



Chelsea City Council

City Hall
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Chelsea, MA 02150
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CHELSEA CITY COUNCIL

MEETING AGENDA

MARCH 21, 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#: 22R23** Resolution introduced by Councilor Vega Maldonado, Councilor De Jesus, Councilor T. Garcia, Councilor J. Garcia, and All Members of the City Council regarding Women's History Month Trailblazers
 - b. **ID#: 22R24** Resolution introduced by Councilor Vidot and Councilor Lopez regarding honoring Monica Fernandez-Castro
4. PUBLIC HEARING
 - a. There will be a Public Hearing regarding the authorization of a linkage fee in Chelsea. 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 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.
5. PUBLIC SPEAKING
6. APPROVAL OF MINUTES
 - a. **ID#: 22M17** Regular meeting minutes of March 7, 2022.
7. COMMUNICATIONS FROM THE CITY MANAGER

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CITY OF CHELSEA
COMMUNICATIONS SECTION

- a. **ID#: 22CM64** Communication received from City Manager Tom Ambrosino regarding Notice of Residency Waiver
- b. **ID#: 22CM65** Communication received from City Manager Tom Ambrosino regarding Free Cash Requests
- c. **ID#: 22CM66** Communication received from City Manager Tom Ambrosino regarding Request to Fund School Department Construction at 77 Webster Avenue
- d. **ID#:22CM67** Communication received from City Manager Tom Ambrosino regarding Gift to Library from Amateur Telescope Makers of Boston

8. COMMUNICATIONS AND PETITIONS TO THE COUNCIL

- a. **ID#: 22M31** Communication received from DEI Officer Candace Perez regarding Progress Report
- b. **ID#: 22M32** Communication received from Parking Clerk Jeannette Cintron White regarding approved items from Traffic and Parking Commission meeting on March 1, 2022

9. UNFINISHED BUSINESS

- a. **ID#: 22HR3** Home Rule Petition introduced by Councilor Avellaneda regarding an Act authorizing the creation of a Linkage Fees for Development in the City of Chelsea and authorize the following: 1. The City of Chelsea may, by Ordinance, require the payment of linkage fees from the developer of any commercial or industrial project, any mixed-use project with a commercial or industrial component, and any residential project that creates 24 or more residential units, provided that the linkage fees for such project are dedicated to the Community Impact Linkage Fee Fund described in Section 2 below. 2. The City of Chelsea may establish a separate fund to be known as the Community Impact Linkage Fee Fund which shall be kept separate and apart from all other monies of the City by the City Treasurer and into which shall be deposited linkage fees received by the City pursuant to Section 1 above. The funds in this Community Impact Linkage Fee Fund may be expended by the City upon recommendation from the City Manager and majority vote of the City Council, but solely for the creation or maintenance of affordable housing, the support of social services within the City, workforce development, job creation and education, youth recreational activities and, provided they appear in an annual Five Year Capital Improvement

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Plan approved by the City Council, public space enhancements, traffic and transportation improvements and capital construction projects. (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)

10. SECOND READINGS

- a. **ID#: 22CO1** Ordinance Amendment introduced by Councilor Avellaneda regarding adopting a new Article XII in Chapter 14 titled Linkage Fees for Development (A copy of the Ordinance Amendment can be found at the Chelsea City Council Office, 500 Broadway #306 Chelsea, MA 02150 or email fmelara@chelseama.gov for electronic copy)

11. NEW BUSINESS

- a. **ID#: 2259** Request introduced by Councilor Avellaneda regarding that a Subcommittee on Conference be scheduled to discuss the expansion of the Everett Avenue high-density overlay district.
- b. **ID#: 2260** Request introduced by Councilor Recupero and Councilor Lopez regarding that the Traffic and Parking Commission look into accepting all licenses regardless of origin for vehicles registered in the City of Chelsea
- c. **ID#: 2261** Request introduced by Councilor Recupero that the Traffic and Parking Commission look into putting a, "No Parking From Here To Corner" sign on the left hand corner of Essex Street and Highland Street
- d. **ID#: 2262** Order introduced by Councilor Recupero that the City Manager provide a list to the Council regarding all grants that will be awarded to the City to hire employees and provide an explanation as to what happens once those grants expire for said employees
- e. **ID#: 2263** Order introduced by Councilor T. Garcia and Councilor Robinson regarding that the City Manager provide a list to the Council of all properties owned by Demoulas Supermarkets, Inc.
- f. **ID#: 2264** Request introduced by Councilor De Jesus, Councilor T. Garcia, Councilor Vega Maldonado, and Councilor J. Garcia regarding requesting a Subcommittee on Conference to discuss with the City Manager the possibility of creating a Commission for Women's Advancements

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g. 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.

h. 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.

i. 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.

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

k. ID#: 22F28 Order introduced by Councilor Brown regarding that the Chelsea City Council authorize the appropriation of funds in the amount of

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CITY CLERK

\$60,000.00 from Free Cash to the FY2022 Auditing Professional Services Expense Account #0113552-530000 for consulting work related to the MUNIS upgrade.

- l. 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.
- m. 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.
- n. 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.
- o. 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.
- p. 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.
- q. ID#: 22F34** 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.
- r. ID#: 22F35** 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.
- s. ID#: 22F36** 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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- t. **ID#: 22F37** 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.
- u. **ID#: 22F38** 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.
- v. **ID#: 22F39** 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.
- w. **ID#: 22F40** 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.
- x. **ID#: 22F41** 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
- y. **ID#: 22F42** 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.
- z. **ID#: 22F43** 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.
- aa. **ID#: 22F44** 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.
- bb. **ID#: 22F45** 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.

cc. ID#: 22F46

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.

dd. ID#: 22F47

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.

ee. ID#: 22F48

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.

ff. ID#: 22F49

Order introduced by Councilor Brown regarding that the City Council hereby accepts and approves the gift of a telescope to the Chelsea Public Library from the organization Amateur Telescope Makers of Boston.

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12. PUBLIC ANNOUNCEMENTS

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