



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final City Council

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

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Tuesday, February 17, 2026

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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### Committee of the Whole

Watch the meeting with Teams: <https://tinyurl.com/mh49cp4j>

#### 1. CALL TO ORDER

*Council President Linehan called the meeting to order at 7:10 PM.*

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

#### 3. ROLL CALL

*Also in attendance was Prasanna Rajasekaran, Lisa Cagno, Rebekah McPheeters, and Maria Luise.*

**Present - Councillors:** 11 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor, Stephen Winslow and Michelle Luong

#### 4. MOTIONS, ORDERS, AND RESOLUTIONS

##### [104-26](#)

The City Council will address the Open Meeting Law Complaint submitted on February 5, 2026 by Bruce Friedman of 8 Marvin Street, Malden against the Council related to redactions made to Executive Session minutes from the meeting of January 20, 2026.

**Sponsors:** Amanda Linehan

**Attachments:** [OML Complaint on ES Redactions 39-26](#)  
[Final Paper 104-26 OML from Friedman on ES January 20 2026](#)

A motion was made by Councillor Crowe, seconded by Councillor Simonelli, that the Council Item be referred to the Legal Department for investigation. The motion carried by a unanimous vote.

## 5. COMMUNICATIONS

### 105-26

Communication: During the meeting of February 10, 2026, the Council voted by a 10-1 roll call vote to enter into Executive Session with legal counsel for the City, in accordance with Exemption Seven Massachusetts General Laws Chapter 30A Section 21(a)(7), to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, in order to act on the periodic review of those executive session minutes listed herein to determine if release of records is appropriate at this time.

- April 29, 2025, Paper 222-25
- March 11, 2025, Paper 142-25
- March 4, 2025, 117-25
- February 25, 2025, 116-25
- February 11, 2025, 83-25
- February 4, 2025, 61-25
- September 26, 2023, 335-23
- September 12, 2023, 316-23
- October 25, 2022, 425-22

A motion was made by Councillor Sica, seconded by Councillor Simonelli, to retain said meeting minutes in continued non-disclosure until the City Solicitor determines the time frame for the appeal process has been exhausted, due to the determination that publication would defeat the lawful purpose of the Executive Session M.G.L. c. 30A, s. 22(f) as the time frame for appeal options has not yet expired and attorney-client privilege remains. The motion was approved by the following roll call vote:

Yea: Colón Hayes, Crowe, Condon, Linehan, Luong, McDonald, Sica, Simonelli, Taylor, Winslow  
Nea: O'Malley  
Absent: Zero

**Sponsors:** Amanda Linehan

**Attachments:** [Final Paper 105-26 Communication on ES February 10 2026](#)

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Communication be placed on file. The motion carried by a unanimous vote.**

A representative from the Solicitor's Office will follow up on Paper 73-26 with an update to the Council on the investigation into the Open Meeting Law Complaint filed by Bruce Friedman of 8 Marvin Street on January 21, 2026, related to the emergency meeting of January 20, 2026, which was posted under the provisions of M.G.L. c. 30A, 20(b).

*The basis of this OML complaint is that on January 19, 2026 the City Council posted an emergency meeting to enter into Executive Session for the evening of January 20 to take up such business that was unknown to the Body 48 business hours prior, under the provisions of M.G.L. c. 30A s. 20(b).*

*Assistant City Solicitor Prasanna Rajasekaran appeared before the Council to report back on the findings of the investigation, stating the meeting notice was posted as soon as was reasonably possible therefore no violation exists. He further explained the definition of emergency relative to this situation, the reasoning behind why the meeting*

was necessary, and legal precedent to other rulings showing that settlement negotiations may be considered emergencies.

The full report may be found attached to the history or Paper 73-26 and will also be publicly accessible through the AGO's page of the Mass.gov website.

A motion was made by Councillor McDonald, seconded by Councillor Simonelli to approve the Legal Department's response and release the report to the Attorney General's Office. Motion passed by a 10-1 voice vote, Councillor O'Malley dissenting.

## **6. COMMITTEE REPORTS**

A motion was made by Councillor Simonelli, seconded by Councillor Winslow, to suspend Council Rules for the purpose of taking up Papers 479 and 480 Series of 2025. The motion passed by an 11-0 roll call vote.

### **107-26**

Committee Report: The Standing Committee on Public Property to whom was referred papers 479 and 480 Series of 2025, having considered the same make the following report: Committee recommends these papers out favorably to the full Council.

**A motion was made by Councillor Luong, seconded by Councillor McDonald, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

### **479-25**

Order: That the Mayor is authorized to exercise the City's option to acquire, for consideration of \$1,155,000 and by purchase, gift and/or eminent domain, approximately 6.79 acres of the former Malden Hospital property described in a deed recorded with the Middlesex South District Registry of Deeds in Book 53096, Page 507, which funds are provided by grants under the Community Preservation Act and a Parklands Acquisitions and Renovations for Communities (PARC) grant and which parcel shall be held for and dedicated to recreational purposes under the provisions of MGL c. 45, §3 in perpetuity, and, further, to grant a conservation restriction on said parcel, as required by MGL c. 44B, §12(a)

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

**Attachments:** [Final Paper 479-25 Acquire Malden Hospital Property](#)

*Rebekah McPheeters, Sustainability & Grants Manager from OSPCD appeared before the Council to discuss the acquisition of 6.79 acres of land at the former Malden Hospital site that will be used for recreational use with the protection of becoming conservation land. The Friends of Fellsmere Heights (501c3) will hold the conservation restriction and those final details are still being negotiated. The acquisition of this land is being funded via local and state grants. A companion paper, 480-25 is also required by the State for the City to participate in the PARC Grant Program. Both papers had full support of the Council.*

**A motion was made by Councillor Luong, seconded by Councillor Winslow, that the Order be adopted. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[480-25](#)

Resolve: To apply for, accept, and expend a grant from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation Services' Parkland Acquisitions and Renovations for Communities (PARC) Grant Program

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

**Attachments:** [480-25 Resolve for PARC Grant for Malden Hospital](#)

**A motion was made by Councillor Simonelli, seconded by Councillor Luong, that the Resolution be passed. The motion carried by a unanimous vote.**

## 7. EXECUTIVE SESSION

[108-26](#)

Order: That the City Council will vote whether to go into Executive Session with legal counsel for the City, in accordance with Exemption Seven Massachusetts General Laws Chapter 30A Section 21(a)(7), to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, in order to act on the periodic review of those Executive Session minutes listed herein to determine if release of records is appropriate at this time or if continued non-disclosure is warranted.

Council vote is required prior to release of the Executive Session minutes of the following dates:

- February 3, 2026

Additionally, draft Executive Session minutes from February 3 and February 10, 2026 will be reviewed for final approval.

(Roll Call Required)

**Sponsors:** Amanda Linehan

**Attachments:** [Final Paper 108-26 Executive Session Review of ES Minutes February 17](#)

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Council Item be adopted. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Taylor, Winslow and Luong

**Nay:** 1 - O'Malley

## 8. ADJOURNMENT

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the meeting be adjourned to Executive Session. Council President Linehan announced the Body would not be reconvening for any further business. The motion carried by a 10-1 vote. The open session concluded at 7:43 PM.**

**CAROL ANN DESIDERIO, CITY CLERK**

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