



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, October 28, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/239pxfx2>

1. CALL TO ORDER

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

3. ROLL CALL

4. PUBLIC COMMENT

5. CONSENT AGENDA

[382-25](#)

Minutes for the meeting of October 14, 2025

Recommendation is the previous Council minutes be approved

[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](#)

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

[384-25](#)

Mayoral Appointment: Crystal Beauchemin, 121 Cross Street, Unit 2, Malden, as a member of the Cultural Council, said term to expire October 20, 2028.
(Confirmation not required)

Attachments:

[Mayor's Appointment Letter - Crystal Beauchemin](#)

[385-25](#)

Mayoral Appointment: James Genzale, 12 Florence Street, Unit 511, Malden, as a member of the Cultural Council, said term to expire October 20, 2028.
(Confirmation not required)

Attachments:

[Mayor's Appointment Letter - Jim Genzale](#)

[386-25](#)

Mayoral Appointment: Edward Rocha, 201 Mountain Avenue, Malden, as a member of the Cultural Council, said term to expire October 22, 2028. (Confirmation not required)

Attachments:

[Mayor's Appointment Letter - Edward Rocha](#)

Recommendation is the previous three Appointments be placed on file

[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)

Recommendation is the previous eleven petitions be referred to the License Committee

6. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES

Council will hold a public hearing on adopting a residential exemption and to set a minimum residential factor for the FY 2026 tax rate

[398-25](#)

Order: That the City Council will vote on whether to adopt a residential exemption and to set a minimum residential factor for the FY 2026 tax rate as presented by Assessor Nathaniel Cramer.

7. COMMUNICATIONS

[399-25](#)

Communication: Malden Historical Commission RE: 15 Ferry Street - M. Ida Converse Building/Malden Industrial Aid Association Building

Attachments:

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

8. ENROLLED ORDINANCES

[294-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.12.060 (2) SALE OF GOODS BY WEIGHT, MEASURE, OR VOLUME is hereby amended by striking the table it in its entirety and inserting the following:

Sponsors:

Stephen Winslow

Attachments:

[Weights and Measures Fee Comparison](#)

[FW_Weights and Measures](#)

[W & M Proposed Fees](#)

9. COMMITTEE REPORTS

[400-25](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Paper 275 and 361 Series of 2025, having considered the same make the following report:

[275-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 1.04.070 PROCEDURE FOR SELLING TAX TITLE PROPERTY is hereby amended by striking it in its entirety and inserting the following:

Sponsors:

Stephen Winslow

Attachments:

[Current 1.04.070 Procedure for Selling Tax Title Property](#)

[City Council Final Paper 271-13](#)

[361-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.015 DEPARTMENT HEAD SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2025

Sponsors:

Stephen Winslow

Attachments:

[Dept Head Salary Schedule FY2026-2029](#)

[Current 2.24.015 Department Head Salary Schedule](#)

[401-25](#)

Committee Report: The Standing Committee on License to whom was referred Papers 349, 357 through 360, and 371 through 373 Series of 2025, having considered the same make the following report: Committee recommends these petitions out favorably to the Full Council.

[349-25](#)

Petition: Extended Hours: Burger King #922, 61 Broadway, Malden, Hours: 7 days, 24 hours (New)

[357-25](#)

Petition: Class II: Sega Auto Sales & Service, 455 Ferry Street, Malden, 7 cars (New)

[358-25](#)

Petition: Lodging House: Metro North Housing Corp., 22 Charles Street, Malden, 11 rooms (Renewal)

[359-25](#)

Petition: Lodging House: Cedar House LLC, 116-118 Cedar Street, Malden, 14 rooms (Renewal)

[360-25](#)

Petition: Lodging House: Metro North Housing Corp., 115 Washington Street, Malden, 14 rooms (Renewal)

[371-25](#)

Petition: Class II: Andy's Service Center, Inc. 356 Lebanon Street, Malden, 3 cars (Renewal)

[372-25](#)

Petition: Class II: Autotech II, Inc. 1236 Eastern Avenue, Malden, 5 cars (Renewal)

[373-25](#)

Petition: Class II: Sega Auto Sales & Service, Inc. 451 Ferry Street, Malden, 10 cars (Renewal)

[402-25](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper 369 Series of 2025, having considered the same make the following report:

[369-25](#)

Mayoral Appointment: David Camell, 35 Williams Street, Malden, as a member of the Board of Registrars of Voters, filling the unexpired term of Jessica Sherman, expiring March 31, 2028 (Confirmation required)

Attachments:

[Mayor's Appointment Letter - David Camell](#)

10. EXECUTIVE SESSION[403-25](#)

Order: That the City Council will vote whether to go into Executive Session with legal counsel for the City for the purpose of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) for the purpose of discussing strategy as to possible future litigation related to grants, where such discussion in open meeting may have a detrimental effect on the litigation position of the City, if so declared by the chair.

And if so allowed by the Body, to admit Maria Luise, Special Assistant to the Mayor and Alex Pratt, Director of the Office of Strategic Planning and Community Development.

(Roll Call Required)

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.](#)

[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](#)

12. PERSONAL PRIVILEGE**13. ADJOURNMENT**

CAROL ANN DESIDERIO, CITY CLERK

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