



CITY OF CHELSEA, MA
City Council

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CHELSEA CITY COUNCIL
MEETING AGENDA
Monday, June 3rd, 2024
7:00 P.M

1. PLEDGE OF ALLEGIANCE

2. CALLING THE ROLL OF MEMBERS

3. MEMORIUMS AND CELEBRATORY RESOLUTIONS

- a. **ID#: 24R25** – LGBTQ+ Pride Month
- b. **ID#: 24R26** - Juneteenth

4. PUBLIC HEARING

- a. Zoning Amendment - Chapter 34, Article XII, Section 34-158(c)(2) “Marijuana Retailers”
- b. Zoning Amendment - Part II Chapter 34 “Body Art”
- c. Zoning Amendment - Part II Chapter 34 “Floodplain District”
- d. Fiscal Year 2025 Budget

5. PUBLIC SPEAKING

6. APPROVAL OF MINUTES

- a. **ID#: 24M25** – Minutes of May 20, 2024 – Special Meeting
- b. **ID#: 24M26** – Minutes of May 20, 2024 – Regular Meeting

7. COMMUNICATIONS FROM THE CITY MANAGER

- a. **ID#: 24CM112** - Communication received from City Manager Fidel Maltez, responding to Council Order 24105 – Explore Funding for Municipal Athletic Director.
- b. **ID#: 24CM113** – Communication received from City Manager Fidel Maltez, responding to Council Order 24127 – FY2024 Use of Free Cash.
- c. **ID#: 24CM114** - Communication received from City Manager Fidel Maltez, responding to Council Order 24128 – Citywide Operational Overview.

- d. **ID#: 24CM115** - Communication received from City Manager Fidel Maltez, requesting approval of appointments and re-appointments to Boards and Commissions.
- e. **ID#: 24CM116** - Communication received from City Manager Fidel Maltez, requesting City Council approval to acquire the property located at 26 County Road.
- f. **ID#: 24CM117** - Communication received from City Manager Fidel Maltez, requesting approval for Departments to pay prior-year expenses.
- g. **ID#: 24CM118** – Communication received from City Manager Fidel Maltez, requesting approval of Easement Agreement for Housing project at 361 Broadway.
- h. **ID#: 24CM119** – Communication received from City Manager Fidel Maltez, regarding year-end financial requests.

8. COMMUNICATIONS AND PETITIONS TO THE COUNCIL

- a. **ID#: 24C27** – Communication received from Michelle Mirthes, chair of the Chelsea Community Preservation Committee, requesting the City Council appropriate \$66,000 from the Community Preservation Act Budgetary Reserve for a Housing and Community Preservation Manager.
- b. **ID#: 24C28** – Communication received from School Committee member Sarah Neville, regarding the proposed purchase and renovation of 26 County Road for use by the Chelsea Opportunity Academy and Intergenerational Literacy Program.
- c. **ID#: 24C29** – Communication received from Director of Housing and Community Development Ben Cares, requesting City Council approve an Easement Agreement for the project at 361 Broadway.
- d. **ID#: 24C30** – Communication received from Planner/Land Use Administrator William Cecio regarding the Planning Board’s recommendation of passage of proposed Zoning Amendment – Section 34-158 (c)(2) – Marijuana Retailers.
- e. **ID#: 24C31** – Communication received from Planner/Land Use Administrator William Cecio regarding the Planning Board’s recommendation of passage of proposed Zoning Amendment – Section 34-241 “Definitions” and Section 34-300 “Table of Principal Uses” – Body Art.
- f. **ID#: 24C32** – Communication received from Planner/Land Use Administrator William Cecio regarding the Planning Board’s recommendation of passage of proposed Zoning Amendment – Section 34-184 “Floodplain District.”
- g. **ID#: 24C33** – Communication received from Councilor Kelly Garcia, regarding a report received from Chelsea’s representative on the Northeast Metro Regional Vocational School Committee.

9. COMMITTEE REPORTS

- a. **ID#: 24CR19** – Committee Report received from Council President DeJesus, regarding the meeting of the Sub-Committee on Conference held on May 13th, 2024.

- b. **ID#: 24CR20** – Committee Report received from Council President DeJesus, regarding the meeting of the Sub-Committee on Conference held on May 14th, 2024.
- c. **ID#: 24CR21** – Committee Report received from Council President DeJesus, regarding the meeting of the Sub-Committee on Conference held on May 15th, 2024.
- d. **ID#: 24CR22** – Committee Report received from Councilor Taylor, regarding the meeting of the Sub-Committee on Ways and Means held on May 28th, 2024.

10. UNFINISHED BUSINESS

11. SECOND READINGS

- a. **ID#: 24CM102** – Communication received from City Manager Fidel Maltez, requesting approval of appointments and reappointments to Boards and Commissions.
- b. **ID#: 24F54** - Order introduced by Councilor Taylor, that, in accordance with M.G.L Ch. 44, Section 64 budget management procedures, whereby costs incurred in FY23 were not paid and are owed to the vendor, and to meet this obligation funds are required from the current year FY24 budgets respectively, the Chelsea City Council authorizes expenditures to satisfy the unpaid balances from the prior year.
- c. **ID#: 24F55** - Order introduced by Council President DeJesus, that the following sums as classified and designated with respect to each department or undertaking as Salaries, Operations & Maintenance and Capital are hereby appropriated in the **General Fund** of the City of Chelsea as listed below and as summarized: Salaries \$58,439,264, Operations & Maintenance \$185,823,453, and Capital \$739,420 – totaling \$245,002,137.
- d. **ID#: 24F56** – Order introduced by Council President DeJesus, that the following sums, designated as appropriations, are hereby appropriated in the **Sewer Enterprise Fund** of the City of Chelsea as follows: Salaries - \$740,904; Operations and Maintenance Expenses - \$11,863,681; Capital - \$2,235,043 for a total of \$14,839,628.
- e. **ID#: 24F57** – Order introduced by Council President DeJesus, that the following sums, designated as appropriations, are hereby appropriated in the **Water Enterprise Fund** of the City of Chelsea as follows: Salaries - \$740,904; Operations and Maintenance - \$7,760,220; Capital - \$2,037,652 for a total of \$10,408,776.
- f. **ID#: 24F58** - Order introduced by Council President DeJesus, that the City appropriations and assessments in the **General Fund** are to be financed in part by Certified Free Cash of the City of Chelsea as follows: **Free Cash** in the amount of \$706,908.00.
- g. **ID#: 24F59** - Order introduced by Councilor Taylor, that, pursuant to M.G.L. c. 44, Section 53F3/4, the Chelsea City Council hereby approves the FY25 PEG Access Budget as follows: \$218,600 for Chelsea Cable Television; \$85,000 for Chelsea Public Schools; and \$130,000 for the City of Chelsea.
- h. **ID#: 24F60** - Order introduced by Councilor Taylor, that the Chelsea City Council act on the report of the Community Preservation Committee on the FY25 Community Preservation budget, in accordance with M.G.L. c. 44B, section 6.

- i. **ID#: 24Z5** - Order introduced by Council President DeJesus, that the Revised Code of Ordinances of the City of Chelsea as amended, by repealing Chapter 34, Article XII, Section 34-158(c) (2), which reads “Marijuana Retailers are prohibited from operating between the hours of 9 PM and 9 AM” and that it be reviewed and that a public hearing be scheduled to discuss the proposed zoning amendments pursuant to Mass. Gen. Laws c. 40A.
- j. **ID#: 24Z6** - Order introduced by Council President DeJesus, that the Revised Code of Ordinances of the City of Chelsea, as amended, be further amended and adopted as follows: an Amendment revising Part II Chapter 34 of the Chelsea Code Ordinances to add the following zoning provisions – Insert definitions of “Body art,” “body art establishment,” and “body piercing,”; amend table of principal use regulations by inserting new category “Body art establishment, body piercing establishment with hours nor to exceed 8:00 AM to 10:00 PM” and allowing such uses by right (Y) in the BR, BR2, BH, SC, WU, and NHC Districts; by Special Permit (SP) in the P District with the footnote (4) Except prohibited on pile supported piers; and not allowed (N) in all other districts.
- k. **ID#: 24Z7** - Order introduced by Council President DeJesus, that the Revised Code of Ordinances of the City of Chelsea, as amended, be further amended and adopted by revising Part II Chapter 34 of the Chelsea Code of Ordinances – Floodplain District.

12. NEW BUSINESS

- a. **ID#: 24F61** – Order introduced by Councilor Taylor, Order introduced by Councilor Taylor, that the Chelsea City Council act on the report of the Community Preservation Committee on the awarding of grant funding to this FY2024 community preservation project, 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; and appropriate \$66,000 from the Community Preservation Act Budgetary Reserve (4904) for Affordable Housing Trust Fund Housing Specialist.
- b. **ID#: 24F62** – Order introduced by Councilor Taylor, that in accordance with M.G.L Ch. 44, Section 64, “budget management procedures”, whereby costs incurred in FY21 were not paid and are owed to the vendors, and to meet this obligation funds are required from the current year FY24 budget as noted, that the City Council authorizes the following expenditures to satisfy the unpaid balances that total \$6,911.38 from prior years.
- c. **ID#: 24F63** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$171,354.00 from Free Cash to the Fiscal Year 2024 Police Department – Contract Services Account #0121052-530600 for Year 3 of 5-Year Body Worn Camera Contract.
- d. **ID#: 24F64** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$50,600.00 from Free Cash to the Fiscal Year 2024 MIS Department – Computer Equipment Account #0115558-586500 for HVAC Cooled Racks and Meriaki Access Point.
- e. **ID#: 24F65** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$30,000.00 from Free Cash to the Fiscal Year 2024 DPW Structure

& Grounds Department – Building Maintenance Account #0147052-542100 for contingency for repairs and maintenance, including parks.

- f. **ID#: 24F66** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the transfer of \$2,719.00 from the Salary Reserve Account #0199959-598000 to the Fiscal Year 2024 Auditing – Regular Salary Account #0113551-510200.
- g. **ID#: 24F67** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the transfer of \$6,141.00 from the Salary Reserve Account #0199959-598000 to the Fiscal Year 2024 Payroll – Regular Salary Account #0114751-510200.
- h. **ID#: 24F68** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the transfer of \$10,000.00 from the Salary Reserve Account #0199959-598000 to the Fiscal Year 2024 Personnel – Temporary Salary Account #0115251-510300.
- i. **ID#: 24F69** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the transfer of \$7,054.00 from the Salary Reserve Account #0199959-598000 to the Fiscal Year 2024 City Clerk – Regular Salary Account #0116151-510200.
- j. **ID#: 24F70** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the transfer of \$7,817.00 from the Salary Reserve Account #0199959-598000 to the Fiscal Year 2024 City Clerk – Overtime Account #0116151-510400.
- k. **ID#: 24F71** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the transfer of \$2,370.00 from the Salary Reserve Account #0199959-598000 to the Fiscal Year 2024 City Clerk – Poll Workers Account #0116151-510800.
- l. **ID#: 24F72** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the transfer of \$3,213.00 from the Salary Reserve Account #0199959-598000 to the Fiscal Year 2024 Fire – Regular Salary Account #0122051-510200.
- m. **ID#: 24F73** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$98,178.00 from Free Cash to the Fiscal Year 2024 Fire – Regular Salary Account #0122051-510200.
- n. **ID#: 24F74** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$115,331.00 from Free Cash to the Fiscal Year 2024 Fire – Overtime Account #0122051-510400.
- o. **ID#: 24F75** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$175,680.00 from Free Cash to the Fiscal Year 2024 Emergency Management – Overtime Account #0123051-510400.
- p. **ID#: 24F76** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$1,735.00 from Free Cash to the Fiscal Year 2024 Parking – Regular Salary Account #0129351-510200.
- q. **ID#: 24F77** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$19,889.00 from Free Cash to the Fiscal Year 2024 DPW Snow – Overtime Account #0142351-510400.

- r. **ID#: 24F78** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$10,530.00 from Free Cash to the Fiscal Year 2024 Elder Affairs – Regular Salary Account #0154151-510200.
- s. **ID#: 24F79** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$29,952.00 from Free Cash to the Fiscal Year 2024 Employee Benefit – Medicare Account #0191051-517600.
- t. **ID#: 24F80** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$40,273.00 from Free Cash to the Fiscal Year 2024 DPW Snow Removal – Salt Account # 0142352-546300, to provide supplemental funds for final snow and ice operations.
- u. **ID#: 24F81** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$7,000.00 from Free Cash to the Fiscal Year 2024 Fire Department – Lighting Account #0122052-521200.
- v. **ID#: 24F82** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$5,000.00 from Free Cash to the Fiscal Year 2024 Fire Department – Gasoline Account #0122052-545100.
- w. **ID#: 24F83** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$5,000.00 from Free Cash to the Fiscal Year 2024 City Manager Department – Community Events Account # 0112352-571700.
- x. **ID#: 24F84** – Order introduced by Councilor Taylor, that the Chelsea City Council authorizes the appropriation of \$3,270.00 from Free Cash to the Fiscal Year 2024 City Clerk Department – Data Processing Services Account # 0116152-530300.
- y. **ID#: 24F85** – Order introduced by Councilor Taylor, that in accordance with M.G.L Ch. 44, Section 64, “budget management procedures”, whereby costs incurred in FY22 and FY23 were not paid and are owed, and to meet this obligation funds are required from the current FY24 budget, that the Chelsea City Council authorizes the following expenditures totaling \$2,549.95 and appropriate this amount from Free Cash to the FY24 Personnel Department – Life Insurance Account #0191051-517500 to satisfy the unpaid balances from prior years.
- z. **ID#: 24F86** – Order introduced by Councilor Taylor, regarding the City’s six Revolving Funds.
- aa. **ID#: 24F87** – Order introduced by Councilor Taylor, authorizing a Revolving Account for the School Department Non-Resident Student Tuition Revolving Fund.
- bb. **ID#: 24129** – Order introduced by Council President DeJesus, that the Chelsea City Council authorizes the City Manager to purchase the parcel of land known as 26 County Road, Chelsea, Massachusetts, and is authorized to execute any and all documents to acquire said parcel.
- cc. **ID#: 24130** – Order introduced by Council President DeJesus, that the Chelsea City Council hereby authorizes the City Manager to execute a grant of an easement to AU Broadway LLC, an affiliate of Arx BU LLC, and such easement shall be for the construction and maintenance of footings attached to the new development occurring at 361 Broadway in Chelsea, Massachusetts; and that the City Manager may reasonably vary the form

and substance of the proposed amendment, as necessary, in order to facilitate reaching a final agreement to be executed by all parties.

- dd. **ID#: 24131** – Order introduced by Councilor Recupero, that the City Manager instruct relevant Departments to ensure the Garden Cemetery is open to the public from dawn through dusk daily and is cleaned/landscaped at least once per month.
- ee. **ID#: 24132** – Order introduced by Councilor Recupero, that the City Manager explore the feasibility of opening a museum in the City of Chelsea dedicated to promoting the history of the City.
- ff. **ID#: 24133** – Order introduced by Council President DeJesus, that in accordance with Section 2-6 of the Charter of the City of Chelsea, the Chelsea City Council formally waives the remainder of the six (6) month probationary period and appoints Mohamed Brahimi as Legislative Aide/Admin. Assistant to the Chelsea City Council for a period of five (5) years at the pay grade of MM6, Step 1 – as outlined in the pay scale for Exempt Employees in the City of Chelsea - with the duties and responsibilities as described in the Legislative Code; and that, the Chelsea City Council formally approves a waiver of the residency requirement set forth in the Code of Ordinances of the City of Chelsea for Mr. Brahimi.
- gg. **ID#: 24134** – Order introduced by Councilor Teshe, that in accordance with Section 2-6 of the Charter of the City of Chelsea, the Chelsea City Council formally reclassifies the position of Clerk to the City Council as MM9 on the pay scale of Exempt Employees of the City of Chelsea; and that the Chelsea City Council formally reclassifies Clerk to the City Council Clifford Cunningham as MM9, Step 1 upon passage of this Order.
- hh. **ID#: 24R27** – Resolution introduced by Councilor Kelly Garcia, expressing support for passage of the HOMES Act.
- ii. **ID#: 24135** – Home Rule Petition introduced by Councilor Jimenez-Rivera, For a Special Law Authorizing The City of Chelsea to Impose a Real Estate Transfer Fee.

13.PUBLIC ANNOUNCEMENTS