



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final City Council

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

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Wednesday, October 5, 2022

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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### 1. CALL TO ORDER

**Present - Councillors:** 10 - Barbara Murphy, Carey McDonald, Chris Simonelli, Jadeane Sica, Karen Colon Hayes, Ryan O'Malley, Craig Spadafora, Peg Crowe, Amanda Linehan and Paul Condon

**Absent - Councillors:** 1 - Stephen Winslow

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

### 3. ROLL CALL

*Also in attendance Assistant City Solicitor Alicia McNeil and City Planner Michelle Romero.*

### 4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

### 5. PUBLIC COMMENT

### 6. APPROVAL OF MINUTES

[395-22](#)

Minutes for the meeting of September 13, 2022

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

[396-22](#)

Minutes for the meeting of September 20, 2022

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

[397-22](#)

Minutes for the meeting of September 27, 2022

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

## **7. APPOINTMENTS & ELECTIONS**

[398-22](#)

Mayoral Appointment: Ralph Long, III of 109 Essex Street as a member of the Disability Commission, said term to commence upon confirmation by the City Council, and to expire September 22, 2025  
Confirmation required

**A motion was made by Councillor Simonelli, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by a unanimous vote.**

## **8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES**

### Public Hearings on National Grid Petitions

[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](#)

*Diana Cuddy represented National Grid at the public hearing and explained that originally the station was going to be closer to Bell Rock Park but changed to the proposed location at Green Street. There were complications with the Bell Rock location.*

*Councillor Crowe stated that she has a concern with Green Street because its an elderly building and having sidewalks that are accessible is important. Councillor Crowe said the station would make it unsafe for people walking on the sidewalk. Councillor Crowe asked if the company could find a better location.*

*Ms. Cuddy answered that there is some flexibility but the box has to be close to the pipe but will go back to the company for an alternate sight.*

*Councillor Murphy stated it sounds like Councillor Crowe and Ms. Cuddy needs to huddle and find a better location and would make a motion to table.*

*Council President Spadafora opened the hearing for anyone speaking in favor of the petition.*

*There were no speakers in favor.*

*Council President Spadafora opened the hearing for anyone wishing to speak against the petition.*

*Three speakers spoke against the petition.*

**A motion was made by Councillor Murphy, seconded by Councillor Crowe, that the Petition be tabled to the City**

**Council. The motion carried by the following vote:**

**Yea:** 10 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan and Condon

**400-22**

Petition: Petition for joint or identical pole locations, Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc., WO No. 30620175 to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures along and across the public way of Forest Street beginning at a point approximately 20 feet northwest of the centerline of the intersection of Forest and Nevada Avenue. Hearing required

**Attachments:** [National Grid Forest Street WO 30620175](#)  
[Notice of Public Hearing & Abutters Forest and Nevada](#)

*Abdelwashad Nabat represented National Grid.*

*Councillor Murphy said she had not been contacted by anyone from National Grid as required and would motion to table the petition.*

*Mr. Nabat apologized and thought someone had contacted Councillor Murphy. Mr. Nabat said he is the Engineer for the project.*

*Council President Spadafora opened the hearing for anyone in favor of the petition.*

*Mr. Nabat was the only person in favor.*

*Councillor Spadafora asked anyone wishing to speak against the petition.*

*There were no speakers in opposition to the petition.*

**A motion was made by Councillor Murphy, seconded by Councillor Simonelli, that the Petition be tabled to the City Council. The motion carried by the following vote:**

**Yea:** 10 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan and Condon

**401-22**

Petition: Crown Castle NG East, 1800 West Park Drive, Westborough, MA, 77 Salem St (Park St): Starting at Utility Pole #5378 on Park St, trench and install (1) 4" PVC Communication Conduit 164' +/-southerly direction to a Proposed 3'x3' Crown Castle Handhole on Salem St. From newly placed Handhole, continue 230' +/-easterly then southerly to the building located at 77 Salem St. Hearing required

**Attachments:** [Crown Castle Salem and Park Pole #5378](#)  
[Notice of Public Hearing & Abutters Salem and Park](#)

*Joe Conway representing Crown Castle requested to withdraw the petition. Anthony*

*Rodrigues from IT said that there is fiber in the street that can be used to bring service into Malden High School for the Star Center without having to dig up Salem Street.*

**This Petition was withdrawn**

**A motion was made by Councillor O'Malley at the request of the petitioner to withdraw the petition, seconded by Councillor Crowe, it was so voted 10-0.**

## **9. MOTIONS, ORDERS AND RESOLUTIONS**

### [402-22](#)

**Ordered:** That the City Council designate Malden City Hall, 215 Pleasant Street, as the central polling location for citywide Early Voting for the State Election during the dates and times as voted on by the Board of Registrars of Voters as follows:

Saturday and Sunday, October 22 and 23rd from 10:00 AM until 2:00 PM in Room 105  
Monday, October 24th from 8:00 AM until 5:00 PM in Clerk's Office, Room 220  
Tuesday, October 25th from 8:00 AM until 7:00 PM in Clerk's Office, Room 220  
Wednesday and Thursday, October 26 and 27th from 8:00 AM until 5:00 PM in Clerk's Office, Room 220

Saturday and Sunday, October 29 and 30th from 10:00 AM until 2:00 PM in Room 105  
Monday, October 31st from 8:00 AM until 5:00 PM in Clerk's Office, Room 220  
Tuesday, November 1st from 8:00 AM until 7:00 PM in Clerk's Office, Room 220  
Wednesday and Thursday, November 2 and 3rd from 8:00 AM until 5:00 PM in Clerk's Office, Room 220

**Sponsors:** Craig Spadafora

**A motion was made by Councillor Crowe, seconded by Councillor Sica, that the Order be adopted. The motion carried by a unanimous vote.**

### [403-22](#)

Be it hereby Ordained by the Malden City Council that the Code of the City of Malden (MCC) 7.20.010 (A) (12) is hereby amended by striking "from 8 a.m. to 8 p.m. Monday through Saturday and 10 a.m. to 8 p.m. on Sunday" and replaced with "the same hours as Trafton Park unless the Stadium and Athletic Commission establishes different hours."

**Sponsors:** Stephen Winslow

**A motion was made by Councillor O'Malley, seconded by Councillor at Large McDonald, that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.**

## **10. COMMUNICATIONS**

## **12. COMMITTEE REPORTS**

### [404-22](#)

Committee Report: The Standing Committee on Finance, to whom was referred Papers # 369, 370, and 371 Series of 2022, having considered the same make the following report that the Committee recommends these papers out favorably to the Full Council.

**Sponsors:** Barbara Murphy

**A motion was made by Councillor Murphy that the Committee Report be received and filed. The motion carried by a unanimous vote.**

[369-22](#)

Order: That One Million Dollars (\$1,000,000) is appropriated to pay costs of reconstructing and making extraordinary repairs to the Central Business District Garage, 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 G.L. c. 44, §7(1) or any other enabling authority, and to issue bonds or notes of the City therefor.

**Sponsors:** Barbara Murphy

*Chair Murphy said that Ron Hogan came before the Finance Committee to discuss the paper. Chair Murphy continued that there are many repairs needed at the CBD garage but structurally the garage is unsafe and if the repairs are not made to the structure the garage will need to close. The \$1,000,000 bond will at least correct the most dangerous situation.*

*Councillor O'Malley said he is full support and the garage is a big part of the revitalization of downtown.*

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

**Yea:** 10 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan and Condon

[370-22](#)

Order: That the sum of One Hundred Twenty Eight Thousand One Hundred Sixty Four Dollars and Seventy Five Cents (\$128,164.75) be and the same is hereby appropriated from the TNC Surcharge Municipal Distribution Account to cover the following expenses: Road milling and paving, utility structure adjustments, pedestrian signal upgrades, wheelchair ramp upgrades, and new crosswalk line striping with thermoplastic at the intersection of Summer Street and Clifton Street.

**Sponsors:** Barbara Murphy

**Attachments:** [Clifton St at Summer St Intersection Improvements 92022](#)

*Chair Murphy said that the funds for this project is coming from the TNC surcharge where rideshares pay the City 10 cents per ride and this would be the accumulation of those funds. Chair Murphy continued that the Council made the decision that instead of dividing the funds through 8 wards, they would pick bigger projects to fund. Because of Covid, this amount is 2 years worth of funds.*

*Councillor Linehan thanked the Committee and said the neighborhood would be thrilled with the upgrades and this is a great use of the funds. Councillor Linehan continued the improvements will make the intersection a lot safer.*

*Council President Spadafora agreed with Councillor Linehan and said that he gets a lot of complaints on that intersection.*

**A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Order be adopted. The motion carried by the following vote:**

**Yea:** 10 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan and Condon

[371-22](#)

Order: That the appropriation enumerated below, being in the amount of Thirty-One Thousand Four Hundred Seventy Dollars, (\$31,470) be appropriated from the Community Preservation Act Fund for the following project:  
Wallace Park Wall Restoration: \$31,470 from Historic Preservation Reserve

**Sponsors:** Barbara Murphy

**Attachments:** [Letter of Support Wallace Memorial Park\(3\)](#)  
[Wallace Park Wall 3 recommendation letter](#)

*Chair Murphy gave background on the project and this requested amount was costs that were additional to complete the project. The funds were approved by the CPC.*

**A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Order be adopted. The motion carried by the following vote:**

**Yea:** 10 - Murphy, McDonald, Simonelli, Sica, Colon Hayes, O'Malley, Spadafora, Crowe, Linehan and Condon

### **13. TABLED PAPERS**

[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

[253-22](#)

Petition: National Grid, 1101 Turnpike Street, North Andover, MA, Plan #30543076 Commercial Street - National Grid to install beginning at a point approximately 350 feet southwest of the centerline of the intersection of Commercial Street and Centre Street and continuing approximately 80 feet in a southeast direction. Install 2-4" Primary Duct approximately 80 feet southeast from existing Pole #3 on sidewalk towards 0 Commercial Street for the purpose of serving the customer with electric service.

**Sponsors:** Peg Crowe

**Attachments:** [Petition Commercial Street #30543076](#)

[287-22](#)

**Order:** That the City Council discuss the disposition of property owned by the City identified as Parcel No. 185-575-507 in the City of Malden Assessor's Maps, also known as Louis Cohn Way/Robbins Street. Such discussion to include a description of the parcel and it's present use and possible alternatives for future use, care, custody, and control of the property, which will be maintained at the sole expense of the lessee, and that payments include the amount of any taxes that would

otherwise be due to the city as well as including whether or not to enter a License Agreement for business use of said property.

**Sponsors:** Jadeane Sica

**Attachments:** [Assessors Handout Pub Prop Meeting 62822](#)

[366-22](#)

Petition: Massachusetts Electric Company d/b/a National Grid, 1101 Turnpike Street; North Andover, MA, W.O. No. 30630187 Elwell Street to install 1 SO pole beginning at a point approximately 15 feet Southwest of the centerline of the intersection of Elwell Street and Loomis Street. Install a steel stub pole on the sidewalk at the intersection of Elwell Street and Loomis Street. New pole to support the pole line on Loomis Street.

Hearing required

**Sponsors:** Stephen Winslow

**Attachments:** [20220908 PETITION FOR POLE AND WIRE LOCATIONS](#)

#### **14. PERSONAL PRIVILEGE**

#### **15. ADJOURNMENT**

A motion was made by Councillor Condon that the meeting be adjourned. The motion carried by a unanimous vote.

The meeting adjourned at 8:11 P.M.

**GREGORY LUCEY, CITY CLERK**