



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final City Council

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

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Tuesday, March 11, 2025

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/5n82mzky>

### **1. CALL TO ORDER**

*Council President O'Malley called the meeting to order at 7:18 PM.*

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

*An additional moment of silence was offered by Councillor Taylor in honor of Tana Eleanor Tselepis who passed away on March 4. Tana was a 1953 MHS graduate and a 17 year member of Kiwanis. Tana was also active with the MHS Alumni Association, Board of Governors at Tufts Medical Center, Board of Directors at Spaulding Rehabilitation Center, and a Director and Treasurer of YWCA Malden.*

### **3. ROLL CALL**

*Also in attendance was Lisa Cagno and Zaheer Samee.*

**Present - Councillors:** 10 - Karen Colon Hayes, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

**Absent - Councillors:** 1 - Paul Condon

### **4. PUBLIC COMMENT**

### **5. CONSENT AGENDA**

#### **Approval of the Consent Agenda**

A motion was made by Councillor Sica, seconded by Councillor Simonelli, to approve the Consent Agenda. The motion carried by the following vote:

**Yea:** 10 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[124-25](#) Minutes for the meeting of February 25, 2025

**These Council Minutes were approved.**

[125-25](#) Minutes for the meeting of March 4, 2025

**These Council Minutes were approved.**

[126-25](#) Mayoral Appointment: Lisa Picardi, 18 Phillips Street, Malden, as a member of the Disability Commission, said term to expire September 20, 2026 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Lisa Picardi](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

[127-25](#) Mayoral Appointment: Amanda Treat, 64 Woodland Road, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Amanda Treat](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

[128-25](#) Mayoral Appointment: Diego Maldonado, 17 Hamlet Place, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Diego Maldonado](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

[129-25](#) Mayoral Appointment: Lipin Ji, 51 Cherry Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Lipin Ji](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

[130-25](#) Mayoral Appointment: Rachel Surette, 50 Pierce Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Rachel Surette](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

[131-25](#) Mayoral Appointment: Ricky Ma, 10 Linwood Street, Unit 404, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March

5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Ricky Ma](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

[132-25](#)

Mayoral Appointment: Robert Fitzpatrick, 66 Medford Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Robert Fitzpatrick](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

[133-25](#)

Mayoral Appointment: Ron Cochran, 105 Cherry Street, Malden, as a member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Ron Cochran](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

[134-25](#)

Mayoral Appointment: Christina (Auka) Mui, 34 Chestnut Street, Malden, as a student member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2026.  
(Confirmation not required)

**Attachments:** [Mayor's Appointment Letter - Christina \(Auka\) Mui](#)

**This Appointment was placed on file.**

[135-25](#)

Mayoral Appointment: Noha Ahmed, 108 Madison Street, Malden, as a student member of the Commission on Climate Action and Sustainability, said term to expire March 5, 2026.  
(Confirmation not required)

**Attachments:** [Mayor's Appointment Letter - Noha Ahmed](#)

**This Appointment was placed on file.**

[136-25](#)

Petition: Extended Hours: Main St Laundromat, 780 Main Street, Malden, Hours: 7 Days, 5AM - 11PM (New)

**This Petition was referred to the License Committee.**

## **6. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES**

Council will hold public hearings on National Grid petitions to install underground conduits

[137-25](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 30861819 - National Grid to install 2 - 4" underground conduits, including the necessary

sustaining and protecting fixtures, starting at pole 5441 on Charles Street, Malden, MA.  
(Hearing Required)

**Attachments:** [Intersection of Charles Street & Commercial Street](#)

[Abutters 180 Charles Street](#)

[Hearing Notice 180 Charles Street](#)

*Two representatives from National Grid appeared before the Council to petition to enter a sidewalk to install a pad with underground service on Charles Street near pole number 5441. Councillor Crowe has been in communication with the designer of this project and expressed her support, stating this is a fairly easy job and will only disrupt on sidewalk panel. Doing this work via the underground is a better option than having to install potentially two new polls.*

*Petition granted with the conditions that the Engineer be called when Dig Safe is notified, the streets and sidewalks be restored to the satisfaction of the Director of Public Works, and that the sidewalk panel be replaced in whole, not patched, to the satisfaction of the Ward Councillor.*

**A motion was made by Councillor Crowe, seconded by Councillor Winslow, that the Petition be granted with conditions. The motion carried by a unanimous vote.**

## **7. MOTIONS, ORDERS, AND RESOLUTIONS**

### **138-25**

Order: The Finance Committee will meet with City Assessor Nate Cramer to discuss the feasibility of accepting the provisions of the HERO Act, M.G.L. c. 178 s. 23 Acts of 2024 for the benefit of increasing local flexibility for Veterans' property tax exemptions and enabling the city to double exemptions through local options and linking the annual property tax abatement to inflation.

**Sponsors:** Craig Spadafora and Stephen Winslow

**Attachments:** [DLS Bulletin 2024-5](#)

[Final Act 138-25 Hero Act](#)

*Assessor Nate Cramer offered Bulletin 2024-5 as an advisory from the Division of Local Services, MA Department of Revenue to the Council for preliminary information on the HERO Act. The bulletin is attached to the history of this paper. The recommendation is to give the assessor 2-3 weeks to gather necessary data prior to meeting with the Finance Committee. The Clerk of Committees will coordinate with Assessor Cramer to set a date for the meeting.*

**A motion was made by Councillor Spadafora, seconded by Councillor Winslow, that the Order be adopted. The motion carried by a unanimous vote.**

### **139-25**

Resolved: That is the sense of the Malden City Council that it endorses S 400, An Act to Ensure Adequate and Equitable Funding for Public Education, sponsored by Senator Jason Lewis.

**Sponsors:** Carey McDonald

**Attachments:** [Final Paper 139-25 Chapter 70 Resolve](#)

*This resolution represents the latest in Malden's ongoing engagement with the Chapter 70 school funding program. Chapter 70 is the largest source of outside funding available to the city and is essential for providing excellent school services but the calculation can be somewhat problematic, making it difficult for cities such as Malden afford their portion. This bill creates a commission to examine and make recommendations on key issues with Chapter 70.*

*The city's financial team has been researching possible solutions for this problem for approximately three years. Councillor Spadafora wrote an op-ed in last week's newspaper explaining the concerns revolving around Chapter 70 funding and the School Committee is also considering a similar resolve.*

*The residents of Malden are strongly encouraged to advocate in support of this bill. The city being able to properly fund the school system isn't just a concern for those with school-aged children; this is an issue that effects every person in Malden as it becomes a citywide budget issue. Uncertainty of future federal funds coming into the state could only exacerbate the problem.*

**A motion was made by Councillor McDonald, seconded by Councillor Linehan, that the Resolution be amended by striking SD 1912 and replacing with S 400 and adding the word 'the' between to and commission in the second to last paragraph. The motion carried by a unanimous vote.**

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

## **8. ENROLLED ORDINANCES**

### **389-24**

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 is hereby amended as follows:

**Sponsors:** Ryan O'Malley, Karen Colon Hayes, Amanda Linehan, Carey McDonald, Jadeane Sica and Stephen Winslow

**Attachments:** [CCP 389.399-24 PSR](#)  
[CCP 389 2024 PBR 12.24 wAtts](#)  
[Final Paper 389-24 Service Station Ordinance](#)

**A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Ordinance be ordained. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

### **402-24**

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.12.010 HOURS OF OPERATION; IN GENERAL is hereby amended by adding under Paragraph A: Retail Car Wash 8:00 AM to 6:00 PM

**Sponsors:** Ryan O'Malley and Stephen Winslow

**Attachments:** [Final Paper 402-24 6.12.010 Car Wash Hours of Operation](#)

**A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance be ordained. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

## **9. COMMITTEE REPORTS**

### **140-25**

Committee Report: The Standing Committee on Rules and Ordinance to whom was referred Papers 179 and 287 Series of 2024, having considered the same make the following report: With the Order of Paper 179 having been completed, the Committee recommends placing that paper on file and presents the newly written Paper 122-25 as the product of that Order. Committee recommends Paper 122 Series of 2025 as was drafted in Committee out favorably to the Full Council. Committee further recommends Paper 287 Series of 2024 out favorably to the Full Council as amended.

**Sponsors:** Stephen Winslow

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

### **179-24**

Order: That the Council's Rules and Ordinance Committee, in collaboration with the Board of Health and Health Director, update MCC 09.04.010A related to standing water so as to protect and allow for the use of rain barrels, exempting them from the nuisance category of our municipal health code under the final discretion of the City Health Director.

**Sponsors:** Amanda Linehan and Carey McDonald

**Attachments:** [Winslow Handout Feb 11 2025](#)

[Rain Barrel Ordinance Linehan's Edits Feb 25 2025](#)

[Final Paper 179-24 Order Regarding Rain Barrels](#)

**A motion was made by Councillor Winslow, seconded by Councillor Linehan, that the Order be adopted. The motion carried by a unanimous vote.**

### **122-25**

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.04.010 NUISANCES AFFECTING PUBLIC HEALTH is hereby amended to provide for the use of rain barrels, exempting them from the nuisance category, by the following:

**Sponsors:** Amanda Linehan, Carey McDonald, Karen Colon Hayes and Ryan O'Malley

**Attachments:** [Winslow Handout Feb 11 2025](#)

[Rain Barrel Ordinance Linehan's Edits Feb 25 2025](#)

*Paper 122-25 is an ordinance amendment that came out of committee by the authority of Paper 179-24 which ordered the Council's Rules and Ordinance Committee, in collaboration with the Board of Health and Health Director, to update MCC 09.04.010A to allow for the use of rain barrels*

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

[287-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12, Chapter 12, Section 090, Subsection B. OFFSITE OFF-STREET PARKING LOTS and Title 12, Chapter 20, Section 020, Subsection I. GENERAL OFF-STREET PARKING REQUIREMENTS is hereby amended as follows:

**Sponsors:** Ryan O'Malley

**Attachments:** [Current Ordinance 12.12.090](#)

[Purpose of Amendments to 12.12.090 and 12.20.010](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be amended according to the recommendations of the Rules and Ordinance Committee. The motion carried by a unanimous vote.**

**A motion was made by Councillor Linehan, seconded by Councillor Winslow, that the Ordinance be enrolled as amended. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[141-25](#)

Committee Report: The Standing Committee on License, to who was referred Papers 99 through 110 Series of 2025 and the task of assessing additional Class II licenses for two abutting parcels under one business entity, having considered the same make the following reports:

Committee recommends granting Prestige Motors of Malden, Inc. a Class II license for thirty cars at 590 Broadway in addition to their Class II license for 37 cars at 600 Broadway as listed in Paper 9A-25.

The Committee further offers the following report for Papers 99 through 110 Series of 2025:

**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.**

[9A-25](#)

Petition: Class II: Prestige Motors of Malden, Inc., 590 Broadway, Malden, 30 cars (New)

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

[99-25](#)

Petition: Class II: Smart Buy USA dba Smart Buy Auto Group, Inc. 495 Broadway, Malden, 22 cars (Change of address/Renewal)

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

[100-25](#)

Petition: Livery Company: MGR Transportation, LLC, 228 Pearl Street, Malden (Renewal)

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

[101-25](#)

Petition: Livery Driver: Amarjit Singh, 228 Pearl Street, Malden (Renewal)

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

[102-25](#)

Petition: Second-Hand Dealer: Clei Jewelers, LLC, 94 Main Street, Malden (New)

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

[103-25](#)

Petition: Taxi Driver: Louis A. Ciulla, 235 Revere Street Apt. 503, Revere (Renewal)

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

[104-25](#)

Petition: Taxi Driver: John Danca, 36 Highland Court, Malden (Renewal)

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

[105-25](#)

Petition: Taxi Driver: Albert Frost, 679 Broadway Apt. 2L, Chelsea (Renewal)

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

[106-25](#)

Petition: Taxi Driver: Stephen Lauber, 3 Meredith Way, Rockland (Renewal)

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

[107-25](#)

Petition: Taxi Driver: Frank Pensavalli, 328A Bryant Street, Malden (Renewal)

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

[108-25](#)

Petition: Taxi Driver: Donald Porter, 17 Silver Leaf Way Apt. 1731, Peabody (Renewal)

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

[109-25](#)

Petition: Taxi Driver: Valentin Tchaly, 30 Washington Street Apt. 508, Brighton (Renewal)

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

[110-25](#)

Petition: Taxi Driver: Carlos Vargas, 290 Mishawum Road Apt. 2039, Woburn (Renewal)

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

## **10. EXECUTIVE SESSION**

*Councillor Colon Hayes requested Paper 142-25 be split for two different roll call votes. Paper splits are allowed upon request. The new addition of Paper 143-24 is the result of this action.*

#### 142-25

Order: The City Council will vote whether to go into Executive Session with Legal Counsel in accordance with Exemption One, Massachusetts General Laws Chapter 30A Section 21(a)(1), and 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, specifically to comply with the provisions of Massachusetts General Laws Chapter 30A Section 23(b), to act on the pending Open Meeting Law Complaint filed by Jadeane Sica of 12 Cleveland Street on February 27, 2025 against the City Council related to the February 25, 2025 duly posted Executive Session on the matter of Benevolent Botanicals and 926 Eastern Avenue v. The City of Malden where such discussion in open meeting may have a detrimental effect on the litigation position of the City.  
(Roll Call Required)

**Sponsors:** Ryan O'Malley

**Attachments:** [Final Paper 142-25 Executive Session OML February 27 2025](#)

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

**Yea:** 8 - Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

**Nay:** 2 - Colon Hayes and O'Malley

#### 143-25

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:

- 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

(Roll Call Required)

**Sponsors:** Ryan O'Malley

**Attachments:** [Final Paper 143-25 Executive Session Release of Records March 6 2025](#)

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

**Yea:** 10 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

## **11. 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](#)

## **12. PERSONAL PRIVILEGE**

## **13. ADJOURNMENT**

*At 8:27 PM, Council President O'Malley announced the Body will now enter into Executive Session and would adjourn directly from there when finished. This meeting will not reconvene for any further business this evening.*

**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](mailto:mluise@cityofmalden.org) or 781-397-7000 Ext. 2005

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