



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, November 30, 2021

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

COMMITTEE OF THE WHOLE

544-21

Members of the public who wish to attend virtually and participate remotely may do so using the following information:

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1. CALL TO ORDER

Also in attendance Assistant City Solicitor John McNaught.

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

3. ROLL CALL

Councillor O'Malley came to the meeting at 7:15 P.M.

Present - Councillors: 10 - Neal Anderson, David Camell, Paul Condon, Peg Crowe, Deborah DeMaria, Amanda Linehan, Barbara Murphy, Ryan O'Malley, Jadeane Sica and Stephen Winslow

Absent - Councillors: 1 - Craig Spadafora

4. BUSINESS

NOTICE OF PUBLIC HEARING

Nathaniel Cramer, Assessor will appear before the Council to hold a Tax Classification "Remote Public Hearing".

[542-21](#)

Order: That the City Council adopt a residential exemption of 30% and a residential factor of 1.75 or 0.901998 for the FY2022 tax rate.

Sponsors: Barbara Murphy

Attachments: [2022 CLASSIFICATION PRES MALDEN](#)

Councillor Murphy moved to suspend council rules to having the public hearing and take up paper 542-21 for discussion on a Committee of the Whole night, the motion was seconded by Councillor Winslow it was so voted 9-1 Camell (y), Condon (y), Crowe (y), Demaria (y), Linehan (y), Murphy (y), O'Malley (n), Sica (y), Winslow (y), Anderson (y).

Assessor Nate Cramer gave a slide presentation on the Fiscal Year 2022 tax classification. The board of Assessors recommended that the 1.75 factor and 30% residential tax exemption be adopted. The 2022 figures are based off of 2019-202 sales. On the residential tax exemption, Mr. Cramer highlighted that a home value of \$977,000 is the limit for the tax exemption and the commercial base does not pick up any of the residential tax exemption. There are 7 single families over the \$977,000 and residential property like Granada Highlands pay a good amount of tax.

Councillor Winslow asked Mr. Cramer why he was recommending staying at 30% when the city could go higher on the exemption,. Mr. Cramer answered that apartment buildings would shift the cost onto the renter creating a financial hardship to the renter.

Councillor DeMaria asked Mr. Cramer to tell the council how he has been able to reduce the number of properties getting the residential exemption. Mr. Cramer said that sales just don't automatically get the exemption and partnering with the Board of Health and Building Department they have been able to identify properties that do not qualify. The number of exemptions are down from 8,604 in 2014 to 8,291.

Council President Anderson opened the public hearing, there were no people that spoke in favor or against the recommended tax classification rate of 1.75 and residential tax exemption of 30%.

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

[543-21](#)

Order: That the following position be given special municipal employee status: Person who holds this position works periodically providing assistance to the Inspectional Services Department on an on-call/as-needed basis as a non-benefited, non-regular employee, and must meet one of the following criteria: (1) is not paid; (2) is part-time allowing the person the flexibility to work at another job during normal working hours if the person chooses; or (3) has not been paid by the City of Malden for more than 800 working hours during the preceding 365 days.

Sponsors: Craig Spadafora

Attachments: [Master](#)

A motion was made by Councillor Crowe that the Order be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

5. PERSONAL PRIVILEGE

6. ADJOURNMENT

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

The meeting adjourned at 7:44 P.M.

GREGORY LUCEY, CITY CLERK