



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Councillor Murphy, Chair
Councillor Condon, Vice-Chair
Councillor-at-Large Karen Colon-Hayes
Councillor Jadeane Sica
Councillor Christopher Simonelli
Councillor Stephen Winslow

Tuesday, February 15, 2022

5:30 PM

Council Chambers
215 Pleasant Street

Roll Call

Also Present: Councillors Spadafora, Crowe
Ron Hogan-Parking Director
Charles Ranaghan-Controller
Evan Spetrini-Strategic Planner
Alicia McNeil-Assistant City Solicitor

Councillor Murphy called the meeting to order at 5:35 PM

Present: 6 - Councillor Barbara Murphy, Councillor Paul Condon, Karen Colon Hayes, Jadeane Sica, Chris Simonelli and Steven Winslow

Minutes to be Approved

[46-22](#)

Minutes of February 1, 2022 to be approved.

A motion was made by Councillor Condon, seconded by Councillor at Large Colon Hayes, that the Committee Minutes of February 1, 2022 be tabled in the Finance Committee. The motion carried by a unanimous vote.

Business

[37-22](#)

Order: That the appropriation enumerated below, being in the amount of \$5,000 (Five Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Crescent Slope Restoration and Enhancement: \$5,000 from General Fund

Total Appropriation = \$5,000

APPROPRIATION ORDER
COMMUNITY PRESERVATION ACT FUNDS
February 8, 2022

Sponsors: Barbara Murphy

Attachments: [Mayor's Letter on behalf of Crescent Slope Restoration CPC](#)
[Crescent Slope Recommendation Letter 2022.01.26](#)

Daniel Koff, Community Preservation Coordinator was present to answer any questions regarding the recommendations of the CPC. The CPC has deliberated on all these projects to make sure they meet CPA eligibility and they have all had public hearings on December 8, 2020 and were deliberated and approved on January 19, 2022. He states he is at the meeting in support of the four projects listed and will be happy to answer questions.

Paper#37-22 Crescent Slope Restoration and Enhancement-\$5,000 from General Fund. Councillor Winslow speaks of Crescent Lane which is an 11,000 sq.ft. of property the City owns and together with the residents they had a clean up last year with the thought of preserving this area and make a public trail. He is fully supportive of this project. Councillor Condon feels it is a small appropriation and moves it out favorably seconded by Councillor Winslow to the Full Council.

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

[38-22](#)

Order: That the appropriation enumerated below, being in the amount of \$700,000 (Seven Hundred Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

The Devir Park Revitalization Project: \$700,000 from General Fund

Total Appropriation = \$700,000

APPROPRIATION ORDER
COMMUNITY PRESERVATION ACT FUNDS
February 8, 2022

Sponsors: Barbara Murphy

Attachments: [Devir Park Recommendation Letter 2022.01.26 \(2\)](#)
[Mayor's letter for Devir Park](#)

Paper 38-22 Devir Park Revitalization Project \$700,000 from General Fund. Mr. Koff explains this project meets eligibility and recommends award funding for construction of two of three phases, Phase A&B of the Devir Park Master Plan to create construction documents which could put this project out to bid and fund a portion of the construction of Phases A&B

Councillor Condon explained these first two phases are about \$2.8mill splitting the tot lot into two one for 2-5 year olds and one for 5-12 year olds, a splash pad and \$500,000 in infrastructure and electrical work. It has been 24 years since we have done improvements to this park which is the largest park in the City. The project will expand through the entire park with a U-8 Soccer and regulation High School Field, girls softball diamond, getting rid of the parking area and put in parallel parking, refurbishing the memorials, and redoing the entire basketball area. We have had no opposition at our public meetings and hope to get the support to pass it.

Councillor Winslow appreciates all the work and feels this is a wonderful project and thanks the CPC committee for the quality of clear scopes of these projects. He asks if this money would get us through A&B and will there be a bond for phase C.

Councillor Condon said there would probably be a large bond and Devir Park and others will be included in that.

Charles Ranaghan, Controller explained if the \$700,000 is approved tonight there will be other sources of funding along with this appropriation such as \$1mill Bond, \$1mill ARPA Funding, \$400,000 Park Grant along with the \$700,000 CPC funding. The \$700,000 Community Preservation Act appropriation is the CPA general unreserved fund and has nothing to do with the City's General Funds.

Councillor Colon-Hayes said this is a great project and thanks everyone who came out to help with this. See loves seeing the collaboration of all the funding and is full support of this project.

Councillor Condon thanked Debbie Burke, Shadley, Associates, Janell DeVitts and the rest of the committee for all their hard work.

Councillor Winslow moves this out favorably and seconded by Councillor Sica to the Full Council.

A motion was made by Councillor Winslow, seconded by Councillor Sica, that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.

39-22

Order: That the appropriation enumerated below, being in the amount of \$200,000 (Two Hundred Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

The Malden River Works Project: \$200,000 from Open Space

Total Appropriation = \$200,000

APPROPRIATION ORDER
COMMUNITY PRESERVATION ACT FUNDS
February 8, 2022

Sponsors: Barbara Murphy

Attachments: [Malden River Works Recommendation Letter 2022.01.26](#)
[Mayor's Letter of Submission for MRW](#)

Paper 39-22 Malden River Works Project \$200,000 from Open Space.

Evan Spetrini-Senior Planner for Strategic Planning and Development explained they have been working on this project for two years and also have had a number of different funding sources starting with a prize awarded from MIT. It has been a collaboration between MIT, City of Malden, Friends of the Malden River and The Mystic River Watershed Association. This is a redesign of the DPW Yard at 356 Commercial St to include a public park along the river and include climate resiliency measures for the yard and the park. Other sources of funding include: Municipal Vulnerability Preparedness Program from the State to develop a 25% design plan and another one of those grants to take the design to 75% design. This funding from CPA will help complete the 75% design in this phase of the project. This funding is the last part of the puzzle to get to 75% of design. We will need to raise additional funds to complete the design, prepare construction documents and complete construction.

Councillor Murphy said this is a very unique project as many do not know there is a River in the City it will help us to provide access to the wildlife along the river and is a park that brings totally different elements which are not anywhere else in the City. The award which was granted from MIT had applicants from all over the world and Malden received it. The design has changed a number of times and what we have come up with is wonderful and

she hopes everyone is in favor of the project.
 Councillor Colon-Hayes is excited about this project happening she does use the Malden River to Kayak and is excited and thanks the committee for bringing this along.
 Councillor Murphy thanks the CPC committee for seeing the value in this project
 Councillor Condon moves this project favorably to the Full Council and is seconded by Councillor Colon-Hayes.

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

41-22

Order: That the appropriation enumerated below, being in the amount of \$200,000 (Two Hundred Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

The Linden Ice Rink Project: \$200,000 from Open Space

Total Appropriation = \$200,000

APPROPRIATION ORDER
 COMMUNITY PRESERVATION ACT FUNDS
 February 8, 2022

Sponsors: Barbara Murphy

Attachments: [Mayor's Letter of submission for Linden Hockey Rink](#)
[Linden Rink Recommendation Letter 2022.01.26.R](#)

Paper#41-22 The Linden Ice Rink Project \$200,000 from Open Space.
Ron Cochran-Mayor's Office one of the sponsors of the project explained they asked for \$200,000 from the CPC to cover the initial phase of this project which is to get construction and bid documents prepared for the eventual construction of the street hockey rink. Several years ago some residents tried to freeze the rink but failed and feel it is more sustainable to go forward with this project. They conducted a feasibility study to see if an outdoor skating rink could be brought to this area and the study came back positively and the area was suitable. This study was used to apply to the CPC for this funding to move forward to hire a project manager to see this project through. The feasibility study includes everything that could be here such as renting the ice or charging people for public skating, but the feedback from the community was to get more sports and affordable skating in the community.
Councillor Colon-Hayes mentioned she has received calls from residents in Ward 8 and wanted to get the real data from Mr. Cochran. She asked if the feasibility study was a wish list and not everything people read in there may be a part of it such as the Zamboni and it seemed like it was catering to more games and not so much free time and free skate.
Ron explained we do have a skating rink in the City which allows a legally playing hockey game this area does not it is significantly smaller, with that said the intention is to serve the needs of the community first then to renters. It will incur certain costs so it could be useful to rent the rink out to help with offsetting the costs but the primary goal would be to offer as much skating to the community. Although the existing rink offers free skate time at off hours not conducive to the general public. The new rink will have safety measures of a hockey rink.
Councillor Colon-Hayes mentioned the \$10 rental fees
Ron said this was fleshed out in the CPC meetings to clarify the feasibility study looks at

it as a money maker but it is not something decided yet. At the core it is free public skating for Malden residents.

Councillor Colon-Hayes asked about scheduling some teachers have asked about recess at the school if this would no longer be available for the kids

Ron explained that is something to look at down the road, if you look at the proposal that space you would start to freeze it at the end of November and stop somewhere in March.

If you look at it now it is off limit to the students during the winter when covered with snow. It would only be used a couple of months as an ice rink. It could also be a physical education activity to go skating which is adding something that was not there. Councillor Sica said this is an amazing project and thanks Mr. Cochran for doing all this work for the project. She has spoken to Joe Levine who would love to add this to the Recreation Dept. She has not received any phone calls or emails questioning this project everyone has been in support. She said the City of Malden owns the park and there have been incidents with the kids having recess in that hockey rink and they shouldn't be using it for recess. It is in dire need of restoration. There was a pitch problem when trying to freeze the rink so going forward they wanted to restore it correctly to be used safely. She said it is a safer version of skating on the Fells and would be a great alternative for people in the community to learn to skate. Lots of kids have never had the opportunity to get on ice skates and this would be an amazing community asset to the City of Malden.

Ron mentions this is another unique asset to Linden as is the Splash Park to Devir and the Malden River Park area for the City.

Councillor Murphy feels these are great additions to the community and City Parks.

Councillor Winslow feels that winters can be long and that this is a good thing to spark the communities interest.

Councillor Condon moves this out favorably to the Full Council seconded by Councillor Sica.

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

40-22

Order: That the sum of One Million One Hundred Ninety-Three Thousand Three Hundred Fifty-Nine Dollars and Nineteen Cents (\$1,193,359.19) is appropriated into Parking Garage Expense account number 0010-481-5731 for the operations of the parking garages in the downtown.

Sponsors: Barbara Murphy

Paper 40-22: 7 items

(1) Order the sum of 1,193,359.19 be appropriated into Parking Garage Expense for the operation of the parking garages in the downtown.

Councillor Murphy explains this is an appropriation not a transfer.

Mr. Hogan explained last year when putting together the budget we were integrating the operations of the MRA with the City budget. When you approved the appropriation last year we did not approve any expenses for the operation of the parking garages we had a budgeted revenue number of \$519,000 what is really \$1.7mill in revenue and \$1.2mill in expenses. There is no additional money coming out of the City Budget that was. This is an accounting technicality. Now understanding how the MRA budgeted, we just need to appropriate the expenditure so we can pay it and will receive \$1.7 revenue not the \$500,000 when we built the budget last year

Councillor Colon-Hayes asked if we are able to see the expenses and revenues are?

Mr. Hogan said he will provide everyone with a copy it hasn't changed from where we were last time.

Councillor Murphy said the anticipated net revenue is the same it is just a change in the

account as to how the money is going in and out

(2) Order that \$250,000 be appropriated out of general fund free cash and transferred to Police Overtime.

Mr. Ranaghan explained that the rest of the orders are actual transfers coming out of the City certified free cash account which as of July 1st consists of \$18,636,518 mill the next six transfers total \$1,640,259. The first one is \$250,000 to Police OT we budgeted \$500,000 ytd they have spent \$463,000 plus spent an \$90,000 which was reimbursed from the Comm of Mass due to Covid this transfer would get them through the end of the year.

Councillor Winslow asks about the ARPA Funds

Mr. Ranaghan explained that ARPA funds that the City of Malden received did not relate to Public Safety overtime there was a separate program from the Comm of Mass which we were able to recoup \$90,000 for Public Safety of Police OT which was a direct result of Covid-19

Councillor Hayes asked about some cities using ARPA funding for people working during Covid such as in grocery stores or just having to put themselves out there

Mr. Ranaghan explained there is a category called premium pay which not specific to Public Safety it is for essential workers that were working throughout the pandemic

Councillor Murphy asked Mr. Ranaghan if he feels \$250,000 will get them through the year

Mr. Ranaghan said Covid definitely affected the overtime but this should get them through the year.

(3) Order that \$250,000 be appropriated from general fund free cash and transferred to Fire Overtime.

Mr. Ranaghan explained this transfer has happened every year since he has been here. The Fire Dept. started F/Y22 with \$400,000 and have fully expended that amount. These funds would bring the Fire Dept up to \$650,000 which will get them through the year.

(4) Order that \$250,000 be appropriated from general fund free cash transferred Maintenance of School Bldg.

Eric Rubin, Director of Public Facilities explained this transfer is for normal maintenance of School Buildings. They are 22 years old. Public Facilities is trying to get everything up to date with capital improvements and these are unforeseen emergencies that have come up. They have expended their initial budget on maintenance on the school side which is separate and this is the city side. These funds will allow them to continue to maintain the buildings throughout the fiscal year.

Councillor Winslow asked Eric if he sees this as a trend for the next Fiscal Year

Eric said yes he feels this is something they should discuss as every year they run out of what is in the School Line Item

Councillor Murphy asked due to what's going on in the country with prices of manufacturing products she assumes the costs have gone up and will have a premium attached to them. If you were to look at last years budgets number, she assumes it may go up at least 20%.

Eric agrees and said he believes on the materials and labor costs there will be an increase in costs. He feels 20% is conservative and as budget talks come up this would be something to think about

Councillor Murphy feels something to keep their eye on not getting more done but cost relating to maintain what we have been doing

(5) Order that the sum of \$204,259 is appropriated from general free cash fund and transferred to Energy Efficiency Capital for the ongoing Energy Efficiency Upgrades in the School Buildings.

Eric explained we had an \$8mill energy efficiency project throughout the City with Honeywell which included using a certain type of LED lights throughout most of our buildings. This would result in a rebate. As we entered into the Malden High phase of the project if we spent an additional \$204,259 it would result in \$760,000 in rebates. Mr. Ranaghan said these rebates will go towards miscellaneous revenue for the city they are not spendable it will go into a revenue account and will sit till June 30th when it becomes free cash.

(6)Order that the sum of \$85,000 appropriated from general free cash transferred to Parking Equipment for Parking Meter upgrades.

Ron Hogan explained we have 270 parking meters in the city and they each have a modem built into them that operates off 3G or 2G technology. The various vendors said they would maintain those networks because a parking meter doesn't need a faster network to communicate when using a credit card. The vendors have notified everyone using these slower networks that they would be phasing them out by the end of 2022. We now have to remove each meter, ship them out to the vendors to replace the modem to 4G and ship them back out to us which is a cost of about \$300 per meter including shipping, labor and materials.

(7)Order that the sum of \$25,000 appropriated from general free cash transferred to City Council Professional Services for Diversity, Equity and Inclusion Training.

Mr. Ranaghan explained this transfer is to cover costs of DEI Training for the City Council. The current budget passed on July 1 included funding for the newly created department. This training is above and beyond the initial budget. The seven (7) orders listed above were all voted out favorably to the Full Council.

A motion was made by Councillor Sica, seconded by Councillor Winslow, That the sum of One Million One Hundred Ninety-Three Thousand Three Hundred Fifty-Nine Dollars and Nineteen Cents (\$1,193,359.19) is appropriated into Parking Garage Expense for the operations of the parking garages in the downtown be recommended favorably to the City Council. The motion carried by a unanimous vote.

A motion was made by Councillor Condon, seconded by Councillor Winslow, that the sum of Two Hundred Fifty Thousand Dollars (\$250,000) is appropriated from available general fund free cash and transferred to Police Overtime be recommended out favorably to the City Council. The motion carried by a unanimous vote.

A motion was made by Councillor Condon, seconded by Councillor Sica, that the sum of Two Hundred Fifty Thousand Dollars (\$250,000) is appropriated from available general fund free cash and transferred to Fire Overtime be recommended out favorably to the City Council. The motion carried by a unanimous vote.

A motion was made by Councillor Condon, seconded by Councillor Sica, that the sum of Two Hundred Fifty Thousand Dollars (\$250,000) is appropriated from available general fund free cash and transferred to Maintenance of School Buildings. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, and seconded by Councillor Sica, that the sum of Two Hundred Four Thousand Two Hundred Fifty-Nine Dollars (\$204,259) is appropriated from available general fund free cash and transferred to Energy Efficiency Capital for the ongoing Energy Efficiency Upgrades in the School Buildings. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, and seconded by Councillor Colon-Hayes, that the sum of Eighty-Five Thousand Dollars (\$85,000) is appropriated from available general fund free cash and transferred to Parking Equipment for Parking Meter Upgrades. The motion carried by a unanimous vote.

A motion was made by Councillor Condon, and seconded by Councillor Colon-Hayes, that the sum of Twenty-Five Thousand Dollars (\$25,000) is appropriated from available general fund free cash and transferred to City Council Professional Services for Diversity, Equity, and Inclusion Training. The motion carried by a unanimous vote.

Other Business

Adjournment

Motion was made by Councillor Paul Condon, seconded by Councillor Stephen Winslow, that this meeting be adjourned at 6:36 PM. The motion carried unanimously.