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E/L

Chelsea, Massachusetts October 17, 2022

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 Recupero, T. Garcia, Robinson, Taylor, Lopez, Brown, Vidot, and De Jesus, Councilor J. Garcia arrived at 7:10 p.m. Councilor Vega Maldonado was absent. There was 1 vacancy. Councilor Brown presided over the meeting. The meeting opened at 7:00 p.m.

**Approval of the Minutes:**

The minutes of the City Council meeting dated September 26, 2022 were approved at the request of Councilor Lopez under suspension.

**Communication from City Manager;**

The following communication was read from City Manager Tom Ambrosino. A motion from Councilor Vidot to adopt under suspension was adopted.

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

Re: Notice of Residency Waiver Intent

Dear Councilors:

Pursuant to the Administrative Code Section 1.12.02, I am to notify you of my intention to hire Ms. Bernadette Rich of Saugus, Massachusetts for the position of Payroll Specialist in the Treasury Department and to grant her a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. Ms. Rich previously worked at the Chelsea Police Department for more than 19 years and was a highly regarded employee. A copy of Ms. Rich's resume is attached.

In accordance with Section 1.12.02, I request that you provide me with any comments on the proposed waiver within seven days.

Sincerely,  
Thomas G. Ambrosino  
City Manager

E/L  
ACCEPTED AND FILED  
SUSPENSION

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The following communication was read from City Manager Tom Ambrosino. A motion from Councilor Vidot moved the request to a second reading under suspension.

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

Re: Appointments to the Chelsea Cultural Council

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend the following individuals for appointment to the Chelsea Cultural Council:

1. Mr. Alex Balcarcel, 49 Cook Ave. Chelsea, to fill the remaining term of Katherine Cabral, who has resigned. This term expires on November 2, 2023.
2. Mr. Shawn Mahoney, 220 Spencer Ave., Unit #205, Chelsea, to fill the remaining term of Juliana Borgiani-Geiger who has resigned. This term expires on April 8, 2024.

I respectfully request your approval of these appointments. Copies of the resumes are attached.

Sincerely,  
Thomas G. Ambrosino  
City Manager

The following communication was received from City Manager Tom Ambrosino. A motion from Councilor Robinson to accept and file was adopted under suspension.

The Honorable Chelsea City Council  
500 Broadway  
Chelsea, Massachusetts 02150

Re: FY23 PARK Grant-Bossom Playground

Dear Councilors:

I am writing to you an update on the City's PARC GRANT submission for the renovation of Bossom Park Playground and a request that the City Council approve the necessary funding for this project.

Recently, the Executive Office of Energy and Environmental Affairs (EEA) notified the City that the Department of Housing and Community Development has secured a PARC GRANT FOR Bossom Playground, pending execution of the state grant contract and fulfillment of all pre award program requirements. For this grant, the proposed renovations of Bossom Playground include replacement of the playground's rubber surfacing, introduction of new playground equipment, installation of a new water feature and splash pad, installation of a multi-sport goal, installation of a new furniture and passive recreation areas, and lighting and reconstruction of all site utilities. Once completed, the modernized playground will better serve our city's youth mitigate heat and poor air quality, and increase the quality of life residents, a goal highlighted in the City's 2017-2024 Open Space and Recreation Plan.

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

500 Broadway

Chelsea, Massachusetts 02150

Re: *Land and water Conservation Fund Grant for 88 Clinton Street*

Dear Councilors:

I am writing to you with an update on the City's Land and water Conservation Fund ("LWCF") Grant submission for the creation of a new public park at 88 Clinton Street and a request that the City Council approve the necessary funding for this project. You may recall that the City acquired this riverfront parcel abutting Mill Creek for the open space purpose last year utilizing CPA funding.

Recently, the Executive Office of Energy and Environmental Affairs ("EEA") notified the City that the Department of Housing and Community Development has secured a LWCF grant from the National Park Services in the amount of \$349,436.50 for the creation of a new riverfront on the 88 Clinton St. parcel. Proposed elements include seating areas, walking path, a rain garden and other planting, a water feature for children, a shade structure, and potentially a boat launch if this is found to be feasible, as well as lighting and utility construction. Once completed, the new park will offer space for the residents of all ages and abilities to encounter Chelsea's natural resources along Mill Creek, create better recreation and transportation connections between the Mill Hill neighborhood, and offer opportunities for the flood resilience and a respite from rising temperature, goals that are in alignment with the City's 2017-2024 Open Space and Recreation Plan.

The City will complete its design and construction of the park by December 31, 2024. The design process will include coordination with park users, neighborhood residents and other stakeholders. Already, public input has been sought at a CPC meeting and at a GreenRoots monthly meeting as part of the LWCF grant application process.

The LWCF grants program operates much like the PARC grant program. Like PARC, the LWCF grant is a reimbursement grant. This means that the City expends the funds for the project and then requests reimbursement from EEA. Per LWCF guidelines, the City is required to appropriate the full project cost in advance in order to execute a contract with EEA.

Based upon the City's estimate, the cost of the project will be \$875,000 (\$700,000 plus %25 Contingency). To satisfy the requirement of the program, the City Council will need to appropriate the full \$875,000 towards the project, of which \$349,436.50 will be fully reimbursed by the Commonwealth. In the event that the park ultimately costs more than the estimate, which is not common, I may return to Council for a further appropriation. Conversely, if there are any remaining funds from the project, I am requesting authority to utilize such funds on future open space projects.

For the reason set forth above, I respectfully request that the City Council approves this \$875,000b appropriation. Given that the certification of Free Cash is several months away, and EEA requires a commitment of funds by year end, we will need to rely upon our General Stabilization Funds for this appropriation. I have attached a draft Resolution and Order.

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

500 Broadway

Chelsea, Massachusetts 02150

Re: *Land and water Conservation Fund Grant for 88 Clinton Street*

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Based upon the City's estimate, the cost of the project will be \$875,000 (\$700,000 plus %25 Contingency). To satisfy the requirement of the program, the City Council will need to appropriate the full \$875,000 towards the project, of which \$349,436.50 will be fully reimbursed by the Commonwealth. In the event that the park ultimately costs more than the estimate, which is not common, I may return to Council for a further appropriation. Conversely, if there are any remaining funds from the project, I am requesting authority to utilize such funds on future open space projects.

For the reason set forth above, I respectfully request that the City Council approves this \$875,000b appropriation. Given that the certification of Free Cash is several months away, and EEA requires a commitment of funds by year end, we will need to rely upon our General Stabilization Funds for this appropriation. I have attached a draft Resolution and Order.

Sincerely,  
Thomas G. Ambrosino  
City Manager

## Communications and Petitions to the Council

A copy of a communication was read from Cheryl Watson Fisher City Solicitor and Jeannette Cintron White with regards to Vacancy-Councilor At-Large Member Position. A motion from Councilor Robinson moved it to the sub-committee on conference under suspension.

A copy of the State Wide Election was received from City Clerk Jeannette Cintron White with regards to the Warrant approval required to hole a State Election on November 8<sup>th</sup>,2022. A motion from Councilor Robinson to accept and file was adopted under suspension.

### Second Readings:

The following order was introduced by Councilor Brown and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 9-0-1-0.- 1 vacancy. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Brown, Vidot, DeJesus, and J. Garcia. Councilor Vega Maldonado was absent. 1 Vacancy.

**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.

The following order was introduced by Councilor Brown and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 9-0-1-0. 1 Vacancy. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Brown, Vidot, DeJesus, and J. Garcia. Councilor Vega Maldonado was absent. 1 Vacancy.

**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 \$101,741.00 for fire vehicle acquisition to the Fiscal Year 2023 Tower Ladder 1, Account 55402323-584000.

The following order was introduced by Councilor Brown and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 9-0-1-0. 1 Vacancy. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Brown, Vidot, DeJesus, and J. Garcia. Councilor Vega Maldonao was absent. 1 Vacancy.

**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.

The following order was introduced by Councilor Brown and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 9-0-1-0. 1 vacancy. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Brown, Vidot, DeJesus, and J. Garcia. Councilor Vega Maldonado was absent. 1 Vacancy.

**AN ORDER TRANSFERRING PROCEEDS OF A BORROWING THAT ARE NO LONGER NEEDED TO COMPLETE THE PROJECT, 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.

The following order was introduced by Councilor Brown. A motion from Councilor Robinson to adopt by roll call passed 9-0-1-0. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Brown, Vidot, DeJesus, and J. Garcia. Councilor Vega Maldonado was absent. 1 Vacancy.

**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.

**New Business:**

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson to adopt by roll call passed 8-1-1-0. 1 Vacancy. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Brown, DeJesus, and J. Garcia. Councilor Vidot voted no.

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.

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

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 or 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 be held to interview applications.

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson moved the order to a second reading under suspension.

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

Whereas, Bossom 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 Bossom Playground, to provide active recreational opportunities for all ages

take advantage of the Chelsea's environment, cultural, and scenic resources;  
and

**Whereas,** Bossom Playground is the heavily utilized and popular playground that is a vital recreational asset for the City resident, yet Bossom 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 & Community 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 Bossom Playground; and

**Whereas,** The renovation of this facility is estimated to cost \$1,800,000, and the City will be reimbursed for 68% of the full project cost, up to \$400,000, 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 Bossom Playground area, the City requires an additional amount of the funding \$1,450,000 to fully and successfully complete the Bossom Playground renovation; and

**Whereas,** To ensure the successful implementation of this and other PARC grant funded projects, the fund appropriated through this order for the renovations for the Bossom Playground may be utilized for all of Bossom Playground's project costs in the event that the construction cost exceeds 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 grant funds, appropriates the balance of the estimated total project cost of \$1,450,000 from the General Stabilization Fund #7020; designates 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 PARC grant 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.



The following order was introduced by Councilor Robinson. The order was moved to a second reading as amended under suspension.

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 active recreation purposes as required by the Community Preservation Act (M.G.L. Chapter 44B, Section 5); and
- Whereas,** Pursuant to M.G.L., c. 45, Section 3 and M.G.L. Chapter 44B, Section 5, 88 Clinton Street will be preserved as open space in perpetuity through a Conservation Restriction, in accordance with Community Preservation Act Requirements, which shall be held by a third party to be determined by the City Manager.
- 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
- 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, which the City Manager shall prepare and a third party shall hold, in accordance with Community Preservation Act requirements; 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

The following order was introduced by Councilor Brown. A motion from Councilor Robinson to adopt by roll call passed 9-0-1-0. 1Vacancy Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Brown, Vidot, DeJesus and J. Garcia. Councilor Vega Maldonado was absent. One vacancy.

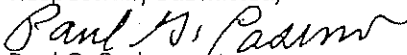
Ordered, that the Chelsea City Council approves the Warrant for the State Election to be held on November 8<sup>th</sup>, 2022, in the City of Chelsea, Massachusetts 02150.

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

Ordered, that the Chelsea City Council hereby goes on record so as to recognize the month of October as Italian Heritage month.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

  
Paul G. Casino

opened 7:20

closed 7:40

Discussion during Sub-Committee Meeting:

Public Speaking: Roseanne Bongiorno, 9 Bell St - spoke in favor of

the piece offered  
122 Conger Ave

Resident Conger Ave -

spoke in favor.

Madelyn Scalvin 53 Eleanor St. - spoke in favor of  
small. 218 Conger Ave.

and air quality.  
Air Quality.

Medford Man.  
Mr. Flier

118 Maverick St Chil. -

22 Hawthorn St Chil. -

Resident  
Maverick St Chil. -

Man. Perez Mavericks 48