

RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA

C/B  
Chelsea City Council  
Special Meeting  
January 2<sup>nd</sup>, 2024

ACCEPTED AND FILED

SUSPENSION

2024 JAN 24 A 11: 08

A special meeting of the Chelsea City Council was held on Tuesday, January 2<sup>nd</sup>, 2024. The meeting was held in the City Council Chambers at Chelsea City Hall, located at 500 Broadway, Chelsea, Massachusetts 02150. Senior Member Robinson presided over the meeting. The meeting opened at 7:00 PM.

Councilor's Name	District	Status	Arrived
Councilor Manuel Teshe	Seven	PRESENT	
Councilor Todd Taylor	One	PRESENT	
Councilor Melinda Vega	Two	PRESENT	
Councilor Tanairi Garcia	Four	PRESENT	
Councilor Lisa Santagate	Five	PRESENT	
Councilor Roberto Jimenez-Rivera	At-Large	PRESENT	
Councilor Norieliz De Jesus	Three	PRESENT	
Councilor Calvin Brown	Eight	PRESENT	
Councilor Giovanni Recupero	Six	PRESENT	
Councilor Kelly Garcia	At-Large	PRESENT	
Councilor Leo Robinson	At-Large	PRESENT	

The following Communication from City Clerk Jeannette Cintron White was read. A motion to accept the call of the meeting was made by Councilor Brown and was approved without objection.

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

Dear Honorable Council Members:

Please be advised that Leo Robinson, Senior Member of the Chelsea City Council, has called a Special Meeting of the Chelsea City Council for Tuesday, January 2, 2024 at 7:00 P.M in the City Council Chambers, 500 Broadway Chelsea, Massachusetts, 02150 for the following purposes:

1. Pledge of Allegiance/National Anthem
2. Calling the Roll of Members
3. Oath of Office for Members of the City Council
4. Nomination and election of President, Vice-President and Delegate to the School Committee for 2024

5. Approval of Roll Call Order, Seating Arrangement and Rules and Regulations for 2024
6. Oath of Office for Members of the School Committee
7. Oath of Office for City Manager Fidel Maltez

Sincerely,  
Jeannette Cintron White  
City Clerk

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The Members of the City Council, School Committee and City Manager Fidel Maltez were escorted into the Council Chambers by Police Chief Keith Houghton, Fire Chief Leonard Albanese and the Chelsea Police Department Honor Guard. Chelsea student Jayna Singer sang the National Anthem

Senior Member Robinson called upon City Clerk Jeannette Cintron White to administer the oath of office for the members of the City Council, then delivered opening remarks.

Senior Member Robinson opened nominations for President of the City Council. Councilor Taylor nominated Councilor De Jesus, seconded by Councilor Recuperero. Councilor Brown requested nominations be closed.

Voting for Councilor De Jesus were: Councilors Teshe, Taylor, Vega, T. Garcia, Santagate, Jimenez-Rivera, Brown, Recuperero, K. Garcia and Robinson. Councilor De Jesus voted present. The Council Clerk declared Councilor De Jesus President of the Chelsea City Council for 2024. City Clerk Cintron-White administered the oath of office.

Council President De Jesus opened nominations for Vice-President. Councilor Tanairi Garcia nominated Councilor Taylor, seconded by Councilor Recuperero. Councilor Robinson requested nominations be closed.

Voting for Councilor Taylor were: Councilors Teshe, Vega, T. Garcia, Santagate, Jimenez-Rivera, De Jesus, Brown, Recuperero, K. Garcia and Robinson. Councilor Taylor voted present. The Council Clerk declared Councilor Taylor Vice-President of the Chelsea City Council for 2024. City Clerk Cintron-White administered the oath of office.

Council President De Jesus opened nominations for Delegate to the School Committee. Councilor Jimenez-Rivera nominated Councilor Kelly Garcia, seconded by Councilor Vega. Councilor Recuperero requested nominations be closed.

Voting for Councilor Kelly Garcia were: Councilors Teshe, Taylor, Vega, T. Garcia, Santagate, Jimenez-Rivera, De Jesus, Brown, Recuperero and Robinson. Councilor Kelly Garcia voted present. The Council Clerk declared Councilor Kelly Garcia Delegate to the School Committee for 2024. City Clerk Cintron-White administered the oath of office.

Councilor Santagate moved that the Rules and Regulations for the year 2023 be the Rules and Regulations for the year 2024 until such time that the City Council Sub-Committee on Rules and

Administration meets and recommends otherwise. Councilor Kelly Garcia seconded the motion and moved to adopt unanimously under suspension.

Councilor Recuperero moved that the Seating Arrangement for the year 2024 be as drawn during the Organizational Meeting held on Monday, December 18<sup>th</sup>, 2023 in the City Council Committee Room. Councilor Vega seconded the motion and moved to adopt unanimously under suspension.

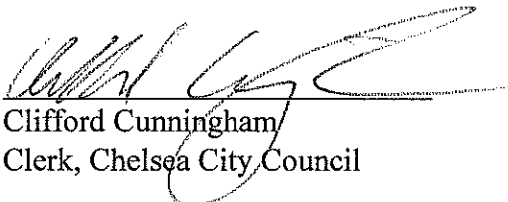
Councilor Brown moved that the Roll Call Order for the year 2024 be as drawn during the Organizational Meeting held on Monday, December 18<sup>th</sup>, 2023 in the City Council Committee Room. Councilor Jimenez-Rivera seconded the motion and moved to adopt unanimously under suspension.

Council President De Jesus called on City Clerk Cintron White to administer the oath of office to the members of the School Committee, followed by City Manager Fidel Maltez.

Council President De Jesus delivered remarks, and thanked dignitaries and City staff in attendance.

**The meeting adjourned at 7:46 PM.**

Respectfully submitted,

  
Clifford Cunningham  
Clerk, Chelsea City Council

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**ID#: 24M12** - The Minutes of the City Council Regular Meeting dated December 18<sup>th</sup>, 2023 were approved at the request of Councilor Taylor under suspension.

**ID#: 24M13** - The Minutes of the City Council Special Meeting dated December 21<sup>th</sup>, 2023 were approved at the request of Councilor Brown under suspension.

**COMMUNICATIONS FROM THE CITY MANAGER:**

**ID#: 24CM43** – The following communication from City Manager Fidel Maltez 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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CHELSEA, MA  
2024 JAN 24 A 11: 09

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 Community Preservation Committee, Ms. Devra Sari Zobot, 375 Broadway, #202, Chelsea, to fill the unexpired term of Mr. Jonathan Gomez-Pereira, who is now a School Committee member. This term expires on June 30, 2024.

I respectfully request your approval of this appointment.

Sincerely,  
Fidel Maltez  
City Manager

**ID#: 24CM44** – The following communication from City Manager Fidel Maltez was read. A motion to accept and file unanimously under suspension was made by Councilor Taylor and was approved without objection.

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

Re: *Salary Transfer for Exempt Employees*

Dear Councilors:

I am writing to request approval of a 4.0% salary increase for exempt employees for Fiscal Year 2024.

Exempt employees are those employees who work in City government who are not covered by collective bargaining agreements. At present, we have 25 employees in this category. Most of these employees are Department Heads or person who work in confidential positions such as the City Manager’s Office, the City Solicitor’s Office or the Human Resources Department.

You have previously approved 4.00% salary increases in FY24 for the Steelworkers Union. This is the group of middle managers in the City who typically work directly under our Department Heads. This increase of 4.00% for exempt employees will simply allow their salaries to keep pace with their union managers. The total cost of this increase for exempt employees in FY24 is \$89,828.00.

For the above reasons, I ask that the City Council approve a transfer from Salary Reserve to the appropriate individual salary accounts to accommodate this increase. A copy of the proposed order is attached.

Sincerely,  
Fidel Maltez  
City Manager

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**ID#: 24CM45 – The following communication from City Manager Fidel Maltez was read. A motion to move to accept and file unanimously under suspension was made by Councilor Taylor and was approved without objection.**

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

Re: *Request for Approval of Union Contract with AFSCME, Local 708*

Dear Councilors:

Pursuant to Section 4-3(l) of the Chelsea City Charter, I am writing to request City Council approval for the cost items of the new collective bargaining agreement negotiated with AFSCME, Local 708 for the period July 1, 2023 through June 30, 2026. A copy of the Memorandum of Agreement is attached. AFSCME represents four, full time Public Library employees.

The Memorandum of Agreement outlines the changes to the contract terms.

The major cost items of this particular Agreement are the annual raises in the following amounts: FY24 -- 3.50%; FY25 – 4.00%; and FY26 – 4.00%. The total cost of the contract over the three years is approximately \$64,422.35.

I respectfully ask that the City Council approve the cost items of this contract. In this instance, there is no request for a transfer from the Salary Reserve Account for the FY24 salary costs needed here as the Library salary line has sufficient funds to cover this approximately \$13,000 FY24 salary cost. A copy of the proposed Order to approve the contract cost items is attached.

Sincerely,  
Fidel Maltez  
City Manager

**ID#: 24CM46 – The following communication from City Manager Fidel Maltez was read. A motion to accept and file unanimously under suspension was made by Councilor Taylor and was approved without objection.**

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

Re: *Acceptance of The Nature Conservancy Grant to the City of Chelsea*

Dear Councilors:

I am writing to request the necessary Council action to formally accept a grant award of \$215,000 from The Nature Conservancy for the Mill Creek Restoration Program. The Nature Conservancy is a charitable environmental organization aiding in the protection, conservation, and restoration of impacted land and wetlands through financial dedications and technical oversight. The City of Chelsea has struck a fortuitous partnership with The Nature Conservancy within our existing suite of restoration projects along Mill Creek, which seeks to create meaningful public access to this historic waterway in the City, while restoring its natural environment.

This grant will provide funds to develop a new park at 88 Clinton Street, which is currently funded by a combination of Land and Water Conservation Grant through the Massachusetts Department of Conservation Services and City funds, as well as the development of the Mill Creek Riverwalk Phase 2, ecological restoration, and placemaking activities. The program is overseen by the Department of Housing & Community Development. This private grant funding will decrease the need for future local funding to implement the project.

For the above reasons, I respectfully request that the City Council vote to accept the attached grant award from the Nature Conservancy.

Sincerely,  
Fidel Maltez  
City Manager

**ID#: 24CM47 – The following communication from City Manager Fidel Maltez was read. A motion to accept and file unanimously under suspension was made by Councilor Taylor and was approved without objection.**

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The Honorable Chelsea City Council  
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Re: *Request for Supplemental Funds – CPS Cafeteria Project*

Dear Councilors:

I am writing to request that the City Council approve four financial transfers and an appropriation from reserves in order to cover the projected cost on the comprehensive Chelsea High School Cafeteria Expansion/Renovation Project. In total, the Project cost projection request requires \$2,665,697.

As you may recall, the CPS Cafeteria project was conceived as an expansion of the CHS cafeteria student seating area and kitchen, and relocation of the teacher dining and teacher prep areas. The cafeteria was built for 1,000 students, but with nearly 1,700 students in SY2023, it does not meet current needs. The total estimated cost of the base project is \$6 million, with funding anticipated from the school lunch fund, prior school capital projects that are no longer active (\$2.47 million), and CIP FY24 new project funding in the amount of \$1,505,000. The School District reports that, unfortunately, the fund balance from the School Lunch Fund is lower than anticipated last spring and an additional \$495,000 in new capital funding is needed to provide the full base project estimate.

We do have funds to cover this supplemental request. A total of \$495,697 can be covered from the excess funds remaining in the two School Projects, Early Learning Center School Roof Replacement Project and the Williams Middle School HVAC Unit, which are now fully complete. Two other School Projects have additional funding to contribute to the project. The Elementary School Expansion Design Project was conceived in 2017 but not undertaken and is no longer needed (\$175,000); and the Early Learning Center HVAC Project (\$1,500,000), it is now possible to fund the project from alternative School federal funding source. The balance of funds needed, a total of \$495,000, will require a transfer from School Stabilization. The total request is \$2,620,697. (We need \$2.47m in transfer plus \$495k in new money)

Draft Orders are attached for your consideration.

Because this overall Project is extremely important to the future functioning of the Chelsea High School, we feel these costs are justified and ask that the Council approve the requested financial transactions.

Sincerely,  
Fidel Maltez  
City Manager

**ID#: 24CM48 – The following communication from City Manager Fidel Maltez was read. A motion to accept and file unanimously under suspension was made by Councilor Taylor and was approved without objection.**

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

Re: *Chelsea Electricity Choice program receives approval*

Dear Councilors:

I am pleased to inform that the City of Chelsea has received approval from the Massachusetts Department of Public Utilities (DPU) for its electricity aggregation program, Chelsea Electricity Choice, on December 27, 2023.

Chelsea Electricity Choice is a group electricity buying program from the City of Chelsea for residents and businesses. The program will provide electricity customers in Chelsea with a transparent, trustworthy alternative to private electricity offers. Through the program, Chelsea will sign long-term fixed-price contracts that will prioritize the purchase of electricity from renewable sources like wind and solar. By offering long-term prices, Chelsea Electricity Choice will keep electricity prices stable and can provide protection from high winter price increases. In addition, Chelsea Electricity Choice has the potential to provide savings compared with Eversource's Basic Service prices. However, because Eversource's prices change seasonally and their future prices are unknown, Chelsea Electricity choice cannot guarantee to provide savings.

The City anticipates launching the program in 2024. The next step is for the City to sign an electricity supply contract. Once that contract is signed, the City will conduct an outreach effort before the program launches, and will be able to share program prices, the launch date, and information about how to enroll or prevent enrollment. As part of that outreach, the City will conduct public information sessions and will notify by mail anyone who is eligible for automatic enrollment.

Sincerely,  
Fidel Maltez  
City Manager

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**SECOND READINGS:**

**ID#: 24F22 - The following Order introduced by then-Council President Robinson was read for the Second Time.**

<b>RESULT</b>	<b>10-0-1-0 (Order approved by Roll Call at request of Councilor Taylor)</b>
<b>YES</b>	Teshe, Taylor, Vega, T. Garcia, Santagate, De Jesus, Brown, Recupero, K. Garcia and Robinson
<b>NO</b>	
<b>ABSENT</b>	Jimenez-Rivera
<b>PRESENT</b>	

**Ordered,** that the Chelsea City Council authorizes the appropriation of \$30,758.00 from General Stabilization Fund #7020 to the Operating Budget authorized from CIP Fiscal Year 2024 Public Works Department, 5540 Account Series, to provide supplemental funds for the replacement of fire damaged vehicle, WSD-3 Utility Vehicle.



**ID#: 2459** – The following Order introduced by then-Council President Robinson was read for the Second Time.

<b>RESULT</b>	<b>10-0-1-0 (Order approved by Roll Call at request of Councilor Taylor)</b>
<b>YES</b>	Teshe, Taylor, Vega, T. Garcia, Santagate, De Jesus, Brown, Recupero, K. Garcia and Robinson
<b>NO</b>	
<b>ABSENT</b>	Jimenez-Rivera
<b>PRESENT</b>	

**Ordered,** that, pursuant to M.G.L. c. 30B, §12, the Chelsea City Council approves a five-year contract for the Fire Record Management System.

**ID#: 24F23** – The following Order introduced by then-Council President Robinson was read for the Second Time.

<b>RESULT</b>	<b>10-0-1-0 (Order approved by Roll Call at request of Councilor Taylor)</b>
<b>YES</b>	Teshe, Taylor, Vega, T. Garcia, Santagate, De Jesus, Brown, Recupero, K. Garcia and Robinson
<b>NO</b>	
<b>ABSENT</b>	Jimenez-Rivera
<b>PRESENT</b>	

**Ordered,** that the Chelsea City Council authorizes the appropriation of \$100,000 from the General Stabilization Account, Fund #7020 to the SemiCentennial Celebration Account 4640 Fund Series.

**NEW BUSINESS:**

**ID#: 24F24** – The following Order was introduced by Councilor Taylor. A motion to move to a Second Reading and refer to Sub-Committee on Ways and Means was made by Councilor Taylor and was approved without objection.

**Ordered,** that the Chelsea City Council authorizes the transfer of \$89,828.00 from the Salary Reserve Account #0199959-598000 to the FY2024 Salaries Account 510200 to fund the FY24 Exempt Employee Cost of Living Adjustment, such payments to be allocated by Department in the following manner:

<u>Department</u>	<u>Dept. #</u>	<u>Amount</u>
Legislative	110	\$3,758.00
City Manager	123	\$2,928.00
Auditing	135	\$4,638.00
Assessor	141	\$4,638.00

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Treasurer	145	\$4,638.00
Law	151	\$11,252.00
HR	152	\$13,398.00
DEI	154	\$4,638.00
IT	155	\$9,900.00
Permitting	170	\$4,638.00
Housing	180	\$4,638.00
E911	230	\$5,726.00
ISD	240	\$4,638.00
DPW Admin.	421	\$10,400.00

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**ID#: 24F25** – The following Order was introduced by Councilor Taylor. A motion to move to a Second Reading and refer to Sub-Committee on Ways and Means was made by Councilor Taylor and was approved without objection.

**Ordered,** that the pursuant to Section 4-3(L) of the Chelsea City Charter, the Chelsea City Council approves the cost items set forth in the collective bargaining agreement negotiated with AFSCME Local 708, memorialized in the Memorandum of Agreement for Fiscal Years 2024-2026 ratified on December 15, 2023.

**ID#: 24F26** – The following Order was introduced by Councilor Taylor. A motion to move to a Second Reading and refer to Sub-Committee on Ways and Means was made by Councilor Taylor and was approved without objection.

**WHEREAS,** The Nature Conservancy, a 501(c)(3) nonprofit organization dedicated to environmental and conservation activities, seeks to provide the City with a \$215,000 grant for the Mill Creek Restoration Program; and

**WHEREAS,** The City plans to develop a new park at 88 Clinton St., create a new river walk along Mill Creek, undertake ecological restoration, and carry out place making activities to engage residents as part of ongoing efforts to improve public access to Mill Creek; and

**WHEREAS,** The City seeks to ensure that new open space serves the needs of all residents, providing shade, cooling opportunities, and opportunities for outdoor education; and

**WHEREAS,** The City has completed plans for an inclusive and accessible park at 88 Clinton Street, while it is advancing plans for the Mill Creek Riverwalk Phase 2, ecological restoration, and various place making efforts, in partnership with The Nature Conservancy, GreenRoots, and the Mystic River Watershed Association;

**NOW THEREFORE BE IT ORDERED,** that by this vote, the Chelsea City Council formally accepts The Nature Conservancy’s dedication of \$215,000 to the City of Chelsea and authorizes the City Manager to direct the funding to the Mill Creek Restoration Program including but not limited to the new park at 88 Clinton Street.

ID#: 24F27 – The following Order was introduced by Councilor Taylor. A motion to move to a Second Reading and refer to Sub-Committee on Ways and Means was made by Councilor Taylor and was approved without objection.

**AN ORDER TRANSFERING PROCEEDS OF AN APPROPRIATION THAT ARE NO LONGER NEEDED TO COMPLETE THE PROJECT FOR WHICH THEY WERE ORIGINALLY APPROPRIATED, TO PAY COSTS OF AN ALTERNATIVE CAPITAL PROJECT, AS AUTHORIZED BY CHAPTER 44, SECTION 20 OF THE GENERAL LAWS.**

**Ordered,** that in accordance with Chapter 44, Section 20 of the General Laws, the sum of \$149,837.00 representing the unexpended portion of the \$756,000.00 appropriated under the Fiscal Year 2017 Capital Improvement Plan for Early Learning Center Roof Replacement – School Stabilization - Account 55401708-583000, and which remains available after the completion of the project for which the fund was authorized and which is no longer needed to complete that project, is hereby transferred in the amount of \$149,837.00 for building improvements to the Fiscal Year 2024 CHS Cafeteria Renovation Project, Account 55402408-583000 series.

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ID#: 24F28 – The following Order was introduced by Councilor Taylor. A motion to move to a Second Reading and refer to Sub-Committee on Ways and Means was made by Councilor Taylor and was approved without objection.

**AN ORDER TRANSFERING PROCEEDS OF AN APPROPRIATION THAT ARE NO LONGER NEEDED TO COMPLETE THE PROJECT FOR WHICH THEY WERE ORIGINALLY APPROPRIATED, TO PAY COSTS OF AN ALTERNATIVE CAPITAL PROJECT, AS AUTHORIZED BY CHAPTER 44, SECTION 20 OF THE GENERAL LAWS.**

**Ordered,** that in accordance with Chapter 44, Section 20 of the General Laws, the sum of 345,860.00 representing the unexpended portion of the \$ 725,000.00 appropriated under the Fiscal Year 2021 Capital Improvement Plan for building improvements – Williams Middle School Rooftop HVAC Units – Account 554402104-583000, and which remains available after the completion of the project for which the fund was authorized and which is no longer needed to complete that project, is hereby transferred in the amount of \$345,860.00 for building improvements to the Fiscal Year 2024 CHS Cafeteria Renovation Project, Account 55402408-583000 series.

ID#: 24F29 – The following Order was introduced by Councilor Taylor. A motion to move to a Second Reading and refer to Sub-Committee on Ways and Means was made by Councilor Taylor and was approved without objection.

**Ordered,** that in accordance with Chapter 44, Section 20 of the General Laws, the sum of \$175,000 appropriated under the Fiscal Year 2018 Capital Improvement Plan for design improvements – Elementary School Expansion Project Account 55401803-530000 but which has not been undertaken is hereby abandoned/discontinued and funds transferred

in the amount of \$175,000 to the Fiscal Year 2024 CHS Cafeteria Renovation Project, Account 55402408-583000 series.

**ID#: 24F30** – The following Order was introduced by Councilor Taylor. A motion to move to a Second Reading and refer to Sub-Committee on Ways and Means was made by Councilor Taylor and was approved without objection.

**Ordered,** that in accordance with Chapter 44, Section 20 of the General Laws, the sum of \$1,500,000 appropriated under the Fiscal Year 2022 Capital Improvement Plan for design improvements – Early Learning Center HVAC Project 55402206-583000 but which has not been undertaken is hereby abandoned/discontinued and funds transferred in the amount of \$1,500,000 to the Fiscal Year 2024 CHS Cafeteria Renovation Project, Account 55402408-583000 series.

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**ID#: 24F31** – The following Order was introduced by Councilor Taylor. A motion to move to a Second Reading and refer to Sub-Committee on Ways and Means was made by Councilor Taylor and was approved without objection.

**Ordered,** that the Chelsea City Council authorize the appropriation of \$495,000.00 from School Stabilization Account to the Fiscal Year 2024 CHS Cafeteria Renovation Project, Account 55402408-583000 series.

**ID#: 2463** – The following Order was introduced by Councilor Robinson.

RESULT	10-0-1-0 (Order approved by Roll Call at request of Councilor Robinson)
YES	Teshe, Taylor, Vega, T. Garcia, Santagate, De Jesus, Brown, Recupero, K. Garcia and Robinson
NO	
ABSENT	Jimenez-Rivera
PRESENT	

**Ordered,** that the City Council President provide an update to the City Council as to the status of the finalist selected by the City Council and School Committee for appointment to the Northeast Metro Regional Vocational School Committee.

**ID#: 2464** – 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.

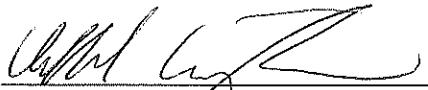
**Ordered,** that a meeting of the Sub-Committee on Inspectional Services be held with the Director of Inspectional Services and the City Solicitor to discuss enforcement issues at various properties in Chelsea.

**ID#: 2465** – 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 a meeting of the Sub-Committee on Conference be held to discuss a proposed Home Rule Petition to establish a means-tested Senior Property Tax Exemption Program.

**The meeting adjourned at 7:37 PM.**

Respectfully submitted,



Clifford Cunningham  
Clerk, Chelsea City Council

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