



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Councillor-at-Large McDonald, Chair
Councillor Condon, Vice-Chair
Councillor O'Malley
Councillor-at-Large Colon-Hayes
Councillor Simonelli
Councillor Linehan

Tuesday, May 2, 2023

6:00 PM

215 Pleasant Street
Room 105
Malden, MA 02148

Roll Call

Chair McDonald called the meeting to order at 6:02 PM.

Also in attendance were CFO Charles Ranaghan, Treasurer Daniel Grover, Engineer Yem Lip, Special Assistant to the Mayor Maria Luise, Assistant City Solicitor Alicia McNeil, Councillors Murphy, Crowe, Winslow, Mike Neville, Chris Rosa, and members of the CPC.

Present: 6 - Councillor at Large Carey McDonald, Councillor Paul Condon, Ryan O'Malley, Karen Colon Hayes, Chris Simonelli and Amanda Linehan

Minutes to be Approved

[184-23](#)

Minutes for the meeting of April 25, 2023

A motion was made by Councillor at Large Colon Hayes, seconded by Councillor Condon, that the Committee Minutes be approved. The motion carried by a unanimous vote.

Business

[174-23](#)

Order: That the sum of \$3,000,000 is appropriated to pay costs of street reconstruction, including the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

Sponsors: Carey McDonald

Attachments: [Malden City Council Roadwork May 2023](#)

A motion was made by Councillor O'Malley, seconded by Councillor Condon, that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.

[175-23](#)

Order: That the sum of \$3,000,000 is appropriated from available general fund free

cash to pay for costs associated with street and sidewalk reconstruction.

Sponsors: Carey McDonald

Attachments: [Malden City Council Roadwork May 2023](#)

A motion was made by Councillor O'Malley, seconded by Councillor at Large Colon Hayes, that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.

Chair McDonald opened the meeting with a reading of Papers 174 and 175-23 then allowed CFO Ranaghan to explain his presentation on road work reconstruction, which is attached to the history of both papers. He explained that some of these streets would be started this fall while others that need lead line, water main, gas line replacement will be put off until next construction season. Project will take two years to complete. The intent of these two papers being introduced simultaneously is so that the project may begin with the free cash and then the bonding can go out in the new fiscal year for the second half of the job but it's important to secure a vote by the Council for the entirety of amount needed.

Councillor Simonelli reported that the meetings on this project he has attended in the Mayor's Office have been very informative and well organized. He praised the team for all the hard work they are doing to make sure that no street gets overlooked.

Councillor Colon-Hayes asked how the streets are chosen for repaving. Engineer Yem Lip reported he meets with representatives from National Grid twice a month in an effort to coordinate the city's list of streets needing reconstruction with their list of streets needing underground work. Streets are based on need and if any work needs to be done to water/gas lines prior to paving. A new road will typically last 4-5 years before cracks start to show but preventative maintenance can be done with crack seal to extend the life.

Councillor Winslow asked about water/sewer lines and storm drains and if that was factored into this budget request. This \$6m is money that is earmarked for paving, there is a Water Sewer Enterprise Fund that is used to replace water mains. Full depth reconstructions with sidewalk panels and the such cannot get paid for through the Water Sewer Enterprise Fund.

Councillor O'Malley asked for confirmation that we are not paving streets over old gas mains. CFO Ranaghan confirmed that every year, prior to starting a paving project like this, the city provides National Grid with a list of all the streets they intend to pave and N.G. investigates the list to make sure there are no mains that need replacing. If there are streets of concern to either party, that street is waitlisted. For this reason, publicly announcing a list of streets that are due for reconstruction is not advisable because the list is fluid and may very well change. Despite hearing this, some of the Councillors in attendance requested a draft list of planned streets.

Councillor Murphy and Winslow agreed that maintenance for roads is important to keep them in good condition. Murphy asked the team if they would consider long term planning and costs moving forward on what the city should be spending on seal coating and maintenance that would increase the longevity.

176-23

Order: That the appropriation enumerated below, being in the amount of \$300,000 (Three Hundred Thousand Dollars), be

appropriated from the Community Preservation Act Fund for the following project:

Affordable Housing Trust Fund	\$300,000 from Community Housing
-------------------------------	----------------------------------

Sponsors: Carey McDonald

Attachments: [Revised AHTF Recommendation-Letter 2023.04.26](#)

[Mayor's Letter of Support - Affordable Housing Trust Fund CPC Submission.pdf](#)

This paper comes with conditions that preference is given to projects that create affordability. Complete list of conditions may be reviewed in the attached AHTF Recommendation Letter that is attached to the history of Paper 176-23.

Councillor Linehan reported OSPCD has one project in the pipeline they are hoping this money may aid in, an affordable housing development.

Councillor O'Malley questioned a policy wherein the CPC law allows the city to funnel money above the levy into the CPC and then become eligible for a match, much like the way a 401(k) works. It was then mentioned that there are only five cities that were voted into this, making this program rare but it is something worth looking into for future benefit.

A motion was made by Councillor Linehan, seconded by Councillor at Large Colon Hayes, that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.

177-23

Order: That the appropriation enumerated below, being in the amount of \$160,000 (One Hundred Sixty Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Trafton Park Improvement Project	
Phase II Construction:	\$160,000 from FY23
General Reserve	

Sponsors: Carey McDonald

Attachments: [Trafton Park Recommendation Letter 2023.03.24.pdf](#)

[Mayor's Letter of Support - Trafton Park CPC Submission.pdf](#)

Councillor Winslow spoke on behalf of all the funding sources that are going into the Trafton Park Improvement Project in addition to this \$160,000 from the Community Preservation Act Fund. Features of the park will include park benches, water fountains for both people and dogs, player benches in the tennis and basketball area, one of the tennis courts will be converted into a basketball court and play area, irrigation, trees in the dog park, and lighting upgrades.

A motion was made by Councillor O'Malley, seconded by Councillor at Large Colon Hayes, that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.

Tabled Papers

139-23

Order: That \$1.3 million of available general fund free cash is appropriated to fund

additional costs association with the improvements to Roosevelt Park

Sponsors: Carey McDonald

Attachments: [Mayor's Finance Follow Up Letter May 9 2023](#)

[Mayor's Memo on Roosevelt Park 3 28 23](#)

[Turf vs Grass May 9 2023](#)

[Park Utilization Overview](#)

[OSPDCD Roosevelt finance presentation April 25 2023](#)

140-23

Order: That One Million Two Hundred Thousand Dollars (\$1,200,000) is appropriated to pay costs related to a change in scope of the Roosevelt Park Revitalization Project to excavate additional soils down to a level of three feet, including the payment of all costs incidental and related thereto, and to meet this appropriation, the Treasurer, with approval of the Mayor is authorized to borrow said amount under M.G.L. c. 44, s7(1) or any other enabling authority, and to issue bonds or notes of the City therefore

Sponsors: Carey McDonald

Attachments: [Mayor's Finance Follow Up Letter May 9 2023](#)

[Mayor's Memo on Roosevelt Park 3 28 23](#)

[Turf vs Grass May 9 2023](#)

[Park Utilization Overview](#)

[OSPDCD Roosevelt finance presentation April 25 2023](#)

167-23

Minutes of April 11, 2023 to be approved.

168-23

Minutes of April 18, 2023 to be approved.

Adjournment

A motion was made by Councillor O'Malley, seconded by Councillor at Large Colon Hayes, that the meeting be adjourned. The motion carried by a unanimous vote. Meeting adjourned at 7:04 PM.