



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - Final City Council

*Council President Barbara Murphy*  
*Councillor at Large Karen Colon-Hayes*  
*Councillor Paul Condon*  
*Councillor Peg Crowe*  
*Councillor Amanda Linehan*  
*Councillor at Large Carey McDonald*  
*Councillor Ryan O'Malley*  
*Councillor Jadeane Sica*  
*Councillor Chris Simonelli*  
*Councillor at Large Craig Spadafora*  
*Councillor Stephen Winslow*

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Tuesday, March 28, 2023

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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### **1. CALL TO ORDER**

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

### **3. ROLL CALL**

### **4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS**

Representatives from Urban Media Arts (UMA) will appear before the City Council to present their "Who is Malden?" film builder program.

Deborah Burke, Director of the Office of Strategic Planning and Community Development, will appear before the City Council to provide an update on the department.

### **5. PUBLIC COMMENT**

### **6. APPROVAL OF MINUTES**

[117-23](#) Minutes for the meeting of March 14, 2023

[118-23](#) Minutes for the meeting of March 21, 2023

### **7. APPOINTMENTS & ELECTIONS**

[119-23](#) Mayoral Appointment: Kristen Homeyer, 51 Concord Street, #27, Malden, as a member of the Conservation Commission, said term to expire on February 7, 2025,

to replace Khalil Kaba who stepped down at the completion of his term due to moving out of the City.

Confirmation required

**Sponsors:** Amanda Linehan

[120-23](#)

Mayoral Re-appointment: Pasquale DeFeo, Jr., 84 Trevalley Road, Revere, MA as a constable to serve process in the City of Malden effective April 1, 2023; said term to expire April 1, 2026.

Confirmation not required

**Sponsors:** Amanda Linehan

[121-23](#)

Council Re-Appointment: Vincent Miraglia of 40 Willard Street, as a member of the Board of Trustees of the Cemetery said term to expire March 1, 2028

Confirmation Required

**Sponsors:** Amanda Linehan

[122-23](#)

Re-Appointment: Inna Babitskaya of 557 Pleasant Street as a member of the Community Preservation Committee by the Malden Historical Commission, term to expire February 28, 2026

Confirmation not required

**Sponsors:** Amanda Linehan

**Attachments:** [CPC Appointment Ltr 3.16.23](#)

## **8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES**

### **Public Hearing on National Grid Petition**

[123-23](#)

Petition: Boston Gas dba National Grid, 40 Sylvan Road, Waltham W.O. #9000022058 to install a new natural gas Regulator Station on Summer Street near the intersection with Clifton Street to replace an existing Regulator Station on Washington Street in accordance with the attached plans (Hearing Required)

**Attachments:**

[Abutters National Grid Washington @Clifton WO# 90000220587](#)

[124-23](#)

Petition: Livery: Kassahun T. Damita, 411 Salem Street, 1 vehicle (Renewal)

[125-23](#)

Petition: Outdoor Parking: AGM Auto Sales, 135 Eastern Ave. - 24 spaces (Renewal)

[126-23](#)

Petition: Outdoor Parking: Andreas Tsitos, 25-37 Florence Street, Malden, 34 spaces (Renewal)

[127-23](#)

Petition: Outdoor Parking: Andreas Tsitos, 29 Madison Street, Malden, 40 spaces (Renewal)

[128-23](#)

Petition: Pawnbroker: Art Carl Jewelers & A.C. Loan, 56 Pleasant Street, Malden (Renewal)

[129-23](#)

Petition: Pawnbroker: Gold & Diamonds Etc. Inc. 27-29 Pleasant Street, Malden

- (Renewal)
- [130-23](#) Petition: Second-Hand Dealer: Art Carl Jewelers & A.C. Loan, 56 Pleasant Street (Renewal)
- [131-23](#) Petition: Second-Hand Dealer: Gold & Diamonds Etc. Inc. 27-29 Pleasant Street, Malden (Renewal)
- [132-23](#) Petition: Self-Service Gas Station: Snap Mart, Inc. 245 Main Street, Malden (Renewal)
- [133-23](#) Petition: Self-Service Gas Station: Speedway #2504, 214 Broadway, Malden (Renewal)
- [134-23](#) Petition: Self-Service Gas Station: Wash Depot I, Inc. 333 Eastern Avenue, Malden (Renewal)

## **9. MOTIONS, ORDERS AND RESOLUTIONS**

- [135-23](#) Be it hereby ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.16.005 AFFORDABLE HOUSING TRUST FUND BOARD OF TRUSTEES is hereby amended

**Sponsors:** Carey McDonald, Amanda Linehan and Stephen Winslow

**Attachments:** [AHTF Ordinance Update](#)

- [136-23](#) Be it hereby ordained by the Malden City Council that the Code of the City of Malden (MCC) be amended by updating Title 2, Chapter 20, Sections 030, 040, 050, and 060 as is related to non-union employee compensation, by adding a 3% cost of living adjustment effective 07/01/2022 to the Officer, Specialist, Clerk, and Unclassified salary schedules.

**Sponsors:** Peg Crowe and Carey McDonald

**Attachments:** [Non Union Salary Ordinances 2.20.030 Officers.pdf](#)  
[Non Union Salary Ordinances 2.20.040 Specialist.pdf](#)  
[Non Union Salary Ordinances 2.20.050 Clerks.pdf](#)  
[Non Union Salary Ordinances 2.20.060 Unclassified.pdf](#)

- [137-23](#) Order: That the City Council approve an additional 2% COLA for FY23 retroactive to July 1, 2022 for all retirees and survivors of the Malden Retirement System.

**Sponsors:** Carey McDonald

**Attachments:** [Retirement Board Recommendation](#)

- [138-23](#) Order: That the sum of Two Million Dollars (\$2,000,000) is appropriated from available water sewer enterprise fund retained earnings to be used for continued lead line replacement throughout the City.

**Sponsors:** Carey McDonald

- [139-23](#) Order: That \$1.3 million of available general fund free cash is appropriated to fund additional costs association with the improvements to Roosevelt Park

**Sponsors:** Carey McDonald

[140-23](#)

Order: That One Million Two Hundred Thousand Dollars (\$1,200,000) is appropriated to pay costs related to a change in scope of the Roosevelt Park Revitalization Project to excavate additional soils down to a level of three feet, including the payment of all costs incidental and related thereto, and to meet this appropriation, the Treasurer, with approval of the Mayor is authorized to borrow said amount under M.G.L. c. 44, s7(1) or any other enabling authority, and to issue bonds or notes of the City therefore

**Sponsors:**

Carey McDonald

[141-23](#)

Order: That the Public Property Committee request the utilities inspect the wires and trim the tree at 77 Glen Rock Avenue or otherwise resolve the issue

**Sponsors:**

Amanda Linehan

[142-23](#)

Resolve: That it is the sense of the City Council that they wish to invite Deborah Burke, Director of the Office of Strategic Planning and Community Development, to appear to provide an update on the department.

**Sponsors:**

Barbara Murphy

**ENROLLED ORDINANCES**[429-22](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.12.170 Recreation Programs/Recreation Coordinator be amended.

**Sponsors:**

Stephen Winslow

**Attachments:**

[MCC 2.12.170 Amendment](#)

**10. COMMUNICATIONS****12. COMMITTEE REPORTS**[143-23](#)

Committee Report: The Standing Committee on Finance, to whom was referred Paper #101 Series of 2023, having considered the same make the following report: Committee recommends that this appointment be confirmed.

**Sponsors:**

Carey McDonald

[101-23](#)

Order: That the appropriation enumerated below, being in the amount of \$400,000 (Four Hundred Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Kierstead Park Improvement Project: \$400,000 from General Reserve

Total Appropriation = \$400,000

**Sponsors:**

Carey McDonald

**Attachments:**

[Kierstead Recommendation Letter 2023.03.01](#)  
[Mayor's Letter of Support - Kierstead Park CPC Submission](#)  
[AMENDED Kierstead Recommendation Letter](#)

[144-23](#)

Committee Report: The Standing Committee on Finance, to whom was referred

Paper #102 Series of 2023, having considered the same make the following report:  
Committee recommends this paper out favorably to the Full Council.

**Sponsors:**

Carey McDonald

**102-23**

Order: That the appropriation enumerated below, being in the amount of \$550,000 (Five Hundred Fifty Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Early Learning Center Playground Project: \$550,000 from General Reserve

Total Appropriation = \$550,000

**Sponsors:**

Carey McDonald

**Attachments:**

[ELC Playground Project - Recommendation Letter 2023.03.01](#)

[Mayor's Letter of Support - ELC Playground Project CPC Submission](#)

[AMENDED ELC Recommendation-Letter](#)

**13. TABLED PAPERS****Tabled to a Future Meeting****138-22**

Resolve: That the City of Malden City Council establish "The Malden Youth Council" Ad Hoc Committee with three (3) City Councillors as voting members assigned by the Council President; to provide an opportunity for the youth of Malden and foster civic engagement and an opportunity to be involved and participate in local government to acquire a greater knowledge of and appreciation for local government through active participation in the system.

**Sponsors:**

Karen Colon Hayes, Amanda Linehan and Carey McDonald

**399-22**

Petition: Boston Gas d/b/a National Grid, 40 Sylvan Road, Waltham MA, W.O. No. 90000XX to install a new gas Regulator Station on Green Street near the intersection of Medford Street in accordance with the attached plans.

Hearing required

**Attachments:**

[National Grid Green Street WO #90000XX](#)

[Notice of Public Hearing & Abutters Green and Medford](#)

**32-23**

Be it hereby ordained by the City Council of the City of Malden as follows that MCC 11.12.010 REGULATION OF BICYCLE TRAILS is hereby amended by striking such section in its entirety and replacing it with the following language:

**Sponsors:**

Stephen Winslow and Ryan O'Malley

**Attachments:**

[Draft Language Amendment for 11.12.010](#)

[Suggested Signage](#)

**14. PERSONAL PRIVILEGE****15. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**