

ACCEPTED AND FILED

J/G

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Chelsea, Massachusetts April 11, 2022

SUSPENSION

A Regular meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at the Chelsea City Hall 500 Broadway Chelsea Massachusetts 02150. The following Councilors were present: Councilors Recupero, Robinson, Taylor, Lopez, Vega Maldonado, Avellaneda, Brown, Vidot, and De Jesus. Councilor T. Garcia arrived at 7:40 p.m. Councilor J. Garcia was absent.

MEMORIUMS & CELEBRATORY RESOLUTIONS:

The following Resolution was introduced by Councilor J. Garcia and all members of the City Council. A motion from Councilor Vidot to accept and file was adopted under suspension.

**RESOLUTION:
EARTH DAY**

- WHEREAS,** Earth Day was first celebrated on April 22, 1970; and
- WHEREAS,** The late Senator Gaylord Nelson, the founder of Earth Day, called on the people of the United States to hold elected officials accountable for failing to adequately protect the health of people and the natural environment; and
- WHEREAS,** After witnessing year of neglect millions of Americans of all ages, walks of life, and political affiliations gathered in cities across the Nation on the first Earth Day to demand basic protection for our planet and to commit to leaving behind a healthier world for the next generation; and
- WHEREAS,** Earth Day unites people who had been fighting against oil spills, polluting factories and power plants, raw sewage and toxic dumps, the loss of wildlife, and other environmental ills; and
- WHEREAS,** Earth Day is an annual event created to promote environmental citizenship and action year-round; and
- WHEREAS,** The first celebration of Earth Day was the largest environmental grassroots event ever held at the time and is widely credited with launching the modern environmental movement; and
- WHEREAS,** The voice of inaugural Earth Day participants galvanized an unparalleled period of legislative and grassroots activity that changed the way we interact with the environment, leading to the creation of the Environmental Protection Agency, and passage of legislation such as the Clean Water Act, the Clean Air Act, and the Endangered Species Act; and
- WHEREAS,** By 1990, Earth Day was celebrated globally, with 200,000,000 people in 141 countries participating in Earth Day events; and

WHEREAS, New and continuing challenges, including climate change polluted oceans and waterways, loss of forest wetlands and other wildlife habitats reinforce the need for adequate protections for the air we breathe, the water we drink, the land we inhabit, and the animals we live alongside;

WHEREAS, The Americans Public Health Association declared 2017 the year of climate change and safety, including respiratory allergies and asthma; and

WHEREAS, Earth Day reaffirms our natural responsibility in the global effort to combat climate change and protect our planet; and

WHEREAS, Earth Day reminds us of the need to expand environmental and climate protections but literacy not only to strengthen environmental and climate protections but also to accelerate development of green technologies and creation of green jobs; and

NOW THEREFORE BE IT RESOLVED, that the Chelsea City Council, wish to go on record so as to recognize April 22,2022 as Earth Day in Chelsea and would like to encourage our residents to participate in the community programs offered, so as to make Chelsea a better place to live in.

The following Resolution was introduced by Councilor Avellaneda and all members of the City Council. A motion from Councilor Brown to accept and file was adopted under suspension.

**RESOLUTION:
HOLOCAUST REMEMBRANCE DAY**

WHEREAS, The countries of the world recognize each January 27th as International Holocaust Remembrance Day, which marks the anniversary of the liberation of the Auschwitz-Birkenau death camp complex; and

WHEREAS, This year, Wednesday April 27,2022, is the start of Holocaust Memorial Day, the State of Israel's Day of commemoration for the approximately six million Jews and the five million others who perished in the Holocaust; and

WHEREAS, Honoring the victims and survivors begins with our renewed recognition of the value and dignity of each person. It demands from us the courage to protect the persecuted and speak out against bigotry and hatred; and

WHEREAS, On this anniversary we recommit ourselves to combatting the global rise in anti-Semitism; and

WHEREAS, Recent acts of hate across our country serve as a reminder of our obligation to condemn and combat rising anti-Semitism in all its forms, including the denial or trivialization of the Holocaust; and

WHEREAS, This anniversary is an opportunity to reflect on the progress we have made confronting this terrible chapter in human history and on our continuing efforts to end genocide; and

WHEREAS, The working definition of anti-Semitism reads as follows; antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and

physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Chelsea City Council hereby adopts this definition of anti-Semitism and formally recognizes annually International Holocaust Remembrance Day and Holocaust Memorial Day.

PUBLIC HEARING:

The Public Hearing with regards to the Home Rule Petition on reduced Water Rates was open to the public for comments by the President of the Council at 7:15 p.m. None came forward to speak and it was closed at 7:16 p.m.

The Public Hearing of the Home Rule petition with regards to the new Liquor Licenses proposed was open to the public for comment by the President of the Council at 7:17. No one came forward to speak and it was closed at 7:18 p.m.

PUBLIC SPEAKIGN:

The public speaking portion of the meeting was opened to the public for comment at 7:19 p.m. No one came forward and it was closed at 7:20 p.m.

APPROVAL OF MINUTES:

The City Council minutes dated March 21, 2022 were approved at the request of Councilor Vidot under suspension.

COMMUNICATIONS FROM THE CITY MANAGER:

The following communication was read 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: Market Basket Parcels

Dear Councilors:

I am writing in response to the recent City Council Order requesting a list of property owned by Market Basket in Chelsea.

I have attached a map in response to the recent City Council Order requesting a list of property owned by Market Basket in Chelsea.

I have attached a map showing all parcels in Chelsea owned by entities affiliated with Market Basket. As best as the City can determine, Market Basket entities own the entire shopping area, which includes the Market Basket Supermarket. That area actually consists of seven separate parcels. The City is not aware of any other parcels owned by Market Basket.

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor A motion from Councilor Recuperero to accept and file was adopted under suspension.

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

Re: Grant Funded Positions

Dear Councilors:

I am writing in response to the recent Council Order requesting information on grant-funded positions including an explanation as to what happen to such positions if a grant expires.

Whenever a grant ends that is funding a salary position, the City must make a determination as to whether to terminate the position or continue to fund the position, through our own operating budget. Typically, that decision is made on a case-by-case basis.

For your information, I have attached a list of all positions in the current FY22 Budget that are funded by grants or other sources. On this list, three of these grants sources are expiring at of this fiscal year; the grant funding the 311 Operator position; the grant funding the part/time Greeter position; and the Redevelopment Fund source paying for a position of the Sr. Housing Project Manager Position and the Civic Design & Engagement Specialist position. The remainder of the grants continue into FY23.

My expectation on these formally grant funded positions in FY23 is as follows. With respect to the 311 Operator position, we are eliminating this position from the FY23 Budget. We believe two 311 Operators, plus a Supervisor, is adequate to handle the post-pandemic volume of calls. As for the part-time Greeter, that position will be funded in the DPW Building & Grounds operating budget. We need three part-time greeters to cover the front desk at all times. Finally, I propose to move to the operating budget the two Housing & Community Development positions currently paid from the Redevelopment Fund. That will complete our multi-year effort to eliminate salaried positions from that Fund.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Robinson referred it to a public hearing and second reading.

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

Re: Order for FY23 Capital Improvement Plan

Dear Councilors:

Attached you will find the required Capital Improvement Plan Loan Order for implementation of the proposed projects in the Fiscal Year 2023 Capital Improvement Plan. The Order reflects the FY23 CIP submitted on Jan. 31, 2022 and reviewed at the City Council Subcommittee hearing on March 14, 2022.

I respectfully request your approval of this Loan Order following the public hearing on Mon. April. 25, 2022.

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Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Brown to accept and file was adopted under suspension.

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

Re: Approved for School Department to Pay Prior Year Expenses

Dear Councilors:

I am writing to request approval for the School Department to Pay Prior Year Expenses

Dear Councilors:

I am writing to request approval for the School Department to pay certain prior year expenses from current FY22 Budget.

From time to time, municipal agencies are unable to make a payment to a vendor in the year the goods or services are provided. Often, it is due to a lost invoice or some human error. When such instances occur, the City Council must approve the payments from the current year department budget for the prior year's obligations.

This year, the School Department has identified ten old invoices that require payment. The invoices are itemized in the attached list. The total amount owed is \$21,299.50.

The School Department has sufficient funds to make all of these payments. No new funds are required. The only action necessary is Council approval to make the payments. A draft order is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read 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:

Pursuant to the Administrative Code Section 1.12.02, I am writing to notify you of my intention to hire Ms. Erica McCarthy 112 River St. Apt 21, Haverhill, Massachusetts for the position of Grants Manager in the Department of Housing & Community Development and to grant her a waiver from the residency requirement set forth on the Administrative Code, Part IV Section 1.12.01. A copy of Ms. McCarthy's resume is attached. There were no qualified Chelsea candidates for this position.

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

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Vidot to accept and file was adopted under suspension.

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

Re: Request for Appropriation of Overlay Surplus to Assessors Department

Dear Councilors:

I am writing to request that the City Council approve a transfer of funds, totaling \$96,000 from the Overlay Surplus Account to the Assessor's Department in order to cover the cost of an expert review of the City's assessment of mixed-use properties.

As you may recall, at the time of the setting of the FY21 Tax Rate, I committed to an outside expert review of certain of the City's valuations in order to address concerns that such values are inaccurate. Last year, we completed a comprehensive review and revaluation of the multi-unit residential apartment buildings. This year's project will focus on the valuation of our mixed-use buildings.

Following an RFP process, the City selected JF Ryan Associates Inc. to perform this work. The principal and project manager, Mr. John Ryan Associates Inc. to perform this work. The principal and project manager Mr. John Ryan, is a recognized expert in the field. He was the expert who successful completed the multi-unit residential review last year. A copy of Mr. Ryan's resume is attached. The cost of the work is \$96,000.

The Board of Assessors has determined that it has \$96,000 in surplus in its Overlay Reserve Account for this purpose. (See attached Memorandum from Chief of Assessing Ted Costigan.) For your information, the Overlay Reserve Account is the account from which the Assessors pay, among other items, tax exemptions and tax refunds resulting from overvaluations. The Assessors currently have more money in the Overlay Reserve Account than is required for these payment. Pursuant to M.G.L. c. 59, &25, the Board of Assessors has authorized the transfer of \$96,000 from that Overlay Reserve Account to an Overlay Surplus Account. Utilizing the funds in this Overlay Surplus Account for the JF Ryan Associates contract means that the City Council will not need to appropriate any new funds for this purpose.

For the reasons set forth above, I respectfully ask that the City Council appropriate the \$96,000 in Overlay Surplus to the Appraisal Services line item within the Assessors Department FY22 Budget. I have attached a recommended Order for this purpose.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Vidot referred the appointments by the City Manager to a second reading 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 appointment to the Board OF Library Trustees, Ms. Ana Vanegas-Rivera, 45 Fourth Street, Chelsea for a three year term expiring in 2025.

For re-appointment to the Conservation Commission, MR. Dakeya Christmas, 67 Cook Avenue, Chelsea for a new three year term that expires on April 3, 2025.

For appointment to the Community Recreation Advisory Board, Ms. Ngoc T. Nguyen, 150 Franklin Ave. Apt. 1, Chelsea, for a three-year term expiring on 2025.

For appointment to the Licensing Commission, Ms. Alexandria Christmas, 67 Cook Avenue, Chelsea for a three-year term expiring in 2025.

For appointment to the Traffic & Parking Commission, Maura Garrity, 12 Admirals Way, Chelsea, to take the place of Renee Hibbard, who resigned. This term expires on Feb. 7, 2024.

For re-appointment to the Chelsea Community Scholarship Committee, for new three year terms expiring on May 20,2022, the following four individuals”

1. Mary Bourque, 95 Sagamore Ave. Chelsea
2. Lisa Lineweaver, 18 Franklin St. Chelsea
3. Ana Romero, 106 Orange St. Apt. 2, Chelsea, and
4. Juan Gallego, 29 Franklin St. Chelsea.

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

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read 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: Request to Fund Emergency Sewer Repair Work

Dear Councilors:

I am writing to request that the City Council approve an appropriation from the Sewer Enterprise Fund Retained Earnings to pay for recent emergency sewer repair work on Winnisimmet Street. The total cost of the emergency repairs is \$161,172.50.

In late March, the DPW was alerted to a major sewer break in the sewer trunk line that runs along Winnisimmet Street from Broadway to Park Street. Because this 150 year old brick sewer line is more than 15 feet deep and surrounded by electrical duct banks, the work was especially complicated and required the services of an experienced outside utility contractor. After soliciting emergency quotes and obtaining DCAMM approval to waive the lengthy advertising requirements on M.G.L. c. 149 & 44J(6), the City retained the services of Albanese D & S Inc. The final process for the work was \$161,172.50.

Albanese has completed all the contract work. Unfortunately, the City does not have available funds in its FY23 Sewer Enterprise Budget to cover this large unanticipated expense. However, funding is available in the Sewer Enterprise Fund Retained Earnings. DOR recently certified available Sewer Enterprise Earnings of \$2,887,038.00.

To fund this emergency repair work, I respectfully ask that the Council appropriate the amount of \$161,172.50 from sewer Enterprise Retained Earnings. A draft Order is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication was read 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: Request to Fund New CHS Roof for School Department

Dear Councilors:

I am writing to request that the City Council approve four additional financial transfers to allow the School Department to proceed with major roof repair work at Chelsea High School.

The School Department has been seeking to fix roof problems at Chelsea High School for quite some time. Last year, in the FY22 CIP, the City appropriated \$750,000 for a portion of this roof work, specifically for the section above the auditorium where there was concern that a leak could occur. Unfortunately, during the design process, it has become clear to the School Department that much more extensive roof renovation is necessary. The School Department has already gone out to bid for this work, and it has a low bid for the first two phases of the project for just over \$2.1 million. A gap of approximately \$1.3 million remains.

Thankfully, the School Department does not require any new funding to meet this deficit. Instead there are substantial funds in the surplus that remains from previous roof projects at the Williams School and the Mary C. Burke Complex. Specifically, the earlier CIP Roof Projects that currently have surplus funds are: the FY18 CIP Roof Repair at Mary C. Burke Complex (\$117,159); the FY20 CIP MCB Roof/Envelope Repair Project (\$120,599.98); the FY20 Williams School Roof/Envelope Repair Project (\$260,017); and the FY22 CIP MCB Roof Repair (\$500,000). The total amount available for transfer is \$997,775.98. The balance of the current costs will be covered by the School Department's FY22 operating budget.

I respectfully request that the City Council approve transfers from these four projects to allow the School Department to complete the roof rehabilitation at Chelsea High School. Draft Orders are attached.

Sincerely,
Thomas G. Ambrosino
City Manager

COMMUNICATIONS & PETITIONS TO THE CITY COUNCIL:

A copy of a communication was received from Chelsea Community Preservation Committee Chairperson Juan Vega regarding recommendations for grants from the Community Preservation Fund. A motion from Councilor Vidot to accept and file was adopted under suspension.

A copy of a communication was 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. A motion from Councilor Lopez to accept and file was adopted under suspension.

A copy of a communication was read from Parking Clerk Jeannette Cintron White regarding approved items from Traffic and Parking Commission meeting on April 5, 2022. A motion from Councilor Robinson to accept and file was adopted under suspension.

UNFINISHED BUSINESS:

The following Home Rule order was introduced by Councilor Recuperero. A motion from Councilor Recuperero to adopt by roll call failed to carry on a 5-5-1-0 vote. Voting yes were Councilors Recuperero, T. Garcia, Taylor, Lopez, and Vidot. Voting no were Councilors Robinson, Vega Maldonado, Avellaneda, Brown, and DeJesus. Councilor J. Garcia was absent.

February 14, 2022

HOME RULE PETITION

WHEREAS, Homeowners in the City of Chelsea have been burdened with high sewer and water rates due to escalating MWRA charges and the need to upgrade obsolete water and sewer infrastructure in the City; and

WHEREAS, the economic impacts of the COVID pandemic have exacerbated financial pressures on Chelsea homeowners; and

WHEREAS, a program providing for rate relief to homeowners, similar to the residential exemption provided to taxpayers, will ease these financial constraints; and

NOW, THEREFORE BE IT ORDERED, by the City Council of the City of Chelsea, as follows:

That a petition to the General Court, accompanied by a bill for a special law relating to the City of Chelsea be filed with an attested copy of this order, be and hereby is approved under Clause (1) of Section 8 of Article 2, as amended, of the Amendments to the Constitution of the Commonwealth of Massachusetts, to the end that legislation be adopted precisely as follows, except for clerical and editorial changes of form only:

An Act Authorizing the Creation of a Residential Exemption for Water & Sewer Charges in Chelsea

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. Notwithstanding any general or special law to the contrary, the City of Chelsea may establish 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. This reduction shall be in lieu of and supersede any other exemption or reduction to which the owner is otherwise entitled on the water and sewer bill.

SECTION 2. In order to qualify for this 20% discount on the entire bill, the owner-occupant must have filed and been certified to receive from Chelsea a taxpayer residential exemption pursuant to M.G.L. c. 59, Section 5C.

SECTION 3. This act shall take effect as of July 1, 2022 and shall apply to all water and sewer bills issued on or after July 1, 2022.

The following Home Rule order was introduced by Councilor Avellaneda. A motion from Councilor Robinson to adopt by roll call passed 9-1-1-0. Voting yes were Councilors Recupero, T. Garcia, Robinson, Lopez, Vega Maldonado, Avellaneda, Brown, Vidot, and De Jesus. Voting no Councilor Taylor. Councilor J. Garcia was absent.

HOME RULE PETITION

- WHEREAS,** the City of Chelsea has all of its allotted on-premises liquor licenses and has very little if no control over whom said liquor licenses are transferred to; and
- WHEREAS,** the Census has increased the number of available alcohol licenses and the City would like to even the playing field as to purchasing of alcohol licenses and to attract more diverse restaurants and business to the City; and
- WHEREAS,** the City has determined that the increase in the number of on-premise liquor licenses that are City-owned licenses will enable the city to reach its economic development and equity and inclusion goals;

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Chelsea, as follows:

That a petition to the General Court, accompanied by a bill for a special law relating to the City of Chelsea be filed with an attested copy of this order, be and hereby is approved under Clause (1) of Section 8 of Article 2, as amended of Amendment LXXXIX to the Constitution of the Commonwealth of Massachusetts, to the end that legislation be adopted precisely as follows, except for clerical or editorial changes of form only:

- (a) 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.

That the below be enacted as a Petition for the adoption for Home Rule and that a public hearing is scheduled.

SECOND READINGS:

The following five orders were adopted at the request of Councilor Brown by roll call. The roll call passed 10-0-1-0. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Vega Maldonado, Avellaneda, Brown, Vidot, and De Jesus. Councilor J. Garcia was absent. The amendment that was offered by Councilor Vidot for the \$147,750 Scholarship money be held back until the conference was defeated 0-10-1-0. Voting no were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Vega Maldonado, Avellaneda, Brown, Vidot, and De Jesus. Councilor J. Garcia was absent.

Ordered, 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.

Ordered, 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 Expense Account #0154152-530600 for the Senior Transportation program.

Ordered, 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.

Ordered, 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.

Ordered, 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.

The following five orders were approved at the request of Councilor Brown for roll call. The roll call was 10-0-1-0. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Vega Maldonado, Avellaneda, Brown, Vidot, and De Jesus. Councilor J. Garcia was absent.

Ordered, 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.

Ordered, 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" for public safety improvements on the Forbes site.

Ordered, 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.

Ordered, that the Chelsea City Council authorize the appropriation of \$10,000 in Free Cash to the FY22 ISD Regular Salary Account #0124051-510200.

Ordered, 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.

The following three orders were approved by roll call at the request of Councilor Brown 9-0-1-1. Voting yes were Councilors T. Garcia, Robinson, Taylor, Lopez, Vega Maldonado, Avellaneda, Brown, Vidot, and De Jesus. Councilor J. Garcia was absent and Councilor Recupero recused himself.

Ordered, 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.

Ordered, 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.

Ordered, 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.

The following two orders were approved at the request of Councilor Brown for roll call. The roll call passed 9-0-1-1. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Vega Maldonado, Avellaneda, Brown, and De Jesus. Councilor J. Garcia was absent. Councilor Vidot recused herself.

Ordered, 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.

Ordered, 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.

The following four orders were approved at the request of Councilor Brown for roll call. The roll call passed 9-0-1-1. Voting yes were Councilors T Garcia, Robinson, Taylor, Lopez, Vega Maldonado, Avellaneda, Brown, Vidot, and De Jesus. Councilor J. Garcia was absent. Councilor Recupero recused himself.

Ordered, that the Chelsea City Council authorize the appropriation of \$25,000.00 in Free Cash to the FY22 Law Department Legal Services Account #0115152-530100.

Ordered, that the Chelsea City Council authorizes the appropriation of \$49,000 in Free Cash to the FY22 Employee Benefits-Unemployment Account #0191051-517700.

Ordered, that the Chelsea City Council authorize the appropriation of \$112,000.00 in Free Cash to the FY22 Parking Department Other Services Account #0129352-538000.

Ordered, that the Chelsea City Council authorize the appropriation of \$100,000 in Free Cash to the FY22 DPW Solid Waste Trash Pickup/Disposal Account #0143052-524600.

The following order was introduced by Councilor Brown. A motion from Councilor Brown to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Vega Maldonado, Avellaneda, Brown, Vidot, and De Jesus. Councilor J. Garcia was absent.

Ordered, 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 un 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 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.

The following order was introduced by Councilor Brown. A motion from Councilor Brown to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Vega Maldonado, Avellaneda, Brown, Vidot, and De Jesus. Councilor J. Garcia was absent.

Ordered, 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.

The following order was introduced by Councilor Brown. A motion from Councilor Brown to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Vega Maldonado, Avellaneda, Brown, Vidot, and De Jesus. Councilor J. Garcia was absent.

Ordered, 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.

The following order was introduced by Councilor Brown. A motion from Councilor Brown to adopt by roll call passed 10-0-1-0. Voting yes were Councilors Recupero, T. Garcia, Robinson, Taylor, Lopez, Vega Maldonado, Avellaneda, Brown, Vidot, and De Jesus. Councilor J. Garcia was absent.

Ordered, 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.

NEW BUSINESS:

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

Request, 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.

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

Request that the City Manager instruct DPW to paint over the crosswalk on the four-way intersection on Tudor Street and Cary Avenue.

The following order was introduced by Councilors De Jesus and Tanairi Garcia. A motion from Councilor De Jesus to adopt under suspension was adopted.

Request, that a Subcommittee on Conference to discuss Problem Properties throughout the City of Chelsea.

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

Request, 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.

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

Request, 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 alternative routes.

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

Request, that the City Manager look into building a community center.

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

Request, that the City Manager look into building a parking garage for the benefit of the residents and business in the City of Chelsea.

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

Request, 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).

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

Request, that the City Manager to ask Demoulas Supermarkets, Inc. and Home Depot to pick up carts left all over the City.

The following order was introduced by Councilor Recuperero. A motion from Councilor Recuperero to adopt under suspension was adopted. Councilor Vidot amended the order to the sub-committee on conference.

Request, 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.

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

Request, 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 the way to Broadway near City Hall.

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

Request, 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).

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

Request, 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.

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

Request, that the City Manager instruct the DPW Director to fill all the potholes around 14 Bloomingdale Street.

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

Request, that the City Manager update the Council on the following projects: 1. Forbes, 2 Surface Enhancement at Park Street and Pearl Street.

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

Request, that the City Manager update the City Council on police and fire appointments.

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

Request, that the City Manager provide an update on the number of water meters replaced and how many are left to replace.

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

City of Chelsea, Massachusetts
Fiscal Year 2023
Capital Improvement Program Loan Order

BE IT ORDERED: That the various capital projects and equipment purchases shown under the Miscellaneous Grants (\$1,460,000), Chapter 90 (\$596,005) and ARPA Funding (\$12,300,000), for a total of \$14,356,005, shall be undertaken and financed by grants or order funds as shown in the Schedule, such grants to be expended under the direction of the City Manager and that the City Manager or his designee is hereby authorized to apply for, accept and expend any state or federal grants that are or may become available for these purposes; and

That the sum of \$500,000 be and hereby is appropriated to pay costs of water system improvements shown on the Schedule under the heading Water Fund Borrowing-MWRA Water Debt that are eligible for financial assistance through Massachusetts Water Resource Authority's Local Water System Assistance Program (LWSAP), including the payment of any and all costs incidental and related thereto; that to meet the appropriation, the Treasurer, with the approval of the City Manager, is hereby authorized to borrow the sum of \$500,000 under and pursuant to Chapter 44, Sections 7 and 8, of the General Laws, as amended, Chapter 44A of the General Laws, as amended or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor and that the City Manager and the City Treasurer are authorized to execute and deliver any and all documents as may be necessary in order for the City to borrow funds for this project through the Massachusetts Water Resources Authority's Local Water System Assistance Program; and

That the sum of \$7,084,709 be and hereby is appropriated from Free Cash to pay the costs of various capital projects shown on the Schedule under the heading Free Cash; and

That the sum of \$1,500,000 be and hereby is appropriated from the General STABILIZATION Fund to pay the costs of various capital projects shown on the Schedule under General Stabilization; and

That the sum of \$322,850 be and hereby is appropriated from retained earnings in the Water Enterprise Fund to pay the costs of various water related capital projects shown on the Schedule under the heading Water Enterprise Fund; and

That the sum of \$322,850 be and hereby is appropriated from retained earnings in the Sewer Enterprise Fund to pay the costs of various sewer related capital projects shown on the Schedule under the heading Sewer Enterprise Fund.

FURTHER ORDERD, That the Treasurer is authorized to file an application with the appropriate officials of the The Commonwealth of Massachusetts (the Commonwealth) to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

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

City of Chelsea

ORDER

APPROPRIATE FROM THE FY2022 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 FY2022 community preservation projects, CP21-01 Governor Bellingham Cary House Roof and Structural Water Damage Repairs, CP21-13 Mace Basketball Court Rehab and CP21-11 Affordable Housing Trust Fund, 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 Act Budgetary Reserve (4904) as recommended by the Community Preservation Committee:

1. \$185,600 for Governor Bellingham Cary House Roof and Structural Water Damage Repairs (CP21-01); and

And that the Council appropriate the following amounts from the Community Preservation Fund (4900) as recommended by the Community Preservation Committee:

1. \$64,400 for Governor Bellingham Cary House Roof and Structural Water Damage Repairs (CP21-01); and
2. \$252,000 for Mace Basketball Court Rehab (CP21-13); and
3. \$400,000 for Affordable Housing Trust Fund - Housing Pre-development (CP21-11)

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

Ordered, that the Chelsea City Council authorizes the appropriation of \$96,000 from the Overlay Surplus Account to the Assessors' Department Appraisal Services Account 0114152-531100.

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

Ordered, that in accordance with M.G.L Ch. 44, Section 64, budget management procedures, whereby costs incurred in FY18, FY19, FY20 and FY21 were not paid and are owed to the vendor, and whereby to meet this obligation, funds are required from the current year FY22 School Department Budget, that the City Council authorizes the following expenditures from the School Department expenditure line to satisfy the unpaid balance from the prior year, as follows:

- | | |
|--|------------|
| 1. FY21 Suffolk University – School Dept. – Professional Development | \$7,200.00 |
| 2. FY21 EDCO Collaborative – School Dept. – Student Tuition | \$5,277.12 |
| 3. FY21 New England Sales & Services – School Dept. – Audiometer Calibration | \$ 90.00 |
| 4. FY21 Baystate Envelope – School Dept. – Envelopes | \$ 30.00 |
| 5. FY21 City of Chelsea – School Dept. – Workers' Compensation (Payroll) | \$ 602.26 |
| 6. FY21 City of Chelsea – School Dept. – Workers' Compensation (Medical Bills) | \$3,729.75 |

7. FY20 Herff Jones – School Dept. – Graduation Caps & Gowns	\$3,547.50
8. FY19 Herff Jones – School Dept. – Graduation Caps & Gowns	\$ 290.26
9. FY19 Herff Jones – School Dept. – Graduation Caps & Gowns	\$ 66.72
10. FY18 Herff Jones – School Dept. – Graduation Caps & Gowns	\$ 465.89

Total: \$21,299.50

The following order was introduced by Councilor Brown. A motion from Councilor Brown referred it to a second reading under suspension.

Ordered, 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.

The following order was introduced by Councilor Brown. A motion from Councilor Brown to move it to a second reading was adopted under suspension.

Ordered, 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.

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

Ordered, 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.

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

Ordered, 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.

The following order was introduced by Councilor Brown. A motion from Councilor Brown to move the order to a second reading was adopted under suspension.

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

The meeting adjourned at 9:00 p.m.

Respectfully submitted,



Paul G. Casino
Clerk of the Chelsea City Council

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