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ACCEPTED AND FILED

Chelsea, Massachusetts, December 6, 2021

A Regular meeting of the Chelsea City Council was held. The meeting was held at the Chelsea City Hall located at 500 Broadway Chelsea Massachusetts 02150. The following Councilors were present: Councilors Avellaneda, Robinson, Taylor, Lopez, Brown and Zobot. Absent were Councilors Recupero, Vidot, Garcia, Vega Maldonado, and Rodriguez. Council President Avellaneda presided over the meeting. The meeting opened at 7:00 p.m.

PUBLIC SPEAKING

No residents came forward for the public speaking portion.

SUSPENSIO

PUBLIC HEARING

On the proposed Zoning Amendment to add, a requirement for adoption of a Community Impact Agreement by the City Council was open for public comment. No one came forward and the public hearing was closed.

APPROVAL OF MINUTES

The minutes of the City Council Meeting dated November 22, 2021 were approved at the request of Councilor Robinson under suspension.

COMMUNICATIONS FROM THE CITY MANAGER

The following communication was read from the City Manager Thomas G. Ambrosino. A motion from Councilor to accept by roll call passed 6-0-5-0. Voting yes were Councilors Avellaneda, Robinson, Taylor, Lopez, Brown and Zobot. Absent were Councilors Vidot, Recupero, Garcia, Vega Maldonado and Rodriguez.

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

Re: Extension of Contract for Fire Chief

Dear Councilors:

I am writing to inform you that I have extended the contract of Fire Chief Len Albanese for a period of two additional years to cover the period July 1, 2022 through June 30, 2024. A copy of the new contract is attached.

The Chief's new contract will ensure that his tenure coincides with my remaining contract term with the City. The salary for the Chief for the next two fiscal years is set forth in Paragraph 4.

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CITY CLERK'S OFFICE
CHELSEA, MA
2021 DEC 22 P 4:06

I am very happy that the Chief has decided to extend his time here in Chelsea. Chief Albanese's leadership and management of the Department has been exemplary.

Sincerely,
Thomas G. Ambrosino
City Manager

The following communication from City Manager Thomas G. Ambrosino was read. A motion from Councilor Robinson to accept and file was adopted under suspension.

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

Re: Polling Locations

I am writing to the Council Orders regarding polling locations.

The first Order requested that the City Council portable toilets available at all polling locations. The City Clerk has informed me that convenient restrooms facilities do exist at all three of our existing polling locations. Previously, the City restricted access because users have left the restrooms in unkempt condition. However, the City Clerk has agreed that, for this coming election season, she will ensure that the restroom facilities are once again open to residents during polling hours, provided cleanliness rules are observed.

The second Order requested that the City Clerk consider adding new polling locations. The City Clerk has agreed to look into this possibility. However, the Clerk cautioned that: 1. Polling locations must be fully handicapped accessible, and that requirement substantially limits the available options in Chelsea; 2. Any new polling location will require additional funds for rental fees and personal costs.

Sincerely,
Thomas G. Ambrosino City Manager

The following Communication was read from City Manager Thomas G. Ambrosino. A motion from Councilor Brown moved the communication to a second reading under suspension.

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

Re: Appointments to Cultural Council

Dear Councilors:

Pursuant to Section 4-2 of the Charter of the City of Chelsea, I am writing to recommend the appointment to the Cultural Council of Ms. Nicky Enriquez, 124 Addison Street, Apt. 10, Chelsea for a three-year term. Ms. Enriquez' resume is attached.

Sincerely,
Thomas G. Ambrosino
City Manager

COMMUNICATIONS & PETITIONS TO COUNCIL

A copy of a communication was received from Cheryl Watson Fisher regarding Legal Opinion on Proposed Zoning Amendment. A motion from Councilor Taylor to accept and file was adopted under suspension.

A copy of a communication was received from Director of Permitting & Land Use Planning John DePriest regarding Planning Board recommendation on proposed Community Impact Agreement Zoning Amendment. A motion from Councilor Robinson to accept and file was adopted under suspension.

A copy of a communication was received from Chelsea Community Preservation Committee Chairperson Jose Iraheta Zaldana 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 Predevelopment. A motion from Councilor Robinson to accept and file was adopted under suspension.

COMMITTEE REPORTS

A copy of a Committee Report was received from Chairman Avellaneda regarding the City Manager Evaluation. A motion from Councilor Robinson to accept and file was adopted under suspension.

SECOND READINGS

The following Order was introduced by Councilor Avellaneda and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 6-0-5-0. Voting yes were Councilor Avellaneda, Robinson, Taylor, Lopez, Brown and Zobot. Absent were Councilor Vidot, Recupero, Garcia, Vega Maldonado, and Rodriguez.

Ordered, 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 Communications Supervisors) for the period July 1, 2019 through June 30, 2022 dated July 18, 2019.

The following Order was introduced by Councilor Avellaneda and read for the second time. A motion from Councilor Robinson to adopt by roll call passed 6-0-5-0. Voting yes were Councilors Avellaneda, Robinson, Taylor, Lopez, Brown and Zobot. Absent were Councilors Vidot, Recupero, Garcia, Vega Maldonado, and Rodriguez.

Ordered, that the Chelsea City Council reduce the previous appropriation of FY21 Certified Free Cash for balancing the FY22 Budget (vote ID#21F39) 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.

NEW BUSINESS

The following order was introduced by Councilor Robinson. A motion from Councilor Robinson to adopt under suspension was adopted.

Requested, that to hold a Subcommittee on Conference to discuss the following properties:
Memorandum of Agreement of Mystic Property (Demoulas) 2. Stop and Shop Overlay District
3. Forbes Property.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the order to a second reading under suspension.

WHEREAS, The City Council's Employment Agreement with the City Manager calls for yearly evaluations and potential cost of living increase; and

WHEREAS, The Council president created a Special Subcommittee for the City Manager's evaluation for Councilors Avellaneda, Garcia, Taylor, Vega Maldonado and Recupero; and

WHEREAS, The City Manager's evaluation found him good in all areas of responsibilities at the November 29, 2021 public meeting; and

NOW, THEREFORE, BE IT HEREBY ORDERED, THAT THE City Council of Chelsea approves the evaluation presented by the Special Subcommittee and grants the following pay increase; 3% effective July 1, 2021 and 3.0% effective July 1, 2022.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the order to a second reading under suspension.

APPROPRIATE FROM THE FY22 COMMUNITY PRESERVATION FUND FOR CPA PROJECTS AND

ORDER, That the Council act on the report of the Community Preservation Committee on the awarding of grant funding to FY2022 community preservation projects, in accordance with M.G.L. 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;

That the Council appropriate the following amounts from the Community Preservation Fund Budgeted Reserve as recommended by the Community Preservation Committee:

1. \$18,600 for Temple Emmanuel (CP21-06) for \$18,600 with \$6,400 contingency at a total of \$25,000.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the order to a second reading under suspension.

APPROPRIATE FROM THE FY22 COMMUNITY PRESERVATION FUND FOR CPA PROJECTS AND,

ORDER: That the Council act on the report of the Community Preservation Committee on the awarding of grant funding to FY2022 community preservation projects, in accordance with M.G.L. 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;

That the Council appropriate the following amounts from the Community Reservation Fund Budgeted Reserve as recommended by the Community Preservation Committee:

1. \$400,000 for Affordable Housing Trust Fund Pre-development (CP21-11) FOR \$400,000.

The following order was introduced by Councilor Avellaneda. A motion from Councilor Robinson moved the order to a second reading under suspension.

APPROPRIATE FROM THE FY2022 COMMUNITY PRESERVATION FUND FOR CPA PROJECTS AND,

ORDER, That the Council act on the report of the Community Preservation Committee on the awarding of grant funding to FY2022 community preservation projects, in accordance with M.G.L. 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:

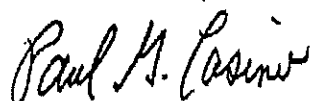
That the Council appropriate the following amounts from the Community Preservation Fund Budgeted Reserve as recommended by the Community Preservation Committee:

1. \$250,000 for Mace Basketball Court Rehab (CP21-13) for \$210,000 with 20% contingency at a total of \$252,000.

The order introduced by Councilor Robinson pertaining to a pay increase for the Council 2024-2025 was withdrawn.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul G. Casino".

Paul G. Casino
Clerk of the Chelsea City Council

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CHELSEA, MA
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