



CITY OF CHELSEA, MA
City Council

City Hall, 500 Broadway, Room 306 · Chelsea, MA 02150
Phone: 617.466.4060 · Fax: 617.466.4159 · Website: chelseama.gov

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CHELSEA, MA
2023 MAY 24 A 10:45

May 24, 2023

Ms. Jeannette Cintron White
City Clerk
500 Broadway
Chelsea, MA 02150

Dear Ms. Cintron White,

Please be advised that during the City Council meeting held on Monday, May 22, 2023 the Chelsea City Council accepted and filed the following Minutes under suspension. Please find the complete Minutes attached.

- a. **ID#: 23M120** –Minutes of City Council Meeting on May 8, 2023

Sincerely,

Clifford Cunningham
Clerk, Chelsea City Council

CC/jc

C1B

ACCEPTED AND FILED

Chelsea, Massachusetts May 8th, 2023

SUSPENSION

A regular meeting of the Chelsea City Council was held on May 8th, 2023. The meeting was held at Chelsea City Hall, 500 Broadway, Chelsea, Massachusetts 02150. The following members of the Council were present: Councilors Brown, J. Garcia, T. Garcia, Lopez, Robinson, Recupero, De Jesus, Hatleberg, and Taylor. Councilor Vega arrived at 7:34 PM. Councilor Vidot was absent. The meeting opened at 7:04 PM.

Memoriums and Celebratory Resolutions

ID#: 23R21 – The following Resolution was introduced by Council President Robinson and all members of the City Council. A motion to adopt unanimously under suspension was made by Councilor Brown and was adopted.

RESOLUTION

Mother's Day

WHEREAS, Mother's Day is celebrated on the second Sunday of May; and

WHEREAS, The first official Mother's Day celebration was observed on May 10th, 1908 in Andrew's Methodist Episcopal Church in Grafton, West Virginia, followed by a large ceremony at Wanamaker Auditorium in Philadelphia, Pennsylvania; and

WHEREAS, Andrew's Methodist Church was incorporated as the International Mother's Day Shrine on May 15th, 1962 as a shrine to all mothers and as a memorial to Anna Jarvis; and

WHEREAS, Anna Jarvis advocated for the national observation of Mother's Day in memory of her mother, Ann Jarvis, who was a prominent social activist in the aftermath of the Civil War; and

WHEREAS, On May 8th, 1914, Congress passed a law declaring the second Sunday in May as Mother's Day; and

WHEREAS, President Woodrow Wilson issued a proclamation the following day formally declaring the first Mother's Day; and

WHEREAS, 2023 is the 115th anniversary of the first official Mother's Day observation; and

WHEREAS, Mothers have made immeasurable contributions toward building strong families, thriving communities, and a strong Nation; and

WHEREAS, The work of mothers is of paramount importance in the lives of their children, along with their families and communities, but is often undervalued; and

WHEREAS, We honor ourselves, and our mothers in the City of Chelsea – and across the United States – when we revere and emphasize the importance of the role of the home and family as a true foundation for our communities; and

WHEREAS, Mothers continue to rise to the challenge of raising their families with love, understanding, and compassion, while overcoming the challenges of modern society;

NOW THEREFORE BE IT RESOLVED, that we, the Members of the Chelsea City Council, recognize May 14th, 2023 as “Mother’s Day” by celebrating the crucial role of mothers in the City of Chelsea and across the world, and support the goals and ideals of Mother’s Day.

Public Speaking:

The public speaking portion opened at 7:10 PM

The following members of the public spoke:

- Michelle Diaz, 163 Pearl Street. Spoke about unsafe conditions in her building.
- Randall Jones, 153 Pearl Street. Spoke about unsafe conditions in his building.
- Resident, 60 Cottage Street. Spoke on behalf of tenants.
- Laura Constanza, 165 Pearl Street. Spoke about unsafe conditions in her building.
- Rosetta Anna, 88 Washington Avenue. Spoke about conditions in her building.

The public speaking portion closed at 7:34 PM.

Approval of Minutes:

ID#: 23M19 - The minutes of the City Council meeting dated April 24th, 2023 were approved at the request of Councilor Brown under suspension.

Communications from the City Manager:

ID#: 23CM53 – The following communication from Acting City Manager Ned Keefe was read. A motion to accept and file the communication unanimously under suspension was made by Councilor Hatleberg and was adopted.

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

Re: FY24 Budget

Dear Councilors:

Enclosed you will find my proposed Fiscal Year 2024 Budget. The Budget funds City expenditures at \$98,768,227 and School Department expenditures at \$132,367,509, for a total budget of \$231,135,736. The School Department Budget has increased by 11.82%, most of it paid from new Chapter 70 funding generated by the Student Opportunity Act. The City expenditures have increased by 4.95%.

Most of the city increases are reflected in Salary accounts. This is due mainly to raises required in collective bargaining agreements and to the addition of new positions in the operating budget. These new positions, a total of eleven, will improve the delivery of services to residents and allow the City to increase internal capacity for handling new projects and programming implemented with ARPA funding. I have enclosed a listing and rationale for the new positions, which we can discuss in further detail during budget deliberations.

The City is able to absorb the increase in new personnel because of our very favorable financial position. This year, the City will propose the modest use of reserves to support the budget (\$253,535), an amount that aligns with prior years.

You will note that this year's Regional School District expenditure has increased by \$130,567 to \$1,436,237. That line item now includes the second payment on the debt for the new Northeast Regional Vocational High School, a total debt service payment of \$311,533. That debt service figure will rise gradually to approximately \$1.9 million annually starting in FY26.

My staff and I look forward to meeting with you in subcommittee.

Sincerely,
Ned Keefe
Acting City Manager

There are eleven (11) new positions proposed in the FY24 Budget that either did not have appear or did not have funding in the FY23 Budget (See Note 1). The details are as follows:

- 1.) Office of Emergency Management (OEM)/Emergency Communications Center (ECC) – Assistant Director. This position will allow the Director to focus more on OEM related emergency management duties such as citywide planning, training, and logistical support. The Director focused on stabilizing the ECC operations for the first three years. This

position will provide daily administrative oversight for the two Supervisory positions, manage new initiatives such as the Computer Aided Dispatch System (CAD) public safety communication system and the disaster housing support, and ensure a succession plan for the Department. The position has been vacant since 2017.

- 2.) Housing and Community Development – Assistant Director. This position will provide the senior level administration and operations oversight necessary to guide future projects, program development and strategy under the Director. The Department hosts an expanding suite of programs to support the community. The position has been vacant since 2020, and filling it will ensure a succession plan for the Department.
- 3.) Housing and Community Development – Resource Navigator (ARPA). This position will provide guidance and support to residents in locating, applying for, and overcoming barriers to accessing community resources. HCD with community partners oversees a range of housing, economic, food and social initiatives and coordinate efforts with external support initiatives to increase resource visibility and equity. This position will be the public facing guidance for resident needs funding through ARPA.
- 4.) Auditing – Auditing – ARPA Financial Analyst. Auditing has an essential role in establishing funding and monitoring revenue and expenditure activity for accuracy and reporting. The number of projects have increased city wide in multiple departments since the onset of the pandemic, increasing Auditing's oversight responsibilities. Moreover, with ARPA funding, even more capital and grant funded projects will be occurring through a number of departments. Auditing's administration of this funding and proper reporting in the GL is crucial. This position will provide relief for that increased administrative workload.
- 5.) Police Department – 3 Patrol Officers. Funding for this additional group of officers is through a three-year US Justice Department grant. The new officers' assignments will be to the CPS as School Resource Officers and the Downtown Task Force. Unfortunately, with current and future projected retirements in the next 12 months and transfers, it will be difficult to achieve the 114-officer threshold. The CPD recruitment plan targets full staffing by next spring.
- 6.) Permitting and Land Use Planning – Permit Planner. This position will assist the Director in the engagement, preparation, processing and issuance of land use permits, and support of the Zoning Board, Planning Board, Conservation Commission and Historic Commission. The planner interacts with the Director and ZBA Secretary and with numerous City departments to coordinate the review of permit requests and the issuance of zoning and related land use permits. This position has been vacant since February of 2020.
- 7.) DPW Building and Grounds – Parks Manager. This position takes primary responsibility for the park system, including annual maintenance and repair of park facilities and

equipment, cleanup, landscaping, and management of the parks for scheduled recreational leagues and activities. Additionally, this role will lead the development and execution of a comprehensive strategic plan for the parks, engaging public users, and in collaboration with other City departments.

- 8.) ISD – Electrical Inspector (Part Time 19 hours). This position will support the full time Electrical Inspector. The inspection workload for renovations and new construction projects continues to expand and the electrical inspector is the primary respondent for building fires and other emergencies.
- 9.) HHS – Arts manager (Part Time 25 hours). This position is a pilot to provide staff to build a broader platform for arts and culture engagement in the community – all in support of the five-year strategic plan that includes the planning of Chelsea’s 400th Anniversary Celebration. This position will advance the work of the Arts and Culture Coordination Volunteer Team to drive the five-year strategic initiatives forward to enrich resident creative expression and community belonging and growth.

Note 1:

Fire Department – 5 Firefighters. Five recruits will enter the Fire Academy in FY’23. The CFD has no openings and is at full force. However, there are anticipated vacancies in FY’24. The extended hiring process with Civil Service and wait times for Fire Academy means a delay in filling vacancies. Vacant online positions reduce work force and contributes to overtime. By planning one year out with a slightly larger temporary workforce, trained uniformed firefighters will replace retired firefighter positions when announced (most likely in January). No additional salary funds are required. The headcount tally does not include these positions because the increase is temporary.

ID#: 23CM54 – The following communication from Acting City Manager Ned Keefe was read. A motion to accept and file the communication unanimously under suspension was made by Councilor Recuperero and was adopted.

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

Re: Notice of Waiver Intent

Dear Councilors:

Pursuant to Administrative Code Section 1.12.02, I am writing to notify you that it is my intention to appoint Mr. Yemil Serret, Malden, MA, to the part-time English Language Program instructor position for the City of Chelsea and to grant him a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. Mr. Serret has several years' experience as a teacher and works currently for the Chelsea Public Schools. Separately, a Request for Conflict of Interest Law Exemption is submitted to the Council.

A copy of his resume is attached. There were no Chelsea applicants for this solicitation round.

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

Sincerely,
Ned Keefe
Acting City Manager

ID#: 23CM55 – The following communication from Acting City Manager Ned Keefe was read. A motion to accept and file the communication unanimously under suspension was made by Councilor Recupero and was adopted.

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

Re: Request for Conflict of Interest Law Exemption

Dear Councilors:

The Division of Recreation & Cultural Affairs wishes to hire a Chelsea School Department employee, Mr. Yamil Serret, Malden, to a part-time, six hour per week position providing instructional support for its English Language Program. Because Mr. Serret is an existing municipal employee with a financial interest in this separate matter, he needs an exemption vote by the City Council from the statutory conflict of interest laws.

I respectfully request that the City Council approve this exemption. All works performed by Mr. Serret for the Division of Recreation & Cultural Affairs will be outside his normal hours

as a School Dept. employee. He meets all the statutory requirements for the grant of an exemption. See M.G.L. c. 268A Subsection 20.

Thank you for your attention to this matter.

Sincerely,
Ned Keefe
Acting City Manager

ID#: 23CM56 – The following communication from Acting City Manager Ned Keefe was read. A motion to accept and file the communication unanimously under suspension was made by Councilor Recupero and was adopted.

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

Re: Notice of Waiver Intent

Dear Councilors.

Pursuant to Administrative Code Section 1.12.02, I am writing to notify you that it is my intention to appoint Mr. Kyle Porter, Boston, MA, to the part time English Language Program instructor position for the City of Chelsea and to grant him a waiver from the residency requirement set forth in the Administrative Code, Part IV, Section 1.12.01. Mr. Porter has over ten years' experience as a language teacher.

A copy of his resume is attached. There were no Chelsea applicants for this solicitation round.

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

Sincerely,
Ned Keefe
Acting City Manager

ID#: 23CM57 – The following communication from Acting City Manager Ned Keefe was read. A motion to accept and file the communication unanimously under suspension was made by Councilor Hatleberg and was adopted.

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

Re: Free Cash Requests

Dear Councilors:

I am writing to follow up on the February notification provided to you that the Massachusetts Department of Revenue has certified Free Cash for the City at the close of Fiscal Year 2022 as follows: General Fund \$17,095,263; Sewer Enterprise Fund \$4,077,367; Water Enterprise Fund \$2,123,423. These reserves reflect the City's positive financial condition.

Given these surpluses, I am writing now to seek reinvestment of a portion of these funds into programs, projects and efforts that will continue to benefit our residents. I also am looking to cover some deficits for FY23 that have already surfaced.

Specific requests are as follows:

Bunker Hill Scholarship Program for Chelsea High School Students - \$176,000

This will be the sixth year of successful Bunker Hill Scholarship Program. As you know, this program provides free tuition for certain Chelsea High School students who desire to pursue an Associate's Degree at Bunker Hill Community College. The purpose is to ensure that no Chelsea High student is deprived of pursuing a college degree due solely to financial circumstances. The cost to extend the program is \$176,000. (See attached letter from Superintendent Almy Abeyta dated February 23, 2023.)

Chelsea 400th - \$100,000

A key event of this City this coming year is to celebrate the City's 400th Anniversary in 2024. While this effort has not yet taken shape, this coming summer/fall will be a planning period, and having some "seed" funds for any city led efforts to drive this process forward would be helpful.

City Audit Services - \$11,000

With the award of Federal ARPA funds, the City auditor, Roselli & Clark, is required to provide expanded audit services in FY2023 for this new major program area. This supplemental request over the appropriate funds of \$59,000 will cover their fee for this service, as well as the increased fee for the FY23 Annual Financial Statement and single audit services, for a total fee of \$70,000.

Mill Creek Riverwalk Project - \$50,000

Expanding public access options to the Mill Creek received a boost with the \$182,000 MassTrails Grant Program to begin the planning, design and engineering of a boardwalk, connecting the future 88 Clinton St. waterfront park to Broadway. Primarily, the boardwalk will run atop an undevelopable parcel of unknown ownership, likely dating back to when this area was used for industrial purposes. Although no owner has been identified, acquiring this parcel is an important step to bringing the future boardwalk to fruition. As a result, an appraisal was commissioned. The fair market value of this parcel has been determined to be approximately \$33,000. Consequently, I am requesting \$50,000 to fund the appraisal value and related legal services to begin this process. At a later date, an order requesting action on the acquisition of this parcel will be put forth to City Council.

Powderhorn Hill Staircase Refurbishment Project - \$200,000

City Council appropriated \$600,000 through the FY23 Capital Improvement Program for the Powderhorn Hill Historic Staircase Refurbishment Project, to rehabilitate the staircase between Franklin and Lafayette Streets, as well as the stairs and green space at the corner of Forsyth and Gardner Streets. The project bid has been received and the costs exceed those funds raised due to inflation and the rise in construction materials and concrete costs. Still, the project achieves an important neighborhood enhancement, and with this supplemental funding will proceed this summer.

DPW Building and Grounds Work - \$215,000

The single small capital projects within our public buildings is installation of new windows in the City Council Chambers and that contract price requires an additional \$130,000. This work is scheduled to proceed this summer. We have also encountered increases in rates for annual maintenance and service bid contracts (HVAC, Generators, etc.), and phones, at \$50,000, and higher than estimated electricity use and rates, at \$35,000. The total cost of all this work is estimated at \$215,000.

DPW Building and Grounds Overtime - \$10,000

Some of the extra work performed in Building and Grounds to support summer 2022 events and weekend demolition/floor work during non-business hours utilized additional

overtime this year. I am seeking \$10,000 to cover expected costs through the end of the fiscal year. With this supplement, the City will be spending slightly less than the amount of Overtime (a total of \$75,000) that it has utilized the past few years.

Street & Sidewalk Overtime - \$60,000

I am requesting an additional \$60,000 in Street & Sidewalk overtime. This account is already in deficit. This appropriation would both cover the deficit incurred this winter when warmer weather allowed for street light repairs and weekend trash operations, and then will allow us to continue to do extra cleanup work and support work for events and activities throughout the remainder of the fiscal year.

The approach with DPW for the past several years has been to encourage after-hours and weekend work in order to benefit the community. This work often involves extra crews on Saturdays and Sundays doing things like sidewalk repair, pothole filling, signage replacement, trash removal and a comprehensive cleanup of public properties.

Of course, all of this takes money, and we have not budget sufficient overtime funds to keep pace with the level of work we are demanding. The DPW Budget for Fiscal Year 2024 has even funded this expense line, but the City will look to more accurately budget overtime in the DPW Budget for Fiscal year 2025. But, for now, to get through the remainder of Fiscal Year 2023, this appropriation is necessary.

Sewer Enterprise Infrastructure - \$50,000

The emergency sewer collapse repair project on Broadway exceeded our available capital funds, and temporarily required us to turn to Sewer operating funds to cover the contract cost. This request will restore the sewer operating funds that are required to cover our day to day costs in the sewer system, in the amount of \$50,000.

IT Department - \$61,000

City Hall experienced a power outage in September 2022 and as the result of a failed generator switch, the datacenter lost several UPS systems. Core replacement equipment has been purchased but this is restricting other equipment purchases that also got damaged as part of this event. Based on estimated quote the cost of replacing the equipment is \$31,000.

Additionally, IT has advised that cybersecurity activity presents an ever challenging environment, intrusive, and expanded system assessments will ensure that our use/deployment of current tools are fully implemented. These efforts are best advanced timely, and are expected to incur costs of \$30,000.

Other Deficits

There are four other accounts that are currently running deficits that need funding. I do expect other deficits will surface as we get closer to the end of the fiscal year. But, these four accounts are pressing.

Outside Legal Services - \$265,000

The outside legal services account is always a difficult one to accurately budget because it is dependent on unpredictable legal activity. This year, there are several lawsuits pending as to the City's action towards a public safety discipline matter pending, that involves different courts and several different issues. There is also a matter whereby the City is being sued along with BU, who the City has to defend with outside legal counsel. The City Solicitor estimates she will require an additional \$265,000 to cover costs through the end of June.

Unemployment - \$92,000

Our unemployment account is in deficit. Again, this is a hard account to predict as it is dependent upon employee turnover. Although we have not had scheduled layoffs in Chelsea, we have had some employee terminations this year that have resulted in unanticipated unemployment claims. Additionally, the City has encountered a spike in fraudulent claims that while they have been challenged, still time is required to recoup the funds. Our HR Department is estimating that, to cover all costs through the end of the fiscal year, we need an additional appropriation of \$92,000.

City Clerk Department – Redistricting - \$19,250

This year, the City Clerk encountered unbudgeted expenses related to the redistricting process – the drawing of new electoral district boundaries that takes place in the United States following the completion of each decennial census, to account for population shifts. This requires notification to all residents and is expected to cause additional costs in Postage - \$12,000, Data Processing - \$4,250, and Printing - \$3,000. To complete this project before June 30, 2023, we need an additional \$19,250.

DPW Solid Waste Disposal - \$55,000

Our curbside mattress collection and recycling program costs begun in November, 2022 to comply with State DEP requirements were not part of our solid waste budget. These costs are now included in the proposed FY'24 budget, but to cover this year we expect to need \$55,000.

The total amount of all of these requests is \$1,364,250. The City has sufficient funding to cover all of these costs in our Certified Free Cash and Retained Earnings. Even after these expenditures, the remaining balances will be more than sufficient for the City to cover both the

Free Cash allocations in the FY24 CIP (\$11,438,459), the proposed FY24 Budget (\$253,835) and any additional FY23 deficits that may arise before the end of the fiscal year.

For the above reasons, I respectfully ask that the City Council approve all of these expenditures. Drafts of the proposed Orders are attached.

Sincerely,
Ned Keefe
Acting City Manager

ID#: 23CM58 – The following communication from Acting City Manager Ned Keefe was read. A motion to accept and file the communication unanimously under suspension was made by Councilor Hatleberg and was adopted.

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

Re: Clark Avenue Middle School School Surplus Balance and Transfer

Dear Councilors:

I am writing to inform the Council that the Clark Avenue Middle School (CAMS) Project Fund has a surplus balance of \$2,958,991.51, and may now be closed. This notable surplus achievement is the result of the City and the Chelsea School Department staff's collaborative approach with its contractors and consultants to pursue the highest standards for the building within a realistic and balanced approach.

The City Auditing Department has confirmed the surplus based upon its comprehensive review of the Clark Avenue Middle School (CAMS) Reconstruction Project Fund. This effort required the reconciliation of the City General Ledger to the Massachusetts School Building Authority (MSBA) accounts for recording and confirmation of all eligible costs, and the determination that all project obligations have been satisfied. Please see the attached Project Cost Summary.

I would like to request that Council approve the transfer of the surplus funds in the amount of \$2,958,991.51 to the School Capital Stabilization Fund.

The School Capital Stabilization Fund is a source of capital for school building improvements that the Council may appropriate for a future school capital project.

I have attached a recommended Order for this purpose.

Sincerely,
Ned Keefe
Acting City Manager

Communications and Petitions to the Council:

ID#: 23C28 - A copy of a communication was received from John DePriest, Director of Permitting and Land Use Planning, regarding the proposed Zoning Amendment to delete Section 34-111, Community Improvement Trust Fund. A motion to accept and file the communication unanimously under suspension was made by Councilor Brown and was adopted.

ID#: 23C29 – A copy of a communication was received from the Traffic and Parking Commission regarding the agenda items approved at the May 2, 2023 T&P Commission Meeting. A motion to accept and file the communication unanimously under suspension was made by Councilor Recupero and was adopted.

New Business:

ID#: 23Z7 – The following Order was introduced by Council President Robinson. A motion to adopt unanimously under suspension, and refer the order to the Planning Board and schedule a Public Hearing, was made by Councilor Brown and was adopted.

Ordered, that Section 24-106 (j) of the Code of Ordinances, City of Chelsea, Massachusetts, read as follows: “Any relief from off-street parking requirements in this zoning ordinance shall disqualify that location from participating in the residential parking sticker program. Any relief from off-street parking requirements in this zoning ordinance will still allow that location’s residents to participate in the visitor parking pass program.”

ID#: 2378 – The following Order was introduced by Council President Robinson and Councilor Recurpero. A motion to adopt unanimously under suspension was made by Councilor Recupero and was adopted.

Ordered, requesting the Acting City Manager provide an update to the community and City Council on the Memorial Day program – specifically where it’s being held, what the theme of the program is, and how the public relation are being handled.

ID#: 2373 - The following Order was introduced by Council President Robinson and Councilor Recupero. A motion to adopt unanimously under suspension was made by Councilor Recupero and was adopted.

Ordered, requesting the Acting City Manager provide an update to the City Council on how many Veterans are receiving services from the City of Chelsea – including how many are participating in the food program and receiving fuel and heating assistance.

ID#: 2380 – The following Order was introduced by Council President Robinson. Councilor Taylor made a motion to adopt by roll call vote. The vote passed 10-0-1-0. Voting “Yes” were Councilors Brown, J. Garcia, T. Garcia, Lopez, Robinson, Recupero, De Jesus, Hatleberg, Vega and Taylor. Councilor Vidot was absent.

Ordered, that the Chelsea City Council hereby approves a Conflict of Interest Exemption pursuant to Massachusetts General Law Chapter 268A, Section 20(b) for the part-time technical support position for Chelsea Community Schools to be held by Mr. Y. Serret effective immediately.

ID#: 23F29 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorize the appropriation of \$176,000 from Free Cash to the Bunker Hill Community College Scholarship Expense Account #7400-57808 to provide tuition funding for Chelsea High School graduates.

ID#: 23F30 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorize the appropriation of funds in the amount of \$100,000.00 from Free Cash to the FY23 City Manager Community Events Expense Account #0112352-571700 for the Chelsea 400th anniversary celebration events.

ID#: 23F31 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorize the appropriation of \$11,000 in Free Cash to the FY23 Legislative Professional Services Expense Account #0111052-530000 for audit services.

ID#: 23F32 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorizes the appropriation of funds in the amount of \$50,000.00 from Free Cash to a new FY23 CIP Project Account, Fund #5540 series for the Mill Creek Riverwork Project – appraisal and legal services work.

ID#: 23F33 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorize the appropriation of funds in the amount of \$200,000.00 from Free Cash to the FY23 CIP Historical Staircase Rehabilitation Project Professional & Technical Account #55402314-530000 for improvements to staircases and greenspaces adjacent to Powderhorn Hill and Upper Broadway.

ID#: 23F34 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorize the appropriation of funds in the amount of \$130,000.00 from Free Cash to the FY23 CIP Public Building Renovation Project Building Improvements Account #55402304-583000 for new windows in the City Council Chambers.

ID#: 23F35 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorize the appropriation of \$50,000 in Free Cash to the FY23 CIP DPW Structures and Grounds Building Maintenance Account #0147052-524100.

ID#: 23F36 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorizes the appropriation of \$35,000 in Free Cash to the FY23 DPW Structures and Grounds Lighting Account #0147052-521200.

ID#: 23F37 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorizes the appropriation of \$10,000 in Free Cash to the FY23 DPW Structures and Grounds Overtime Account #0147051-510400.

ID#: 23F38 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorize the appropriation of \$60,000 in Free Cash to the FY23 DPW Streets and Sidewalks Overtime Account #0142251-510400.

ID#: 23F39 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorize the appropriation of \$50,000 in Sewer Retained Earnings to the FY23 DPW Sewer Enterprise Infrastructure Account #600058-584500 for an emergency sewer collapse repair project on Broadway.

ID#: 23F40 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorizes the appropriation of \$265,000.00 in Free Cash to the FY23 Law Department legal Services Account #0115152-530100.

ID#: 23F41– The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorizes the appropriation of \$92,000 in Free Cash to the FY23 Employee Benefits – Unemployment Account #0191051-517700.

ID#: 23F42 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorizes the appropriation of \$19,250 in Free Cash to the FY23 City Clerk Accounts for redistricting as follows:

- | | |
|-----------------------------------|----------|
| - Postage #0116152-522300 | \$12,000 |
| - Data Processing #0116152-530300 | \$4,250 |
| - Printing #0116152-522200 | \$3,000 |

ID#: 23F43 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorizes the appropriation of \$61,000.00 in Free Cash to the FY23 IT Department for power outage equipment replacement and cybersecurity enhancements as follows:

- Computer Equipment #0115558-586500 \$31,000
- Contract Services #0115552-530600 \$30,000

ID#: 23F44 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Ordered, that the Chelsea City Council authorizes the appropriation of \$55,000 in Free Cash to the FY23 DPW Solid Waste Trash Pickup/Disposal Account #0143052-524600 for the curbside mattress collection and recycling program.

ID#: 23F45 – The following Order was introduced by Council President Robinson. A motion to move to a second reading was made by Councilor Hatleberg and was adopted.

Clark Avenue Middle School
School Surplus Balance and Transfer

Whereas, the Chelsea City Council approved funding of \$57,332,407.00 for the Clark Avenue Middle School Reconstruction Project on November 24, 2014; and

Whereas, the Chelsea City Council approved additional consulting and appraisal services appropriations of \$302,500.00 for the Clark Avenue Middle School Reconstruction project on October 5, 2015, of which \$79,125.00 remains unexpended; and

Whereas, the Chelsea Clark Avenue Middle School Reconstruction project is complete and all Final Project Closeout Reports have been filed with and approved by the Massachusetts School Building Authority (Project Number 200800570050) for a total final project cost submitted of \$56,529,102.00; and

Whereas, the Chelsea Clark Avenue Middle School Reconstruction project has total final revenues of \$59,711,468.51; and

Whereas, the Clark Avenue Middle School Reconstruction Project Fund Number 5533 has remaining surplus funds in the amount of \$2,958,991.51 after this project is completed;

Therefore, it is Ordered:

By this vote, the Chelsea City Council approves the transfer of surplus funds from Clark Avenue Middle School Fund #5533 to the School Capital Stabilization Fund #7024 in the amount of \$2,958,991.51

The meeting adjourned at 8:08 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Clifford Cunningham".

Clifford Cunningham
Clerk of the Chelsea City Council