



City of Malden

Malden City Hall
200 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

Tuesday, May 19, 2015

7:00 PM

City Council Chambers

1. CALL TO ORDER

Present - Councillors: 11 - Neal Anderson, Peg Crowe, David D'Arcangelo, Deborah DeMaria, Neil C. Kinnon, Barbara Murphy, James M. Nestor, Jadeane Sica, Craig Spadafora, Steven Ultrino and John P. Matheson

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

3. ROLL CALL

Present - Councillors: 11 - Neal Anderson, Peg Crowe, David D'Arcangelo, Deborah DeMaria, Neil C. Kinnon, Barbara Murphy, James M. Nestor, Jadeane Sica, Craig Spadafora, Steven Ultrino and John P. Matheson

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

Meeting went into Recess

Meeting Reconvened

Members of the American Legion appeared to present Blue Star Banners to the families of soldiers serving overseas.

5. APPROVAL OF MINUTES

[315-15](#) Minutes of the meeting of May 5, 2015.

A motion was made by Councillor Sica that the Council Minutes be approved. The motion carried by a unanimous vote.

[316-15](#) Minutes of the meeting of May 12, 2015.

A motion was made by Councillor Sica that the Council Minutes be approved. The motion carried by a unanimous vote.

6. APPOINTMENTS & ELECTIONS

[317-15](#) Mayor's Re-Appointment: Robert Foley, 95 Bell Rock St. as a member of the Malden Redevelopment Authority for term expiring May 1, 2020.

A motion was made by Councillor Anderson that the Appointment be referred to the Compliance/Appointments Committee. The motion carried by a unanimous vote.

[318-15](#) Mayor's Re-Appointment: Shannon Brandano, 80 Adams St. as member

of the Board of Appeal for term expiring March 1, 2018.

A motion was made by Councillor Anderson that the Appointment be referred to the Compliance/Appointments Committee. The motion carried by a unanimous vote.

7. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[319-15](#) Taxi Driver: Andrew J. White, 35 Otis St., Melrose (Renewal)

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[320-15](#) Taxi Driver: James Fraser 52 Rockvalley Ave. Melrose.

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[321-15](#) Taxi Driver: Vanel Zamor, 769 Salem St.

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[322-15](#) Lodging House: 155 Clifton Realty Trust, 155 Clifton St. (Renewal)

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[323-15](#) Second-Hand Dealer: Game Stop #6263 44 Broadway Suite \$A110 (Renewal)

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

[324-15](#) Class II: Greenleaf Auto Sales II Inc., 69 Newland St. (New)

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

8. MOTIONS, ORDERS AND RESOLUTIONS

[325-15](#) Order: That the General Rules Governing the City of Malden Switchbox Beautification Program be amended

Sponsors: Peg Crowe

A motion was made by Councillor Crowe that the Order be referred to the Citizens Engagement Committee. The motion carried by the following vote:

Yea: 9 - Anderson, Crowe, D'Arcangelo, DeMaria, Murphy, Sica, Spadafora, Ultrino and Matheson

Nay: 2 - Kinnon and Nestor

[326-15](#) Order: That \$75,000 be transferred from Highway Labor Salary Account #0010-421-5120 to Various Accounts.

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

[327-15](#)

Resolve: That the Mayor consider including a temporary in-house resident engineer in the FY2016 budget.

Resolve: That it is the sense of the City Council that the Mayor consider a temporary in-house resident engineer be put in the budget for FY2016, specifically for overseeing outstanding roadwork associated with water main replacement, and reporting to the City Council.

Sponsors: David D'Arcangelo, Neil C. Kinnon, Barbara Murphy, James M. Nestor and Craig Spadafora

A motion was made by Councillor Murphy that the Resolution be passed. The motion carried by a unanimous vote.

9. COMMUNICATIONS

10. CLAIMS

[328-15](#)

Claim: Parker Reed Jr. 11 Atwood Ave., Stoneham

A motion was made by Councillor Murphy that the Claim be referred to the Finance Committee. The motion carried by a unanimous vote.

[329-15](#)

Claim: Cathy Haskell, 3 Bayrd Terrace

A motion was made by Councillor Murphy that the Claim be referred to the Finance Committee. The motion carried by a unanimous vote.

11. COMMITTEE REPORTS

[330-15](#)

Committee Report: Ordinance (Paper #450-14 Be it ordained that R.O. 1991 be amended to add position of Casino Relationship Manager)

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

[450-14](#)

Be it ordained that the Revised Ordinances of 1991 to create the position of Casino Relationship Manager

Sponsors: Neil C. Kinnon, James M. Nestor and David D'Arcangelo

A motion was made by Councillor D'Arcangelo, seconded by Councillor Nestor, that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by the following vote:

Yea: 10 - Anderson, Crowe, D'Arcangelo, DeMaria, Kinnon, Murphy, Nestor, Spadafora, Ultrino and Matheson

Nay: 1 - Sica

[331-15](#) Committee Report: Ordinance (Paper #293 That Chapter 4 of R.O. 1991 be amended to regulate increases in future budgets)

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

[293-12](#) Amending Chapter 4 of the R.O. of 1991 relative to increases in future budgets.

Sponsors: Neil C. Kinnon

A motion was made by Councillor D'Arcangelo that the Ordinance be placed on file. The motion carried by a unanimous vote.

12. TABLED PAPERS

[307-15](#) Resolved: That the City petition the Executive Office of Housing & Economic Development to revoke certification of the project located at 243 Medford St.

Sponsors: Peg Crowe

A motion was made by Councillor Crowe that the Resolution be taken from the table. The motion carried by a unanimous vote.

A motion was made by Councillor Crowe that the Resolution be passed. The motion carried by a unanimous vote.

[332-15](#) Communication from Mayor relative to completion of roadwork.

Dear Council:

I have reviewed the Resolve passed at last week's City Council meeting relative to the road work proposal.

I am in agreement with utilizing approximately \$300,000 more or \$1.2M in Chapter 90 funds to support this year's phase of work. This will complete road design work so that we enter into next year's construction phase with all water main replacement streets being surveyed and designed and ready for bidding for construction. I have reallocated funds that were going to be utilized to purchase a street sweeper for the public works department to accommodate this request. Of course, continuing with the actuals bids and construction will require identifying an additional funding source. I continue to support bonding for this work as an expense of the Water & Sewer Enterprise Trust.

I believe we all share the desire to better equip our Public Works Department to deal with both extreme weather conditions such as this last winter and to better address the day-to-day functions they perform. As such, we have been working to utilize Chapter 90 funds to secure approximately \$750,000 in badly needed equipment. Specifically, we will be purchasing a new Vactor Truck, last replaced in 2004, that is used for

cleaning storm drains and to provide preventive maintenance on our storm system. The current truck would require extensive repairs to be made operable and this represents a better long-term solution. We will also be purchasing two large dump trucks that will be outfitted to assist with plowing and sanding operations as well as a salt shed to meet Department of Environmental Protection (DEP) requirements that salt be contained. This will save us on the cost of salt that washes out when exposed to the elements.

The remaining funds, which I estimate to be roughly \$400,000, will be used for non-water main roadwork prioritized by utilizing the Pavement Condition Index (PCI) rather than a straight distribution by ward. I believe this better targets those streets most in need of attention at the current time. In looking at page one of the PCI report that lists repairs by PCI, we will be targeting (depending on bid results) Washington Place (10.2), Baincroft Road (10.4), Maurice Street (11.4), Pearl Street (13.16), and add/alternates consisting of Estey Street (13.31), Newman Road (15.21), Gleason Street (17), and Dennis Road (18.18). It should be noted that Baincroft Road will be done in conjunction with Lillian Road (17.17) and Bayrd (33.11) because they are interconnected. Blomerth Street, despite being on the first page of the report, will be pushed out to next year due to the sheer cost estimate of \$150K.

I believe the above plan represents a good compromise and a responsible way to proceed. While this is not as aggressive as I would have preferred in terms of moving more streets out of the Failed and Warning Categories, it is in direct response to the Council's stated desire to minimize the non-water main related road work and separately, to augment and improve the equipment available to our public works department.

I appreciate your time and effort throughout this process and I will keep you apprised as this plan is implemented in the coming weeks. Please contact me if you have any questions at 781-397-7000, option 6 or email me at mayor@cityofmalden.org <<mailto:mayor@cityofmalden.org>>. Thank you.

Sincerely,
GARY CHRISTENSON, Mayor

A motion was made by Councillor Murphy that the Communication be referred to the Finance Committee. The motion carried by the following vote:

Yea: 10 - Anderson, Crowe, D'Arcangelo, DeMaria, Kinnon, Murphy, Sica, Spadafora, Ultrino and Matheson

Nay: 1 - Nestor

[333-15](#)

Taxi Driver: John Spano, 30 Daniels St.

A motion was made by Councillor Anderson that rules be suspended. The motion carried by a unanimous vote.

A motion was made by Councillor Anderson that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

13. PERSONAL PRIVILEGE

14. ADJOURNMENT

At 8:15 p.m., a motion was made by Councillor Ultrino that the meeting be adjourned. The motion carried by a unanimous vote.

KAREN ANDERSON, CITY CLERK