



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Rules & Ordinance Committee

Councillor Winslow, Chair
Councillor Linehan, Vice-Chair
Councillor Crowe
Councillor O'Malley
Councillor Taylor

Tuesday, September 30, 2025

5:30 PM

215 Pleasant Street
Room 105
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/ypwn8dxd>

Roll Call

Chair Winslow called the meeting to order at 5:39 PM.

Also in attendance was Councillor McDonald and Alicia McNeil.

Present: 5 - Councillor Stephen Winslow, Councillor Amanda Linehan, Peg Crowe, Ryan O'Malley and Ari Taylor

Minutes to be Approved

[353-25](#)

Minutes for the meeting of September 9, 2025

A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the Committee Minutes be approved. The motion carried by a unanimous vote.

Tabled Papers

[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](#)

A motion was made by Councillor O'Malley, seconded by Councillor Taylor, that the Ordinance be taken from the table. The motion carried by a unanimous vote.

The meeting was handed over the Councillor McDonald who gave a quick recap of the amendments discussed during the last meeting. They shared their screen for the room to display the updated copy. A link to the working copy as presented during this meeting is attached to the history of Paper 276-25.

Councillor O'Malley re-introduced his question from the last meeting about residential properties with sub-tenancy, for example if a home owner allows a family member to

move in and help pay for rent or mortgage. It was decided to exclude owner occupied properties from the registration requirement.

A motion was made by Councillor Linehan, seconded by Councillor O'Malley, that the Ordinance be amended as presented by Councillor McDonald's recap. The motion carried by a unanimous vote.

A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the Ordinance be recommended favorably as amended to the City Council pending review by Engineering, Inspectional Services, Legal, and OSPCD. The motion carried by a unanimous vote.

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](#)

A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the Ordinance be taken from the table. The motion carried by a unanimous vote.

Councillor O'Malley questioned if it is the Board of Health that determines the acceptable levels of lead in tap water as is currently written in MCC 9.24.010 or if that determination falls to Mass DEP and/or EPA. The ensuing conversation revolved around if the ordinance should require the Engineering Department to test the water coming out of every tap prior to the residential property being rented. Councillor O'Malley made a motion to strike 'Board of Health' and replace with 'state or Federal regulations'. It was decided to add 'Massachusetts Department of Environmental Protection, or other appropriate state or Federal regulations' after 'by the Board of Health' in 9.24.010.b.

City Engineer Yem Lip joined the meeting to address questions on lead testing. He was of the opinion that mention of water testing should be removed because those tests are not always accurate. Sometimes the test will show lead content if the water hasn't been run in some time. Plumbing from the meter to the faucet may contain lead soldering even if there are no lead pipes coming into the property. It is better to test the pipe in the basement at the meter to indicate if there is a lead or copper pipe.

The pipes from the main are the city's responsibility, from the property line to the faucet is the homeowners' responsibility to replace if lead is found. Councillor Winslow pointed out testing doesn't necessarily guarantee there is no lead coming into the house but rather indicates if any lead detected is below acceptable levels. It was decided to add, 'Residents and property owners shall be provided with a free lead test of their water from the Engineering Department, upon request.'

A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the Ordinance be amended as presented by Councillor McDonald's recap. The motion carried by a unanimous vote.

A motion was made by Councillor O'Malley, seconded by Councillor Linehan, that the Ordinance be recommended favorably as amended to the City Council pending review by Engineering, Inspectional Services, Legal, and OSPCD. The motion carried by a unanimous vote.

Adjournment

A motion was made by Councillor Taylor, seconded by Councillor Crowe, that this meeting be adjourned. The motion carried unanimously.
Meeting adjourned at 6:45 PM.

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