- p. **ID#: 22F40** Order introduced by Councilor Brown regarding that the Chelsea City Council authorizes the appropriation of \$25,000.00 in Free Cash to the FY22 Law Department Legal Services Account #0115152-530100
- q. **ID#: 22F41** Order introduced by Councilor Brown regarding that the Chelsea City Council authorizes the appropriation of \$49,000 in Free Cash to the FY22 Employee Benefits – Unemployment Account #0191051-517700.
- r. **ID#: 22F42** Order introduced by Councilor Brown regarding that the Chelsea City Council authorizes the appropriation of \$112,000.00 in Free Cash to the FY22 Parking Department Other Services Account #0129352-538000.
- s. **ID#: 22F43** Order introduced by Councilor Brown regarding that the Chelsea City Council authorizes the appropriation of \$100,000 in Free Cash to the FY22 DPW Solid Waste Trash Pickup/Disposal Account #0143052-524600.
- t. **ID#: 22F44** Order introduced by Councilor Brown regarding that in accordance with Chapter 44 Section 20 of the General Laws, the sum of \$190,204.91 representing the unexpended portion of the \$1,637,095.03 appropriated under the Fiscal Year 2018 Capital Improvement Plan for the Veteran’s Field Turf Replacement Project 55401814-584500 plus additional funds transferred in from Stabilization, and a balance remains after completion

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of the project for which the funds authorized are no longer needed, and therefore the balance of \$190,204.91 is hereby transferred to a new building project, Fiscal Year 2022 CIP – 77 Webster Avenue – School Special Ed, Curriculum, & CVLA Offices.

- u. ID#: 22F45** Order introduced by Councilor Brown regarding that the sum of \$150,000 representing the unexpended portion of the \$150,000 appropriated from Stabilization Funds under the Fiscal Year 2019 Capital Improvement Plan for the Williams Middle School Boiler Replacement Project 55401905-584500 but which is no longer needed to complete that project due to alternate funding utilized, is hereby transferred in the amount of \$150,000 to a new building project, Fiscal Year 2022 CIP – 77 Webster Avenue – School Special Ed, Curriculum, & CVLA Offices.
- v. ID#: 22F46** Order introduced by Councilor Brown regarding that the sum of \$145,346.50 representing the unexpended portion of the \$303,000 appropriated from Free Cash under the Fiscal Year 2019 Capital Improvement Plan for the Early Learning Center Congress Playground Project 55401914-584500, and a balance remains after the completion of the project for which the funds authorized are no longer needed, is hereby transferred in the amount of \$145,346.50 to a new building project, Fiscal Year 2022 CIP – 77 Webster Avenue – School Special Ed, Curriculum, & CVLA Offices.
- w. ID#: 22F47** Order introduced by Councilor Brown regarding that the sum of \$526,114 representing the unexpended portion of the \$526,114 appropriated from Free Cash and Stabilization under the Fiscal Year 2021 Capital Improvement Plan for the MCB Roof / Envelope Repairs Project 55402103-584500 but which is no longer needed to complete that project due to alternate funding utilized, is hereby transferred in the amount of \$526,114 to a new building project, Fiscal Year 2022 CIP – 77 Webster Avenue – School Special Ed, Curriculum, & CVLA Offices.

11. NEW BUSINESS

- a. ID#: 2265** Request introduced by Councilor T. Garcia regarding that the Traffic and Parking Commission look into placing a stop sign on

the corner of Parker Street and Clark Avenue and Cary Avenue and Clark Avenue

- b. **ID#: 2266** Request introduced by Councilor T. Garcia regarding that the City Manager instruct DPW to paint over the crosswalk on the four-way intersection on Tudor Street and Cary Avenue
- c. **ID#: 2267** Request introduced by Councilor De Jesus and Councilor T. Garcia regarding for a Subcommittee on Conference to discuss Problem Properties throughout the City of Chelsea
- d. **ID#: 2268** Request introduced by Councilor Recupero regarding that the City Manager instruct the HR Department to make sure that they put onto the water bill the time that senior citizens can apply for the tax write-off program
- e. **ID#: 2269** Request introduced by Councilor Recupero regarding that the City Manager instruct the utility companies or a company that does work within the city streets to put better posting of when the job is being done and put signs telling residents what is closed and the alternative routes
- f. **ID#: 2270** Request introduced by Councilor Recupero regarding that the City Manager look into building a community center
- ID#: 2271** Request introduced by Councilor Recupero regarding that the City Manager look into building a parking garage for the benefit of the residents and business in the City of Chelsea
- g. **ID#: 2272** Request introduced by Councilor Recupero regarding that the City Manager look into a way of notifying the residents of important events, not only through the internet or the Chelsea record (i.e. electric billboard)
- h. **ID#: 2273** Request introduced by Councilor Recupero and Councilor Lopez regarding that the City Manager to ask Demoulas Supermarkets, Inc. and Home Depot to pick up carts left all over the City
- i. **ID#: 2274** Request introduced by Councilor Recupero regarding that the City Manager respond to the order from June 21, 2021 requesting that the City Manager look into creating a Park and Recreation Department
- j. **ID#: 2275** Request from Councilor Lopez and Councilor Recupero regarding that the City manager instruct the DPW Director to add road markings to indicate double lanes for automobiles on Hawthorne Street, from Central Avenue all to way to Broadway near City Hall

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- k. **ID#: 2276** Request from Councilor Lopez and Councilor Recupero regarding that the City manager instruct DPW Director to send the electrical company to fix the ornamental light that is not working on the corner of Central Avenue and Hawthorne Street near la Princesita store (2 Central Avenue)
- l. **ID#: 2277** Request from Councilor Lopez and Councilor De Jesus regarding that the City Manager instruct DPW Director to contact the electrical company to fix all the lights that are not working on Eastern Avenue from Central Avenue all the way to Broadway/Clinton Street
- m. **ID#: 2278** Request from Councilor Robinson regarding that the City Manager instruct the DPW Director to fill all the potholes around 14 Bloomingdale Street
- n. **ID#: 2279** Request from Councilor Robinson regarding that the City Manager update the Council on the following projects 1) Forbes 2) Surface Enhancement at Park Street and Pearl Street
- o. **ID#: 2280** Request from Councilor Robinson regarding that the City Manager update the City Council on police and fire appointments
- p. **ID#: 2281** Request from Councilor Robinson regarding that the City Manager provide an update on the number of water meters replaced and how many are left to replace
- q. **ID#: 22F49** Order introduced by Councilor Avellaneda regarding appropriating the following amounts from the Community Preservation Fund \$185,600 for Governor Bellingham Cary House Roof and Structural Water Damage Repairs. \$64,000 for Governor Bellingham Cary House Roof and Structural Water Damage Repairs \$252,000 Mace Basketball Court Rehab \$400,000 Affordable Housing Trust Fund – Housing Pre-development
- r. **ID#: 22F50** Order introduced by Councilor Avellaneda regarding Fiscal Year 2023 Capital Improvement Loan Order for a total of \$14,356,005
- s. **ID#: 22F51** Order introduced by Councilor Avellaneda regarding the appropriation of \$96,000 from Overlay Surplus Account to the Assessor's Department Appraisal Services Account 0114152-531100
- t. **ID#:22F52** Order introduced by Councilor Brown regarding School Department unpaid balance for a total of \$21,299.50

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- u. ID#:22F53** Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of \$161,172.50 in Sewer Enterprise Retained Earnings to the FY22 DPW Sewer Department Infrastructure Account \$600058-584500
- v. ID#:22F54** Order introduced by Councilor Brown regarding that the sum of \$117,159 representing the unexpended portion of the \$550,000 appropriated from Stabilization Funds under the Fiscal Year 2018 Capital Improvement Plan for the Burke School Complex Roof Repairs Project 55401804-584500, and a balance remains after the completion of the project for which the funds authorized are no longer needed, is hereby transferred in the amount of \$117,159 to the Fiscal Year 2022 CIP – Chelsea High School Roof Repair Project.
- w. ID#:22F55** Order introduced by Councilor Brown regarding that the sum of \$120,599.98 representing the unexpended portion of the \$825,000 appropriated from Free Cash under the Fiscal Year 2020 Capital Improvement Plan for the MCB School Roof / Envelope Repairs Phase 2 Project 55402004-584500, and a balance remains after the completion of the project for which the funds authorized are no longer needed, is hereby transferred in the amount of \$120,599.98 to the Fiscal Year 2022 CIP – Chelsea High School Roof Repair Project.
- x. ID#:22F56** Order introduced by Councilor Brown regarding that the sum of \$260,017 representing the unexpended portion of the \$550,000 appropriated from Stabilization Funds under the Fiscal Year 2020 Capital Improvement Plan for the Williams Middle School Roof / Envelope Repairs Project 55402005-584500, and a balance remains after the completion of the project for which the funds authorized are no longer needed, is hereby transferred in the amount of \$260,017 to the Fiscal Year 2022 CIP – Chelsea High School Roof Repair Project.
- y. ID#:22F57** Order introduced by Councilor Brown regarding that the sum of \$500,000 representing the unexpended portion of the \$500,000 appropriated from Stabilization Funds under the Fiscal Year 2022 Capital Improvement Plan for the MCB School Roof Repairs Phase 3 Project 55402205-583000 but which is no longer needed to complete that project due to alternate funding utilized, is hereby transferred in the

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amount of \$500,000 to the Fiscal Year 2022 CIP – Chelsea High School
Roof Repair Project.

12. PUBLIC ANNOUNCEMENTS

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