



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 NOV 22 A 9:36

November 22, 2023

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

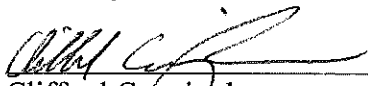
Dear Ms. Cintron White,

Please be advised that during the Regular Meeting of the Chelsea City Council held on Monday, November 20th, 2023, the City Council accepted and filed the following Minutes unanimously under suspension.

Please find the complete Minutes attached.

- a. **ID#: 24M08** - Minutes of November 6, 2023 - Regular Council Meeting

Sincerely,


Clifford Cunningham
Clerk, Chelsea City Council

CC/jc

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D/V

Chelsea City Council
Regular Meeting

ACCEPTED AND FILED

2023 NOV 22 A 9:36

November 6th, 2023

SUSPENSION

A regular meeting of the Chelsea City Council was held on November 6th, 2023. The meeting was held in the City Council Chambers at Chelsea City Hall, 500 Broadway, Chelsea, Massachusetts 02150. Council President Robinson presided over the meeting. The meeting opened at 7:00 PM.

Councilor's Name	District	Status	Arrived
Councilor Calvin Brown	Eight	Present	
Councilor Judith Garcia	Five	Present	
Councilor Tanairi Garcia	Seven	Absent	
Councilor Enio Lopez	Four	Present	
Councilor Leo Robinson	At Large	Present	
Councilor Giovanni Recupero	Six	Present	
Councilor Damali Vidot	At Large	Absent	
Councilor Norieliz De Jesus	Three	Absent	
Councilor Brian Hatleberg	At Large	Present	
Councilor Melinda Vega	Two	Absent	
Councilor Todd Taylor	One	Present	

PUBLIC SPEAKING:

The public speaking portion opened at 7:01 PM.

The following members of the Public spoke: None

The public speaking portion closed at 7:01 PM.

APPROVAL OF MINUTES:

ID#: 24M07 - The Minutes of the City Council Regular Meeting dated October 16th, 2023 were approved at the request of Councilor Brown under suspension.

COMMUNICATIONS FROM THE CITY MANAGER:

ID#: 24CM20 - The following communication from City Manager Ned Keefe was read. A motion to move to a Second Reading was made by Councilor Taylor and was approved without objection.

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

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Re: Community Recreation Advisory Board Appointment

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend for appointment to the Community Recreation Advisory Board, Ms. Farah McCormack, 47 Hancock Street, Chelsea, for the recently vacated term expiring on February 13, 2025.

Ms. McCormack is a proud Chelsea resident and is currently a Quality Systems Specialist at HP Hood, LLC.

I respectfully request your approval of this appointment. Copies of her cover letter and resume are attached.

Sincerely,
Ned Keefe
City Manager

ID#: 24CM21 - The following communication from City Manager Ned Keefe was read.

RESULT	7-0-4-0 (Passed by Roll Call at request of Councilor Brown)
YES	Brown, J. Garcia, Lopez, Robinson, Recupero, Hatleberg and Taylor
NO	
ABSENT	T. Garcia, Vidot, De Jesus and Vega
PRESENT	

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

Re: Chelsea Historical Commission Appointment

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend for appointment to the Chelsea Cultural Council, Ms. Michelle Mirthes, 55 Eleanor Street, Chelsea, for the recently vacated three-year term expiring on November 7, 2026.

Ms. Mirthes is a Chelsea native and resident and is currently a MassHealth Canvass Team Leader through La Colaborativa. Copies of her cover letter and resume are attached.

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I am also recommending the re-appointment of Ms. Alison Shepard, 27 Pembroke Street, Chelsea, for an additional term expiring on September 24, 2026. Ms. Shepard has expressed interest in continuing her involvement with the Historical Commission.

I respectfully request your approval of these appointments.

Sincerely,
Ned Keefe
City Manager

ID#: 24CM22 - The following communication from City Manager Ned Keefe was read. A motion to accept and file the communication unanimously under suspension was made by Councilor Hatleberg and was approved without objection.

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

Re: Approval for Departments to Pay Prior Year Expenses

Dear Councilors:

I am writing to request approval for various City Departments to make payments of prior year expenses from their respective FY24 budgets.

From time to time, municipal agencies are unable to effectuate payments to a vendor in the year that the goods or services are provided. When such instances occur, the City Council must approve the payments from the current year department budget for the prior year's obligations. Currently, as part of our fiscal year close, we have identified several outstanding prior year City obligations that total \$12,951.39.

In each case, the respective Department has sufficient funds to meet the outstanding obligation. No new funds are required. The only action necessary is Council approval to make the payments. A copy of the recommended Order is also attached.

Sincerely,
Ned Keefe
City Manager

ID#: 24CM23 - The following communication from City Manager Ned Keefe was read. A motion to move to a Second Reading was made by Councilor Brown and was approved without objection.

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

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Re: Appointments to Boards & Commissions

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend for appointment to the Community Preservation Committee, Ms. Mayra Molina De Romero, 99 Maverick Street, Chelsea, for a three-year term expiring on November 21, 2026. Ms. Molina is the owner and Vice-President of the beloved Chelsea restaurant Delicias Salvadorenas. She is also a current member of Comunidades Enraizadas, Community Land Trust Inc. and has an extensive background in community-based work in Chelsea.

Also for the Community Preservation Committee, I am recommending Ms. Juana Lourdes Perez Vasquez, 100 Marlborough Street, Chelsea, to complete the unexpired term of Mr. Yahya Noor, who resigned. This term expires on June 30, 2025. Ms. Perez Vasquez has been a Chelsea resident for over ten years and has an interest in learning more about affordable housing initiatives in Chelsea.

Lastly, I am also writing to recommend for appointment to the Community Recreation Board Ms. Kim Huffer, 55 Warren Avenue, Chelsea for a three-year term expiring on November 21, 2026. Ms. Huffer is a Chelsea resident and a former athletics coach and employee of Chelsea Public Schools. She has a deep interest in the recreational opportunities Chelsea has to offer.

I respectfully request your approval of these appointments. Copies of all the new applicants' resumes are attached.

Sincerely,
Ned Keefe
City Manager

ID#: 24CM24 - The following communication from City Manager Ned Keefe was read. A motion to accept and file the communication unanimously under suspension was made by Councilor Hatleberg and was approved without objection.

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

Re: FY24 PARC Grant -212 Congress Avenue Neighborhood Park Project

Dear Councilors:

I am writing to you with an update on the City's PARC Grant submission for the development of a new public park, situated at 212 Congress Ave., 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 the creation of a new public park at 212 Congress Ave., pending execution of the state grant contract and fulfillment of all pre- award program requirements. For this grant, the proposed scope of work of 212 Congress Ave. comprises the installation of site utilities, rubber surfacing, shade structures, walking pathways, lighting, playground equipment, water features and a splash pad, and native trees, shrubs, and plant species. Once completed, this modern facility, designed contemporaneously with a broader urban heat mitigation project and informed by resident input, will serve our city's youth, mitigate heat and poor air quality, and increase the quality of life for residents in the Shurtleff-Bellingham Neighborhood, a goal highlighted in the City's 2017-2024 Open Space and Recreation Plan.

The City will complete its design of these improvements by June 1, 2024. The design process will include coordination with park users, neighborhood residents, and other stakeholders. Already, an initial public meeting has been convened, as a part of the PARC grant application process, and the City has performed direct outreach to the neighborhood. We anticipate holding two additional public meetings to gather resident input on design features and park amenities during the Winter and Spring of 2024. Reconstruction of the playground will occur during FY'2025, with a targeted completion date of June 1, 2025. Prior to the commencement of construction, a public informational meeting will be held to inform residents about construction.

As a reminder, the PARC grant program operates as follows. The Commonwealth pays 68% of the costs of the park improvements, up to a maximum state share of \$500,000. However, the PARC grant is a reimbursement grant. This means that the City expends the funds for the project and then requests reimbursement from the Commonwealth. Per PARC Grant 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 estimates, the total cost of the 212 Congress Ave. Park Development Project will be \$1,200,000. To date, the City Council has appropriated \$350,000 through the FY'2024 Capital Improvement Program, leaving a balance of \$850,000. The City expects to be fully reimbursed for \$500,000 by the Commonwealth PARC Grant Program. Therefore, in order to fully fund this project, supplemental funding totaling \$350,000 is necessary. As a result, I respectfully request the appropriation of \$850,000, representing the full project cost, minus the funding previously appropriated in the CIP. In the event that this park ultimately costs more than the estimate, which is not uncommon, I may return to the Council for a further appropriation. Conversely, if there are any remaining funds from this project, I am requesting authority to utilize them on future PARC funded projects.

For all the reasons set forth above, I respectfully request that the City Council approve this appropriation. I have attached a draft Resolution and Order. Because this PARC grant requires an appropriation vote no later than December 31, 2023, the only funds available are Stabilization Funds. Free Cash will likely not be certified until early 2024.

Sincerely,
Ned Keefe
City Manager

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ID#: 24CM25 - The following communication from City Manager Ned Keefe was read, a motion to accept and file the communication unanimously under suspension was made by Councilor Hatleberg and was approved without objection.

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

Re: Intermunicipal Agreement with Everett for the Island End River Flood Resilience Project

Dear Councilors:

I am writing to you with an update on the City's Island End River Flood Resilience Project and our continuing partnership with Everett to complete this important work.

As you may know, the City has secured a Local Pre-Disaster Mitigation ("LPDM") Grant from the Massachusetts Emergency Management Agency ("MEMA") for \$742,500, and in partnership with Everett we have also secured a Municipal Vulnerability Preparedness ("MVP") grant from the Executive Office of Energy and Environmental Affairs ("EEA") for \$2,998,600. Together these grants will fund continued design of the flood barrier and associated permitting activities, continued community engagement, particularly around the redesign of Island End Park, and the necessary land planning, appraisal, and legal activities pertaining to the acquisition of easements necessary to eventually construct the project.

Once completed, the Island End River Flood Resilience Project will protect both critical infrastructure and thousands of residents from coastal storms and sea level rise. The associated floodplain includes the homes of over 15,000 residents of Everett and Chelsea, who are imperiled by precipitously rising flood risk. Furthermore, the floodplain envelops a commercial district that generates \$4B/year in economic activity, including produce distribution facilities, such as the New England Produce Distribution Center, essential to regional food security. Vital community, transportation, and healthcare infrastructure is also situated in the district, such as the MBTA Commuter Rail's Newbury/Rockport line, DPW Yard, Chelsea High School, the MGH Community Health Center, Market Basket, and an array of community resources residents rely upon.

Design activities are currently scheduled to be complete by June 30, 2024, and construction is expected to start roughly a year later. Chelsea's 2022 application to FEMA's BRIC Grant program for \$50 million has been advanced for further consideration through MEMA, an important step towards securing this funding, subject to the City undertaking pre-award activities. To complete the review process, it is important that we show continued progress on and full local support for this project.

Bringing this notable project to fruition will require continued inter-municipal collaboration. As such, the attached Intermunicipal Agreement ("IMA") has been drafted, in collaboration with the City of Everett, and approved as to form by the Law Department. As defined in M.G.L. Chapter 40, Section 4A, an IMA is an agreement between governmental units to jointly perform activities or undertakings which

they are authorized by law to perform. Because the Island End River district crosses municipal borders between Chelsea and Everett and the project has been conducted in partnership for multiple years now, we believe it is prudent to enter into this IMA to formalize the partnership.

Under the IMA the City of Everett is currently overseeing project management until the end of FY24, at which point these responsibilities will revert back to Chelsea, as the City of Everett is administering the current state grant funding design activities. After FY'24, these responsibilities will revert back to Chelsea. Specifically, in the event construction financing is secured through the FEMA BRIC Grant Program, the City of Chelsea will act as the project management lead and grant administrator. Currently construction is expected to start in early 2026, and continue for a term of three years.

For all the reasons set forth above, I respectfully request that the City Council approve this Intermunicipal Agreement. I have attached a draft Resolution and Order.

Sincerely,
Ned Keefe
City Manager

ID#: 24CM26 - The following communication from City Manager Ned Keefe was read. A motion to accept and file the communication unanimously under suspension was made by Councilor Hatleberg and was approved without objection.

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

Re: Supplemental Funding for New Park Construction at 88 Clinton Street

Dear Councilors:

I am writing to you with an update on the City's work to build a new park at 88 Clinton Street, and request that the City Council approve the necessary funding for this project.

As you may remember, the City through the Department of Housing and Community Development last year secured a Land and Water Conservation Fund (LWCF) grant from the National Parks Service for the creation of a new riverfront park at 88 Clinton Street. The design process for this park, currently a vacant parcel on a residential street that directly abuts Mill Creek, has been in progress over the last year and we have recently settled on a final design. Elements of the park will include seating areas, walking paths, shaded lawn areas, a water feature for children, a platform where residents can enjoy views of Mill Creek, and utility and lighting construction. Once completed the new park will offer a space for residents of all ages and abilities to encounter Chelsea's natural resources along Mill Creek, create better recreation and transportation connections between the Mill Creek Riverwalk and the Mill Hill neighborhood, and offer opportunities for flood resilience and a respite from rising temperatures, goals that are in alignment with the City's 2017-2024 *Open Space and Recreation Plan*.

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The design process has included coordination with future park users, neighborhood residents and other stakeholders. Input has been sought through multiple public forums both through the CPC, GreenRoots, and an on-site public meeting hosted by the City. We anticipate holding an additional public meeting in the near future to present the final design and discuss the construction process with abutters.

After our most recent round of value engineering on the project, the projected budget remains above what has already been appropriated; due to rising inflation, particularly in the construction sector, we are requesting Council release \$225,000 in order to fully cover the costs of the project and ensure the City has an adequate contingency on-hand. The source of these funds is Free Cash appropriated for a PARC grant to renovate Voke Park which is now complete, and for which the funds are held in a required match reserve but may now be released for another park purpose.

These funds will be additional to those already provided through the LWCF grant (\$349,436.50) and the City's already-programed match (\$481,563.50).

For all the reasons set forth above, I respectfully request that the City Council approve this appropriation. I have attached a draft Order.

Sincerely,
Ned Keefe
City Manager

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COMMUNICATIONS AND PETITIONS TO THE COUNCIL:

ID#:24C11 – A copy of a communication was received from the City Solicitor Cheryl Watson Fisher regarding the repeal of Section 14-2 of the City of Chelsea Code of Ordinances. A motion to accept and file the communication unanimously under suspension was made by Councilor Hatleberg and was approved without objection.

COMMITTEE REPORTS:

ID#:24CR01 – A Committee Report was received from Councilor Vidot, Chair of the Subcommittee on Rules and Ordinances.

RESULT	7-0-4-0 (Report adopted by Roll Call at request of Councilor Taylor)
YES	Brown, J. Garcia, Lopez, Robinson, Recupero, Hatleberg and Taylor
NO	
ABSENT	T. Garcia, Vidot, De Jesus and Vega
PRESENT	

UNFINISHED BUSINESS:

ID#:23F46 – The following Order introduced by Council President Robsinon was brought forth for reconsideration. There were no objections.

Councilor Hatleberg moved to amend the previous version to read “Community Preservation Fund (4900)” and “Community Preservation Act Open Space Reserve (4901).”

RESULT 7-0-4-0 (Passed by Roll Call as amended at request of Councilor Hatleberg)

YES	Brown, J. Garcia, Lopez, Robinson, Recupero, Hatleberg and Taylor
NO	
ABSENT	T. Garcia, Vidot, De Jesus and Vega
PRESENT	

SECOND READINGS:

ID#: 24F06 – The following Order was introduced by Council President Robinson and read for the Second Time.

RESULT 7-0-4-0 (Passed by Roll Call at request of Councilor Hatleberg)

YES	Brown, J. Garcia, Lopez, Robinson, Recupero, Hatleberg and Taylor
NO	
ABSENT	T. Garcia, Vidot, De Jesus and Vega
PRESENT	

Ordered, that the Chelsea City Council authorizes the appropriation of \$100,000.00 from Operating Stabilization Fund #7023 to supplement the Fiscal Year CIP 2024 – Emergency Management Department – Emergency Housing/Shelter Operations Account #0123052-538000.

ID#: 24F07 – The following Order was introduced by Council President Robinson and read for the Second Time.

RESULT 7-0-4-0 (Passed by Roll Call at request of Councilor Hatleberg)

YES	Brown, J. Garcia, Lopez, Robinson, Recupero, Hatleberg and Taylor
NO	
ABSENT	T. Garcia, Vidot, De Jesus and Vega
PRESENT	

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Ordered, that in accordance with M.G.L Ch. 44, Section 64 budget management procedures, whereby costs incurred in FY21, FY22, and FY23 were not paid and are owed to the vendors, and to meet this obligation funds are required from the current year FY24 budgets respectively as noted, that the City Council authorize the following expenditures to satisfy the unpaid balances from prior years as follows:

Year	Dept	Amount	Vendor	Purpose
FY23	Clerk	\$44.00	RICOH Inc.	printer rental
FY23	DPW	\$109.25	United Rentals	industrial equipment purchase
FY23	DPW	\$500.00	Cooling and Heating Specialists	AC repair
FY23	Police	\$1,750.00	Paul D. Zeizel, Psy. D.	psychological evaluation
FY23	School	\$2,050.00	Research for Better Teaching	professional development
FY22	Clerk	\$44.00	RICOH Inc.	printer rental
FY22	School	\$711.20	Corolla Roofing	roof repair at Williams School
FY22	School	\$46.00	Julia McDonald	travel reimbursement
FY22	School	\$26.05	Julia McDonald	travel reimbursement
FY22	School	\$4,392.26	Mackin Educational Resources	book purchase for Complex Lib
FY22	Police	\$260.95	Seacoast Harley-Davidson	motorcycle repair
FY22	Police	\$312.49	W.B. Mason	office supplies
FY22	Police	\$294.17	W.B. Mason	swivel chair
FY21	Police	\$747.18	Seacoast Harley-Davidson	motorcycle parts
FY21	School	\$225.16	Jostens Inc.	diplomas and certificates
FY21	School	\$241.27	Jostens Inc.	diploma covers
FY21	DPW	\$1,200.00	GreenRoots Inc.	downtown beautification efforts
FY21	Council	\$40.00	Independent Newspaper Group	printing in Chelsea Record

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NEW BUSINESS:

ID#: 2429 – The following Order was introduced by Councilor Recupero. A motion to adopt unanimously under suspension was made by Councilor Recupero and was approved without objection.

Ordered, that the City Manager and DPW Commissioner ensure construction equipment used by the city and contractors are stored better.

ID#: 2430 – The following Order was introduced by Councilor Recupero. A motion to adopt unanimously under suspension was made by Councilor Recupero and was approved without objection.

Ordered, that the City Manager and DPW Commissioner order construction contractors and utility companies to fully repair streets after their work is complete.

ID#: 2431 – The following Order was introduced by Councilor Recupero. A motion to adopt unanimously under suspension was made by Councilor Recupero and was approved without objection.

Ordered, that the Traffic and Parking Commission look into placing a “Stop” sign at the intersection of Pearl Street and Essex Street.

ID#: 2432 – The following Order was introduced by Councilor Recupero. A motion to adopt unanimously under suspension was made by Councilor Recupero and was approved without objection.

Ordered, that the Traffic and Parking Commission remove the bike lane on Third Street near Chestnut Street.

ID#: 2433 – The following Order was introduced by Councilor Recupero. A motion to adopt unanimously under suspension was made by Councilor Recupero and was approved without objection.

Ordered, that the City Manager provide an update to the City Council on traffic configuration plans for the intersection of Congress Avenue, Park Street and Pearl Street.

ID#: 2434 – The following Order was introduced by Councilors Lopez and Recupero. A motion to adopt unanimously under suspension was made by Councilor Lopez and was approved without objection.

Ordered, that the Traffic and Parking Commission approve the installation of a speed bump at 42 and 43 Maverick Street.

ID#: 2435 – The following Order was introduced by Councilor Lopez. A motion to adopt unanimously under suspension was made by Councilor Lopez and approved without objection.

Ordered, that the Traffic and Parking Commission approve the installation of speed bump at 31 Library Street.

ID#: 2436 – The following Order was introduced by Councilors Lopez, Recupero and Vidot. A motion to adopt unanimously under suspension was made by Councilor Lopez and was approved without objections.

Ordered, that the City Manager, Parking Clerk, Police Chief and Traffic and Parking Commission have parking enforcement officers enforce and issue fines to illegally parking hitched and unhitched trailers parked overnight in Chelsea.

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ID#: 2437 – The following Order was introduced by Councilors Lopez, Recupero and Vidot. A motion to adopt unanimously under suspension was made by Councilor Lopez and was approved without objections.

Ordered, that the City Manager and DPW Commissioner send a crew to clean and sanitize the bottom of all public trash receptacles throughout Chelsea.

ID#: 24F08 – The following Order was introduced by Council President Robinson. A motion to move to a Second Reading was made by Councilor Brown and was approved without objection.

Ordered, that in accordance with M.G.L Ch. 44, Section 64 budget management procedures whereby costs incurred in FY21, FY22, and FY23 were not paid and are owed to the vendors, and to meet this obligation funds are required from the current year of FY24 budgets respectively as noted, that the City Council authorize the following expenditures to satisfy the unpaid balances from prior years as follows:

Year	Dept	Amount	Vendor	Purpose
FY23	DPW	\$1,669.16	Waste Management	overweight dump truck
FY23	Police	\$7,572.05	First Vehicle Services	cruiser accident repairs
FY23	Police	\$144.46	Verizon	phone lines and routers
FY22	Police	\$75.72	W.B. Mason	battery purchase
FY21	DPW	\$3,490.00	Dagle Electrical Construction	traffic signal repair

ID#: 24F09 – The following Order was introduced by Council President Robinson. A motion to move to a Second Reading was made by Councilor Brown and was approved without objection.

WHEREAS, The City owns open space located at 212 Congress Ave., documented as Parcel ID 13-52 on the City’s Assessors Maps, and catalogued under Book #68561 and Page #86 in the Suffolk County Registry of Deeds; and

WHEREAS, 212 Congress Ave. will be preserved as open space in perpetuity, pursuant to M.G.L. c. 45 s. 3 and Article 97 of the Massachusetts Constitution, and will be recorded as evidence by the property’s deed, which is catalogued under Book #68561 and Page #86 in the Suffolk Registry of Deeds; and

WHEREAS, The priorities detailed in the City’s 2017-2024 Open Space and Recreation Plan include the establishment of new active recreational opportunities for residents with a range of

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ages, interests, and abilities that take advantage of Chelsea's environmental, cultural, and scenic resources, while promoting climate resilience; and

WHEREAS, The Shurtleff/Bellingham Neighborhood where 212 Congress Ave. is located contains an Environmental Justice population and a scarcity of public open space, resulting in negative public health outcomes, a lack of recreational opportunities, and urban heat islands that negatively affect the quality of life and welfare of residents; and

WHEREAS, The City, through the Department of Housing & Community Development, filed a grant application to the Executive Office of Energy and Environmental Affairs (EOEAA) PARC Grant Program and was awarded a \$500,000 PARC grant for the construction of the 212 Congress Ave. Park; and

WHEREAS, The renovation of this facility is estimated to cost \$1,200,000 and the City will be reimbursed for 68% of the full project cost, up to \$500,000, under the PARC grant requirements; and

WHEREAS, Because the PARC grant reimburses the City for design and construction, the City is required by PARC grant requirements to set aside the full cost of the project and certify that 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 FY'2024 Capital Improvement Plan; and

WHEREAS, Due to inflationary costs and the large size of the 212 Congress Ave. site, the City requires an additional amount of funding of \$350,000 to fully and successfully complete the execution of the project; and

WHEREAS, To ensure the successful implementation of this and other PARC grant funded projects, the funds appropriated through this order for the renovations for 212 Congress Ave. 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 towards future PARC grant funded open space improvements;

NOW THEREFORE BE IT ORDERED, By this vote, the Chelsea City Council endorses this project for the receipt of PARC grant funds; appropriates \$850,000 representing the full project cost, from the General Stabilization Fund #7020; designates 212 Congress Ave. as open space parkland in perpetuity, in accordance with Article 97 of the Massachusetts Constitution and M.G.L., c. 45, s. 3; authorizes the City Manager to utilize any surplus funds for current and future PARC funded 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.

ID#: 2438 – The following Order was introduced by Council President Robinson. A motion to move to a Second Reading was made by Councilor Brown and was approved without objection.

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- WHEREAS,** The City has for years recognized the dangers of unaddressed coastal flood vulnerability in the Island End River district, due to the acute, undeniable impacts of climate change; and
- WHEREAS,** The City has therefore diligently secured grant funding and advanced the design of a flood barrier on the eastern side of Island End River, while working harmoniously with the City of Everett to ensure a comprehensive response to future flood risks on the western side; and
- WHEREAS,** Massachusetts General Law, Part I, Title VIII, Chapter 40, Section 4A empowers municipalities to enter into intermunicipal agreements for the management and completion of complex, regional projects; and
- WHEREAS,** The City of Chelsea, through the Department of Housing & Community Development, has secured a Local Pre-Disaster Mitigation grant from the Massachusetts Emergency Management Agency for \$742,500 to advance the project to 100% design and permitting; and
- WHEREAS,** The City of Everett and City of Chelsea have secured a Municipal Vulnerability Preparedness grant from the Executive Office of Energy and Environmental Affairs (EOEAA) for \$2,998,600 towards the same milestone; and
- WHEREAS,** The eventual construction of the flood barrier is expected to be at least \$76,000,000; and
- WHEREAS,** The City has put forth a federal request for funding, totaling \$50,000,000, which is undergoing a review process for a BRIC grant from the Federal Emergency Management Agency; and
- WHEREAS,** Both continued project management and any eventual BRIC award require a clear structure governing decision making, project management, budgetary management, grant administration, and municipal interrelations, and the cities of Chelsea and Everett seek to formalize this partnership through the adoption of an Inter-Municipal Agreement;

NOW THEREFORE BE IT ORDERED, By this vote, the Chelsea City Council approves the Intermunicipal Agreement, as drafted between the Cities of Chelsea and Everett, governing the Island End River Flood Resilience Project, pursuant to M.G.L. Chapter 40, Section 4A.; formally expresses support for diligently pursuing external funding, completing design and engineering, and executing the project; and directs the City Manager to take any and all necessary action to accomplish the project.

ID#: 2439 – The following Order was introduced by Council President Robinson.

RESULT	7-0-4-0 (Passed by Roll Call at request of Councilor Hatleberg)
YES	Brown, J. Garcia, Lopez, Robinson, Recupero, Hatleberg and Taylor
NO	
ABSENT	T. Garcia, Vidot, De Jesus and Vega
PRESENT	

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WHEREAS, The City of Chelsea has a licensing ordinance restricting convenience stores and gas stations from being on the same parcel; and

WHEREAS, The City Council and Planning Board, with the support of the City Administration, in a recent zoning amendment eliminated the restriction of convenience stores and gas stations on one parcel; and

WHEREAS, While the Zoning Amendment was ultimately passed and the restriction eliminated, the Licensing Ordinance restricting the practice remained and was never changed; and

WHEREAS, This Order will bring the City's zoning ordinances into alignment with its licensing ordinances; and

NOW THEREFORE BE IT ORDERED, that the Chelsea City Council deletes in its entirety Section 14-2 of Chapter 14, Article I of the City of Chelsea Code of Ordinances.

ID#: 24F10 – The following Order was introduced by Council President Robinson. A motion to move to a Second Reading was made by Councilor Brown and was approved without objection.

WHEREAS, The City, through the Department of Housing and Community Development, was awarded \$400,000 from the Executive Office of Energy and Environmental Affairs (EOEEA) PARC Grant Program for the renovation of Voke Park in FY20; and

WHEREAS, On November 25, 2019, the Chelsea City Council appropriated \$400,000 from Free Cash to the Voke Park Renovations Project as required by the grant; and

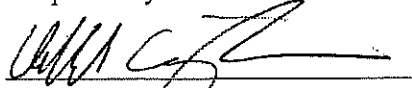
WHEREAS, The Voke Park Renovations Project is complete and the full revenue of \$400,000 has been received from EOEEA; and

WHEREAS, The original appropriation of \$400,000 is no longer needed to complete the project;

NOW THEREFORE BE IT ORDERED, By this vote, the Chelsea City Council authorizes the transfer of \$225,000 from the Voke Park Renovations Project to the 88 Clinton Street Park Project, for the purpose of constructing a park on the recently acquired property; and authorizes the City Manager to utilize the remaining surplus funds of \$175,000 for open space projects within the City of Chelsea.

The meeting adjourned at 7:43 PM.

Respectfully submitted,



Clifford Cunningham
Clerk, Chelsea City Council

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