



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Councillor-at-Large McDonald, Chair
Councillor Condon, Vice-Chair
Councillor O'Malley
Councillor-at-Large Colon-Hayes
Councillor Simonelli
Councillor Linehan

Tuesday, April 25, 2023

5:30 PM

City Hall, Council Chambers, Room 106

215 Pleasant Street

Watch the live stream on YouTube: https://www.youtube.com/live/AHawygJ_-uQ?feature=share

Roll Call

Also in attendance were Councillors Murphy, Crowe, Sica, and Winslow, Maria Luise, Ron Hogan, Dan Grover, Alicia McNeil, Members of OSPCD staff and a number of residents who share an interest in Roosevelt Park.

Present: 6 - Councillor at Large Carey McDonald, Councillor Paul Condon, Ryan O'Malley, Karen Colon Hayes, Chris Simonelli and Amanda Linehan

Minutes to be Approved

[167-23](#)

Minutes of April 11, 2023 to be approved.

A motion was made by Councillor at Large Colon Hayes, seconded by Councillor Linehan, that the Committee Report be tabled to the Finance Committee. The motion carried by a unanimous vote.

[168-23](#)

Minutes of April 18, 2023 to be approved.

A motion was made by Councillor at Large Colon Hayes, seconded by Councillor Linehan, that the Committee Minutes be tabled to the Finance Committee. The motion carried by a unanimous vote.

Business

Chair McDonald opened the meeting with an introduction of Director Deborah Burke and Deputy Director Alex Pratt from the Office of Strategic Planning and Community Development who gave a presentation on the finance update on Roosevelt Park. A PDF of the presentation is attached to the history of both Papers 139 and 140-23. It was explained that the \$1.3 million requested from Paper 139 is baseline required to build project to the current scope as it is designed now. The \$1.2 million requested from Paper 140 is the amount required to removed 36" of contaminated soil.

Discussion opened with Councillor Colon-Hayes commenting that money spent on appeal costs would not have been required if there was proper neighborhood feed back prior to designing plans. Outlining appeal costs in the project budget is like blaming the neighborhood for fighting back against a project they opposed. Director Burke reminded her their were public meetings dating back to 2018/19 at the Salemwood School well in

advance of the design reveal. She further stated a need for more time to review the presentation in detail to be sure the city is being fiscally responsible, data on play hours, and is not ready to vote on these papers at this time.

Councillor Linehan asked for confirmation that the Bayrd Grant funding is strictly allocated for non-grass options. Director Burke confirmed Bayrd is adamant they will pull their funding commitment of \$660,000 if Roosevelt does not become turf. Councillor Linehan asked about reallocating the CPA Bond of \$1.45m at which point Chair McDonald asked the Clerk to read into the record a letter submitted from Malden's CPC asking the Administration to consider reallocating the CPA Bond of \$1,450,000 toward the mitigation of contaminated soil to a depth of 36" with the remaining money going toward site preparation. Councillor stated she does not feel comfortable voting these two papers out of committee without having more complete numbers on grass options, stating the presentation slides have a lot of assumptions that we don't have numbers for.

Councillor O'Malley asked to call up Treasurer Dan Grover and Chief Strategy and Innovation Officer Ron Hogan to explain different funding options for this project and how the administration came to the decision to use a combination of free cash and bonding. His priority is to get the contaminated soil out of the field and would rather see this happen immediately with free cash and letting the rest of the project go to bond. Councillor O'Malley said he may be interested in making a motion to switch the funding sources of these two papers to accomplish that goal. Mr. Hogan acknowledged that could be an option but in this case, both pieces really need to be approved for completion of this project. Councillor O'Malley stated he would rather a half completed project than to see the contaminated soil stay in place where it is now. He further asked for a quote on grass option come from an independent contractor because he has trust issues with the one OSPCD is working with currently.

Councillor Simonelli seconded Councillor Linehan's request to obtain estimates for adding real grass instead of turf. So long as we are spending the money to dig out the contaminated soil, why don't we do the job right and put down real grass. Also reiterated that Maplewood Park is past its lifespan and must not be overlooked in this conversation between turf/grass.

Chair McDonald explained that there is no public comment portion of committee meetings but acknowledged the multiple letters sent in urging a delay or a no vote on these two papers. He further asked OSPCD to come back again with more data on the trade offs between playing time and ballpark estimates of costs between grass and turf.

Councillor O'Malley made a motion to get an independent quote for an alternative grass option and to table these two papers until that request is received.

When pressed, he further asked for three quotes from reputable engineers or landscape architects that will offer a price per square foot of grass for a field in this condition. Also, he would like to obtain an understanding of the differences between drainage required for a turf field compared to drainage required for a grass field.

From the chair, Councillor McDonald stated his concern for the level of specificity in Councillor O'Malley's request and the time frame involved. Then he entertained a motion from Councillor Linehan to table the entire discussion for the time being.

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

Attachments: [Mayor's Memo on Roosevelt Park 3 28 23](#)
[OSPDCD Roosevelt finance presentation April 25 2023](#)

A motion was made by Councillor Linehan, seconded by Councillor Simonelli, that the Order be tabled to the Finance Committee. The motion carried by a unanimous vote.

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

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[OSPDCD Roosevelt finance presentation April 25 2023](#)

A motion was made by Councillor Linehan, seconded by Councillor Simonelli, that the Order be tabled to the Finance Committee. The motion carried by a unanimous vote.

Other Business

Adjournment

A motion was made by Councillor Simonelli, seconded by Councillor Linehan, that the meeting be adjourned. The motion carried by a unanimous vote. Meeting was adjourned at 7:03 PM.