



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final City Council

*Council President Neal Anderson,
Councillor David Camell,
Councillor Paul Condon,
Councillor Peg Crowe,
Councillor Deborah DeMaria,
Councillor Amanda Linehan,
Councillor Barbara Murphy,
Councillor Ryan O'Malley,
Councillor Jadeane Sica,
Councillor Craig Spadafora,
Councillor Stephen Winslow*

Tuesday, April 27, 2021

7:00 PM

REMOTE VIRTUAL MEETING

[181-21](#)

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.

Additional information/guidelines for the public can be found here:

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

Members of the public who wish to attend remotely can do so using the following information:

Please click the link below to join the webinar:

<https://cityofmalden.zoom.us/j/93260017435?pwd=dTJzbnhleWNLS1FUK0g1T21EN1oyZz09>

Passcode: 259637

Or One tap mobile :

US: +19294362866,,93260017435#,,,,*259637#
+16465189805,,93260017435#,,,,*259637#

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If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmalden.org <<mailto:mluise@cityofmalden.org>> or 781-397-7000, Ext 2005.

1. CALL TO ORDER

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

3. ROLL CALL

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

The winners of the Malden Reads "Door Decorating Contest" will appear before the City Council to receive Citations as well as a copy of the Malden Reads book. The winning submissions will be featured on the Malden Reads Website and Social Media.

5. PUBLIC COMMENT

6. APPROVAL OF MINUTES

7. APPOINTMENTS & ELECTIONS

[182-21](#)

Mayoral Re-Appointment: Kevin Alkins, 10 Hillside Road, Tewksbury, MA as the Inspector of Animals, said term to expire April 30, 2022.

Sponsors:

Peg Crowe

8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[183-21](#)

Petition: Cellco Partnership d/b/a Verizon Wireless - to collocate small wireless facilities (also referred to as "small cells" on existing wooden utility poles located within the public right of way at the following locations:

1. 115 Bowdoin St.
2. 283 Salem St. Bryant St. side
3. 380 Salem St.

4. 173 Bainbridge St.
5. 42 Blantyre Rd.
6. 177 Forest St.
7. 140 Mount Vernon St.
8. 4 Montrose Court, Tremont St. side
9. 3 Kneeland St. Mountain Ave. side
10. 146 Clifton St.
11. 79 Tremont St. Mountain Ave. side
12. 50 Holden St.
13. 205 Ferry St. High St. side
14. 29 Ashland St.
15. 33 Converse Ave.
16. 40 Hancock St.
17. 40 Pratt St.
18. 168 Madison St.
19. 43 Florence St.
20. 80 Mountain St.

Sponsors: Amanda Linehan

[184-21](#) Outdoor Parking: Andreas Tsitos, 25 Florence St. Malden, 34 spaces (Renewal)

Sponsors: Paul Condon

[185-21](#) Outdoor Parking: Andreas Tsitos, 29 Madison St. Malden, 40 spaces (Renewal)

Sponsors: Paul Condon

[206-21](#) Outdoor Parking: Northeast Transport & Snow Services, Inc., 531R Broadway, Malden, 5 spaces (Renewal)

Sponsors: Paul Condon

[186-21](#) Outdoor Parking: Robert McNulty, 28 Cedar St. Malden, 14 spaces (Renewal)

Sponsors: Paul Condon

[206-21](#) Outdoor Parking: Northeast Transport & Snow Services, Inc., 531R Broadway, Malden, 5 spaces (Renewal)

Sponsors: Paul Condon

[187-21](#) Pawnbroker: Gold and Diamonds Etc. Inc., 29 Pleasant St. Malden (Renewal)

Sponsors: Paul Condon

[188-21](#) Second Hand Dealer: Gold and Diamonds Etc. Inc., 29 Pleasant St. Malden (Renewal)

Sponsors: Paul Condon

[205-21](#)

Second-Hand Dealer: GameStop, 44 Broadway Suite A-110, Malden (Renewal)

Sponsors:

Paul Condon

[189-21](#)

Pool Table: Irish American, 177 West St. Malden, 2 tables (Renewal)

Sponsors:

Paul Condon

[190-21](#)

Pool Table: Club 24, Inc., 787 Salem St. Malden, 2 tables (Renewal)

Sponsors:

Paul Condon

[191-21](#)

Self-Service Gas Station: Speedway #2504, 214 Broadway, Malden (Renewal)

Sponsors:

Paul Condon

9. MOTIONS, ORDERS AND RESOLUTIONS

[192-21](#)

Ordered: That Four Million One Hundred Sixty Thousand Nine Hundred Seventy One Dollars (\$4,160,971) is appropriated to pay costs of design and construction of Sewer system improvements throughout the City, to be undertaken in fiscal years 2021 through 2025, inclusive, and to meet this appropriation, the Treasurer, with approval of the Mayor is authorized to borrow said amount under M.G.L. c. 44, §§7 and 8 or any other enabling authority, all or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's (MWRA) - Infiltration/Inflow Local Financial Assistance Program and in conjunction therewith, the Mayor and Treasurer are each authorized to enter into one or more loan and/or security agreements with the MWRA, and the Mayor is authorized to contract for and expend any Federal, State or other aid available for the project, including any grant related to such project from the MWRA, and to take any other action necessary to carry out this project. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied.

Sponsors:

Barbara Murphy

[193-21](#)

Ordered: That Four Million Seven Hundred Seventy Nine Thousand Two Hundred Dollars (\$4,779,200) is appropriated to pay costs of design and construction of water system improvements throughout the City, to be undertaken in fiscal years 2021 through 2025, inclusive, and to meet this appropriation, the Treasurer, with approval of the Mayor is authorized to borrow said amount under M.G.L. c. 44, §§7 and 8 or any other enabling authority, all or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's (MWRA) - Local Water System Assistance Program and in conjunction therewith, the Mayor and Treasurer are each authorized to enter into one or more loan and/or security agreements with the MWRA, and the Mayor is authorized to contract for and expend any Federal, State or other aid available for the project, including any grant

related to such project from the MWRA, and to take any other action necessary to carry out this project. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied.

Sponsors: Barbara Murphy

[194-21](#)

Ordered: That Four Million Four Hundred Forty-Seven Thousand Dollars (\$4,447,000) is appropriated from available water sewer enterprise fund retained earnings to fund water infrastructure improvements.

Sponsors: Barbara Murphy

[195-21](#)

Ordered: That the sum of Three Hundred Fifty Thousand Dollars (\$350,000) is appropriated from available general fund free cash into Human Resources Professional Services (0010-152-5300) for ongoing legal costs associated with labor relation matters.

Sponsors: Barbara Murphy

[196-21](#)

Ordered: That the City of Malden renew its Mutual Aid Agreement For Joint Fire, Rescue and/or Ambulance Service when the current agreement expires on October 31, 2021. The renewal agreement will be for the same 20 year terms.

Sponsors: Craig Spadafora

[197-21](#)

Resolve: That effective immediately all public meeting bodies should take measures to enhance access to public notices, meeting minutes and media recordings of their respective meeting body. This should include:

- Ensuring that meeting notices clearly follow a standard when posting to the City's website. Making sure the same information is in the same format each meeting.
- Ensuring that every effort is made to record meetings and that when meetings have been recorded and are available over the internet such as YouTube or Zoom recordings, that they are immediately updated on the City's website under the "Agenda Center" by providing the appropriate media link.
- Ensure that meeting minutes are posted to the City's website under the Agenda Center as soon as practicable and if approval of minutes is delayed that the meeting body make an effort to publish draft minutes and indicate as such.

Sponsors: Deborah DeMaria

[198-21](#)

Resolve: That the Malden City Council President appoint a City Council representative to the Mayor's Sustainable and Equitable Transportation Task Force that will be overseeing community outreach and overseeing the development of a Transit Action Plan for Malden funded by a grant from the Massachusetts Gaming Commission.

Sponsors: Stephen Winslow

[199-21](#)

Resolve: That it is the sense of the City Council that the body supports the Community Project Funding application submitted by the Office of Senator Jason Lewis on the behalf of Malden, Melrose, and Wakefield to obtain federal funding for the design and construction of a regional trail network including the Spot Pond Brook Greenway south of Clifton Street to the Malden River.

Sponsors: Ryan O'Malley

[200-21](#)

Resolve: That it is the sense of the City Council that the body supports the effort of Mayor Gary Christenson to secure federal funds to assist the City of Malden in the aggressive replacement of both public and private lead service lines in our community.

Sponsors: Ryan O'Malley

10. COMMUNICATIONS

11. ENROLLED ORDINANCES

[122-21](#)

Order: Be it hereby ordained that the Revised Ordinances of 2020 be amended by updating Section 2.24.050 of the Police Superior Officers Salary Schedule per attached.

Sponsors: Craig Spadafora

12. COMMITTEE REPORTS

[201-21](#)

Committee Report: Finance (Paper 143-21) (Ordered: That the City of Malden file with the U.S. Department of Housing and Urban Development a Consolidated Plan including applications for grants under the Housing and Community Development Act of 1974 as amended and the Cranston-Gonzalez Housing Act of 1990 as amended to be administered by the Malden Redevelopment Authority for fiscal year 2022, including all understanding and assurances contained therein on or substantially in the form presented to this meeting; and that Gary Christenson, Mayor and Chief Executive Officer of the City of Malden, be and hereby is directed and designated as the authorized representative for and in the name and behalf of the City of Malden to sign and file said plan, to act in connection with said plan, and to provide such additional information as may be required.)

Sponsors: Barbara Murphy

[202-21](#)

Committee Report: Finance (Ordered: Paper # 170-21 That the appropriation enumerated below, being in the amount of \$100,000 (One Hundred Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project: Fellsmere Park Master Plan: \$100,000 from budgeted reserve

account total appropriation = \$100,000.)

Sponsors:

Barbara Murphy

203-21

Committee Report: License - Petitions (Papers listed below) - The committee on license recommends favorably the following petitions:

118-21 Class II: Joe Ciampa Auto Body, Inc., 322 Eastern Ave., Malden, 4 cars
(Renewal)

156-21 Lodging House: Metro North Housing Corp., 115 Washington St. Malden, MA
(Renewal)

157-21 Lodging House: Metro North Housing Corp., 22 Charles St. Malden, MA
(Renewal)

158-21 Lodging House: Cedar House LLC, 116 118 Cedar St. Malden, MA (Renewal)

159-21 Lodging House: BREC LHP LLC, 155 Clifton St. Malden, MA (Renewal)

160-21 Outdoor Parking: Spadafora Trust, 35 Canal St. Malden, MA, 10 spaces
(Renewal)

161-21 Outdoor Parking: T.J. Automotive, 315 Pleasant St. Malden, MA, 20 spaces
(Renewal)

162-21 Outdoor Parking: AGM Auto Sales, 135 Eastern Ave. Malden, MA, 24 spaces
(Renewal)

163-21 Pawnbroker: Art Carl Jewelers, 56 Pleasant St. Malden, MA (Renewal)

164-21 Second Hand Dealer: Art Carl Jewelers, 56 Pleasant St. Malden, MA
(Renewal)

165-21 Pool Table: L & K Billiard Pool Hall, 77 Exchange St. Suite 101, Malden, MA, 7
tables (Renewal)

166-21 Pool Table: Loyal Order of the Moose Lodge 1910, 562 Broadway, Malden,
MA, 2 tables (Renewal)

167-21 Self Service Gas Station: Snap Mart DBA Petrola, 245 Main St. Malden, MA
(Renewal)

168-21 Self Service Gas Station: Wash Depot I, Inc. 333 Eastern Ave. Malden, MA
(Renewal)

204-21

Committee Report: Public Property (Petition: Paper # 142-21) Cellco Partnership
d/b/a Verizon, 118 Flanders Road, Westborough, MA Cellco Partnership d/b/a
Verizon-Installation of necessary telecommunication equipment and
corresponding aerial fiber optic cable on National Grid owned Utility Poles: Verizon
also to install antennae and appurtenant equipment and aerial fiber route: To
collocate small wireless facilities (also referred to as "small cells" on existing
wooden utility poles located within the public right of way at the following
locations: 448 Ferry St, (Essex St. Side), 72 Upham St. (Linwood St Side), 445 Bryant
St., 22 Sharon St. (Maplewood St. Side), 41 Maplewood St, 175 Broadway (Eastern
Ave Side), 632 Broadway (Rte. 99), 135 Elwell St., 562 Broadway (Rte. 99), 69 Olive
Ave., 4 Northern Rd.(Nichols Rd. Side), 241 Lebanon St., 95 Jacob St. (Valley St.
Side), 740 Salem St.(Lauren St. Side), 26 Division St., 30 Rutland St., 98 Pierce St., 50
Hill St.(Kimball St. Side), 311 Forest St., with the condition that equipment not be
installed on any poles that are double poles or adjacent to double poles until
National Grid replaces them and these installations do not include mechanical

cooking devices or fans and to table the petition at the following location: 145 Cherry Street pending further confirmation of the actual distance of the antennas from the homes.)

Sponsors: Amanda Linehan

13. TABLED PAPERS

14. PERSONAL PRIVILEGE

15. ADJOURNMENT

GREGORY LUCEY, CITY CLERK