



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

Council President Barbara Murphy
Councillor at Large Karen Colon-Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor Amanda Linehan
Councillor at Large Carey McDonald
Councillor Ryan O'Malley
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor at Large Craig Spadafora
Councillor Stephen Winslow

Tuesday, May 23, 2023

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the live stream on YouTube:
<https://www.youtube.com/live/nK6h0Mkd3Gg?feature=share>

1. CALL TO ORDER

Council President Murphy called the meeting to order at 7:08 PM.

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICEMEN & WOMEN

3. ROLL CALL

Also in attendance were Acting City Solicitor Alicia McNeil, Special Assistant to the Mayor Maria Luise, City Planner Michelle Romero, Director Deb Burke, Consultant Steve O'Neill.

Present - Councillors: 11 - Barbara Murphy, Carey McDonald, Chris Simonelli, Jadeane Sica, Karen Colon Hayes, Ryan O'Malley, Craig Spadafora, Peg Crowe, Amanda Linehan, Paul Condon and Stephen Winslow

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

5. PUBLIC COMMENT

Seven people showed up for public comment, all to speak on Papers 139 and 140-23. Stephanie Alberto, Len Merullo, Charlie Conefrey, Ryan Bowdrige, John Saia, Lara Thompson, Marcia Manone.

A number of emails were also read into the record, all of which are now attached to the history of both Papers 139 and 140-23. One additional email was also submitted in support of Paper 221-23.

6. APPROVAL OF MINUTES

[211-23](#)

Minutes for the meeting of May 9, 2023

A motion was made by Councillor O'Malley, seconded by Councillor Linehan, that the Council Minutes be tabled to the City Council. The motion carried by a unanimous vote.

[212-23](#)

Minutes for the meeting of May 16, 2023

A motion was made by Councillor Simonelli, seconded by Councillor Winslow, that the Council Minutes be approved. The motion carried by a unanimous vote.

7. APPOINTMENTS & ELECTIONS

[213-23](#)

Mayoral Re-appointment: Kevin Alkins of 10 Hillside Road, Tewksbury, as the Inspector of Animals, said term to expire April 30, 2024
Confirmation required

Attachments: [Kevin Alkins Reappointment Letter.pdf](#)

A motion was made by Councillor Linehan, seconded by Councillor at Large McDonald, that the Appointment be confirmed. The motion carried by a unanimous vote.

8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

Council will hold public hearing on ExteNet petition to install fiber conduit.

[214-23](#)

Petition: ExteNet Systems, 3030 Warrenville Road, Suite 340 Lisle, IL , Project No. 100523 - ExteNet Systems seeking grant of location to install fiber conduit beginning at a point approximately located at 244-248 Main Street running up to approximately 22 Charles Street.
(Hearing Required)

Attachments: [ExteNet Systems Fiber Plans 244-288 Main Street Project No. 100523](#)
[ExteNet Systems Abutters List Main and Charles Project No. 100523](#)

Keenan Brinn, 100 Apollo Drive, Chelmsford appeared before the Council representing ExteNet Systems. The purpose of this petition is to seek a grant of location to install 4-inch fiber conduit in the public right of way from the intersection of Main Street & Madison around the corner to Charles Street, approximately 650'. Plans are attached to the history of Paper 214-23.

Councillor Crowe stated this piece of road has recently been paved and so on the recommendation of DPW and Engineering Department, condition of this petition is that the streets and sidewalks be restored to the satisfaction of the Director of Public Works including mill and pave the entire intersection from curb to curb, no zipper patch, and including line striping.

Councillor Winslow observed the plans for this project are based on old information that do not include the Northern Strand and this also crosses a MBTA right of way. He made a motion to table until ExteNet Systems can come back with up to date, less confusing plans that also account for special cross walks that were put in during the past year.

Councillor Spadafora inquired what the fiber conduit is for, exactly. What came from this line of questioning is that the fiber underground eventually sets this company up to put up 5G antennas on poles in the future. With this, Councillor Spadafora seconded Councillor Winslow's motion to table because this issue goes back to the double/triple pole issue the City is currently having with utility companies. He further stated he is not in support of any more 5G cells in the city; this petition feels like bait and switch.

Council President Murphy continued with the public hearing. Christopher Dreher of 166 Mountain Avenue was the only person to speak on this petition; he spoke in opposition.

A motion was made by Councillor Winslow, seconded by Councillor at Large Spadafora that the Petition be tabled to the City Council pending the petitioner providing updated engineering plans showing the Northern Strand. The motion carried by a unanimous vote.

[215-23](#)

Petition: Pool Tables: Club 24, Inc. 787 Salem Street, Malden, 2 tables (Renewal)

A motion was made by Councillor Condon, seconded by Councillor Simonelli, that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[216-23](#)

Petition: Open-Air Parking Lot: Emmanuel Baptist Church, 20 Madison Street, 27 spaces (Renewal)

A motion was made by Councillor Condon, seconded by Councillor Simonelli, that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[217-23](#)

Petition: Second-Hand Dealer: AM Design Jewelry, 664 Salem Street, Malden (Renewal)

A motion was made by Councillor Condon, seconded by Councillor Simonelli, that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[218-23](#)

Petition: Pool Tables: Italian American War Vets Post 16, 40 Oakland Street, Malden, 1 table (Renewal)

A motion was made by Councillor Condon, seconded by Councillor Simonelli, that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

9. MOTIONS, ORDERS AND RESOLUTIONS

[219-23](#)

Order: The Fiscal Year 2024 Annual Appropriation Order

Sponsors: Carey McDonald

Attachments: [Mayor's Transmittal Letter on FY24 Proposed Budget](#)
[FY2024 Proposed Budget](#)

Councillor McDonald outlined the schedule of anticipated Finance Committee meetings for budget discussions, which includes the finance team on May 30; multiple departments TBD on June 1; School Department on June 6; Public hearing for the

public on June 13; pending meeting if needed on June 15; committee vote on June 20.

A motion was made by Councillor at Large McDonald, seconded by Councillor Simonelli, that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

[225-23](#)

Order: At the call of the President, allowable by Council Rule 1.04 and with the majority of the Body in agreement, a special meeting of the Malden City Council shall be held on Wednesday, June 7, 2023 at 6:00 PM for the purpose of holding a public hearing on MBTA Communities Zoning.

Sponsors: Barbara Murphy

A motion was made by Councillor Winslow, seconded by Councillor at Large Spadafora, that the Order be adopted. The motion carried by a unanimous vote.

[220-23](#)

Be it ordained by the City Council of the City of Malden that the Code of the City of Malden (MCC) is hereby amended by adding Title 9, Chapter .08, Section 030
REMOVAL OF LITTER AT ENTRANCES

Every person or business that holds a license to sell tobacco or nicotine delivery products from the City of Malden Board of Health shall, at its own expense, provide, place, and regularly maintain a cigarette litter receptacle at any public entrance and employee smoking areas, and shall weekly sweep up litter associated with tobacco and nicotine delivery products such as cigarette butts and packaging from any sidewalk abutting such business. Violations of this section may be punished by agents of the Board of Health and the Public Works Department in the manner provided in M.G.L. c. 40 § 21D according to the punishment schedule set forth in Section 6.12.040.

Sponsors: Stephen Winslow, Paul Condon, Peg Crowe, Carey McDonald, Ryan O'Malley, Karen Colon Hayes, Barbara Murphy, Jadeane Sica, Chris Simonelli, Craig Spadafora and Amanda Linehan

Councillor Spadafora stated he is in support of keeping areas clean of cigarette butts and perhaps alcohol nip bottles should be the next thing the City looks at with the State. The entirety of the Body is in support of this paper and all in attendance asked to be listed as co-sponsors.

Councillor Winslow went further to say, if passed, the Board of Health should be tasked with notifying business owners of this new ordinance.

A motion was made by Councillor Winslow, seconded by Councillor at Large Spadafora, that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

[221-23](#)

Resolve: Whereas, the optimization of the City of Malden's trash and recycling collection and disposal is beneficial financially because it reduces bulk trash tonnage through the diversion of recyclable materials;

Whereas, the optimization of our trash and recycling collection and disposal is beneficial environmentally because it diverts valuable natural resources and electronic waste from landfills and unnecessary incineration;

Therefore, be it hereby resolved that it is the sense of the Malden City Council, that the implementation of a potential scrap-metal and electronic waste recycling program will help our city to meet the environmental, economic, and social needs of

our residents.

As such, it is requested that the City of Malden conduct proper procurement activities, such as but not limited to, an advertised request for quotes (RFQ) or a request for proposals (RFP) for scrap-metal and electronic waste recycling.

Sponsors: Ryan O'Malley, Paul Condon, Amanda Linehan, Stephen Winslow, Karen Colon Hayes, Peg Crowe, Carey McDonald, Barbara Murphy, Chris Simonelli and Craig Spadafora

This paper is a non-binding resolution put forth by Councillor O'Malley to bring attention to the need for reducing bulk trash tonnage. Asked if Energy Efficiency and Sustainability would be interested in discussing this topic in further detail in committee?

Councillor Crowe pointed out the City currently has an electronic waste recycling vendor that has been in use for the past few years. Residents may bring their e-waste for free to the bin at the DPW on Commercial Street. This vendor showed up at the Green Malden Fair this spring held at Pine Banks Park.

Everyone in attendance asked to be added as co-sponsor to this paper.

A motion was made by Councillor O'Malley, seconded by Councillor Simonelli, that the Resolution be passed. The motion carried by a unanimous vote.

222-23

Resolve: Whereas: Many of the areas along Eastern Avenue and the Northern Strand Community Trail have industrial zoning put in place during the time the Saugus Branch Railroad continued to exist:

Whereas: Industrial Zoning has lead to a proliferation of storage buildings and other uses that do not take advantage of the potential this corridor has to serve surrounding neighborhoods and trail users;

Whereas: The lack of greenery both within the public right-of-way along Eastern Avenue and abutting private land is unattractive and contributes to heat island effect that exists along this area, and

Whereas: Communities in the Boston region and across the country have re-imagined the areas abutting rail trails to become dynamic urban spaces through trail-orientated development.

Therefore: The Malden City Council hereby resolves and requests that the City of Malden through its Office of Strategic Planning and Community Development pursue grants and technical assistance with the intent to update zoning along this Corridor through a collaborative public process.

Sponsors: Stephen Winslow, Chris Simonelli, Ryan O'Malley, Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Barbara Murphy and Craig Spadafora

This resolution put forth by Councillor Winslow, and discussed with Deborah Burke of OSPCD, that we may pursue when we have the capacity to do so to improve the area of Eastern Avenue and Northern Strand Community Trail. Co-sponsor Councillor Simonelli is in full support of being proactive with planning what the Route 60 corridor should look like in the future as it runs through the entire city. This is the next great project for Malden after the new schools under Mayor Howard and the downtown revitalization under Mayor Christenson.

Everyone in attendance asked to be added as co-sponsor to this paper.

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Resolution be passed. The motion carried by a unanimous vote.

11. COMMITTEE REPORTS

[223-23](#)

Committee Report: The Standing Committee on Finance, to whom was referred Paper #139 Series of 2023, having considered the same make the following report: The Finance Committee reported the paper out with no recommendations to the Full Council. A majority of the Finance Committee sought the Full Council's support for an estimate of a plan for a grass-based field, and for a field with a grass-compatible substrate.

A motion was made by Councillor at Large McDonald, seconded by Councillor Simonelli, that the Committee Report be received and filed. The motion carried by a unanimous vote.

[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](#)

Councillor McDonald introduced this paper by first speaking about the process. Three meetings of the Finance Committee were held for Papers 139 and 140-23; meetings were held in person and by Zoom webinar. A lot of good information was shared but Paper 139-23 was ultimately sent back to the Full Council without recommendation. That was due in part because the Full Council needs to weigh in on the issue of turf at Roosevelt Park but also because a majority of members of the subcommittee wished to review what a full grass-based option cost estimate would look like. Councillor McDonald wanted to see if there was support from the Body for such an order.

Councillor Simonelli stated that he has heard enough of the discussion of Roosevelt Park and wished to move Paper 139 to vote.

Councillor Colon-Hayes wished to thank members of the public who have come out to speak on this paper. She is not in support of anything less than real grass at Roosevelt Park. She still wishes to see the cost comparison on real grass as well as the Board of Health decision on PFAS at the park prior to moving this to vote.

Councillor O'Malley explained, for the sake of the public, that the pro-grass advocates do not have the votes needed for this paper. This doesn't mean they are in favor of turf or have given up on the option of moving to grass at some point in the future but to see that happen will require some level of compromise with the administration.

Councillor Winslow read from a written statement explaining the history of the project and his position on this issue, which remains with turf and to say he is still in support of Paper 139 and 140.

Councillor Condon commented an 8–10-year lifespan on a turf field is a falsehood when properly maintained, as is evidenced by Macdonald Stadium and South Broadway Park. If Roosevelt Park doesn't last, it will be the fault of the City for not taking proper measures with maintenance of the turf but doesn't see that happening.

Councillor McDonald acknowledges that Roosevelt clearly needs help but hoped there was another option available on which to vote. He is concerned with the long-term impacts of turf on the environment; grass is also not the most environmentally responsible option; there are always going to be trade offs and there are valid opinions on both sides of this issue.

From the Chair, Council President Murphy pointed out one thing that Councillor Winslow left out of his closing, that the city did speak to the students, families, faculty of Salemwood School, community members, etc. Many conversations were had and from those discussions, compromises and updates were made to the plans for the park.

A motion was made by Councillor Simonelli, seconded by Councillor Sica, that the Order be adopted. The motion carried by the following vote:

Yea: 7 - Murphy, Simonelli, Sica, Spadafora, Crowe, Condon and Winslow

Nay: 4 - McDonald, Colon Hayes, O'Malley and Linehan

[224-23](#)

Committee Report: The Standing Committee on Finance, to whom was referred Paper #140 Series of 2023, having considered the same make the following report: Committee recommends this paper out favorably to the Full Council.

A motion was made by Councillor at Large McDonald, seconded by Councillor Simonelli, that the Committee Report be received and filed. The motion carried by a unanimous vote.

[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](#)

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

This paper came out of committee unanimously and is for the purpose of removing three feet of contaminated soil at Roosevelt Park. This purpose of this bonding it to assure the funds are in place for this project so the bid process may move forward while the city explores other avenues, such as grants, for full funding.

Councillor O'Malley stated this is a great example of what can be accomplished when parties compromise. Going down three feet to remove contamination is a great gesture, he looks forward to more of the same in the future. Councillor Colon-Hayes echoed the

same as the removal of this soil is long overdue.

A motion was made by Councillor at Large McDonald, seconded by Councillor Sica, that the Order be adopted. The motion carried by the following vote:

Yea: 11 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan, Condon and Winslow

12. TABLED PAPERS

Tabled to a Future Meeting

138-22

Resolve: That the City of Malden City Council establish "The Malden Youth Council" Ad Hoc Committee with three (3) City Councillors as voting members assigned by the Council President; to provide an opportunity for the youth of Malden and foster civic engagement and an opportunity to be involved and participate in local government to acquire a greater knowledge of and appreciation for local government through active participation in the system.

Sponsors: Karen Colon Hayes, Amanda Linehan and Carey McDonald

Attachments: [Youth Board Presentation for City Council April 25 2023](#)

399-22

Petition: Boston Gas d/b/a National Grid, 40 Sylvan Road, Waltham MA, W.O. No. 90000XX to install a new gas Regulator Station on Green Street near the intersection of Medford Street in accordance with the attached plans.
Hearing required

Attachments: [National Grid Green Street WO #90000XX](#)
[Notice of Public Hearing & Abutters Green and Medford](#)

171-23

Petition: Massachusetts Electric Company dba National Grid of North Andover, Plan #30683608 to construct a line of underground electric conduits located at the intersection of Eastern Avenue and Marlboro Street in accordance with the attached plans
(Hearing Required)

Attachments: [National Grid Eastern @Marlboro Plan# 30683608](#)
[Abutters List - National Grid Eastern @Marlboro Plan# 30683608](#)

172-23

Petition: Massachusetts Electric Company dba National Grid of North Andover, Plan #30511632 to construct a line of underground electric conduits located at the intersection of Main Street and Cross Street in accordance with the attached plans
(Hearing Required)

Attachments: [National Grid Main @Cross Plan# 30511632](#)
[Abutters List - National Grid Main @Cross Plan# 30511632](#)

205-23

Order: Councillors Winslow and Spadafora will introduce a Notice of Intent via a motion that the Finance Committee prepare and submit its final reports of Papers 139 and 140 Series of 2023 by May 17, 2023 for inclusion and consideration at the Council

meeting on May 23, 2023 and in the event that the Finance Committee fails to do so, Councillors Winslow and Spadafora will introduce a motion at the May 23, 2023 City Council meeting to Discharge the Finance Committee from further consideration of such Papers so that the Council may consider those Papers at its meeting of May 23, 2023.

Sponsors: Stephen Winslow and Craig Spadafora

13. PERSONAL PRIVILEGE

14. ADJOURNMENT

A motion was made by Councillor O'Malley, seconded by Councillor Winslow, that the meeting be adjourned. The motion carried by a unanimous vote. Meeting was adjourned at 9:31 PM.

CAROL ANN DESIDERIO, CITY CLERK