



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

Tuesday, September 3, 2019

7:00 PM

John & Christina Markey Community Center,
7 Washington St.

1. CALL TO ORDER

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

3. ROLL CALL

Present - Councillors: 11 - John P. Matheson, Neal Anderson, David Camell, Paul Condon, Peg Crowe, Deborah DeMaria, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Craig Spadafora and Stephen Winslow

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

Council President welcomed Greg Lucey as the new City Clerk.

Ron Hogan appeared before the City Council to update on the proposed changes to the Solid Waste program.

Communication and presentation from Mayor Gary Christenson on affordable housing strategies.

Mayor Christenson sent a letter to be read into the Record his support of an Affordable Trust Fund, Inclusionary Zoning and establishing a Security Deposit Pilot Program.

Evan Spetrini, Senior Planner and Policy Manager and Alex Pratt, Community Development Director from the MRA gave a presentation of housing strategies for Malden

5. PUBLIC COMMENT

6. APPROVAL OF MINUTES

[308-19](#)

Minutes of the Meeting of June 25, 2019.

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

[309-19](#)

Minutes of the Meeting of July 23, 2019.

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

[310-19](#)

Minutes of the Meeting of August 1, 2019.

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

7. APPOINTMENTS & ELECTIONS

[311-19](#) Mayor Re-Appointment: Deborah A. Burke, Executive Director, Malden Redevelopment Authority, 17 Pleasant Street, Malden, MA, as the City of Malden representative to the Metropolitan Area Planning Council; said term to expire July 1, 2022.

A motion was made by Councillor Crowe that the Appointment be placed on file.
The motion carried by a unanimous vote.

[312-19](#) Mayor Appointment: Ose Schwab, 55 Granite Street, Malden, MA to the Cultural Council, upon confirmation by the City Council; said term to expire on July 30, 2022. (Ose Schwab will replace Molly Uline who recently resigned.

This Appointment was referred to the Personnel/Appointments Committee

[313-19](#) Mayor Re-Appointment: Inna Babitskaya, 557 Pleasant Street, # 226, Malden, MA to the Historical Commission; said term to expire August 3, 2022.

This Appointment was referred to the Personnel/Appointments Committee

8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[314-19](#) Livery: Arminster Singh, 27 Alpine St. #3, Malden, 1 car (New)

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

[315-19](#) Livery: Zakaria Azag, 320 Washington St., Malden, 1 car (New)

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

[316-19](#) Livery: Barbara Martineau, 8 Parker St., Malden, 1 car (New)

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

[317-19](#) Outdoor Parking: Three C Realty LLC, 54 Winter St., Malden, 22 spaces (New)

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

9. MOTIONS, ORDERS AND RESOLUTIONS

[318-19](#) Order: That the Board of Health, under the direction of Christopher Webb

identify cost and quantity of signage to be placed at ALL public schools, parks and public buildings that state: NO SMOKING/NO VAPING.

Because of the health epidemic we are facing in Malden, a timeline of 30-days for completion is asked.

It is further ordered that any violation of this Order be subject to all fines as stated in Section 21 of the Malden Board of Health regulations.

Sponsors: Deborah DeMaria

A motion was made by Councillor DeMaria, seconded by Councillor O'Malley, that the Order be adopted. The motion carried by a unanimous vote.

[319-19](#)

Order: That the City of Malden look to create and establish a "Dig one policy" for the upgrade to 5g.

Sponsors: Craig Spadafora

This Order was referred to the Rules & Ordinance Committee

[320-19](#)

Order: Be it hereby Ordained that Chapter 2 of the Revised Ordinances of 2020 as amended, be further amended by adding a new section as follows:

Sponsors: Jadeane Sica, Craig Spadafora, Deborah DeMaria, Barbara Murphy, Stephen Winslow, Ryan O'Malley, Peg Crowe, Neal Anderson, David Camell, Paul Condon and John P. Matheson

This Ordinance was referred to the Rules & Ordinance Committee.

[321-19](#)

Ordinance: Be it hereby ordained that the City Council amend the Expendable Trust Fund Ordinance.

Sponsors: Jadeane Sica, Craig Spadafora, Deborah DeMaria, Ryan O'Malley, Barbara Murphy, Stephen Winslow, Peg Crowe, Neal Anderson, David Camell, Paul Condon and John P. Matheson

This Ordinance was referred to the Rules & Ordinance Committee

[329-19](#)

Order: That water department officials appear before the city council to discuss water quality standards with respect to chlorine levels, bacteria levels and the flushing program.

Sponsors: John P. Matheson

A motion was made by Councillor Matheson that the Order be adopted. The motion carried by a unanimous vote.

[322-19](#)

Resolve: that it is the sense of the City Council that it supports the exploration of an application for the rehabilitation of the Oak Grove Community Building via the Community Preservation Act.

Sponsors: Ryan O'Malley

A motion was made by Councillor Anderson that the Oak Grove Improvement Association's application be allowed to go to the CPC to be considered. The motion carried by a unanimous vote.

Councillor Spadafora requested City Solicitor Fallon appear before the Council to speak to the Council role in the CPC application process.

[323-19](#)

Resolve: That the Traffic Commission install a stop sign on the eastern corner of Boylston Street at Bryant.

Sponsors: Neal Anderson

A motion was made by Councillor Anderson that the Resolution be referred to the Traffic Commission. The motion carried by a unanimous vote.

[324-19](#)

Resolve: That the City Council support an Inclusionary Zoning Financial Feasibility Analysis.

Whereas 56% of Malden households are low income, meaning they earn 80% or less of the Area Median Income, and would qualify for deed-restricted Affordable housing; and

Whereas 67% of low-income Malden households are housing cost burdened, meaning they pay more than 30% of their income on housing costs, including rent, mortgages, utilities, insurance and other regular housing costs, and are therefore at higher risk of displacement; and

Whereas Malden has less than one deed-restricted Affordable housing unit for every three cost-burdened low-income Malden households who could qualify for such a home; and

Whereas inclusionary zoning policies leverage the private sector housing market to create new deed-restricted Affordable units by requiring a percentage of new units in multifamily buildings to be set at below-market costs and reserved for low-income households; and

Whereas the success of inclusionary zoning policies hinges on well-crafted policy details, so that the share of deed-restricted Affordable units in a given project is maximized without jeopardizing the financial feasibility of said project; and

Whereas many cities in the Greater Boston area have adopted inclusionary zoning policies that vary depending on each community's affordable housing needs and real estate market; and

Whereas an inclusionary zoning financial feasibility analysis would provide the City with critical insight into crafting an inclusionary zoning ordinance that would help low-income households continue to live in Malden;

therefore, be it hereby

RESOLVED that the City Council supports the commission of an inclusionary zoning financial feasibility analysis; and be it further

RESOLVED that the City Council supports an application for funding to the Community Preservation Commission for that purpose, submitted and administered by the Malden Redevelopment Authority; and be it further

RESOLVED that the City Council supports the development of an inclusionary zoning ordinance that incorporates the results of said financial feasibility analysis and would tend to look favorably on such an ordinance, subject to further deliberation by the City Council, the Planning Board, and the general public.

Sponsors: Jadeane Sica, Craig Spadafora, Deborah DeMaria, Ryan O'Malley, Barbara Murphy, Stephen Winslow, Peg Crowe, Neal Anderson, Paul Condon, David Camell and John P. Matheson

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

[325-19](#)

Resolve: That the City Council support the creation of a Security Deposit Pilot Program.

Whereas more than half of all Malden households are renters, of which 68% are low income, earning 80% or less of the Area Median Income (AMI); and

Whereas leases for apartments typically require payment of first month's rent, last month's rent, and a security deposit, a total amount equal to three months' rent, due upon signing; and

Whereas many households, especially low-income households, struggle to pay security deposits, a phenomenon that creates an additional barrier to housing and increases the risk of displacement for these families; and

Whereas Action for Boston Community Development, Inc. (ABCD), an experienced regional anti-poverty agency and housing services provider, is submitting an application to the Malden Community Preservation Commission to create a Security Deposit Pilot Program; and

Whereas the Pilot Program would provide security deposits to landlords on behalf of qualified low-income Malden households, and would require said landlords to return the balance of the security deposit to ABCD upon completion of the tenancy, subject to all applicable laws governing security deposits in the Commonwealth; and

Whereas all security deposits returned to ABCD would be required to be reinvested into the Pilot Program or another Malden-specific program for

low-income households subject to the approval of the City and the CPC;
and

Whereas the Malden Redevelopment Authority will supervise ABCD's performance under the Pilot Program, and collect all necessary data required to ensure satisfactory performance and to measure the effectiveness of the Pilot Program; **therefore, be it hereby RESOLVED** that the City Council supports the creation of a Security Deposit Pilot Program, the purpose of which would be to assist qualified low-income Malden households secure an apartment; and be it further **RESOLVED** that the City Council supports ABCD's application to the Community Preservation Commission for funding to establish said Pilot Program.

Sponsors: Jadeane Sica, Craig Spadafora, Deborah DeMaria, Ryan O'Malley, Barbara Murphy, Stephen Winslow and Peg Crowe

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

326-19

Resolve: That the Traffic Commission study and if appropriate designate a speed safety zone in the vicinity of Lincoln Common and Suffolk Manor.

Sponsors: Stephen Winslow and Neal Anderson

A motion was made by Councillor Winslow, seconded by Councillor Anderson, that the Resolution be referred to the Traffic Commission. The motion carried by a unanimous vote.

327-19

Resolve: that the Traffic Commission study and if appropriate designate speed safety zones next to Devir Park.

Sponsors: Stephen Winslow and Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Winslow, that the Resolution be referred to the Traffic Commission. The motion carried by a unanimous vote.

10. COMMUNICATIONS

11. CLAIMS

328-19

Claim: Nicholas DiLeo, 253 Harvard Street, Malden, MA

A motion was made by Councillor Camell that the Claim be tabled. The motion carried by a unanimous vote.

12. COMMITTEE REPORTS

13. TABLED PAPERS

14. PERSONAL PRIVILEGE

15. ADJOURNMENT

GREGORY LUCEY, CITY CLERK