



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

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

Tuesday, May 7, 2024

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the live stream on YouTube:

<https://www.youtube.com/live/1-DJbxWsl5M?si=nacCoFDnL9rUh8nX>

1. CALL TO ORDER

Council President called the meeting to order at 7:01 PM.

Also in attendance was Zaheer Samee and Lisa Cagno.

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICEMEN & WOMEN

An extended moment of silence was offered by Councillor Taylor for Malden native and artist Frank Stella.

An additional moment of silence was offered by Councillor Condon for Joseph Cesario, Vice Chair of the Malden Historical Commission.

3. ROLL CALL

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

Absent - Councillors: 1 - Craig Spadafora

4. PUBLIC COMMENT

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Sica, seconded by Councillor Crowe to approve the Consent Agenda. The motion carried by unanimous vote.

[220-24](#)

Minutes for the meeting of April 23, 2024

The Council Minutes were approved.[221-24](#)

Minutes for the meeting of April 30, 2024

The Council Minutes were approved.[222-24](#)

Mayoral Reappointment: Dawn Macklin, 190 Pleasant Street #205, Malden, as a member of the Human Rights and Fair Housing Commission, having served since March 3, 2020, said term to expire May 1, 2027 and commence upon confirmation by the City Council.

Attachments: [Dawn Macklin Reappointment Letter](#)

The Appointment was confirmed.[223-24](#)

Mayoral Reappointment: Kevin Alkins, 10 Hillside Road, Tewksbury, as the Inspector of Animals, having served since 2001, said term to expire April 30, 2025 and commence upon confirmation by the City Council.

Attachments: [Reappointment Letter - Kevin Alkins](#)

The Appointment was confirmed.[224-24](#)

Petition: Livery Company: Bella Luxury Transportation, 19 Mt. Vernon Street, Malden, 1 vehicle (New)

The Petition was referred to the License Committee.[225-24](#)

Petition: Livery Driver: Michael Checca, 19 Mt. Vernon Street, Malden (New)

The Petition was referred to the License Committee.[226-24](#)

Petition: Lodging House: BREC LHP LLC, 155 Clifton Street, Malden (Renewal)

The Petition was referred to the License Committee.[227-24](#)

Petition: Outdoor Parking: Northeast Transport & Snow Services, Inc. 531R Broadway, Malden, 10 spaces (Renewal)

The Petition was referred to the License Committee.[228-24](#)

Petition: Second-Hand Dealer: Infinite Garage Sale, Inc. 190A Salem Street, Malden (New)

The Petition was referred to the License Committee.[229-24](#)

Petition: Self-Service Gas Station: Snap Mart, 245 Main Street, Malden (Renewal)

The Petition was referred to the License Committee.[230-24](#)

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

The Petition was referred to the License Committee.

[231-24](#)

Petition: Pool Tables: Biao Ge Pool Hall (Formerly L & K Billiard Pool Hall), 77 Exchange Street, Malden, 7 tables (Renewal)

The Petition was referred to the License Committee.

[232-24](#)

Petition: Pool Tables: Malden Vets of Irish Ancestry, Inc. 177 West Street, Malden, 2 tables (Renewal)

The Petition was referred to the License Committee.

[233-24](#)

Petition: Pool Tables: Town Line Ten Pin Corp. 665 Broadway, Malden, 15 tables (Renewal)

The Petition was referred to the License Committee.

[234-24](#)

Petition: Bowling Alley: Town Line Ten Pin Corp. 665 Broadway, Malden, 48 lanes (Renewal)

The Petition was referred to the License Committee.

[235-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.080 FIRE FIGHTERS SALARY SCHEDULE be hereby amended to reflect the following compensation levels to be effective July 1, 2023.

Sponsors: Amanda Linehan

Attachments: [Current Fire Salary Schedule Ordinance](#)
[Proposed Ordinance Amendment Fire Salary Schedule](#)

The Ordinance was referred to a joint meeting of the Rules & Ordinance and Finance Committees.

[236-24](#)

Order: That the sum of Eight Hundred and Sixty-Three Thousand Six Hundred and Fifty Dollars (\$863,650) be and the same is hereby transferred to Fire Salaries (0010-220-5120) from the following accounts:

Salary Reserve (0010-996-5110) = \$813,650

Salary Reserve for Reclassification (0010-996-5120) = \$50,000

Sponsors: Carey McDonald

The Order was referred to a joint meeting of the Rules & Ordinance and Finance Committees.

6. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

Council will hold public hearing on Comcast petition to install underground conduit.

[237-24](#)

Petition: Comcast Cable Communications Management, LLC to lay and maintain underground conduits and manholes to service 57 Lincoln Street (Hearing Required)

Attachments: [Comcast Petition 57 Lincoln St Malden](#)
[Comcast Hearing Notice 57 Lincoln St](#)
[Abutters 57-59 Lincoln St](#)

Jay Flewelling of 9 Forbes Road was present to represent Comcast. No person attended the public hearing to speak either in favor or against this petition.

Granted with the following conditions:

- 1. The conduits and manholes shall be of such materials and construction and all work done in such manner as to be satisfactory to the City Council or to such officers as it may appoint to the supervision of the work.*
- 2. Said company shall indemnify and save the City harmless against all damages, costs, and expense whatsoever to which the City may be subjected in consequence of the acts or neglect of said company, its agents, or servants, or in any manner arising from the rights and privileges granted it by the City.*
- 3. In addition, said company shall, before a public way is disturbed for the laying of its wire or conduits, execute its bond in a penal sum of fifty thousand dollars (\$50,000) (reference being had to the bond already on file with said City) conditioned for the faithful performance of its duties under this permit.*
- 4. Said company shall comply with the requirements of existing ordinances, and such as may hereafter be adopted governing the construction and maintenance of conduits and wires, so far as the same are not inconsistent with the laws of the Commonwealth.*
- 5. That the Engineer be called when Dig Safe is notified.*
- 6. That the streets and sidewalks be restored to the satisfaction of the Director of Public Works.*

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

7. COMMUNICATIONS

238-24

Communication: During the meeting of April 30, 2024, the Council unanimously voted 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; council vote is required prior to release of the executive session minutes of the following dates:

May 20, 2014

June 17, 2014

August 19, 2014

September 30, 2014

October 14, 2014

November 18, 2014

A motion was made by Councillor Sica, seconded by Councillor Crowe, to release the aforementioned Executive Session minutes, pending appropriate redaction at the discretion of the City Solicitor. The Order was adopted by the following roll call vote:

Yea: Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Taylor, Winslow

Absent: O'Malley, Spadafora

Sponsors: Stephen Winslow

Attachments: [Final Paper: 238-24](#)

Clerk Desiderio noted that after the redaction of released records by Solicitor McNeil, the Executive Session minutes would then be posted accordingly for public review.

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

8. COMMITTEE REPORTS

[239-24](#)

Committee Report: The Standing Committee on License to whom was referred Papers 192, 198, 199, 201 through 207 Series of 2024, having considered the same make the following report: Committee recommends these petitions out favorably to the Full Council.

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.

[192-24](#)

Petition: Fortune Teller: Chris Burgan Full Heart Tarot, 73 Linden Avenue #1, Malden (New)

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

[198-24](#)

Petition: Pool Tables: AOH Division 12, 259 Charles Street, Malden, 1 table (Renewal)

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

[199-24](#)

Petition: Pool Tables: Club 24, Inc. 787 Salem Street, Malden, 2 tables (Renewal)

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

[201-24](#)

Petition: Pool Tables: Italian American War Vets, 40 Oakland Street, Malden, 1 table (Renewal)

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

[202-24](#)

Petition: Pawnbroker: Gold & Diamonds Etc. Inc. 27-29 Pleasant Street, Malden (Renewal)

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

[203-24](#)

Petition: Second-Hand Dealer: Gold & Diamonds Etc. Inc. 27-29 Pleasant Street, Malden (Renewal)

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

[204-24](#)

Petition: Second-hand Dealer: AM Design Jewelry, 664 Salem Street, Malden (Renewal)

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

[205-24](#)

Petition: Second-hand Dealer: GameStop, 44 Broadway Suite A-110, Malden (Renewal)

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

[206-24](#)

Petition: Self-Service Gas Station: Gibbs Oil Co. LP, 728 Main Street, Malden (Renewal)

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

[207-24](#)

Petition: Self-Service Gas Station: Wash Depot I, Inc. 333 Eastern Avenue, Malden (Renewal)

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

[240-24](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper #140 Series of 2024, having considered the same make the following report: Committee recommends this appointment out favorably to the Full Council.

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

[140-24](#)

Council Reappointment: Rachael Running, 51 Bellvale Street, Malden, MA of Ward 8 as a member of the Community Preservation Committee, appointed July 31, 2020, term to expire March 15, 2026 and to commence upon confirmation by the City Council.

Attachments: [Rachael Running CPC Reappointment Letter](#)

A motion was made by Councillor Colon Hayes, seconded by Councillor Sica, that the Appointment be confirmed. The motion carried by a unanimous vote.

9. 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](#)

185-24

Order: That the Mayor is authorized to execute an agreement for use of the parcel as the "Bike Kitchen" to be utilized as a bike repair station by the general public who use the Northern Strand Community Trail abutting the property to the east, subject to legal and purchasing review.

Sponsors: Peg Crowe and Ryan O'Malley

Attachments: [Ch30B Manual Chapter 8 Real Property\(2\)](#)
[Opinion - Councillor O'Malley - Real Estate Donation 5.13.2024](#)

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

Councillor O'Malley gave an update stating that Nick Pernice in the Controller's Office had provided a guide on the required actions needed by the City Council to acquire or dispossess property from a procurement perspective. He also mentioned the Legal Department is currently drafting a guide on the legal steps the City Council needs to take. Councillor O'Malley will share the guide from Nick with the body.

A motion was made by Councillor O'Malley, seconded by Councillor Sica, that the Order be tabled. The motion carried by a unanimous vote.

10. PERSONAL PRIVILEGE

11. ADJOURNMENT

**A motion was made by Councillor Condon, seconded by Councillor McDonald, that the meeting be adjourned. The motion carried by a unanimous vote.
Meeting adjourned at 7:34 PM.**

CAROL ANN DESIDERIO, CITY CLERK