



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 Carey McDonald
Councillor Ryan O'Malley
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor at Large Craig Spadafora
Councillor Ari Taylor
Councillor Stephen Winslow

Tuesday, June 24, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/hakph3ac>

1. CALL TO ORDER

In the absence of Council President Linehan, Councillor Spadafora served as Acting President during this meeting. Acting President Spadafora called the meeting to order at 7:02 PM.

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

An additional moment of silence was offered by Councillor Crowe in honor of the passing of longtime Ward One resident Barbara Breen.

3. ROLL CALL

Present - Councillors: 9 - Karen Colon Hayes, Paul Condon, Peg Crowe, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora and Stephen Winslow
Absent - Councillors: 2 - Amanda Linehan and Ari Taylor

4. PUBLIC COMMENT

5. APPOINTMENTS & ELECTIONS

[318-25](tel:318-25)

Mayoral Reappointment: Cherie D. "CD" Collins of 26 Irving Street, Malden as Poet Laureate for the City of Malden, said term to expire May 16, 2027
(Confirmation not required)

Attachments: [Mayor's Reappointment Letter - CD Collins](#)

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

6. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES

Council will hold public hearing on National Grid petitions to install a new pole

[319-25](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31142376 -
National Grid to install 1 SO Pole on Eastern Ave. about 42 feet northeast of
existing pole #2903 to provide overhead service to 1130 Eastern Ave.
(Hearing Required)

Attachments: [1130 Eastern Ave National Grid Petition](#)
[Abutters 1130 Eastern Ave.](#)
[Hearing Notice 1130 Eastern Ave.](#)

This petition is for the old JRM recycling plant at 1130 Eastern Avenue. National Grid is looking to move the pole across the street as part of the project to complete the restoration of the building. The Ward 8 Councillor is in support of this project is recommends it's approval.

The current pole that is providing electricity to the building is too far away from the point of attachment that is needed to upgrade to the three phase service necessary for the high power commercial equipment this business requires. Councillor O'Malley stated he does not see the need for a new pole to go up and is not in support of granting this petition.

A motion was made by Councillor Sica, seconded by Councillor Winslow, that the Petition be granted with conditions (1) That the Engineer be called when Dig Safe is notified and (2) That the streets and sidewalks be restored to the satisfaction of the Director of Public Works. The motion carried by an 8-1 voice vote, Councillor O'Malley dissenting.

7. MOTIONS, ORDERS, AND RESOLUTIONS

320-25

Order: The City Council will vote on whether to engage in the process to change health insurance benefits under M.G.L. c. 32B, Sec. 21 through 23.

Sponsors: Carey McDonald

Attachments: [MGL Ch. 32B, Sec. 21](#)

[MGL Ch. 32B, Sec. 22](#)

[MGL Ch. 32B, Sec. 23](#)

[Adoption of MGL 32B City Council](#)

[Finance Committee on GIC Health Plans \(video\) July 30, 2025](#)

[Informational Session on Health Plans-20250612_201244-Meeting_Recording.mp4](#)

Councillor O'Malley had vacated the Chamber during the discussion and vote on this paper.

Special Assistant to the Mayor Maria Luise was in attendance to brief the Council on what they are being asked with this item. The vote on this paper is not to determine or approve Malden's entry into the GIC health insurance program but rather simply to approve the process for opening a discussion per the requirements of M.G.L. c. 32B, s. 21-23. This process will set time frames and milestones necessary to be met prior to negotiating with the collective bargaining units of the city and the retirees.

Councillor McDonald stated they were hoping for a detailed conversation in the Finance Committee to obtain a greater understanding of the process. It was also noted the city's health care consultant will be in attendance at any scheduled meetings to answer all questions.

A motion was made by Councillor McDonald, seconded by Councillor Sica, that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

8. COMMUNICATIONS

[321-25](#)

Communication: In observance of this evening being the last full Council meeting prior to the summer break and given the Council President is unable to be in attendance, submitted for review is the attached memo outlining some of the President's priorities once the Body reconvenes in the fall.

Sponsors: Amanda Linehan

Attachments: [Council President Linehan Memo June 24 2025](#)

The Clerk read into the record the memo attached to this communication, as originally submitted by Council President Linehan, but noted there was a miscommunication in the last paragraph that required correction.

The memo indicated City Solicitor McNeil has filed an Affidavit to request the Superior Court to allow a Motion to Dismiss the lawsuit between the Trustees of the Malden Public Library and the President of the Malden City Council. In actuality, Solicitor McNeil clarified her office has already withdrawn from that lawsuit, per order of the City Council and therefore now may not participate any further in this matter. Any further representation the city may need on this matter will have to come from an outside law firm.

Regarding the affidavit mentioned in the memo, there has been no such document filed with the court as of the date of this meeting. If such a filing is to happen, it will be done by outside council. Solicitor McNeil was very clear that her office will have no further involvement in this particular lawsuit.

A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, that the Communication be received and filed. The motion carried by a unanimous vote.

9. COMMITTEE REPORTS

[322-25](#)

Committee Report: The Standing Committee on License to whom was referred Papers 270, 292, 293, 300, 301, and 317 Series of 2025, having considered the same make the following report:

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

[270-25](#)

Petition: Extended Hours: McDonald's, 114 Broadway, Malden, Hours: 7 days, 24 hours (New)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[292-25](#)

Petition: Taxi Driver: Louis Ojukwu, 12 Williams Street, Chelsea, MA (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[293-25](#)

Petition: Pawnbroker: AM Design Jewelry, 664 Salem Street, Malden (New)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[300-25](#)

Petition: Livery Company: Bravo Mike LLC, 43 Upham Street, Malden, 1 vehicle (New)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[301-25](#)

Petition: Livery Driver: Balmore Miranda Quezada, 43 Upham Street, Malden (New)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[317-25](#)

Petition: Taxi Driver: Sophia Pepper, 36 Dartmouth Street Apt. 803, Malden (New)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[323-25](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Paper 215 Series of 2025, having considered the same make the following report:

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

[215-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.20.010 PERMIT REQUIRED FOR CANVASSERS AND SOLICITORS is hereby amended as follows:

Sponsors: Stephen Winslow

Attachments: [Proposal](#)

[Application](#)

[No Knock Proposal - v2 - Winslow edits](#)

[No Knock Proposal - v3 - All Proposed Edits](#)

Councillor Winslow spoke on behalf of the Rules and Ordinance Committee on this paper. He explained the committee updated out of date phrasing of what a canvasser and a solicitor is, as well as outlining this ordinance would not be applicable to those who are practicing Constitutionally protected rights such as religious or political speech. The committee's recommendation is to amend the paper based on these changes.

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Ordinance be amended in accordance with the recommendations of the Rules & Ordinance Committee. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Ordinance be enrolled as amended. The motion carried by a unanimous vote.

10. 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 2023.01.29](#)

[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](#)

78-25

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 30932051 - National Grid to install 1 JO Pole on Eastern Ave. Pole 1944-50 on Eastern Ave in public way approximately 52' east of pole 1944. (Hearing Required)

Attachments: [Intersection of Eastern Ave & Lisbon St](#)

[Hearing Notice Intersection of Eastern Ave and Lisbon St](#)

[Abutters 698 Eastern Ave](#)

The issue between City of Malden and National Grid that has been keeping this paper on the table has been resolved. Public hearing has already been conducted. A motion was made to take the paper off the table to proceed with the petition.

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be taken from the table. The motion carried by a unanimous vote.

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted with conditions (1) That the Engineer be called when Dig Safe is notified and (2) That the streets and sidewalks be restored to the satisfaction of the Director of Public Works. The motion carried by a unanimous vote.

[273-25](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 30926772 - National Grid to install 2-5" conduits through the intersection of Pearl and Medford Street starting at manhole 605 and continuing approximately 150 feet to pole 355, Malden, MA.
(Hearing Required)

Attachments: [Intersection of Medford St & Pearl St](#)
[Abutters 315 Medford St](#)
[Hearing Notice Intersection of Medford Street and Pearl Street](#)

The issue between City of Malden and National Grid that has been keeping this paper on the table has been resolved. Public hearing has already been conducted. A motion was made to take the paper off the table to proceed with the petition.

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be taken from the table. The motion carried by a unanimous vote.

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted with conditions (1) That the Engineer be called when Dig Safe is notified and (2) That the streets and sidewalks be restored to the satisfaction of the Director of Public Works. The motion carried by a unanimous vote.

[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](#)

11. PERSONAL PRIVILEGE

12. ADJOURNMENT

**A motion was made by Councillor Sica, seconded by Councillor McDonald, that this meeting be recessed to the call of the Chair. The motion carried unanimously.
Meeting recessed at 8:09 PM.**

CAROL ANN DESIDERIO, CITY CLERK

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