



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Rules & Ordinance Committee

*Chairperson Craig Spadafora
Vice Chair Peg Crowe
Ryan O'Malley
David Camell
Stephen Winslow*

Tuesday, June 1, 2021

7:05 PM

REMOTE VIRTUAL MEETING

276-21

In accordance with Governor Baker's 3/12/20 Order Suspending Certain Provisions of the Open Meeting Law, G.L.c.30A,ss18, and the Governor's 3/23/20 Revised Guidance on Order by the Governor Prohibiting Assemblage of More than Ten People, this meeting will be conducted via remote participation.

In person attendance by members of the public is prohibited, and all effort will be made to permit public attendance of this meeting, in the manner specified below, via remote access by internet, telephone, and if available via public broadcast of the meeting by Malden Access Cable Television on public access television channels.

Public access will also be provided by posting draft minutes, and/or a transcript, recording, or record of the meeting on the city of Malden website at cityofmalden.org as soon as practicable after the meeting.

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<https://www.cityofmalden.org/DocumentCenter/View/2487/Public-information-on-Public-Meetings-and-Hearings-during-the-Declared-State-of-Emergency-related-to-COVID19PDF>

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Roll Call

Also present City Solicitor Kate Fallon, City Planner Michelle Romero, Evan Spetrini from the MRA and Maria Luise, Special Assistant to the Mayor.

The meeting began at 7:13 P.M.

Present: 5 - Craig Spadafora, Peg Crowe, Ryan O'Malley, David Camell and Stephen Winslow

Minutes to be Approved

[277-21](#)

Minutes of the Meeting of May 18, 2021.

A motion was made by O'Malley, seconded by Winslow, that the Committee Minutes be tabled. The motion carried by the following vote:

Yea: 5 - Chairperson Spadafora, Vice Chair Crowe, O'Malley, Camell and Winslow

Business

Chair Spadafora took up paper 267-21 first but stated that the committee would also have time for paper 232-21.

[232-21](#)

Order: Be it ordained that Section 12 of the Revised Ordinances of 2020 be amended by adding Section 12.12.200 entitled Inclusionary Zoning.

Sponsors: Craig Spadafora, Stephen Winslow, Peg Crowe, David Camell, Ryan O'Malley and Amanda Linehan

Council Chair Spadafora turned the meeting over to Jeffrey Levine, principal of Levine Planning Strategies. Mr. Levine had a slide presentation regarding Inclusionary Zoning.

City Planner Romero stated some numbers furnished by Mr. Levine will be placeholders and the paper will need to go before a joint Planning Board/Ordinance meeting. Council Chair Spadafora told the committee there will be no vote tonight. Councillor Winslow said there was a lot of thought that went into the paper and it is a great proposal before the committee. Councillor Linehan agreed it was a great presentation by Mr. Levine. Councillor O'Malley asked Mr. Levine what option would work best for Malden. Mr. Levine suggested to start smaller than what you think and then phase it in. Councillor Crowe stated there was a lot to digest and asked if the committee came up with a recommendation out of the three scenerios presented. Mr. Spetrini noted that the Affordable Housing Trust Fund Board voted to recommend option #2.

Council Chair Spadafora stated the committee will work with Mr. Levine and Mr. Spetrini on a document to send to Planning/Ordinance.

[267-21](#)

Order: Be it hereby ordained by the Malden City Council that the Revised Ordinances of 2020 be amended to reflect changes contained in the proposed FY2022 Budget (see attached).

Sponsors: Craig Spadafora

Chair Spadafora turned the meeting over to CFO Charles Ranaghan to speak to changes with the positions being discussed. Mr. Ranaghan stated that there are new positions but also cleaning up existing ordinances. All positions being discussed are in the FY2022 budget.

The first positions that were discussed were 3 new positions:

- 1) Addition of Asst. Controller, internal audit*
- 2) Addition of Director Planning and Economic Development*
- 3) Addition of Chief of Operations*

#1 would be a M1 position, #2 would be a M2 position and #3 would be a M3 position

#1 and #2 would be part of the MRA transitioning over to the City, with the #2 position would be Deb Burke currently the Executive Director of the MRA.

Councillor Winslow made a motion to amend the title of position #2 to what the Council had previously voted to change the name of the Department to: Strategic Planning and Community Development. The position was amended to Director of Strategic Planning and Community Development.

A motion was made by Councillor Winslow, seconded by Councillor Camell, that the Order be amended. The motion carried by the following vote:

Yea: 5 - Chairperson Spadafora, Vice Chair Crowe, O'Malley, Camell and Winslow

There was discussion that took place on #3 Chief of Operations. Councillor O' Malley stated that position was complicated to start out with and needed more discussion. Councillor Winslow agreed with Councillor O'Malley and that he was ready to move forward with positions #1 and #2 and come back to the Chief of Operations. Councillor Camell stressed the need to come back to position #3 and Councillor Murphy agreed with Councillor Camell, that the Chief Operation Officer is an important position with all that is going on in the city.

Councillor Winslow made a motion to pass positions #1 assistant Controller, internal audit and #2 Director of Strategic Planning and Community Development. Councillor Crowe seconded. The following roll call vote was taken : Camell (y), Crowe (y), O'Malley (y), Winslow (y) Spadafora (y) motion to recommend favorable passed 5-0.

The discussion continued with amending Section 2.20.04, Section B that related to 4 positions;

- 1) Removal of Building Inspector*
- 2) Removal of Teen Program Coordinator*
- 3) Addition of Compliance Officer*
- 4) Addition of Human Services Coordinator*

- #1 Building Inspector in the budget is a Specialist 2 should be a Specialist 4*
- #2 MTEC Coordinator is a Specialist 2 in the budget but has been paid as a Specialist 3*
- #3 Compliance Officers have been unclassified in the budget but would be classified at the same rate as a Specialist 2 same as Board of Health Inspectors*
- #4 new position discussed at previous meetings, this position would be a point of contact for residents.*

Councillor Winslow made a motion to accept the changes for the 4 positions that were discussed, seconded by Councillor Crowe. The following roll call vote was taken: Camell (y), Crowe (y), O'Malley (y), Winslow (y), Spadafora (y), motion carried 5-0.

The motion was to table further discussion on paper #267-21 until a later meeting.

A motion was made by Councillor O'Malley, seconded by Councillor Winslow, that the Order be tabled. The motion carried by the following vote:

Yea: 5 - Chairperson Spadafora, Vice Chair Crowe, O'Malley, Camell and Winslow

Other Business

Adjournment

A motion was made by Councillor Winslow, seconded by Vice Chair Crowe, that the meeting be adjourned. The motion carried by the following vote:

The meeting adjourned at 8:29 P.M.

Yea: 5 - Chairperson Spadafora, Vice Chair Crowe, O'Malley, Camell and Winslow