



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, November 12, 2024

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the live stream on YouTube:

<https://www.youtube.com/live/CM8EtmIgg8?si=WsGBfm1qaUFs5tr5>

1. CALL TO ORDER

Council President Winslow called the meeting to order at 7:09 PM.

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

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

3. ROLL CALL

Also in attendance was Lisa Cagno, Anthony Chiccarelli, Nate Cramer, Dan Grover, Maria Luise, Odelisa Macedo, Chris Mooney, Chuck Ranaghan, and Zaheer Samee.

4. PUBLIC COMMENT

Nobody attended in person for public comment but eight emails were read into the record and are now attached to the history of Paper 412-24.

5. CONSENT AGENDA

Approval of the Consent Agenda

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

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

[404-24](#) Minutes from the meeting of October 22, 2024

These Council Minutes were approved.

[405-24](#) Minutes from the meeting of October 29, 2024

These Council Minutes were approved.

[406-24](#) Mayoral Appointment: Danya Goodman, 22 Home Street, Malden, as a member of the Cultural Council, said term to expire May 30, 2027. (Confirmation not required)

This Appointment was placed on file.

[407-24](#) Council Reappointment: Deano Summers, 35 Gilbert Street, Malden, as a member of the Cannabis Licensing and Enforcement Commission, said term to expire June 11, 2027.

Attachments: [Council Reappointment Letter - Deano Summers](#)

This Appointment was confirmed.

[408-24](#) Communication: Northeast Metropolitan Regional Vocational School District Building Committee re: School Project Debt Schedule and Construction Updates

Attachments: [NEMT Communication to City Council](#)

[Final Paper: 408-24](#)

This Communication was received and filed.

[409-24](#) Communication: Planning Board respectfully submits their board approved 2024 Annual Report.

Attachments: [Planning Board Annual Report 2024](#)

[Final Paper: 409-24](#)

This Communication was received and filed.

6. APPOINTMENTS & ELECTIONS

[410-24](#) Mayor's Appointment: Odelisa Macedo, 22 Oxford Street, Malden as Human Resources Director, term to expire February 2, 2028 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Odelisa Macedo](#)

Odelisa Macedo appeared before the City Council to answer questions from the Councillors.

A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the Appointment be confirmed. The motion carried by the following vote:

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

7. HEARINGS AND PETITIONS

[415-24](#)

Order: That the City Council adopt a residential exemption of 30% and a minimum residential factor for the FY 2025 tax rate as presented by Assessor Nate Cramer.

Attachments: [Residential Factor Hearing Notice](#)
[FY25 Classification Presentation Nov 12 2024](#)
[Final Paper: 415-24](#)

Assessor Nathan Cramer appeared before the City Council to give a presentation and answered questions from the Councillors.

A motion was made by Councillor McDonald, seconded by Councillor Condon, that the City Council adopt a Residential Exemption of 30% and a Minimum Residential Factor of 1.74 or .9099. The motion carried by the following vote:

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

8. MOTIONS, ORDERS AND RESOLUTIONS

[411-24](#)

Resolved: That it is the sense of the City Council that the Mayor file and accept grants with and from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs (EEA) through the Parklands Acquisition and Renovation for Communities (PARC) Grant Program for "Phase II" improvements to Devir Park

Sponsors: Paul Condon

Attachments: [Devir Park Phase II Improvements Presentation Nov 12 2024](#)
[Final Paper: 411-24](#)

Alex Pratt was in attendance to present on the plans and highlights of Phase II of Improvements to Devir Park.

A motion was made by Councillor Condon, seconded by Councillor Crowe, that the Resolution be passed. The motion carried by a unanimous vote.

[412-24](#)

Order: That the Finance Committee invite staff from the Office of Strategic Planning and Community Development to appear in committee to present an update on the status of all funding sources regarding the remediation of soil at Roosevelt Park.

Sponsors: Ari Taylor and Karen Colon Hayes

Attachments: [Public Comment order#412-24](#)

[PUBLIC COMMENT regarding paper #412-24, for the 11_12_24 Council meeting public comment](#)

[Council Order 412-24](#)

[Please approve order 412-24](#)

[Public Comment on #412-24](#)

[FW Roosevelt Park and order #412-24](#)

[Re Status of funds for Roosevelt Salemwood. #412-24](#)

[Final Paper: 412-24](#)

Councillor McDonald added stated there aren't concerns about missing funds but there are some open authorizations that need to be resolved which would involve getting clarification about what purposes the money can be used for.

A motion was made by Councillor Taylor, seconded by Councillor Simonelli, that the Order be adopted. 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](#)

[375-24](#)

Resolved: That it is the sense of the Malden City Council that car washes, which make minor changes to motor vehicles by providing cleaning services and/or accessories for motor vehicles, are most closely described by and encompassed in the definition of service stations in the Code of the City of Malden (MCC) Title 12, Chapter 32, Section 060 (B) DEFINITIONS - ZONING

Sponsors: Ryan O'Malley

Attachments: [12.32.060 Definitions - Zoning](#)

10. PERSONAL PRIVILEGE

11. ADJOURNMENT

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

CAROL ANN DESIDERIO, CITY CLERK