



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Councillor Murphy, Chair
Councillor Condon, Vice-Chair
Councillor-at-Large Karen Colon-Hayes
Councillor Jadeane Sica
Councillor Christopher Simonelli
Councillor Stephen Winslow

Tuesday, May 10, 2022

6:00 PM

City Hall, Room #108
215 Pleasant Street

Roll Call

Also Present: Councillors Linehan and O'Malley
Maria Luise-Mayor's Office
Dan Grover-Treasurer

Councillor Murphy called the meeting to order at 6:07 P.M.

Present: 6 - Councillor Barbara Murphy, Councillor Paul Condon, Karen Colon Hayes, Jadeane Sica, Chris Simonelli and Steven Winslow

Minutes to be Approved

[219-22](#)

Minutes of March 8, 2022 to be approved.

A motion was made by Councillor Winslow, seconded by Councillor at Large Colon Hayes, that the Committee Minutes of March 8, 2022 be approved. The motion carried by a unanimous vote.

[220-22](#)

Minutes of March 29, 2022 to be approved.

A motion was made by Councillor Winslow, seconded by Councillor at Large Colon Hayes, that the Committee Minutes of March 29, 2022 be approved. The motion carried by a unanimous vote.

[221-22](#)

Minutes of April 5, 2022 to be approved.

A motion was made by Councillor Winslow, seconded by Councillor at Large Colon Hayes, that the Committee Minutes of April 5, 2022 be approved. The motion carried by a unanimous vote.

[222-22](#)

Minutes of April 12, 2022 to be approved.

A motion was made by Councillor Winslow, seconded by Councillor at Large Colon Hayes, that the Committee Minutes be of April 12, 2022 be approved. The motion carried by a unanimous vote.

Business

[210-22](#)

Order: That the appropriation enumerated below, being in the amount of \$25,000 (Twenty-Five Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:
Spot Pond Brook Greenway Phase II
25% Design Project: \$25,000 from General Fund

Sponsors: Barbara Murphy

Attachments: [Mayor's Letter of Submission of Spot Pond Greenway](#)
[Spot Pond Brook Greenway Recommendation Letter 2022.04.12](#)

Councillor Murphy begins discussion on Paper #210-22 Order: that the appropriation enumerated below, being in the amount of \$25,000(Twenty-Five Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project: Spot Pond Brook Greenway Phase II 25% Design Project: \$25,000 from General Fund. Since there is no representative from the CPC she calls upon Councillor O'Malley to give an explanation of the project.

Councillor O'Malley explained that a while back the Council unanimously signed on to an application for a Mass Trails Grant which was phase one which did the trail by Oak Grove. We have since gotten three Mass Trails Grants because of the type of community we are we have a 25% match so this \$25,000 is \$15,000 left over from last time which has been rolled over into the new grant cycle and it is an additional \$10,000 beyond the \$15,000 which is why it is \$25,000. We have already hired the engineer and they are working on this because we have to spend the money by the end of the fiscal year and this will bring us to 25% design which will qualify us to get an additional grant as Governor Baker has pumped a lot of money into trails and these types of projects will improve the body life for Mass residents. the next funding cycle they are increasing the max from \$300,000 max to \$500,000 and they reached out to us proactively to apply because it would help us to get us from 25% to 100% design. If we to 100% design we have been told that TIP (Transportation Improvement Plan) which is how we funded Exchange Street and how we proposed realigning Rte.1 they pretty much said there is money set aside to do actual construction but a major component of that is public engagement and making sure it is in different languages and one thing important to say is we do not propose any public or private property taking whatsoever and the project is on hold indefinitely between Winter and Clifton Street. There is an industrial park there but the last he heard in talking to neighbors and property owners is that the property is being purchased by a company that owns a lot of commercial properties and looks like they are trying to assemble some type of parcel up there but a lot of companies are not willing to sell up there. Once if ever it gets redeveloped in the future we could ask rather than do any takings to see if there is a way to incorporate some kind of walkway. There is a two different ways we are doing this a quick intervention to do it the cheapest way possible which is short term and if we are also designing long term what would it look like getting major changes for example the ramp to the garage on Middlesex Street renovation and new project where CVS used to be. If some of the other lower portions of Middlesex Street where Applebees used to be what would it look like or even over to the Northern Strand if possible. We over planned so if we have to go back we know where the water and gas are.

Councillor Simonelli asks about the verbiage of the grant and asks if there are no hidden mandates and he would like to see that in print

Councillor O'Malley explained because this is the third grant we have achieved and already accepted we are spending the money because it has to be done by the end of the fiscal year and this is the match. Ideally in the past we try to do and are also trying to do is to count in house in kind so that each department would be working on it to try to

not pay to much on it. There are no hidden anything we don't even have to go through with it we had no idea there were private property conflicts before between Winter St and Clifton there were all gentlemen's agreements from years ago. We have learned about challenges we are going to face doing the feasibility study which prepares us for what a 100% design looks like going forward.

Councillor Murphy you have kind of answered Councillor Simonelli's question in the fact there is no you must do this if that and if could you provide a copy of the grant to the committee that would be great

Councillor Simonelli said there are private entities in Malden and a lot of times with these grants they have strings attached

Councillor Condon asked where does this Spot Pond Greenway where does it start and end is a walking path or bicycle path and how will get across these roads

Councillor O'Malley said that's what this 25% feasibility study will do what we are funding today starts at Coytemore Lea Park and goes south down Dartmouth St to Middlesex then to Charles St. which is called a shared use path for slow speed walking, biking and things like that.

Councillor Condon asked if it will hook onto the bike path

Councillor O'Malley said that would be ideal but if it doesn't work for other reasons it is no big deal

Councillor Colon-Hayes said in our area there is lots of excitement with the families who will be affected because some of the kids and adults don't like driving on the streets and the connection to the bike path to the train station they can feel safe was very exciting. The ultimate goal is to have connectivity from Oak Grove to the Bike Path to continue this connectivity to the Northern Strand Trail

Councillor O'Malley said the goal is to connect to the Northern Strand Trail but the MWRA is reconnecting and cleaning out the sewer lines but if they need to dig and doing invasive stuff there now is the time to do this

Councillor Linehan asked about the TIP if we are on cycle to ask for a special ask

Councillor O'Malley said he believes now is the time to file to get a TIP number

Councillor Simonelli said he is ok with it but it will not hurt the project to table this project until we get the grant language

Councillor O'Malley said it will probably be with the Mayor's Office to get the contract but the problem is we already incurred the costs and need to pay the bill regardless of what the contract says but he doesn't see the point of waiting a week it wouldn't change anything

Councillor Murphy said it wouldn't change anything waiting a week because we wouldn't be sending it out to committee for two weeks we can have a meeting next week and report it out in two weeks

Councillor Colon-Hayes is curious what the tabling motion will do if we already signed the contract even if you read it and there is something there we have the contract and there is no work being done lets move it forward

Councillor Murphy said as Chair of Finance she does not understand how you sign a contract and not have the money. It is a little putting the cart before the horse.

Normally we have appropriated the money before signing the contract but we have signed a contract before appropriated the money. She explained as Chair of Finance we have a motion and there is no timing there so what is the issue

Councillor Simonelli said this was something done before he came onboard and he likes to see read what we are paying for and getting into before I pay for it.

Councillor Winslow said his point of view is that we cant approve this paper it has to go before the whole Council and if you Councillor Simonelli don't receive the paper work I will vote with you to table the paper. He hears his point but he does not agree with the table motion now.

Councillor Condon asks what does a week matter you say you will table it in another week it is what he is looking for now the paperwork same thing

*Councillor Sica asks if there is a time frame is that why he is rushing this
Councillor O'Malley said he cannot make the next meeting but he doesn't see the point of
delaying it in committee and asked Maria Luise if she would send the information for this
contract to the committee*

The following motion is made:

*Motion to table Paper 210-22 for one week to obtain a copy of the contract from Maria
Luise was made by Councillor Simonelli seconded by Councillor Condon. Roll Call vote:
Condon-yes Colon-Hayes-no Sica-yes*

Winslow-no Simonelli-yes Murphy-yes Passes 4-yes 2-no

*Councillor Murphy said we will table for one week and as Chair we will discuss next week
so that if everything is in order it will go out to the Full Council two weeks from tonight
which would be the same time frame if it was voted on tonight.*

**A motion was made by Councillor Simonelli, seconded by Councillor Condon,
that the Order be tabled to the Finance Committee. The motion carried by the
following vote:**

Yea: 4 - Murphy, Councillor Condon, Councillor Sica and Councillor Simonelli

Nay: 2 - Councillor at Large Colon Hayes and Councillor Winslow

Other Business

Adjournment

**Motion was made by Councillor Paul Condon, seconded by Councillor Jadeane
Sica, that this meeting be adjourned at 6:33 PM. The motion carried
unanimously.**