



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Councillor McDonald, Chair
Councillor Colon-Hayes, Vice-Chair
Councillor Condon
Councillor Crowe
Councillor Spadafora
Councillor Winslow

Tuesday, April 15, 2025

5:30 PM

City Hall, Room #105
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/ysvk2e8v>

Roll Call

Also Present: Council President O'Malley via Teams
Chris Mooney-Assistant Solicitor
Maria Luise-Mayor's Office
Charles Ranaghan-CFO
Yem Llpp-City Engineer
Alex Pratt-Director OSPCD
Jane Vendrone-Deputy Director OSPCD

Councillor McDonald called the meeting to order at 5:35 PM.
There will be audio and video for this meeting via Teams.

Present: 6 - Councillor Carey McDonald, Councillor Karen Colon Hayes, Paul Condon, Peg Crowe, Craig Spadafora and Stephen Winslow

Minutes to be Approved

[182-25](#)

Minutes of March 11, 2025 to be approved.

A motion was made by Councillor Winslow, seconded by Councillor Spadafora, that the Committee Minutes of March 11, 2025 be approved. The motion carried by a unanimous vote.

Yea: 6 - McDonald, Councillor Colon Hayes, Councillor Condon, Councillor Crowe, Councillor Spadafora and Councillor Winslow

[183-25](#)

Minutes of April 8, 2025 to be approved.

A motion was made by Councillor Winslow, seconded by Councillor Spadafora, that the Committee Minutes of April 8, 2025 be approved. The motion carried by a unanimous vote.

Yea: 6 - McDonald, Councillor Colon Hayes, Councillor Condon, Councillor Crowe, Councillor Spadafora and Councillor Winslow

Business

168-25

Order: That Seventeen Million Dollars (\$17,000,000) is appropriated to pay costs of designing and replacing lead water service lines throughout the City, 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 M.G.L. c. 44, Section 8(5) or any other enabling authority, and to issue bonds or notes of the City therefor. All or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's Lead Service Line Replacement Program, and the Mayor and any other appropriate officials of the City are authorized to execute and deliver any agreements or other documents in connection therewith.

Sponsors: Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor, Stephen Winslow and Ryan O'Malley

Attachments: [Final Paper: 168-25](#)

The committee discussed the \$17 million appropriation for designing and replacing lead water service lines throughout the city. The \$17 million appropriation for lead water service line replacement includes a 25% grant and a 75% zero-interest loan from the MWRA. The city will repay \$12.75 million over 10 years, with \$4.25 million being forgiven as a grant.

The program aims to replace approximately 330 lead lines per year, significantly increasing the current replacement rate. The goal is to eliminate all lead lines by 2032 to avoid additional water treatment requirements. There is a potential for additional grants from the state revolving fund (SRF), which could increase the grant portion to 50%, further reducing the city's repayment obligations.

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Order be recommended favorably to the City Council. The motion carried by the following vote:

Yea: 6 - McDonald, Councillor Colon Hayes, Councillor Condon, Councillor Crowe, Councillor Spadafora and Councillor Winslow

169-25

Order: That Three Million Five Hundred Seven Thousand Five Hundred Dollars (\$3,507,500) is appropriated to pay costs of designing, reconstructing, and constructing water mains, 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 M.G.L. c. 44, Section 8(5) or any other enabling authority, and to issue bonds or notes of the City therefor. All or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's Local Water System Assistance Program, and the Mayor and any other appropriate officials of the City are authorized to execute and deliver any agreements or other documents in connection therewith.

Sponsors: Carey McDonald

Attachments: [Final Paper: 169-25](#)

The \$3.5 million appropriation will be used for designing, reconstructing, and constructing water mains, including associated road work. The funds will be borrowed through the MWRA's local water system assistance program. This appropriation continues the city's

aggressive water main replacement program, which is now in its seventh year. The program aims to replace water mains in various wards over the next few years.

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

Yea: 6 - McDonald, Councillor Colon Hayes, Councillor Condon, Councillor Crowe, Councillor Spadafora and Councillor Winslow

[170-25](#)

Order: That One Million Five Hundred Thousand Dollars (\$1,500,000) is appropriated from available water sewer retained earnings to pay costs of designing, reconstructing, and constructing water mains, all associated roadwork and including the payment of all costs incidental and related thereto.

Sponsors: Carey McDonald

Attachments: [Final Paper: 170-25](#)

Chuck Ranagan, Controller and CFO, and Yem Lipp, City Engineer, provided an overview of the lead line replacement program.

Chuck Ranagan provided an explanation of the lead line replacement program, highlighting the aggressive schedule to replace 330 lead lines per year. The program aims to eliminate all lead lines by 2032.

Councillor McDonald asked what does the repayment plan look like?

Chuck answered by saying the program will increase yearly debt repayments by about \$150,000, impacting the water and sewer enterprise fund. The city plans to draw down \$2.1 million annually to fund the replacements. He explained the city recently met with the MWRA, which is incentivizing communities to speed up lead line replacements. The MWRA's program offers a 25% grant and a 75% zero-interest loan to support these efforts. It will help the city avoid additional water treatment requirements by eliminating lead lines. The city has already been replacing 202-250 lead lines per year, and this program will significantly ramp up those efforts

Councillor McDonald asked Chuck if he would send a copy of the schedule. He will send it to the Clerk.

Councillor Spadafora discussed the impact of the lead line replacement program on homeowners, including the cost coverage for both public and private lead lines and the potential for rebates for homeowners who previously replaced their lead lines.

Councillor Condon explained if you wanted to sell your house you have to have the engineering department check it and sign off on it so people would not be able to avoid that

Yem said they will continue to check on that.

Councillor McDonald said it is important to have conversation about Councillor Spadafora's point about the lead lines for homeowners going forward. We need to look into the potential for rebates for homeowners who previously replaced their lead lines. Legal clarification is needed to determine if rebates can be provided. The priority is to get the lead out of the ground and this is the way to do it.

A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, that the Order be recommended favorably to the City Council. The motion carried by the following vote:

Yea: 6 - McDonald, Councillor Colon Hayes, Councillor Condon, Councillor Crowe, Councillor Spadafora and Councillor Winslow

[174-25](#)

Order: 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 Office of Strategic Planning & Community Development for Fiscal Year 2026, 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: Carey McDonald

Attachments: [Mayor's CDBG Budget Letter](#)
[Proposed CDBG Budget](#)
[Final Paper: 174-25](#)

Alex Pratt, Director OSPCD and Jane Ventrone, Deputy Director Housing and Community Development provided an overview of the CDBG budget, including the expected entitlement figure, program income, and expenses for housing rehab, public services, physical improvements, planning and management, and section 108 loans.

Alex explained we still do not know from HUD what our exact figure is but as in previous years we still need to go ahead and budget. We will make adjustments when we do get the figure from HUD. The budget is similar to last year. He discussed the allocation of funds for public services, including the return of the Asian Community Development Corporation's program and the explained the contingency plan for potential changes in funding.

A motion was made by Councillor Condon, seconded by Councillor Colon Hayes, that Paper 174-25 sections 1. Affordable Housing, 3. Physical Improvements 4. Planning Admin & Management 5. Section 108 Loan Repayments be recommended favorably to the City Council. The motion carried by the following vote: Colon Hayes-yes Crowe-yes Condon-yes Spadafora-yes Winslow-yes McDonald-yes

Motion was made to recuse Councillor Crowe from the vote of section 2. Public Service by Councillor Crowe and seconded by Councillor Condon. Roll Call Vote: All yes.

Motion was made to recuse Councillor Spadafora from the vote of section 2. Public Service by Councillor Spadafora and seconded by Councillor Condon. Roll Call Vote: All yes.

Motion was made to approve section 2. Public Service by Councillor Condon

seconded by Councillor Colon Hayes. Roll Call Vote: Condon-yes Colon Hayes-yes Winslow-yes McDonald-yes.

Yea: 4 - McDonald, Councillor Colon Hayes, Councillor Condon and Councillor Winslow

Recused: 2 - Councillor Crowe and Councillor Spadafora

Other Business

Adjournment

A motion was made by Councillor Winslow, seconded by Councillor Condon, that this meeting be adjourned at 6:45 PM. The motion carried unanimously.

Yea: 6 - McDonald, Councillor Colon Hayes, Councillor Condon, Councillor Crowe, Councillor Spadafora and Councillor Winslow

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