



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Draft City Council

Councillor Neal Anderson, Councillor David Camell, Councillor Paul Condon, Councillor Peg Crowe, Councillor Deborah DeMaria, Councillor Amanda Linehan, Councillor Barbara Murphy, Councillor Ryan O'Malley, Council President Jadeane Sica, Councillor Craig Spadafora, Councillor Stephen Winslow

Tuesday, December 8, 2020

7:00 PM

REMOTE VIRTUAL MEETING

409-20

In accordance with Governor Baker's 3/12/20 Order Suspending Certain Provisions of the Open Meeting Law, G.L.c.30A,ss18, and the Governor's 3/23/20 Revised Guidance on Order by the Governor Prohibiting Assemblage of More than Ten People, this meeting will be conducted via remote participation.

In person attendance by members of the public is prohibited, and all effort will be made to permit public attendance of this meeting, in the manner specified below, via remote access by internet, telephone, and if available via public broadcast of the meeting by Malden Access Cable Television on public access television channels.

Public access will also be provided by posting draft minutes, and/or a transcript, recording, or record of the meeting on the city of Malden website at cityofmalden.org as soon as practicable after the meeting.

Additional information/guidelines for the public can be found here:

<https://www.cityofmalden.org/DocumentCenter/View/2487/Public-information-on-Public-Meetings-and-Hearings-during-the-Declared-State-of-Emergency-related-to-COVID19PDF>

Members of the public who wish to attend remotely can do so using the following information:

Please click the link below to join the webinar:

<https://cityofmalden.zoom.us/j/97126778959?pwd=UUdBREpFUW54bXFYbVEzRjJDSXRqdz09>

Passcode: 163243

Or iPhone one-tap :

US: +19294362866,,97126778959#,,,,,0#,,163243#
+16465189805,,97126778959#,,,,,0#,,163243#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

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Webinar ID: 971 2677 8959

Passcode: 163243

International numbers available: <https://cityofmaiden.zoom.us/j/awuZhXeWB>

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1. CALL TO ORDER

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

3. ROLL CALL

Present - Councillors: 11 - Neal Anderson, David Camell, Paul Condon, Peg Crowe, Deborah DeMaria, Amanda Linehan, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Craig Spadafora and Stephen Winslow

4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

410-20

1. Deborah Burke, Executive Director of the MRA, will appear before the council to provide an update on Planning and Economic Development in the City of Malden.

2. BSC Group to present the Broadway (Route 99) Corridor Framework Plan to the Malden City Council.

1) Deborah Burke Executive Director of the MRA appeared before the council to begin a conversation regarding the future of the MRA. Ms. Burke had a slide show presentation for a proposal that gave a history of the MRA and the work that the agency does. The proposal would be to consolidate the existing Malden Redevelopment Authority, along with related City functions, into a newly created "Economic Planning and Community Development" department. The target date to have the transition completed would be July 1, 2021.

2) Evan Spetrini from the MRA along with Jef Fassler and Heather Gould from the BSC Group presented a slide presentation of the future and potential positive changes that could be discussed upgrading the Broadway (Route 99) corridor.

5. PUBLIC COMMENT

6. APPROVAL OF MINUTES

411-20

Minutes of the Meeting of November 24, 2020.

A motion was made by Councillor Winslow, seconded by Councillor Spadafora, that the Council Minutes be approved. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[412-20](#)

Minutes of the Meeting of December 1, 2020.

A motion was made by Councillor Winslow, seconded by Councillor Spadafora, that the Council Minutes be approved. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

7. APPOINTMENTS & ELECTIONS

8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[413-20](#)

Class I: Absolute Auto Rental & Sales, Inc., 495 Broadway, Malden, MA 02148
(Renewal)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[414-20](#)

Class II: AGM Auto Sales, Inc., 160 Eastern Ave., Malden, 18 cars (change of address & no. of cars)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[415-20](#)

Class II: Auto Bazaar Corp., 17 Charles St., Malden, 21 cars (Renewal)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[416-20](#)

Class II: Greenleaf Auto Enterprises, Inc., 28 Broadway, Malden, MA 02148, 50 cars
(Renewal)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[417-20](#)

Class II: Greenleaf Auto Sales II, Inc., 69 Newland St., Malden, MA 02148, 30 cars
(Renewal)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[418-20](#)

Class II: Louis Foreign Car Garage, Inc., 191 Salem St., Malden, MA 02148, 2 cars
(Renewal)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[419-20](#)

Class II: MacMillen Automotive, 388 Eastern Ave., Malden, MA 02148, 15 cars
(Renewal)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[420-20](#)

Class II: Quality Auto Sales, 856 Eastern Ave., Malden, MA 02148, 0 cars (Renewal)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[421-20](#)

Class II: River Auto Sales, Inc., 77 Eastern Ave., Malden, MA 02148, 21 cars
(Renewal)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[422-20](#)

Class II: Sica's Automotive Inc., 1114 Eastern Ave., Malden, 2 cars (Renewal)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[423-20](#)

Class II: Wentworth Auto Sales, 730 Eastern Ave. Suite 091B, Malden, MA 02148, 15 cars (Renewal)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[424-20](#)

Outdoor Parking: AGM Auto Sales, Inc., 135 Eastern Ave., Malden, 24 spaces (New)

Sponsors: Barbara Murphy

A motion was made by Councillor Murphy, seconded by Councillor Linehan, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

9. MOTIONS, ORDERS AND RESOLUTIONS

[425-20](#)

Order: That the Mayor and City Council hereby fix the following dates and hours for the 2021 City Preliminary and Election for the election of Councillors at Large, Ward Councillors, and School Committee members:

- May 4** Nomination papers available from the City Clerk's Office
- July 22** 5:00 P.M. last day and hour to obtain nomination papers from the City Clerk's Office **(53:9A)**
- July 27** 5:00 P.M. last day and hour to submit nomination papers to the Registrar of Voter's Office for certification **(53:7)**
- August 10** 5:00 P.M. last day and hour to file certified nomination papers with the City Clerk's Office **(53:10)**
- August 12** 5:00 P.M. last day and hour for filing withdrawals from nomination for the preliminary or objections to nomination **(55B:7; 53:13)**

-August 25	8:00 P.M. close of registration for the preliminary (51:26)
-September 7	5:00 P.M. first campaign finance statement due (55:18)
-September 14	PRELIMINARY
-September 20	5:00 P.M. last day and hour to withdraw from nomination at the preliminary or petition for a recount of votes or, if a preliminary is not held, to withdraw from nomination for the final election (54:135; 206/02)
-October 13	8:00 P.M. close of registration for election (51:26)
-October 25	5:00 P.M. second campaign finance statement due (55:18)
-November 2	ELECTION
-November 12	5:00 P.M. last day and hour to petition for recount of votes at election (54:135)
-January 20, '22	Final campaign finance statement due (55:18)

Sponsors: Jadeane Sica

A motion was made by Councillor Anderson, seconded by Councillor Camell, that the Order be adopted. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

426-20

Order: Ordered that any revenue from film contracts go into the general fund.

Sponsors: Ryan O'Malley

A motion was made by Councillor O'Malley, seconded by Councillor DeMaria, that the Order be referred to the Finance Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

427-20

Order: Ordered that any revenue received by the City of Malden from billboards and other advertising contracts go into the general fund.

Sponsors: Ryan O'Malley

Council President Sica was in favor of this order and suggested all mitigation monies be reviewed.

A motion was made by Councillor O'Malley, seconded by Councillor Linehan, that the Order be referred to the Finance Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[428-20](#)

Order: That the City accept the provisions of MGL Chapter 44, Section 55C establishing a trust to be known as the Municipal Affordable Housing Trust Fund.

Sponsors: Stephen Winslow

Councillor Winslow spoke to the paper that the Affordable Housing Trust Fund has already been structured by ordinance back in November 2019 but the council did not adopt the provisions of MGL Chapter 44 Section 55c by accepting the provisions when establishing the ordinance.

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

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[429-20](#)

Resolve: That a presentation by our Assessor with regard to setting the tax rate for the City of Malden be presented to the City Council Finance Committee in October each year. This timeline will offer each Councillor the opportunity to discuss and ask questions; bringing it and a public hearing to the Council floor at a future meeting.

Sponsors: Deborah DeMaria

A motion was made by Councillor DeMaria, seconded by Councillor Camell, that the Resolution be passed. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[430-20](#)

Resolve: That it is the sense of the City Council that in accordance with our mission to foster equity and inclusion for all residents, the City of Malden purchase Menorahs and Kinaras, suitable for outdoor display, to accompany our annual installation of illuminated Christmas trees around the City.

Sponsors: Ryan O'Malley, Deborah DeMaria and Amanda Linehan

A motion was made by Councillor O'Malley, seconded by Councillor DeMaria, that the Resolution be passed. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

10. ENROLLED ORDINANCES

[373-20](#)

Order: Be it hereby ordained that Section 2.20.060 of the Revised Ordinances of 2020 be amended by adding "Primary Operator of the Public Water System" to the unclassified employee salary schedule with a salary of \$20,000.

Sponsors: David Camell and Craig Spadafora

A motion was made by Councillor Camell, seconded by Councillor Spadafora, that the Ordinance be ordained. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[374-20](#)

Order: Be it hereby ordained that Section 2.12.100 of the Revised Ordinances of 2020 be amended by adding "Section C to include a Primary Operator of the Public Water System."

Sponsors: David Camell and Craig Spadafora

A motion was made by Councillor Camell, seconded by Councillor Spadafora, that the Ordinance be ordained. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

11. COMMUNICATION

[431-20](#)

Communication: Malden Planning Board - Planning Report & Recommendation regarding Short-Term Rental, Family and Rooming House (Paper # 261-20).

Sponsors: Craig Spadafora

A motion was made by Councillor Spadafora, seconded by Councillor Crowe, that the Communication be referred to the Rules & Ordinance Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

12. COMMITTEE REPORTS

[432-20](#)

Committee Report: Rules & Ordinance (Paper # 192-20) **Order:** That Rules & Ordinance discuss updating Sign Control Section 12.24 of the Rules & Ordinance of 2020.

Sponsors: Craig Spadafora

A motion was made by Councillor Spadafora that the Committee Report be received and filed. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[192-20](#)

Order: Be it hereby ordained that the Revised Ordinances of 2020 Section 12.24 be updated as follows:

Sponsors: Craig Spadafora

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

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

13. TABLED PAPERS

14. PERSONAL PRIVILEGE

15. ADJOURNMENT

A motion was made by Councillor DeMaria, seconded by Councillor Condon, that the be adjourned. The motion carried by the following vote:

The meeting was adjourned at 10:05 PM

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

GREGORY LUCEY, CITY CLERK