



# Chelsea City Council

RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA

2021 DEC -2 P 2:40

City Hall  
500 Broadway  
Chelsea, MA 02150  
(617) 466-4060  
(617) 466-4065 Fax

## CHELSEA CITY COUNCIL

### MEETING AGENDA

December 6, 2021

7 P.M.

City Council Packet is available for view at the Chelsea City Council Office during business hours.

1. PLEDGE OF ALLEGIANCE
2. CALLING THE ROLL OF MEMBERS
3. MEMORIALS AND CELEBRATORY RESOLUTION
4. PUBLIC SPEAKING
5. PUBLIC HEARING
  - a. The Chelsea City Council is continuing a Public Hearing regarding proposed Zoning Amendment to add a requirement for adoption of a Community Impact Agreement by the City Council prior to the approval of Special Permit or a Planned Development
6. APPROVAL OF MINUTES
  - a. **ID#: 22M8** Regular meeting minutes of November 22, 2021.
7. COMMUNICATIONS FROM THE CITY MANAGER
  - a. **ID#: 22CM42** Communication received from City Manager Tom Ambrosino regarding Extension of Contract for Fire Chief
  - b. **ID#: 22CM43** Communication received from City Manager Tom Ambrosino regarding Polling Locations
  - c. **ID#: 22CM44** Communication received from City Manager Tom Ambrosino regarding Appointment to Cultural Council
8. COMMUNICATIONS AND PETITIONS TO THE COUNCIL
  - a. **ID#: 22C17** Communication received from City Solicitor Cheryl Watson Fisher regarding Legal Opinion on Proposed Zoning Amendment

- b. **ID#: 22C18** Communication received from Director of Permitting & Land Use Planning John DePriest regarding Planning Board recommendation on proposed Community Impact Agreements Zoning Amendment
- c. **ID#: 22C19** Communication received from Chelsea Community Preservation Committee Chairperson Jose Iraheta Zaldaña regarding three recommendations for grants from the Community Preservation Fund: \$25,000 for Temple Emmanuel, \$252,000 for Mace Basketball Court Rehab, and \$400,000 for Affordable Housing Trust Fund Housing Pre-development`

9. COMMITTEE REPORTS

- a. **ID#: 22CR1** Committee Report received from Chairman Avellaneda regarding the City Manager Evaluation

10. UNFINISHED BUSINESS

11. SECOND READING

- a. **ID#: 22F9** Order introduced by Councilor Avellaneda regarding that pursuant to Section 4-3 (1) of the Chelsea City Charter, the Chelsea City Council approve the cost items set forth in the collective bargaining agreement negotiated with Teamsters Local Union No. 25 (representing Emergency Communication Supervisors) for the period July 1, 2019 through June 30, 2022 dated July 18, 2019
- b. **ID#: 2235/22F12** Order introduced by Councilor Avellaneda regarding that the Chelsea City Council reduce the previous appropriation of FY21 Certified Free Cash for balancing the FY22 Budget (vote ID# 21F93) from \$892,092 to \$0, thereby eliminating any use of Certified Free Cash to balance the FY22 Budget, because such funds are no longer needed due to an increase in anticipated FY22 Real Estate tax revenues.

12. NEW BUSINESS

- a. **ID#:2237** Request introduced by Councilor Robinson regarding holding a Subcommittee on Conference to discuss the following properties: 1. Memorandum of Agreement of Mystic Mall Property (Demoulas) 2. Stop and Shop Overlay District 3. Forbes Property
- b. **ID#:22F13** Order introduced by Councilor Robinson to amend Section 2-60 (a) of the Code of Ordinances, City of Chelsea, Massachusetts by striking the current language and replacing with the following: Effective upon the

RECEIVED  
 CLERK'S OFFICE  
 CITY OF CHELSEA, MA  
 2021 DEC -2 P 2:41

City Council term commencing January of the year Two Thousand and Twenty Four (2024), members of the City Council shall receive an annual salary of \$24,000.00

- c. **ID#:22F14** Order introduced by Councilor Avellaneda regarding City Council's Employment Agreement with the City Manager evaluation and potential cost of living increases of 3% effective July 1, 2021 and 3% effective July 1, 2022
- d. **ID#:22F15** Order introduced by Councilor Avellaneda regarding that the Council appropriate \$18,600 for Temple Emmanuel (CP21-06) for \$18,600 with \$6,400 contingency at a total of \$25,000
- e. **ID#:22F16** Order introduced by Councilor Avellaneda regarding that the Council appropriate \$250,000 for Mace Basketball Court Rehab (CP21-13) for \$210,000 with 20% contingency at a total of \$252,000
- f. **ID#:22F17** Order introduced by Councilor Avellaneda regarding that the Council appropriate \$400,000 for Affordable Housing Trust Fund Pre-development (CP21-11) FOR \$400,000

13. PUBLIC ANNOUNCEMENTS

RECEIVED  
CITY CLERK'S OFFICE  
CHELSEA, MA

2021 DEC -2 P 2:41