



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

*Council President Neal Anderson,
Councillor David Camell,
Councillor Paul Condon,
Councillor Peg Crowe,
Councillor Deborah DeMaria,
Councillor Amanda Linehan,
Councillor Barbara Murphy,
Councillor Ryan O'Malley,
Councillor Jadeane Sica,
Councillor Craig Spadafora,
Councillor Stephen Winslow*

Tuesday, October 12, 2021

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

COMMITTEE OF THE WHOLE

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1. CALL TO ORDER

Also in attendance City Solicitor Kate Fallon, NE Voke representative James Holland, CFO Chuck Rangahan, Ron Hogan, Special assistant to the Mayor Maria Luise.

Councillor O'Malley participated by zoom and came to the meeting at 7:30 P.M.

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

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

3. ROLL CALL

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

422-21

Northeast Metropolitan Regional Technical High School (Northeast Metro) proposed school building project.

Attachments: [Voke letter to City Council](#)
[Voke Building Information Attachments](#)

Council President Anderson called on the Northeast Metro Representatives to give their presentation on the building construction project.

Superintendent David Dabbari spoke first and said he likes to speak as a parent not as a superintendent. He spoke to the success of the NE Voke and the over 300 graduates every year. He told the council that the school receives 800 applications every year and are only able to accept just over 300 students. They are looking to build a bigger school that the enrollment will be able to go from the current 1281 students to 1600. At the same time that the school building being 50 years old is at the end of the road. The infrastructure is outdated, the classrooms are too small and the equipment needs to be modernized. The superintendent knows at first the 317m price tag may have been sticker shock but the group was their tonight to give an explanation and answer any questions. Mr. Dabbari told the council that they received the highest MSBA award ever granted. Mr. Dabbari turned the presentation over to Charlie Lyons who is the consultant/expert on the project.

Mr. Lyons explained that it was a 4 year project and there are 12 communities that are part of the NE Voke student population. Each community is being asked to bond for 30 years beginning in 2026 to cover the cost of 317m less the 141M MSBA portion for a cost of 167m. Malden's cost would be 1.2 m a year. Mr. Lyons explained that the MSBA gave their steering committee 40 different options to choose from and the committee decided on the one being presented to the council tonight. Mr. Lyons continued that Mr. Holland, the Malden representative of the school board was there in the council chambers and supported the project. Malden has 152 students and has only gone below 150 once in the last 7 years. Mr. Lyons told the council there is no need for any action tonight unless they wanted to vote, they were there to answer questions. Mr. Lyons continued that vocational schools are expensive to build and with the shortage of labor and cost of materials increasing the costs of construction climbed. Mr. Lyons said if just one community votes no then the item goes on the ballot for a popular vote but warned that he knows of 3 projects that went to the ballot and they all passed with at least 70% of the vote. Stoneham had a recent vote of 1600 to 0. Mr. Lyons walked through the diversity of the communities the school serves from Chelsea which is 65% Hispanic to Reading that is only 1%. Mr. Lyons walked through the rules of MSBA grants only allowing reimbursement for up to \$360 per square foot of building costs and 8% capped site costs. These factors also drove up the needed bond amount.

Councillor Winslow stated he was very supportive in general and that he grew up in

California that had no vocational schools and his daughter went to the voke here. he asked Mr. Lyons the reason why the portion from the MSBA on their 5-21-21 correspondence went from 80% to 63%. That is when Mr. Lyons explained the caps on cost per square foot and site costs.

Kevin Nigro the project manager from PM Consultants explained to a question from Councillor Condon that there were no land acquisitions costs but there is a \$5m cost for a road that will be constructed into the campus that is not eligible for MSBA reimbursement. Mr. Nigro told the council that they are working with a \$630 cost per square foot for the project.

Councillor Murphy asked about the allotment of open seats that come up when communities do not fill their seats. The superintendent said if Malden has 20 % of the school population they would get 20% of any open seats. He also stated that if the communities did not approve or table the project, the MSBA does not like to vote projects twice and most likely mean they would not have another chance. Mr. Dabbari went on to tell about the 1300 adults that use the school in the evenings and 8th graders getting training on Saturdays.

Mr. Lyons told the council they have 120 days to act from the acceptance of the project from the NE Voke School Board which they accepted on August 25th. If no vote is taken by the council it would be considered they approve of the debt and the project. If any community votes no, it goes to a popular ballot vote.

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

Yea: 10 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, Sica, Spadafora and Winslow

14. PERSONAL PRIVILEGE

15. ADJOURNMENT

A motion was made by Councillor Sica that the meeting be adjourned. The motion carried by a unanimous vote.

The meeting adjourned at 8:20 P.M.

GREGORY LUCEY, CITY CLERK