



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final City Council

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

Tuesday, November 18, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/px9ebert>

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

3. ROLL CALL

4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

Joe LeBlanc founder of the Run Club of Malden will appear before the City Council to present the City with a plaque from the Road Runners Club of America hereby naming Malden an official runner friendly community.

5. PUBLIC COMMENT

6. CONSENT AGENDA

[408-25](#)

Mayoral Appointment: Olivia Hemond, 769 Main Street, Apt. 1, Malden, as a member of the Conservation Commission, said term to commence upon confirmation by the City Council, and to expire September 15, 2027.

Attachments:

[Mayor's Appointment Letter - Olivia Hemond](#)

Recommendation is the previous Appointment be referred to the Personnel/Appointments Committee

- [409-25](#) Petition: Amusement Machines: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 machines (Renewal)
- [410-25](#) Petition: Amusement Machines: Italian American War Vets Post 16, 40 Oakland Street, Malden, 4 machines (Renewal)
- [411-25](#) Petition: Amusement Machines: Pearl Street Station, 53 Summer Street, Malden, 2 machines (Renewal)
- [412-25](#) Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)
- [413-25](#) Petition: Class II: G.P. Motorcycle Supply, 420 Broadway, Malden, 4 motorcycles (Renewal)
- [414-25](#) Petition: Class II: Prestige Motors of Malden, Inc. 600 Broadway, Malden, 37 cars (Renewal)
- [415-25](#) Petition: Class II: Prestige Motors of Malden, Inc. 590 Broadway, Malden, 30 cars (Renewal)
- [416-25](#) Petition: Class II: Reliance Motor Group, LLC, 28 Broadway, Malden, 38 cars (Renewal)
- [417-25](#) Petition: Class II: Richard Motorcars, Inc. 672 Broadway, Malden, 77 cars (Renewal)
- [418-25](#) Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars (Renewal)
- [419-25](#) Petition: Class II: Scott M. Fitzpatrick dba Wentworth Auto Sales, 730 Eastern Avenue, Malden, 15 spaces (Renewal)
- [420-25](#) Petition: Class II: Top Cars Motor Group, Inc. 259 Main Street, Malden, 30 cars (Renewal)
- [421-25](#) Petition: Class III: Malden Broadway Auto Body, Inc. 590 Broadway, Malden (Renewal)
- [422-25](#) Petition: Extended Hours: Williams Services, LLC DBA Laundry +, 705 Eastern Avenue, Malden, Hours: 7 days, open to the public 5:00AM - 11:00PM, open 24 hours for commercial operations (Renewal)

- [423-25](#) Petition: Extended Hours: Ethiopian Restaurant, 1B Highland Avenue, Malden, Hours: Tuesday and Wednesday 11:00AM - 1:00AM, Thursday through Sunday 7:00AM - 1:00AM (New)
- [424-25](#) Petition: Extended Hours: Main St Laundromat, 780 Main Street, Malden, Hours: 7 Days, 5:00AM - 11:00PM (Renewal)
- [425-25](#) Petition: Extended Hours: G&V Convenience, Inc. dba Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Renewal)
- [426-25](#) Petition: Extended Hours: The Brewster Company dba McDonald's, 114 Broadway, Malden, Hours: 7 days, 24 hours (New)
- [427-25](#) Petition: Extended Hours: Speedway LLC Store #44222, 214 Broadway, Malden, Hours: 7 Days, 24 Hours (Renewal)
- [428-25](#) Petition: Extended Hours: UD Foods, Inc. dba 7-Eleven, 169 Salem Street, Malden, Hours: 7 Days, 24 Hours (Renewal)
- [429-25](#) Petition: Fortune Teller: Chris Burgan Full Heart Tarot Readings and More, 73 Linden Avenue #1, Malden (Renewal)
- [430-25](#) Petition: Livery Company: LuxyLane Black Car LLC, 64 Oliver Street, Malden, 1 vehicle (New)
- [431-25](#) Petition: Livery Driver: Jacqueson Voltaire, 64 Oliver Street, Malden (New)
- Recommendation is the previous twenty-three petitions be referred to the License Committee*

8. APPOINTMENTS & ELECTIONS

- [432-25](#) Joint Appointment of the City Council and School Committee: Jeffrey Allen Donahue, 56 Tremont Street, Malden, as the Malden Representative of the Northeast Metro Tech School Committee, to fulfill the term left vacant by the passing of James Holland, per the Regional School District's Community Agreement. Said term to commence upon confirmation by both bodies of the Malden City Council and School Committee.

Sponsors: Peg Crowe

Attachments: [Appointment of J. Donahue \(Voke\)-1](#)

10. MOTIONS, ORDERS, AND RESOLUTIONS

433-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.20.050 PROVISIONS APPLICABLE TO ALL WASTE is hereby amended by striking Subsections A, B, and C in their entirety and inserting the following in their place:

Sponsors:

Stephen Winslow

Attachments:

[Current 9.20.050 Provisions Applicable to All Waste](#)

434-25

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:
Shall the City of Malden be allowed to temporarily assess an additional \$36,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction of the Northeast Metropolitan Regional Vocational Technical School, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2052?
A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2052 (07/01/2051 to 06/30/2052).

A no vote would make no change to the current tax structure.

Sponsors:

Ryan O'Malley, Karen Colon Hayes and Stephen Winslow

435-25

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:
Shall the City of Malden be allowed to temporarily assess an additional \$10,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction associated with lead pipe removal, water, sewer, and storm drain system capital improvements, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2037?
A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2036 (07/01/2036 to 06/30/2037).

A no vote would make no change to the current tax structure.

Sponsors:

Ryan O'Malley and Karen Colon Hayes

[436-25](#)

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:
Shall the City of Malden be allowed to temporarily assess an additional \$10,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction associated with de-leading Roosevelt Park to a full 3 foot depth and for the restoration of a natural grass field and drainage system, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2037?
A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2036 (07/01/2036 to 06/30/2037).
A no vote would make no change to the current tax structure.

Sponsors:

Ryan O'Malley and Karen Colon Hayes

[437-25](#)

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:
Shall the City of Malden be allowed to temporarily assess an additional \$10,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction associated with the outfit of an art center at the old Malden District Courthouse on Summer Street, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2037?
A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2036 (07/01/2036 to 06/30/2037).
A no vote would make no change to the current tax structure.

Sponsors:

Ryan O'Malley and Karen Colon Hayes

[438-25](#)

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:
Shall the City of Malden be allowed to temporarily assess an additional \$25,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction associated with an eastside fire station, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2052?
A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2052 (07/01/2051 to 06/30/2052).
A no vote would make no change to the current tax structure.

Sponsors:

Ryan O'Malley and Karen Colon Hayes

11. COMMUNICATIONS[439-25](#)

Communication: The Climate Action and Sustainability Commission respectfully submits their report on FY2026 Strategic Priorities

Sponsors:

Carey McDonald

Attachments:

[FY26 CASC Priorities Memo for City Council 23Oct25](#)

12. COMMITTEE REPORTS[440-25](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper 383 Series of 2025, having considered the same make the following report:

[383-25](#)

Mayoral Appointment: Kevin Molis, 135 Russell Street, Malden, as a member of the License Board, said term to commence upon confirmation by the City Council, and to expire June 1, 2028.

Attachments:

[Mayor's Appointment Letter - Kevin Molis](#)

[441-25](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Papers 276 and 277 Series of 2025, having considered the same make the following report: Committee recommends that the paper be recommended favorably as amended to the Full City Council pending review by Engineering, Inspectional Services, Legal, and OSPCD.

[276-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.16 RENTAL UNITS; INSPECTION REQUIRED is hereby amended as is outlined in the body of attached paper.

Sponsors:

Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

Attachments:

[Draft Rental Registry MCC 9.16 amendment 5.21.2025](#)

[Working draft as of September 30, 2025](#)

[277-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.24.010 REGULATION OF LEAD PIPES IN RESIDENTIAL HOUSING is hereby amended by:

Sponsors:

Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

Attachments:

[Draft Lead Pipe MCC 9.24.010 amendment 5.21.2025](#)

- [442-25](#) Committee Report: The Standing Committee on License to whom was referred Papers 387 through 397 Series of 2025, having considered the same make the following report:
- [387-25](#) Petition: Amusement Machines: GLS Associates, Inc. 50 Holden Street, Malden, 5 Machines (Renewal)
- [388-25](#) Petition: Class II: Joe Ciampa Auto Body, Inc. 322 Eastern Avenue, Malden, 4 Vehicles (Renewal)
- [389-25](#) Petition: Class II: Jordan Motors Inc. dba Malden Auto Sales, 147 Ferry Street, Malden, 24 Vehicles (Renewal)
- [390-25](#) Petition: Extended Hours: Boda Borg Boston LLC, 90 Pleasant Street, Malden, Hours: Occasional Saturday and Sunday events, 12AM - 9AM (Renewal)
- [391-25](#) Petition: Extended Hours: L&K Billiards, Inc. 77 Exchange Street, Malden, Hours: 7 Days, 12pm - 12am (Renewal)
- [392-25](#) Petition: Extended Hours: MRM Donuts Corp. dba Dunkin' Donuts, 617 Broadway, Malden, Hours: 7 Days, 4am - 9pm (Renewal)
- [393-25](#) Petition: Extended Hours: Walgreens Store# 03130, 185 Centre Street, Malden, Hours: 7 Days, 24 Hours (Renewal)
- [394-25](#) Petition: Livery Company: HPL Group LLC, 500 Broadway Apt. 4139, Malden, 1 vehicle (New)
- [395-25](#) Petition: Livery Driver: Hommey Pierre Louis, 500 Broadway Apt. 4139, Malden (New)
- [396-25](#) Petition: Livery Company: YHS Transportation LLC, 137 Highland Avenue, Malden, 1 vehicle (New)
- [397-25](#) Petition: Livery Driver: Yves Henry Seide, 137 Highland Avenue, Malden (New)

13. TABLED PAPERS

99-24

Resolve: That it is the sense of the City Council that the Body would like the Community Preservation Committee to reconsider the application for historic preservation of 15 Ferry Street, the M. Ida Converse Building, (known by City Assessor's Parcel ID 075 272 211) in a modified form so as to preserve the building through an alternative location for the building.

Sponsors:

Ryan O'Malley

Attachments:

[Parcel id# 075272205 used for 15 Ferry Street relocation.](#)

[100-24 City Council agenda](#)

[CPC Letter to City Council and Mayor re 15 Ferry Street Preservation 2023.01.:](#)

[MHC to Mayor & CC 1.23.24 re 15 Ferry wAtts](#)

[MHC to Mayor CC 2.21.24 re 15 Ferry wAtts](#)

[Re 5 7 24 Public Comment](#)

[MHC to Mayor CC 15 Ferry 10.23.25 wAtts](#)

278-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12 USE REGULATIONS is hereby amended to add 12.32.030.E CERTIFICATE OF REGISTRATION FOR SHORT TERM RENTALS

Attachments:

[Malden Registered Voter Petition Signed for STR Ordinance Adoption](#)

[Letter to City Council petition adoption of STR ordinance in Malden](#)

[PROPOSED SHORT TERM RENTAL ORDINANCE CITY OF MALDEN](#)

14. PERSONAL PRIVILEGE**15. ADJOURNMENT**

CAROL ANN DESIDERIO, CITY CLERK

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmalden.org or 781-397-7000 Ext. 2005

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www.cityofmalden.org/captions