



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Chairperson Barbara Murphy
Vice Chair David Camell
Councillor Peg Crowe
Councillor Amanda Linehan
Councillor Deborah DeMaria
Councillor Jadeane Sica

Tuesday, May 4, 2021

7:05 PM

Remote Meeting

Roll Call

Present: 6 - Chairperson Barbara Murphy, Vice Chair David Camell, Peg Crowe, Amanda Linehan, Deborah DeMaria and Jadeane Sica

Also Present: Councillors Condon, O'Malley and Spadafora
Attorney John McNaught
Yem Lipp, Director of Engineering
Charles Ranaghan, Controller

Councillor Murphy called the meeting to order at 7:30 P.M. Jon Miara and UMA recorded the meeting.

210-21

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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Minutes to be Approved

Business

192-21

Ordered: That Four Million One Hundred Sixty Thousand Nine Hundred Seventy One Dollars (\$4,160,971) is appropriated to pay costs of design and construction of Sewer system improvements throughout the City, to be undertaken in fiscal years 2021 through 2025, inclusive, and to meet this appropriation, the Treasurer, with approval of the Mayor is authorized to borrow said amount under M.G.L. c. 44, §§7 and 8 or any other enabling authority, all or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's (MWRA) - Infiltration/Inflow Local Financial Assistance Program and in conjunction therewith, the Mayor and Treasurer are each authorized to enter into one or more loan and/or security agreements with the MWRA, and the Mayor is authorized to contract for and expend any Federal, State or other aid available for the project, including any grant related to such project from the MWRA, and to take any other action necessary to carry out this project. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied.

Sponsors: Barbara Murphy

Councillor Murphy turned it over to Charles Ranaghan, Controller who gave a brief explanation of the Order. The Mass DEP has mandated that the City of Malden perform this sewer work, cleaning and lining miles of sewer pipes throughout the City. In March 2021, Mangal Consulting did a 5 year assessment and removal plan which specifies the actual areas of the City which requires this cleaning. Yem identified a funding source

which is the MWRA Inflow&Infiltration program that Malden is eligible for upwards of \$15mill it is a 45% grant which we would only have to repay 55% of what we borrow. It is a 5 year plan and fluxuates each year an averages of \$800,000/yr.

Yem Lipp, Engineer gave a brief history of the I&I reduction program. In 2014 the City spent \$3mill and did 8 miles of lining and cleaning and since then we haven't done anything and hence the non compliance by DEP that we need to get back and start doing this. The 5 year program comprised of 11 miles of lining and cleaning for the \$5mill we are requesting \$4mill, \$1 mill was approved in 2019. Its target to reduce inflow and infiltration, we have fairly old pipes in the City, broken pipes and manholes that allow ground water, storm water to get into the pipes. The less I&I we eliminate the less we pay for the sewer fee toward MWRA yearly. After two years the loan is 75/25 grant/loan. Because of Covid, we are a little behind no more than other communities, but want to get back to it this year DEP is alright with that, it is hard to get people to do TD Inspections or manual inspections. TD Inspections are when you send a camera to crawl into the pipes and take pictures of joints and connections to see what a pipe is like condition wise. I&I is the Inflow-water coming into the pipes from manholes directly from storm water, Infiltration is anything that can get into the pipe from ground water. The five year plan is comprised of 60% I&I within the city which drives up our cost and the individual water and sewer rates an individual homeowner pays.

Councillor Linehan noticed this time last year there was a huge up-tick with high water and sewer constituents were getting is this related to this or not likely. Yem answered the water & sewer bill are directly read through a water meter every month. This year a lot more people were at home and used more water. Councillor Camell said POI: the sewage is not individual drainage from each home. Councillor Murphy explains that the MWRA bills us a certain amount of money and the City has to pay it so one way or another the homeowner is paying it if someone gets an abatement it somehow goes back to everybody. The City has to pay the MWRA for all the water that is used and goes through their meters regardless of how it comes in. Chuck clarifies the City of Malden pays MWRA two charges water and sewer assessments, if the sewer assessment goes up because of the I&I issue the cost gets passed to the City then the City passes it on to the rate setting process in the water and sewer rates. The hope is the end result will be a decreased sewer assessment passed on to the City of Malden and in return a lower rate to the homeowners of the City.

Councillor DeMaria asked over the next five years what is the % if pipes we will be improving citywide. Yem said 10%. She asked have we decided which vendor or company we will use for this. Yem said they have not put that out for bid yet, in the Fall. She asked when we start doing this will be road disruption. Yem said a lot of the work will go unnoticed without digging up the roads and doesn't know where those locations are. Councillor DeMaria said the goal is to line the pipes not replace them. Yem said for the most part it will be lining the pipes but would notify abutters if they had to dig up the road.

Councillor Condon asked Yem if he knows where the locations would be. Yem said five areas, Ward 1, 2, 4, 5 &6 he assesses the area by leaving the cameras in the locations which show the I&I in the pipe and usage from the community. Councillor Condon said this is something that is very necessary and will pay off in the long run. Councillor Murphy said through the Chair, this is not like a street situation wherever the I&I project it will benefit the whole city no matter what Ward it is in.

Councillor O'Malley asked where is the main MWRA water meter for the City where water comes into the City. Yem said he would share a map with him they have sewer mains

and water mains all over the City and said the exit point is the Malden River. Councillor O'Malley asked how are we prioritizing this is it based on the condition of the road, age or diameter of the pipe. Yem said any inflow of more than 4,000 gallons/1000ft of pipe is considered excessive by MWRA needs to be addressed we are trying to reduce as much as we can with the least amount of cost.

Councillor Winslow asked how many miles of sewer pipe do we have in the City. Yem answered a little more than 100 miles. Councillor Winslow asked if this is going to tackle the worst 11 out of the 100 what is the sense of the other 85 miles and has it been assessed? Yem said he likes to look at five year increments at any year you could have a pipe go there is not way to tell and the life expectancy is about 75 years for fixing the pipes and in addition to plugging up the pipes we can call it new and it adds years to it.

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

Yea: 6 - Murphy, Vice Chair Camell, Councillor Crowe, Councillor Linehan, Councillor DeMaria and Councillor Sica

[193-21](#)

Ordered: That Four Million Seven Hundred Seventy Nine Thousand Two Hundred Dollars (\$4,779,200) is appropriated to pay costs of design and construction of water system improvements throughout the City, to be undertaken in fiscal years 2021 through 2025, inclusive, and to meet this appropriation, the Treasurer, with approval of the Mayor is authorized to borrow said amount under M.G.L. c. 44, §§7 and 8 or any other enabling authority, all or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's (MWRA) - Local Water System Assistance Program and in conjunction therewith, the Mayor and Treasurer are each authorized to enter into one or more loan and/or security agreements with the MWRA, and the Mayor is authorized to contract for and expend any Federal, State or other aid available for the project, including any grant related to such project from the MWRA, and to take any other action necessary to carry out this project. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied.

Sponsors: Barbara Murphy

Chuck gave a brief update on Paper #193-21 & 194-21 together. Back in 2019 he presented a five year water main and roadway improvement plan. In May of 2019 the City Council approved \$6.6mill the same loan presented here, MWRA 0% loan. We presented a plan utilizing four funding sources; on was the MWRA 0% loan the other funding source was the remaining MWRA 0% loans available in fiscal year in 2021, the amount they are proposing is the exact amount available to us from the MWRA today. The second paper was presented in 2019, a proposal of utilizing \$4.4 W&S retained earnings, free cash in the W&S Enterprise fund and the third piece was the Chapter 90 money using each year. The following streets discussed in 2019 are done: Boylston, Oliver, Willow, Webber, Chestnut, Evelyn Place, Lincoln, Pardon Rd. This funding proposed tonight will allow us to move forward with years three, four and five. Remaining Streets are: Cliff, Cliff Ct, Cliff Terr, Columbia, Pagum, Davis, Richard, Thatcher, Sawyer, Montvale, Murray Hill Rd. Granville Ave, Granville Place, Blomerth, Lily, Maurice, Victor, Grimshaw and Clarence Terr. These are the exact street proposed in 2019 we didn't need approval of all the money this is a continuation with no changes of what was proposed in 2019.

Councillor O'Malley the last time there was a desire to expand this program to be all

encompassing is there a way we can expand this to be more equitable and mentions Main St. Park in Ward 4 which has a lead service line as the water main.

Councillor Crowe there is a formula of how these streets were chosen and are as much as we can apply for. Chuck says that is correct the \$4.7mill is 100% of what is available through the MWRA today. Councillor Crowe said you can reiterate why these streets were chosen and it was agreed upon where we were going in the next five years and we can look to the next five year plan and go to years six, seven and eight. She tries to explain to residents that the formula is condition of the road, lead service lines, condition of the pipes underneath and the age of the pipes. If you have the trifecta with the pipes and the road there are multiple issues that can be addressed by fixing the pipes on the street and you can see how they rise on the list.

Councillor Linehan asks how does this fit in where what we are hoping to do the lead service lines in the new term what do we tell residents that have just done their lead lines or do we wait to see if the City is going to pay for it are we going to look at how many lead lines in the area are going to get done and then take care of all that. Chuck said prior to doing any work on any street whether its water main replacement, mill and overlay the lead lines are their priority to get those fixed. We are still waiting on guidance from the US Treasury to be able to use the Arbor Funds but in all likelihood we will be able to direct funds from that toward the lead line replacement program and should have the information by this time next week.

Councillor Condon asks Yem if most of these lead lines are in the small dead end courts. Yem said it is all over the place there are some on the public and on the private side that never got done. In addition to replacing the main we are replacing the lead and we get credit for that. Councillor Condon asks shouldn't these streets with mains being lead have some sort of priority over a street that may have three or four lead lines off the main shouldn't the mains get priority to replace the lead in them. Yem said the line on Main St Park should get replaced this year by the Fall.

Councillor O'Malley thanks Yem for that information and since we have \$46mill from the American Rescue Plan and allowing that money to be used for replacement of lead plans and more lead pipe money should be coming from President Biden's infrastructure plan and isn't trying to hold up this current five year plan but be preparing to expand that with a lot of money coming down and see more lead eliminated with this money at this time.

Councillor Murphy said from the Chair she thinks this a great bill, she has one street on the list, for all of us that has streets on this she would like to see it go through and as Councillor O'Malley indicated there is money coming down the pipeline to see how we can move forward to get lead out of our systems and see that our water quality is high as it could be.

A motion was made by Vice Chair Camell, seconded by Councillor Crowe, that the Order be recommended favorably to the Full Council. The motion carried by the following vote:

Yea: 6 - Murphy, Vice Chair Camell, Councillor Crowe, Councillor Linehan, Councillor DeMaria and Councillor Sica

[194-21](#)

Ordered: That Four Million Four Hundred Forty-Seven Thousand Dollars (\$4,447,000) is appropriated from available water sewer enterprise fund retained earnings to fund water infrastructure improvements

Sponsors: Barbara Murphy

A motion was made by Vice Chair Camell, seconded by Councillor Crowe, that the Order be recommended favorably to the Full Council. The motion carried by the following vote:

Yea: 6 - Murphy, Vice Chair Camell, Councillor Crowe, Councillor Linehan, Councillor DeMaria and Councillor Sica

Other Business

Adjournment

A motion was made by Councillor Deborah DeMaria, seconded by Councillor Peg Crowe, that this meeting be adjourned at 8:23 P.M. The motion carried by the following vote:

Yea: 6 - Murphy, Vice Chair Camell, Councillor Crowe, Councillor Linehan, Councillor DeMaria and Councillor Sica