



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Councillor-at-Large McDonald, Chair
Councillor Condon, Vice-Chair
Councillor O'Malley
Councillor-at-Large Colon-Hayes
Councillor Simonelli
Councillor Linehan

Tuesday, March 21, 2023

6:00 PM

City Hall, Council Chambers
215 Pleasant Street

Roll Call

Present: 3 - Councillor at Large Carey McDonald, Ryan O'Malley and Karen Colon Hayes

Absent: 3 - Councillor Paul Condon, Chris Simonelli and Amanda Linehan

Also Present: Council President Murphy
Maria Luise-Mayor's Office
Nick Pernice-Assistant Controller
Lisa Sulda-CPC
Eric Henry-CPC
Daniel Koff-CPC

Councillor McDonald called the meeting to order at 6:02 P.M.

Minutes to be Approved

[93-23](#)

Minutes of February 28, 2023 to be approved.

A motion was made by Councillor O'Malley, seconded by Councillor at Large Colon Hayes, that the Committee Minutes of February 28, 2023 be approved. The motion carried by a unanimous vote.

[112-23](#)

Minutes of March 7, 2023 to be approved.

A motion was made by Councillor O'Malley, seconded by Councillor at Large Colon Hayes, that the Committee Minutes of March 7, 2023 be approved. The motion carried by a unanimous vote.

Business

[101-23](#)

Order: That the appropriation enumerated below, being in the amount of \$400,000 (Four Hundred Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Kierstead Park Improvement Project: \$400,000 from General Reserve

Total Appropriation = \$400,000

Sponsors: Carey McDonald

Attachments: [Kierstead Recommendation Letter 2023.03.01](#)

[Mayor's Letter of Support - Kierstead Park CPC Submission](#)

[AMENDED Kierstead Recommendation Letter](#)

[Final Paper: 101-23](#)

Paper #101-23 Daniel Koff, CPC coordinator (non-voting administrator) started with the Kierstead Park Improvement. He stated that on February 15, 2023 the CPC deliberated on this application and voted unanimously to recommend it for the requested amount of \$400,000 at Kierstead Park. The total cost of Kierstead is \$2.2mill CPA will fund \$400,000 other sources of funding include CDBG Park Grant \$100,000 and \$900,000 in ARPA funds. The goal of the project is to create a destination playground for children all ages and to update the little league field. The CPC funded a Master Plan for this project and they held three community meetings at which time a concept plan was created. The playground will be ADA accessible and will be enclosed with a chain link fence. There will be a batting cage, new bleaches and 13 new trees installed. The funding award was recommended with one condition that the park would be consistent with the concept plan. This ensures that what goes out to bid will be the plan that the CPC approved. The amended condition has a slightly reworded clause to ensure that what goes out to bid will be what CPC approved but during construction the CPC coordinator will be notified of any significant alterations.

A motion was made by Councillor O'Malley, seconded by Councillor at Large Colon Hayes, that Paper #101-23 be recommended favorably to the City Council. The motion carried by a unanimous vote.

102-23

Order: That the appropriation enumerated below, being in the amount of \$550,000 (Five Hundred Fifty Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Early Learning Center Playground Project: \$550,000 from General Reserve

Total Appropriation = \$550,000

Sponsors: Carey McDonald

Attachments: [ELC Playground Project - Recommendation Letter 2023.03.01](#)

[Mayor's Letter of Support ELC Playground CPC Submission](#)

[AMENDED ELC Recommendation-Letter](#)

[ELC Playground - Marilyn Andrews](#)

[ELC Project Testimony - Tovah Miller](#)

[Final Paper: 102-23](#)

Paper #102-23 Daniel Koff, CPC coordinator at the meeting on February 15, 2023 the CPC voted unanimously to recommend for approval for from the Council that public schools and City Hall be awarded \$550,000 to construct playground improvements at the Early Learning Center. The total cost of the project is \$900,000 and the other funding sources are CDBG. The existing playground is 20 years old and is on top of the blacktop. During the process the City held three public meetings with the project team which includes teachers, the principal representatives from the Mayor's Office, OSPCD and CPAC and they worked with Chadley Associates to create the concept plan. The new park will be inclusive, accessible, modern and age appropriate to

children of varying abilities. It will improve safety from exposure to the sun with 8 new shade trees and ground cover replacing some of the blacktop. Also safety from vehicles due to redesign circulation in the adjacent parking lot. There will also be an accessible merry-go-round which is embedded in the ground. The surface of the play area will be multi-colored poured rubber. There will also be a paved area for imaginative play and an area with surface wood fiber that could become a future garden. The conditions are that the park must be consistent with the concept plan. Other conditions relate to the unique conditions of this site and CPC funding eligibility: because this park is adjacent to the school they want to ensure the park will be open and accessible to the general public outside normal school hours. The City currently does not have a deed for this property which is a common occurrence with properties owned by the City for over 50 years but they think it is due diligence for the City to obtain a deed. They have given them until the end of the grant period (2yrs) to produce a deed for the property. Signage is another condition that they should include a sign on the public right of way adjacent to the entrance to the driveway leading into the property. The last condition is per the MGL, CPC funds will be restricted to the open space part of the project and not to the vehicular parking and surface treatments along the right of way.

Maria Luise said the deed issue happens often but it will not issue they have done this before and were able to get the deed to submit. She wanted to make the Council aware that the Disability Commission has been very active pushing this project forward. They did an ADA self-evaluation of programs and properties in Malden and the ELC was one that they had to address to make it more accessible to students at that school. The teachers and the principal were ecstatic when they came to the school regarding the project. The project developed into something bigger that they anticipated and are very excited. They had been advocating very heavily for this and it will be an asset to the community in that neighborhood and it will be open to the entire City. The committee has a discussion about the rubber being environmentally safe. The rubber is a material which is ADA accessible.

A motion was made by Councillor O'Malley and seconded by Council President Murphy that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.

Other Business

Tabled Papers

[381-22](#)

Minutes of June 14, 2022 to be approved.

Adjournment

Motion was made by Council President Murphy and seconded by Councillor at Large Colon Hayes that this meeting be adjourned at 6:40 PM. The motion carried unanimously.