



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final Finance Committee

*Councillor Camell (Chair), Councillor Condon (Vice  
Chair), Anderson, DeMaria, Linehan, Murphy*

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Tuesday, September 29, 2020

7:05 PM

Remote Meeting

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### Roll Call

**Present:** 6 - David Camell, Paul Condon, Neal Anderson, Amanda Linehan, Barbara Murphy and Deborah DeMaria

*Also Present: Councillors Crowe, Sica, Spadafora and Winslow  
Kate Fallon-City Solicitor  
Dan Grover-Treasurer  
Ron Hogan-Parking Director  
Bob Knox-Director DPW  
Debbie Burke-MRA  
Steve O'Neil-Consultant  
Charlie Conefrey-Athletic Director*

### 290-20

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.

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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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repair they recommended the replacement of the components that run below the field. Revisions to the design in response to the comments from members of the public and city officials in terms of program elements such as the effect on the urban heat island and synthetic grass as opposed to natural grass they shrunk the synthetic surface down about to the minimum necessary to 10% (10,000 sq. ft.) and replace it with natural grass areas. The debate over the crumb rubber infill they have conditioned through the permitting process of the local conservation commissions order of conditions they approved the use of the organic infill material which is brock fill and engineered wood which eliminates concerns on the environment and public health and helps mitigating the heat factor. They introduced 10 shade trees. They also added separate from the tot lot which focuses on grades 5-8 it is a basketball shooting area with acrylic surface and backboards and netting system behind it. Also added three basketball shooting areas to practice shooting baskets. They will add 50 yard dash lanes in memory of Louise Frasier. He ends with the removal of contaminated soil it is an urban fill which represents a public safety hazard. They will provide for 1 ft. of clean material any part of the project which generates surplus material will have to be disposed of which leaves an estimated project budget of \$3.56 mill price which is up \$950,000. Funding sources had been identified of \$2.35 mill with the original estimated budget which still left a gap shortfall in May of about \$250-\$300,000 so that shortfall plus the added costs bring you to the \$1.2mill shortfall which is brought before you tonight. Deb Burke explains the impact this loan will have on the CDBG budget. She explains that the 108 Loan Program is money is run through HUD. Under HUD's guidelines they allow municipalites or entitlement cities(population of over 50,000 ppl) to borrow up to 5x what they get on an annualized basis from HUD. The city could borrow 5x approximately 1.5 mill. There are presently two loans on the books \$2.4 mill to finance roadway improvement costs and \$2.0 mill to finance the acquisition of the Centre United Church which the Senior Center. The roads remains till 2038 and the Markey Comm Center is till 2028. We have the ability to borrow approximately \$2.5 mill against the CDBG loan and we are trying to borrow \$1.2mill it does have to go through a vetting process to get HUD approval. We are approximating about \$90,000/year. and it affords the flexibility of only having to pay the interest until the Senior Center loan falls off the books. The application if approved by the City Council would have to be written by the MRA and simultaneously the city is required to do a comprehensive citizen participation plan. She does not see that the 108 Loan has any bearing of the impact of replenishing the services that the city has addressed the needs of the low to moderate income. Mr. Connefrey speaks specifically to athletics at the High School the type of field like this would be have a positive impact with a multi-purpose use also the Salemwood students. The flooding at the field presently limits the use of the field that we have. A synthetic field such as this would be a playing space which would allow students throughout the City an opportunity to play on this field it is an investment in our youth, our future. We owe this to our community to invest in our kids with a field of this nature. The proposed plan works for both with adding green space. This lot of land is perfect for what is proposed. Bob Knox, Director of DPW explains the difference between maintenance of synthetic vs. grass fields. He has worked with both but the comparison between turf and grass allows use of the field immediately after rain. It is difficult to maintain the grass fields with all the use of the many organizations in the City turf would hold up better. Councillor Condon feels this is money well spent and fully supports this. Councillor Linehan respects all the work that has gone into this project. She is concerned if the projects goes up in the future and the cost of the maintenance the useful life of the field. Steve O'Neil says people say the fields useful life is about 8 years because that is the warranty however, with maintenance and proper upkeep he feels that the field could reasonably last up to ten-twelve years. The maintenance cost talking about replacement is the carpet itself and possibly the infill he estimates \$750,000 plus or minus range in regards to this maintenance cost the City has an arrangement with the service of two times/year, general clean-up. Bob Knox

says the contract cost is \$9,000/year \$1,500/each for three turfs fields 2x/year (MacDonald Stadium, Howard and Maplewood Park). If it was grass he explains cost of weed control and fertilization and there is not enough staffing to maintain with a great level of success. Councillor DeMaria asks about the urban fill is it 40% more than planned and asks if it would be similar if we were not to use turf. Steve O'Neil says if you were to use natural grass the quantity would be greater. Councillor Anderson feels this is a great park one that gets plenty of use and similar to the other three parks with turf supports installing the sythetic turf here and feels it could not be withstood with natural grass with the heavy use of the park. When considering the Senior Center we went ahead and borrowed the money and it is a gem for the City and we need to move forward with this project also. Councillor Murphy says as the Ward 5 Councillor this park is a citywide park it abuts Ward 6 & 7 and also the Salemwood School. She has seen Roosevelt Park not being able to be used with all the mud from the rain and now that they are in the design stage we are looking at a field that has an immanent danger or hazard to the city and we need to create a situation which is the best option for the students and citizens in Malden. She feels this is a great program which addresses concerns of the constituents and also ADA compliance issues, storm water runoff, site upgrades and deal with contaminated soil and is in full support of this project and believes as the Ward 5 Councillor it will be a wonderful facility for all the stakeholders in the City and will bring multiple benefits we will see throughout the years. Councillor O'Malley asks what fiscal year the funds would be coming from. Deb Burke says refering to the 108 loan you don't start paying it down until you start drawing from it. Councillor O'Malley asks if we should remove more of the contaminated soil for the future and does not feel its fiscally responsible to go forward with this project at this time we should utilize existing turf fields. Steve O'Neil says priliminary investigations done in 2014 showed that there was urban fill which contained oils, metals and hydrocarbons but none exceeded regulatory thresholds in the most recent sampling with deeper holes there were areas which exceeded with lead. Early December of 2019 studies had extremely high levels of lead in the top soil which was imminent hazard and blocked off. He feels that what they are proposing today complies with regulations and would be adequate. Councillor Winslow has pushed this project with both discussions grass vs sythetic turf and felt that Roosevelt was overlooked. He looked at Somerville's budget this year they spend \$175,000 maintaining grass fields and only \$10,000 on turf fields. A turf field could be used 10x more hours than a grass field. The benefit to the children would be great. Councillor Camell says from the Chair he has been agonizing over this decision especially with this new funding however, he was enraged to find out the level of pollutants in the urban fill at Roosevelt Park he says the shortage of trees and green space is an issue but those things that way on us as parents and elected officials is that this is hazard that needs to be address. He says he has to put politics aside and knowing what he knows from and analytical side he feels he cant responsibly shoot this down when it seems it is absolutely required for this spot. He has gotten feedback that is negative but more postitive feedback from people. He feels the only responsible thing is to vote in favor of this.

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

**Yea:** 4 - Councillor Camell, Councillor Condon, Councillor Anderson and Councillor Murphy

**Nay:** 2 - Councillor Linehan and Councillor DeMaria

## Other Business

## Adjournment

**A motion was made by Councillor Linehan, seconded by Councillor DeMaria, that the be adjourned. The motion carried by the following vote:**

**The meeting was adjourned at 8:35 P.M.**

**Yea:** 6 - Councillor Camell, Councillor Condon, Councillor Anderson, Councillor Linehan, Councillor Murphy and Councillor DeMaria