



CITY OF CHELSEA, MA  
City Council

City Hall, 500 Broadway, Room 302 | Chelsea, MA  
Phone: 617-466-4060 | Fax: 617-617-466-4065 | Website: chelseama.gov

**CHELSEA CITY COUNCIL**  
**MEETING AGENDA**  
**OCTOBER 17, 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. MEMORIUM AND CELEBRATORY RESOLUTION
4. PLUBLIC SPEAKING
5. PLUBIC HEARING
  
6. APPROVAL OF MINUTES
  - a) **ID#23M3** Approval of Minutes of September 26, 2022.
  
7. COMMUNICATIONS FROM THE CITY MANAGER
  - a. **ID#23CM14** Communication received from City Manager Tom Ambrosino with regards to A Notice of Residency Waiver Intent.
  - b. **ID#23CM15** Communication received from City Manager Tom Ambrosino with regards to Appointments to the Chelsea Cultural Council
  - c. **ID#23CM16** Communication received from City Manager Tom Ambrosino with regards to FY23 PARC Grant-Blossom Playground.
  - d. **ID#23CM17** Communication received from City Manager Tom Ambrosino with regards to Fiscal Year 2023 Tax Rates.
  - e. **ID#23CM18** Communication received from City Manager Tom Ambrosino with regards Land and Water and Conservation Fund Grant for 88 Clinton Street

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8. COMMUNICATIONS AND PETITIONS TO THE COUNCIL

- a. **ID#23C6** A copy of a communication was received Cheryl Watson Fisher City Solicitor and Jeannette Cintron White with regards to Vacancy-Councilor At Large Member Position
- b. **ID#23C7** Received from City Clerk Jeannette Cintron White with regards to the Warrant State Election to be held November 8th, 2022,

9. COMMITTEE REPORTS

10. UNFINISHED BUSINESS

11. SECOND READINGS

- a. Order introduced by Councilor Brown.

**ID#23F12** AN ORDER TRANSFERRING PROCEEDS OF A BORROWING THAT ARE NO LONGER NEEDED TO COMPLETE THE PROJECT FOR WHICH THEY WERE ORIGINALLY BORROWED, TO PAY COSTS OF AN ALTERNATIVE CAPITAL PROJECT, AS AUTHORIZED BY CHAPTER 44, SECTION 20 OF THE GENERAL LAWS.

Ordered, That in accordance with Chapter 44, Section 20 of the General Laws the sum of \$32,695.00 representing the unexpended portion of the \$600,000.00 borrowed under the Fiscal Year 2014 Capital Improvement Plan for fire vehicle acquisition Fire Engine-General Obligation Bond-Account 55401405-584000, which balance remains after the completion of the project for which the loan was authorized which is no longer needed to complete that project, is hereby transferred in the amount of \$32,695.00 for fire vehicle acquisition to the Fiscal Year 2023 Tower Ladder 1, Account 55402323-584000.

- b. Order introduced by Councilor Brown.

**ID#23F13** AN ORDER TRANSFERRING PROCEEDS OF A BORROWING THAT ARE NO LONGER NEEDED TO COMPLETE THE PROJECT FOR WHICH THEY WERE ORIGINALLY BORROWED, TO PAY COSTS OF AN ALTERNATIVE CAPITAL PROJECT, AS AUTHORIZED BY CHAPTER 44, SECTION 20 OF THE GENERAL LAWS

Ordered, That in accordance with Chapter 44, Section 20 of the General Laws the sum of \$101,741.00 representing the unexpended portion of the \$1,300,000.00 borrowed under the Fiscal Year 2017 Capital Improvement Plan for fire vehicle acquisition-Ladder Truck-General Obligation Bond-Account 55401709 series, which balance remains after the completion of the project for which the loan was authorized which is no longer needed to complete that project, is hereby transferred in the amount of \$101,741.00 for fire vehicle acquisition to the Fiscal Year 2023 Tower Ladder 1 Account 55402323-584000.

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CITY HALL  
100 STATE STREET  
BOSTON, MA 02109

c. Order introduced by Councilor Brown.

**ID#23F14** AN ORDER TRANSFERRING PROCEEDS OF A BORROWING THAT ARE NO LONGER NEEDED TO COMPLETE THE PROJECT FOR WHICH THEY WERE ORIGINALLY BORROWED, TO PAY COSTS OF AN ALTERNATIVE CAPITAL PROJECT, AS AUTHORIZED BY CHAPTER 44, SECTION 20 OF THE GENERAL LAWS.

Ordered, That in accordance with Chapter 44, Section 20 of the General Laws the sum of \$52,954.00 representing the unexpended portion of the \$700,000.00 borrowed under the Fiscal Year 2018 Capital Improvement Plan for fire vehicle acquisition-Fire Engine Pumper-General Obligation Bond-Account 55401818-584000, which balance remains after the completion of the project for which the loan was authorized which is no longer needed to complete that project, is hereby transferred in the amount of \$52,954.00 for fire vehicle acquisition to the Fiscal Year 2023 Tower LADDER 1, Account 55402323-584000.

d. Order introduced by Councilor Brown.

**ID#2315** AN ORDER TRANSFERRING PROCEEDS OF A BORROWING THAT ARE NO LONGER NEEDED TO COMPLETE THE PROJECT FOR WHICH THEY WERE ORIGINALLY BORROWED, TO PAY COSTS OF AN ALTERNATIVE CAPITAL PROJECT, AS AUTHORIZED BY CHAPTER 44, SECTION 20 OF THE GENERAL LAWS.

Ordered, That in accordance with Chapter 44 Section 20 of the General Laws the sum of \$6,738.00 representing the unexpended portion of the \$625,000.00 borrowed under the Fiscal Year 2020 Capital Improvement Plan for fire vehicle acquisition-Fire Engine Pumper-General Obligation Bond-Account 55402020-584000, which balance remains after the completion of the project for which the loan was authorized which is no longer needed to complete that project, is hereby transferred in the amount of \$6,738.00 for fire vehicle acquisition to the Fiscal Year 2023 Tower Ladder 1, Account 55402323-584000.

e. Order introduced by Councilor Brown.

**ID#23F16** AN ORDER TRANSFERRING PROCEEDS OF A BORROWING THAT ARE NO LONGER NEEDED TO COMPLETE THE PROJECT FOR WHICH THEY WERE ORIGINALLY BORROWED, TO PAY COSTS OF AN ALTERNATIVE CAPITAL PROJECT, AS AUTHORIZED BY CHAPTER 44, SECTION 20 OF THE GENERAL LAWS.

Ordered, That in accordance with Chapter 44, Section 20 of the General Laws the sum of \$4,000 representing the unexpended portion of the \$150,000 authorized under the Fiscal Year 2018 Capital Improvement Plan for equipment-Fire CAD System Free Cash-Account 55401817 series which balance remains after the completion of the project for which the fund was authorized which is no longer needed to complete that project, and therefore that balance of \$4,000.00 is hereby transferred for fire vehicle acquisition to the Fiscal Year 2023 Tower Ladder 1, Account 55402323-584000.

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CITY OF BOSTON

12. NEW BUSINESS

a. #FY23CO5 Order introduced by Councilor Robinson: Request, that a Conference be held with Arthur DeMoulas and his representatives in regards to 2005 Memorandum of Agreement, as the City would like the property to be redeveloped, Chelsea prefers that a mixed use would include a Residential component rather than a use that is wholly or partly retail and commercial be constructed on the property.

b. #FY23CO6 Order introduced by Councilor Brown, **NOW, THEREFORE BE IT ORDERED,** That, pursuant to Section 2-4 of the Charter of the City of Chelsea, the City Council shall accept resumes and letters of interest from potential candidates for the seat vacated by Councilor Avellaneda and, that all letters of interest and resumes be submitted on or before November 4, 2022 to the City Council's Office; and That a Subcommittee on Conference to be held to interview applications.

c.) #FY23CO7 Order introduced by Councilor Robinson

**Whereas,** The City owns open space known as Blossom Playground, which is located at 50 Bellingham Street an documented as Parcel ID 30-23 on the City Assessors Map; and

**Whereas,** Blossom Playground will be preserved as open space in perpetuity, pursuant to M.G.L. c. 45, & 3 and Article 97 of the Massachusetts Constitution, and will be reordered as evidence by the property's deed, which is catalogued under Book #3351 and Page 443-438 in the Suffolk Registry of the Deeds; and

**Whereas,** The priorities detailed in the City's 2017-2024 *Open Space and Recreation Plan* include the renovation of the City most heavily used recreational facilities, such as Blossom Playground, to provide active recreational opportunities for all ages take advantage of the Chelsea's environment, cultural, and scenic resources; and

**Whereas,** Blossom Playground is the heavily utilized and popular playground that is a vital recreational asset foe the City resident, yet Blossom Playground has not been substantially renovated in nearly a decade, although its existing condition warrants refurbishment; and

**Whereas,** The City, through the Department of Housing & Conn unity Development, filed a grant application of the Executive Office of Energy and Environment Affairs (EOEAA) PARC Grant Program and was awarded a \$400,000 PARC grant for the renovations of Blossom Playground; and

**Whereas,** The renovation of this facility is estimated to cost \$1, 800,000, and the City will reimbursed for 68% of the full project cost, up to \$400,00, under the PARC grant requirement; and

**Whereas,** Because the PARC grant reimburses the City for the design and construction, the City is required by PARC grant requirements to set aside the full cost of the project and certify that the full funding, including the State share, is available for the project prior to reimbursement; and

- Whereas,** the City has already funded a portion of the project cost through a \$350,000 appropriation through the FY23 Capital Improvement Plan; and
- Whereas,** Due to the inflationary cost and the large size of the Blossom Playground area, the City requires an additional amount of the funding \$1,450, 000 to fully and successfully complete the Blossom Playground renovation; and
- Whereas,** To ensure the successful implantation of this and other PARC grant funded projects, the fund appropriated through this order for the renovations for the Blossom Playground may be utilized for all of Blossom Playground’s projects costs in the event that the construction cost exceed the estimated costs, and any surplus funds may be allotted toward future PARC grant funded open space improvements, therefore it is
- Ordered** By this vote, the Chelsea City Council endorses this project the receipt of PARC grants funds, appropriates the balance of the estimated total project cost of \$ 1,450,000 from the General Stabilization Fund #7020; designated Blossom Playground as open space parkland in perpetuity, in accordance with Article 97 of the Massachusetts Constitution and M.G.L., c. 45, & 3; authorizes the City Manager to utilize any surplus funds for current and future PARCX funded improvements for the open space within the City of Chelsea; certifies the City Manager’s authority to enter into agreement for the receipt of these funds; and directs the City Manager to take any and all necessary action to accomplish the project.

**d. #FY23CO8** Order introduced by Councilor Robinson

A RESOLUTION TO FILE AND ACCEPT GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE LAND AND WATER CONSERVATION FUND GRANT PROGRAM FOR DEVELOPMENT OF A PUBLIC PARK AT 88 CLINTON STREET.

- Whereas,** The City of Chelsea has purchased the vacant parcel at 88 Clinton Street in order to convert it to additional public open space, a city priority identified in the most recent Open Space and Recreation Plan; and
- Whereas,** The new park at 88 Clinton will be dedicated to both active and passive recreation purposes as required by the Community Preservation Act (M.G.L. Chapter 44B, Section 5); and
- Whereas,** The new park’s development will be guided by the City’s priorities of equitable access to open space, climate resilience, ecological restoration, and universal access; all priorities in the city’s Open Space and Recreation Plan and the Statewide Comprehensive Outdoor Recreation Plan; and
- Whereas,** The Executive Office of Energy and Environmental Affairs (EEA) is offering reimbursable grants to cities and towns to support the acquisition of parkland, development of a new park, renovation of an existing park, development of trails in an existing conservation or recreation area, or the acquisition of conservation land through the Land and Water Conservation Fund Act (P.L. 88-578, 78 Stat 897); and

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**Whereas,** The City, through the Department of Housing & Community Development, filed a grant application to the Executive Office of Energy and Environmental Affairs (EEA) Land and Water Conservation Fund grant and was awarded a \$349,436.50 grant for the creation of a new park at 88 Clinton Street; and

**Whereas,** The renovation of this facility is estimated to cost \$875,000, and the City will be reimbursed \$349,436.50, under the LWCF grant requirements; and

**Whereas,** Because the LWCF grant reimburses the City for design and construction, the City is required by LWCF grant requirements to set aside the full cost of the project and certify that full funding, including the State/Federal share, is available for the project prior to reimbursement; and

**Whereas,** To ensure the successful implementation of this project, the funds appropriated through this order for the renovations for the development of 88 Clinton Street Waterfront Park may be utilized for all project costs in the event that the construction costs exceed the estimated costs, and any surplus funds may be allotted toward future open space improvements;

THEREFORE, IT IS

**ORDERED:** By this vote, the Chelsea City Council endorses this project for the receipt of LWCF grant funds; appropriates the balance of the total project cost of \$875,000 from the General Stabilization Fund #7020; designates 88 Clinton Street as open space parkland in perpetuity, in accordance with Article 97 of the Massachusetts Constitution and M.G.L., c. 45, § 3 and subject to a conservation restriction; authorizes the City Manager to utilize any surplus funds for current and future improvements for open space within the City of Chelsea; certifies the City Manager's authority to enter into an agreement for the receipt of these funds; and directs the City Manager to take any and all necessary action to accomplish the project.

- e. **#FY23CO9** Ordered introduced by Council Calvin Brown. Ordered that the Chelsea City Council approves the Warrant for the State Election to be held on November 8<sup>th</sup>, 2022 in the City of Chelsea, Massachusetts 02150
- f. **ID#23CO10** Ordered, that the Chelsea City Council hereby goes on record so as to recognize the month of October as Italian Heritage month

**PUBLIC ANNOUNCEMENTS**

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