



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

2024 FEB 14 A 9:45

February 14, 2024

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

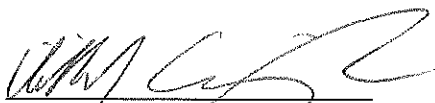
Dear Ms. Cintron White,

Please be advised that during the Regular Meeting of the Chelsea City Council held on Monday, February 12th, 2024, the City Council accepted and filed the following Minutes unanimously under suspension.

Please find the complete Minutes attached.

- a. **ID#: 24M17** - Minutes of February 5, 2024 – Regular Meeting

Sincerely,


Clifford Cunningham
Clerk, Chelsea City Council

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Chelsea City Council
Regular Meeting

2024 FEB 14 A 9:15 February 5th, 2024

TT
ACCEPTED AND FILED

SUSPENSION

A regular meeting of the Chelsea City Council was held on Monday, February 5th, 2024. The meeting was held in the City Council Chambers at Chelsea City Hall, located at 500 Broadway, Chelsea, Massachusetts 02150. Council President De Jesus presided over the meeting. The meeting opened at 7:01 PM.

Councilor's Name	District	Status	Arrived
Councilor Manuel Teshe	Seven	PRESENT	
Councilor Todd Taylor	One	PRESENT	
Councilor Melinda Vega	Two	LATE	7:13 PM
Councilor Tanairi Garcia	Four	LATE	7:09 PM
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	ABSENT	
Councilor Kelly Garcia	At-Large	PRESENT	
Councilor Leo Robinson	At-Large	PRESENT	

Councilor Robinson made a motion to suspend the rules in order to conduct a Swearing-In and Promotion Ceremony for the Chelsea Police Department. Council President De Jesus gave the chair to Councilor Robinson to lead the ceremony.

Chief Keith Houghton introduced the following new Patrol Officers: Cristina Quijada, Wilber Pena, Jamil Santiago, Joseph Varraso, Damian Strait and Moises Baez.

The following member of the Police Department were promoted: Captain Brian Dunn, Lieutenant James Guido, Sergeant Anthony Ortiz, and Sergeant Scott Sardo.

A recess was taken at 7:19 PM. The meeting resumed at 7:35 PM.

MEMORIUMS AND CELEBRATORY RESOLUTIONS:

ID#: 24R11 – The following Resolution was introduced by Councilor Robinson. A motion to adopt unanimously under suspension was made by Councilor Robinson and was approved without objection.

RESOLUTION
Black History Month

- WHEREAS**, FEB 1926, Historian Carter G. Woodson – the child of enslaved parents – announced the second week of February to be “Negro History Week” to celebrate and study the accomplishments of African-Americans; and
- WHEREAS**, Woodson believed the teaching of Black history in schools was essential to ensure the intellectual and physical survival of African-Americans, arguing “if a race has no history, it has no worthwhile tradition, it becomes a negligible factor in the thought of the world, and it stands in danger of being exterminated,”; and
- WHEREAS**, African-American educators and students at Kent State University in Ohio first proposed Black History Month in 1969, with the first celebration taking place at the university in February 1970; and
- WHEREAS**, In response to growing observations across the country, President Gerald Ford recognized Black History Month in 1976 during the celebration of the United States Bicentennial, urging all Americans to “seize the opportunity to honor the too-often neglected accomplishments of Black Americans in every area of endeavor throughout our history,”; and
- WHEREAS**, Woodson’s organization, now known as the Association for the Study of African American Life and History, has designated the theme of this year’s Black History Month as “African Americans in the Arts,” noting “in the fields of visual and performing arts, literature, fashion, folklore, language, film, music, architecture, culinary and other forms of cultural expression, the African American influence has been paramount,”; and
- WHEREAS**, The Lewis Latimer Society in Chelsea invites residents to attend a weekend of cultural programs, speakers and family-friendly programming at the Museum of Science on February 10th and 11th, from 10 AM to 4 PM; and
- WHEREAS**, The Chelsea Black Community will host several events, including a month-long educational gallery at City Hall that showcases Black history through photos, and a free community celebration featuring guest speaker Dr. Jessica Pepple – chief diversity and culture officer at RFK Community Alliance – at the Williams School on February 29th;
- NOW THEREFORE BE IT RESOLVED**, that the Chelsea City Council recognizes February 2024 as “Black History Month” in the City of Chelsea, acknowledges the achievements of Black Americans throughout our Nation’s history and encourages the continuation of its celebration to raise the awareness of this community’s accomplishments for all Americans.

PUBLIC SPEAKING:

The Public Speaking portion opened at 7:37 PM.

The following members of the Public spoke:

- Anna Hadingham, Director of Youth Programs at La Colaborativa, regarding state budget cuts for youth jobs.
- Raoul, Chelsea youth, regarding state budget cuts for youth jobs.
- Henry, Chelsea youth, regarding state budget cuts for youth jobs.
- Jason, Chelsea youth, regarding state budget cuts for youth jobs.
- Jules Hernandez, Chelsea youth, regarding state budget cuts for youth jobs.
- Chelsea youth, regarding state budget cuts for youth jobs.

The Public Speaking portion closed at 7:50 PM.

APPROVAL OF MINUTES:

ID#: 24M16 - The Minutes of the City Council Regular Meeting dated January 22nd, 2024 were approved at the request of Councilor Brown under suspension.

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COMMUNICATIONS FROM THE CITY MANAGER:

ID#: 24CM53 – The following communication from City Manager Fidel Maltez was read. A motion to accept and file unanimously under suspension was made by Councilor Brown and was approved without objection.

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

Re: *Response to Council Order 2472, Noise Study from Logan Airport*

Dear Councilors:

I am writing in response to your recent Council Order requesting an update on the sound study requested by the City Council related to noise from airplanes passing over Chelsea from Boston Logan International Airport. The City contracted with a firm called Vianair to review Aircraft Operations at the Airport and complete a Noise Exposure Assessment. This firm has several industry experts who worked on the project on behalf of the City of Chelsea.

Vianair submitted their report to the City of Chelsea, which is attached for your review. I met with the firm recently to review the report. The firm highlighted that Boston Logan International Airport recently completed an update to the noise exposure map, but that this latest map was based on 2020 operations, which were significantly impacted by the COVID-19 Global Pandemic. Vianair recommends that the City of Chelsea encourage Logan Airport to redo the exposure map using 2023 data, since airport operations have now reached 90% peak pre-COVID numbers of 2019. I will be contacting Massport's Community Advisory Committee (CAC) to make this request.

Vianair is available to answer any questions from the City Council at a Council Sub-Committee meeting, if this is the wish of the Council.

Sincerely,

Fidel Maltez
City Manager

ID#: 24CM54 – 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: *Response to Council Order 2468, Dog Waste Dispensers*

Dear Councilors:

I am writing in response to your recent Council Order regarding dog waste dispensers. Our Department of Public Works is incredibly professional and has a tremendous amount of work, especially in the winter months. I have shared this Council Order with our Commissioner of Public Works. We will do our best to ensure dog waste dispensers are filled and maintained on a regular basis. We encourage residents to reach out to our Department of Public Works, via 311 for any concerns.

Sincerely,
Fidel Maltez
City Manager

ID#: 24CM55 – 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: *Response to Council Order 2467, LED Streetlights*

Dear Councilors:

I am writing in response to your recent Council Order regarding our streetlights. Our previous City Manager and City Council provided significant funding to upgrade streetlights to brighter and bigger LED lights. As you know, I was previously your Commissioner of Public Works and was directly

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responsible for streetlights. I can confidently say that all of our streetlights are now LED. However, some of the older generation lights are smaller and therefore less bright.

We have replaced a significant number of streetlights to the brighter and bigger lights. At this point, all funding previously given by the City Council has been spent. If the City Council would like to continue these upgrades, we would be happy to submit a Free Cash request to continue these efforts. I await the City Council's direction on this submission.

Sincerely,
Fidel Maltez
City Manager

ID#: 24CM56 – The following communication from City Manager Fidel Maltez was read. A motion to accept and file unanimously under suspension and refer to Sub-Committee on Conference was made by Councilor Taylor and was approved without objection.

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

Re: *Response to Council Order 2466, Update on ARPA Funds*

Dear Councilors:

I am writing in response to your recent Council Order requesting an update on ARPA funds. The City of Chelsea has received close to \$40 million from ARPA funds.

\$25 million were allocated to major capital projects that provided significant benefits to our community, including the replacement of the turf to Highland Park, renovations of the Williams School playground, renovations of our 911 building, and funding for Water & Sewer in Downtown Broadway.

\$15 million were allocated to community priorities, after significant community engagement. A community allocation plan was drafted and shared with the City Council. This allocation plan is on our website. Our staff has been working hard to ensure these community priorities are met.

We request that the City Council schedule a subcommittee on conference to receive a full update on ARPA funds.

Sincerely,
Fidel Maltez
City Manager

ID#: 24CM57 – The following communication from City Manager Fidel Maltez was read. A motion to accept and file unanimously under suspension and refer to Sub-Committee on Conference was made by Councilor Taylor and was approved without objection.

The Honorable Chelsea City Council
Chelsea City Hall

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Re: *Request for City Council Sub-Committee on Municipal Aggregation*

Dear Councilors:

We communicated the exciting news to the City Council that we have received approval from the Department of Public Utilities for our Municipal Aggregation Plan. Over this past month, we have been working on our roll-out plan. We will ensure that the roll-out is transparent and collaborative. We request that the City Council schedule a Sub-Committee on conference to receive a full update on this program and this roll-out. We will invite several Community Partners, as well as our consultant, the Peregrine Group.

Sincerely,
Fidel Maltez
City Manager

ID#: 24CM58 – The following communication from City Manager Fidel Maltez was read. A motion to move to a Second Reading was made by Councilor Robinson and was approved without objection.

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

Re: *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 re-appointment to the Board of Assessors, Mr. Fella Goldberg, 1 Boatswains Way, Chelsea and Kathleen Conlon Ruggieri, 83 Tudor Street, Chelsea, for new three year terms expiring on February 28, 2027.

For re-appointment to the Licensing Board, Ms. Marnie Marion MacAlpine, 20 Franklin Avenue, Chelsea, for a new three year term expiring on December 7, 2026.

For appointment to the Licensing Board, Mr. Enio Lopez Perez, 75 Shawmut Street Apt 2, Chelsea, to fill the unexpired term of Ms. Gladys Vega who resigned last fall. This term expires on May 21, 2024.

For appointment to the Planning Board, Mr. Christian DeJesus Franco, 304 Washington Avenue Apt 4, Chelsea, to fill the unexpired term of Ms. Sarah Neville who resigned. This term expires on February 28, 2025.

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For appointment to the Planning Board, Ms. Naomi Zabet, 60 Dudley Street #228, Chelsea, to fill the vacancy created by Khalil Saddiq, whose term expired on December. This term will expire on December 3, 2026.

I respectfully request your approval of these re-appointments. Copies of the resumes for the new appointees are attached.

Sincerely,
Fidel Maltez
City Manager

ID#: 24CM59 – 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

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Re: *Approval for Department to Pay Prior Year Expense*

Dear Councilors:

I am writing to request approval for the Department of Public Works to make a payment of a prior year expense from their respective FY24 budget.

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, we have identified an outstanding prior year City obligation that total \$15,364.60.

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 payment. A copy of the recommended Order is also attached.

Sincerely,
Fidel Maltez
City Manager

ID#: 24CM60 – The following communication from City Manager Fidel Maltez was read. A motion to accept and file unanimously under suspension, refer to Sub-Committee on Conference and move to a Public Hearing was made by Councilor Robinson and was approved without objection.

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

Re: *Capital Improvement Plan FY25-FY29*

Dear Councilors:

Pursuant to the obligations under Section 5-4 of the Chelsea City Charter, please find attached the proposed Capital Improvement Plan (CIP) for Fiscal Years 2025 to 2029. This document marks the 26th consecutive plan submitted to the Chelsea City Council, a significant milestone in the fiscal management of our community. Strategic capital investments play a pivotal role in ensuring the sustainability and prosperity of our beloved Chelsea. A well-planned and well-executed infrastructure program is the cornerstone upon which a thriving and resilient city is built.

The enclosed Capital Improvement Plan continues the City's commitment to utilize City Reserves, and our fiscal strength to enhance the quality of life for our residents. The Plan highlights our commitment to pursue outside funding and leverage grant opportunities that can offset City expenses. The proposed total investment for FY25 is in excess of \$31 million. The list of projects includes major building and roadway investments, climate resiliency efforts and open space improvements. We firmly believe that these priorities align with the needs of our community. We are dedicated to working closely with the City Council to ensure projects are implemented efficiently and responsibly.

In accordance with the Charter requirements, I ask that the City Council move this Capital Improvement Plan to a public hearing. Following that hearing and the Council's final determination on this Plan, we will prepare and submit recommended Orders for implementation of the FY25 proposals.

I look forward to working together with the City Council to accomplish the goals of this newest Plan.

Sincerely,
Fidel Maltez
City Manager

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COMMUNICATIONS AND PETITIONS TO THE COUNCIL

ID#: 24C19 – A copy of a Communication was received from Chelsea resident Jade Franco regarding concerns about speeding motor vehicles in the area of Congress, Highland, Maverick and Willow Streets. A motion to accept and file unanimously under suspension and refer to the Traffic and Parking Commission was made by Councilor Robinson and was approved without objection.

ID#: 24C20 – A copy of a Communication was received from Councilor Robinson regarding a letter sent to the Boston City Council expressing support for passage of the Homeland Security grant for the Metro Boston Homeland Security Region. A motion to accept and file unanimously under suspension was made by Councilor Robinson and was approved without objection.

COMMITTEE REPORTS:

ID#: 24CR04 – A Committee Report was received from Councilor Santagate regarding the meeting of the Sub-Committee on Public Safety held on Monday, January 29th, 2024. A motion to accept the Report was made by Councilor Santagate and was approved without objection.

SECOND READINGS:

ID#: 24CM51 – The following Communication received from then-City Manager Ned Keefe was read for the Second Time.

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

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

Re: *Appointments to Boards and Commissions*

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend the following individuals to Boards and Commissions in the City.

For appointment to the Affordable Housing Trust Fund, Ms. Kelly Chamblee, 173 Winnisimmet Street #3, to fill the unexpired term of Ms. Michelle Diaz who resigned in September. This term expires on June 30, 2024.

I respectfully request your approval of this appointment.

Sincerely,
 Fidel Maltez
 City Manager

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NEW BUSINESS:

ID#: 24F33 – 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 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 as noted, the City Council authorizes the following expenditure to satisfy the unpaid balance from the prior year :

<u>Year</u>	<u>Dept</u>	<u>Amount</u>	<u>Vendors</u>	<u>Purpose</u>
FY23	DPW	\$15,364.60	Weston & Sampson	Upper Broadway Service Design

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ID#: 2473 – The following Order was introduced by Councilor Santagate. A motion to adopt unanimously under suspension was made by Councilor Santagate and was approved without objection.

Ordered, that the Sub-Committee on Public Safety hold regular meetings with City Manager Fidel Maltez and Police Chief Keith Houghton to maintain an ongoing dialogue on public safety concerns in the City of Chelsea.

ID#: 2474 – The following Order was introduced by Council President De Jesus. A motion to adopt unanimously under suspension was made by Councilor Robinson and was approved without objection.

Ordered, that a meeting of the Sub-Committee on Conference be held with City Solicitor Cheryl Watson Fisher and the members of the 400th Steering Committee to discuss ongoing plans for Chelsea's 400th Anniversary Celebration.

ID#: 2475 – The following Order was introduced by Councilor Jimenez-Rivera. A motion to adopt unanimously under suspension was made by Councilor Jimenez-Rivera and was approved without objection.

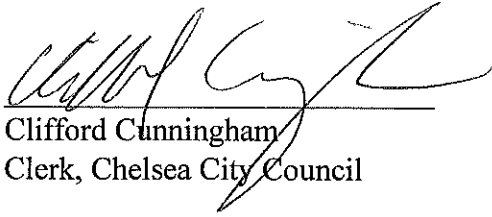
Ordered, that a meeting of the Sub-Committee on Rules and Administration be held with the City Solicitor to discuss the Sub-Committee agenda setting and the process for requesting Sub-Committee meetings.

ID#: 2476 – The following Order was introduced by Councilor Jimenez-Rivera. A motion to withdraw the Order was made by Councilor Jimenez-Rivera and was approved without objection.

Ordered, that a meeting of the Sub-Committee on Labor and Workforce Development be held with the City Manager and City Solicitor to discuss the status of pending contract negotiations with municipal unions.

The meeting adjourned at 8:19 PM.

Respectfully submitted,



Clifford Cunningham
Clerk, Chelsea City Council

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