



City of Melrose

Appropriations & Oversight Committee

Monday, October 20, 2025, 7:20 PM
City Council Chamber, 1st Floor
562 Main Street, Melrose, MA 02176

AGENDA

I. CALL TO ORDER

Maya Jamaledine Vice Chair
Cal Finocchiaro
Ward Hamilton
Manjula Karamcheti
John Obremski
Devin Romanul
Robb Stewart
Kimberly Vandiver
Ryan Williams
Leila Migliorelli President, Ex Officio
Mark Garipay Chair

II. MINUTES APPROVAL

1. Appropriations & Oversight Committee Meeting Oct 6, 2025 7:30 PM

III. PUBLIC COMMENT

When: Oct 20, 2025 07:20 PM Eastern Time (US and Canada) Topic: Appropriations & Oversight Meeting Join from PC, Mac, iPad, or Android: <https://cityofmelrose-org.zoom.us/j/93880569381?pwd=q3HjCqA0avib7I0UcwY7sRpsxEQbVG.1> Passcode:621864 Webinar ID: 938 8056 9381

IV. APPROPRIATION

From: City Council ASSIGNED TO COMMITTEE

- a. Library Fines Appropriation FY2026. Appropriate the amount of \$16,550.00 from account 29032-590000 (Library Fines Account) to account 016112-534200 (Lib Exp Books & Periodicals). (ID# 13005)

V. ORDERS

From: City Council ASSIGNED TO COMMITTEE

- a. Authorization to Transfer Land at 138-140 Franklin Street for a nominal fee. Authorizing the disposal of 350 square feet of City land located on a portion of 138-140 Franklin Street in Melrose for a nominal fee for the reasons provided in the Notice of Decision (ID# 12985)
- b. Authorization for Land Transfer 138-140 Franklin Street- Execute Quitclaim Deed. Authorizing the transfer of the City land located at 138-140 Franklin Street in Melrose to the current owners of the remainder of that property, as described in the attached Quitclaim Deed. (ID #12986)

VI. ADJOURNMENT

The City of Melrose does not discriminate based on disability and is committed to hosting accessible meetings and events. Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Melrose or to attend meetings, should contact the City's ADA Coordinator, Polina Latta platta@cityofmelrose.org.



MELROSE PUBLIC LIBRARY

October 1, 2025

Mayor Jen Grigoraitis
Melrose City Council

Re: Library Fines Appropriation FY2026

Dear Mayor Grigoraitis and City Council,

I respectfully request the enclosed appropriation of funds. These amounts are needed at this time for the purpose of mitigating the impacts of budget reductions for FY2026 to meet the State's Municipal Appropriation Requirement.

Your assistance in this matter is greatly appreciated.

Regards,
Linda C.W. Gardener, Library Director

Melrose Public Library's staff, building and collections provide a portal for all to explore, imagine and engage. The library is where literacy, local history and community connect!

See Plan at end of this book.

feet; cost of same estimated at eight hundred fourteen (814) dollars, to be taken from the account of Sanitation, Sewer and Surface Drainage Construction and said work to be done under the laws authorizing the assessment of betterments. A plan of the area which it is expected will receive benefits or advantage by reason of the construction of said improvement, beyond the benefit to all real estate in the community, is hereto attached. The following is a schedule of the assessments which it is estimated will be made against each of the parcels of land designated below for betterment by reason of the Benefit or advantage which it is deemed will be received by each parcel beyond the benefit to all real estate in the community. - - - - -

House No.	Lot No.	Name of Owner	Estimated Assessments
	117	Clarence Cochran et al	68.72
	118	Heirs of Emily G. Cochran	79.36
	119	Heirs of Emily G. Cochran	96.83
	120	Heirs of Emily G. Cochran	63.40
	121	Heirs of Emily G. Cochran	98.69
			<u>\$407.00</u>

May 1, 1939
In Board of Aldermen
Ordained Roll Call
Yea 11 Nay 0
Raymond H. Greenlaw
Clerk

Passed May 1, 1939
Theodore J. Vaitses
President of the Board of Aldermen

May 3, 1939
Approved
Robert A. Perkins
Mayor

Copy of Order No. 4052

A true copy, Attest: Raymond H. Greenlaw City Clerk (Corporate seal)

Middlesex ss. May 25, 1939. 9h. 41m. A.M. Rec'd & Recorded.

CITY OF
MELROSE

TAKING &
ORDER

CITY OF MELROSE In Board of Aldermen May 1, 1939

Offered by Alderman Howard R. True and Geoffrey G. Felt WHEREAS, public necessity and convenience require that a portion of a public street or way located in the city of Melrose and known as Albion Street should be relocated and the lines changed, as hereinafter set forth, and WHEREAS, all parties interested have been duly notified and a hearing held, in accordance with law, now, therefore, BE IT ORDERED, that the said portion of Albion Street be, and the same hereby is relocated and laid out according to the descriptions and lines following: Beginning at a point on the southerly line of Franklin Street, said point being the intersection of the said southerly line of Franklin Street and the southerly line of Albion Street; thence westerly by a prolongation of the said southerly line of Franklin Street twenty and seventy-two one-hundredths (20.72) feet to the B. C. of a curve; thence by said curve, radius one hundred twenty-two and ninety-two one-hundredths (112.92) feet bearing westerly

and to the left seventy-seven and thirty-four one hundredths (77.34) feet to a P. C. at the prolongation of the southerly line of Albion Street; thence by said prolongation and by said southerly line of Albion Street fifty-one and eighty-seven one-hundredths (51.87) feet to a point; thence northerly across Albion Street forty (40) feet to the northerly line of Albion Street; thence by a curve, radius twelve (12) feet, bearing northerly and to the left thirty and fifteen one-hundredths (30.15) feet to the southerly line of Franklin Street; thence easterly along said southerly line of Franklin Street one hundred sixty-five and fifty-seven one-hundredths (165.57) feet to point of beginning. The above description is intended to conform with a plan of the same entitled "Plan Showing Proposed Relocation of Albion Street at Franklin Street, Public Works Department, City of Melrose, Mass., May 1, 1939, Fred E. Ellis, Engr. & Supt.", and to be recorded herewith. BE IT FURTHER ORDERED that the City of Melrose hereby takes for highway purposes and for the purpose of relocating said portion of Albion Street, as hereinbefore set forth, the following parcel of land situated in said Melrose, and bounded and described as follows: Beginning at a point on the southerly line of Franklin Street, said point being the intersection of the northerly line of Albion Street and the said southerly line of Franklin Street; thence westerly along said southerly line of Franklin Street thirty-six and eighty-eight one-hundredths (36.88) feet to a P. C. of a curve; thence by said curve, radius twelve (12) feet, bearing southeasterly and to the right thirty and fifteen one-hundredths (30.15) feet to the northerly line of Albion Street; thence easterly by said northerly line of Albion Street thirty-six and eighty-eight one-hundredths (36.88) feet to the southerly line of Franklin Street and point of beginning, containing two hundred sixty-two (262) square feet, more or less. The above description is of a parcel of land in the city of Melrose to be taken for highway purposes and is intended to conform with a plan of the same hereinbefore referred to. The easement and right to use said parcel is hereby taken as and for a public way in said city while and so long as said Albion Street is and shall remain a public way. All trees and structures in said parcel of land are included in this taking. The question of damages sustained by the owner of the land across and through which said street or way has been laid out, as aforesaid, having been duly considered, it is hereby determined that no damages have or will be sustained by reason of the laying out, relocating and construction of said street and, therefore, none are awarded. BE IT FURTHER ORDERED, that His Honor, the Mayor, be, and he hereby is, author-

See Plan at end of this book.

ized to convey to the persons designated below the right of the city of Melrose in the following described parcels of land, said parcels being portions of the said Albion Street no longer required by the City of Melrose for highway purposes.. Parcel No. 1. To the Tuttle Oil Company of Melrose, Massachusetts. Beginning at a point on the southerly line of Albion Street, said point being four and thirteen one-hundredths (4.13) feet easterly from the dividing line between land at number 81 Albion Street and land at number 89 Albion Street; thence easterly sixty-six and eighty-one one-hundredths (66.81) feet to land now or formerly of the Melrose Co-operative Bank; thence northerly twelve and fifty one-hundredths (12.50) feet more or less to a curve; thence westerly by said curve, radius one hundred twenty-two and ninety-two one-hundredths (122.92) feet bearing to the left forty-seven and thirty-four one-hundredths (47.34) feet to a P. C.; thence westerly by a prolongation of the southerly line of Albion Street twenty and seventy-two one-hundredths (20.72) feet to point of beginning, containing five hundred fifty (550) square feet, more or less, as shown on plan hereinbefore referred to. Parcel No. 2. To the Melrose Co-operative Bank of Melrose, Massachusetts. Beginning at a point on the southerly line of Franklin Street, said point being two and eight one-hundredths (2.08) feet westerly from the dividing line between land at number 124/126 Franklin Street and land at number 138/140 Franklin Street; thence westerly by the southerly line of Albion Street fifty-one and seventy-nine one-hundredths (51.79) feet to land now or formerly of the Tuttle Oil Company; thence northerly twelve and fifty one-hundredths (12.50) feet more or less to a curve; thence easterly by said curve, radius one hundred twenty-two and ninety-two one-hundredths (122.92) feet bearing to the right thirty (30) feet, more or less to a P. C.; thence easterly by a prolongation of the southerly line of Franklin Street twenty and seventy-two one-hundredths (20.72) feet to point of beginning, containing three hundred fifty (350) square feet, more or less, as shown on plan hereinbefore referred to. - - - - -

In Board of Aldermen
May 1, 1939.
Ordained Roll Call
Yea 10 Nay 1
Raymond H. Greenlaw, Clerk.
Copy of Order No. 4093

Passed
May 1, 1939
Theodore J. Vaitses
President of the Board of Aldermen..

May 3, 1939
Presented to Mayor for approval
Raymond H. Greenlaw, Clerk.

May 13, 1939
Returned by Mayor to City Clerk without approval.

Law by limitation.
Raymond H. Greenlaw, City Clerk.

A true copy, Attest: Raymond H. Greenlaw City Clerk (Corporate seal)

Middlesex ss. May 25, 1939. 9h. 41m. A.M. Rec'd & Recorded.
One word interlined

BE IT ORDERED:

That the 350 square feet portion of 138-140 Franklin Street described in the Taking & Order by the City of Melrose recorded with the Registry of Deeds on May 25, 1939 in Book 6295, Page 268 as Parcel No. 2, be disposed of for the nominal price of \$10.00.

That the City Assessor, shows this small portion of the land at 138-140 Franklin Street having a value of \$6,200 according to land tables from fiscal year 2025.

That City Council has made the decision to dispose of this small portion of land at a nominal price of only \$10.00, for the following reasons:

- 1) That in 1939 the then Melrose Board of Alderman voted to convey this same portion of land to the previous property owners of 138-140 Franklin Street, Melrose Cooperative Bank, but a Deed was never subsequently executed and recorded by the Mayor. The intent as indicated by the Taking & Order referenced above, had been to transfer ownership of this 350 square foot portion of land but title was never effected because a deed was not recorded;
- 2) That this small portion of the land at 138-140 Franklin Street has been included in the current and previous owners' property assessed value, and has been part of the land for which they have paid property tax over the years; and

Given the uniqueness of this situation, and the fact that for all intents and purposes -other than actual deeded record ownership- this land has been in the possession and control of the property owners of 138-140 Franklin Street as a portion of their front yard since the vote in 1939, Council has decided to convey this small parcel of land for the above nominal price, and will publish this notice of decision in the central registrar as required by M.G.L. c. 30B, s. 16(g).

RECORDING INFORMATION AREA

QUITCLAIM DEED

The City of Melrose, a municipal corporation in Middlesex County, Commonwealth of Massachusetts, with its office in City Hall, 562 Main Street, Melrose, MA 02176

For Nominal Consideration Paid of TEN AND 00/100 (\$1.00) grants to Hermine Lewis and Dianne Blake-Holness, as Joint Tenants,

of 138-140 Franklin Street, Melrose, MA

with QUITCLAIM COVENANTS

The land in Melrose, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at a point on the southerly line of Franklin Street, said point being two and eight one-hundredths (2.08) feet westerly from the dividing line between land at number 124/126 Franklin Street and land at number 138/140 Franklin Street; thence westerly by the southerly line of Albion Street fifty-one and seventy-nine one-hundredths (51.79) feet to land now or formerly of the Tuttle Oil Company; thence northerly twelve and fifty one-hundredths (12.50) feet more or less to a curve; thence easterly by said curve radius one hundred twenty-two and ninety-two one-hundredths (122.92) feet bearing to the right thirty (30) feet, more or less to a P. C.; thence easterly by a prolongation of the southerly line of Franklin Street twenty and seventy two one-hundredths (20.72) feet to point of beginning, containing three hundred fifty (350) square feet, more or less, as shown on plan entitled "Plan showing Proposed Relocation Albion St. at Franklin St." dated May 1, 1939 and recorded with the Southern Middlesex District Registry of Deeds (the "Registry of Deeds") as Plan No. 359 of 1939.

Meaning and intending to convey all the premises described in the Taking & Order by the City of Melrose recorded with the Registry of Deeds on May 25, 1939 in Book 6295, Page 268 as Parcel No. 2 (the "Taking"). Pursuant to the Taking, Parcel No. 2 was no longer required by the City of Melrose for highway purposes and was to be conveyed to The Melrose Co-operative Bank, the then owner of 138/140 Franklin Street. No deed or instrument has been found in said Registry of Deeds conveying said Parcel 2 to The Melrose Co-operative Bank. This deed completes that contemplated conveyance to Grantee, The Melrose Co-operative Bank's successor in title and current owner of 138/140 Franklin Street.

[signature on following pages]

Executed under seal as of the ____ day of _____, 2025.

CITY OF MELROSE

By:

_____, Mayor

Commonwealth of Massachusetts

County of _____, SS.

On this __ day of _____, 2025, before me, the undersigned notary public, personally appeared _____, in his/her capacity as Mayor of the City of Melrose, who proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose as Mayor of the City of Melrose as the voluntary act of that municipal corporation.

Notary Public

Printed Name: _____

My commission expires: _____

[ATTACH CITY COUNCIL VOTE HERE]

See Plan at end of this book.

feet; cost of same estimated at eight hundred fourteen (814) dollars, to be taken from the account of Sanitation, Sewer and Surface Drainage Construction and said work to be done under the laws authorizing the assessment of betterments. A plan of the area which it is expected will receive benefits or advantage by reason of the construction of said improvement, beyond the benefit to all real estate in the community, is hereto attached. The following is a schedule of the assessments which it is estimated will be made against each of the parcels of land designated below for betterment by reason of the Benefit or advantage which it is deemed will be received by each parcel beyond the benefit to all real estate in the community. - - - - -

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			\$407.00

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