



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

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

Tuesday, May 19, 2026

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/46ppxcv6>

1. CALL TO ORDER

Council President Linehan called the meeting to order at 7:22 PM. This evening's meeting began late secondary to the Finance Committee running behind scheduled while interviewing department heads on their projected FY'27 budgets.

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

3. ROLL CALL

Also in attendance was Prasanna Rajasekaran and Lisa Cagno.

Present - Councillors: 9 - Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Chris Simonelli, Ari Taylor, Stephen Winslow and Michelle Luong

Absent - Councillors: 2 - Karen Colon Hayes and Jadeane Sica

4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

Student representatives from Malden High School's After School Development Program, in conjunction with Clean Water Action, will appear before the Council to present their project on water safety.

Youth Action Collaborative in conjunction with Clean Water Action gave an extensive presentation on PFAS in common household objects, climate change, disposal of hard to recycle products, and dangerous lead levels in local water supply. More information on this project may be found at <https://cleanwater.org/ma-youth-action-collaborative>.

5. PUBLIC COMMENT

There was nobody in attendance who signed up for Public Comment.

6. CONSENT AGENDA

Approval of the Consent Agenda

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

268-26

Minutes for the meeting of May 5, 2026

The Council Minutes were approved.

269-26

Minutes for the meeting of May 12, 2026

Councillor Winslow asked to take Paper 269-26 off the consent agenda for the purpose of making an amendment to the meeting minutes from May 12 to include the following language:

Councillor Winslow noted that City Charter changes that went into effect in January 2026 removed the Traffic Commission from the Charter and the companion ordinances passed by the Council at the time it approved the Home Rule petition established a Transportation Commission to replace the role of the Traffic Commission. Ultimately, the Transportation Commission will be the body that enacts such a substantial change to our parking rules.

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Council Minutes be amended. The motion carried by a unanimous vote.

A motion was made by Councillor Winslow, seconded by Councillor Taylor, that the Council Minutes be approved as amended. The motion carried by a unanimous vote.

270-26

Mayoral Reappointment: Kevin Alkins, 10 Hillside Road, Tewksbury, as the Inspector of Animals, said term to expire April 30, 2026
(Confirmation not required)

Sponsors: Peg Crowe

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

The Appointment was placed on file.

271-26

Mayoral Reappointment: Jayden Ddhir, 90 Oliver Street, Malden, as a member of the Police Community Advisory Council, said term to expire May 30, 2029.
(Confirmation not required)

Sponsors: Peg Crowe

Attachments: [Mayor's Reappointment Letter - Jayden Ddhir](#)

The Appointment was placed on file.

272-26

Mayoral Reappointment: Kevin Graham, 216 Belmont Street, Malden, as a member of the Police Community Advisory Council, said term to expire May 30, 2029.
(Confirmation not required)

Sponsors: Peg Crowe

Attachments: [Mayor's Reappointment Letter - Kevin Graham](#)

The Appointment was placed on file.

273-26

Petition: Open-Air Parking Lot: AGM Auto Sales, Inc., 135 Eastern Avenue, Malden, 28 spaces (Renewal)

The Petition was referred to the License Committee.

274-26

Petition: Pool Tables: Top Pools, Inc., 77 Exchange Street, Malden, 7 tables (New)

The Petition was referred to the License Committee.

7. MOTIONS, ORDERS, AND RESOLUTIONS

275-26

Order: The Mayor will submit the Fiscal Year 2027 Annual Appropriation Orders for the Water Sewer Enterprise Fund, Community Preservation Fund, and Cable Access Fund.

Sponsors: Carey McDonald

Attachments: [FY2027 Appropriation Orders for Water and Sewer, Cable Access, and Community Preservation](#)

A motion was made by Councillor McDonald, seconded by Councillor Taylor, that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

276-26

Be it ordained by the Malden City Council that Sections 12 and 32 of Title 12 of the Code of the City of Malden (MCC) are hereby amended as outlined in the body of this paper regarding Data Centers:

Sponsors: Ari Taylor

Attachments: [CCP 276-26 Planning Board Report June 10 2026](#)

A motion was made by Councillor Taylor, seconded by Councillor O'Malley, that the Ordinance be referred to a joint session of the Planning Board with Rules & Ordinance. The motion carried by a unanimous vote.

277-26

The City Council will address the Open Meeting Law complaint submitted on May 13, 2026 by Bruce Friedman of 8 Marvin Street, Malden against the Council related to the Executive Session held on May 12, 2026.

Sponsors: Amanda Linehan

Attachments: [Friedman OML 05.13.26 Response Final with exhibits](#)

A motion was made by Councillor Simonelli, seconded by Councillor Luong, that the Council Item be referred to the Legal Department. The motion carried by an 8-0 vote. Councillor O'Malley voted present.

8. COMMITTEE REPORTS

[278-26](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Paper 197 Series of 2026 having considered the same make the following report: Committee recommends this paper out favorably to the Full Council.

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

[197-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.070 C(2) LICENSING OF MARIJUANA ESTABLISHMENTS is hereby amended by inserting ' , provided that no fewer than five marijuana retailer licenses shall be made available.' after 'Mass. Gen. Laws ch 138 § 15'.

Sponsors: Karen Colon Hayes

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

[279-26](#)

Committee Report: The Standing Committee on License to whom was referred Papers 218 through 223 and 242 through 251 Series of 2026 having considered the same make the following report: Committee recommends these petitions out favorably to the Full Council.

Committee further recommends Paper 84 Series of 2026, originally granted as a conditional 90-day license, be extended until December 31, 2026.

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

[218-26](#)

Petition: Open-Air Parking Lot: T.J. Automotive, Corp., 315 Pleasant Street, Malden, 20 spaces (Renewal)

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

[219-26](#)

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

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

[220-26](#)

Petition: Pool Tables: Italian American War Veterans, Post 16, 40 Oakland Street, Malden, 1 table (Renewal)

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

[221-26](#)

Petition: Pawnbroker: Art Carl Jewelers and A.C. Loan, 56 Pleasant Street, Malden (Renewal)

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

[222-26](#)

Petition: Second-Hand Dealer: Art Carl Jewelers and A.C. Loan, 56 Pleasant Street,

Malden (Renewal)

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

[223-26](#)

Petition: Self-Service Gas Station: Speedway #2504, 214 Broadway, Malden (Renewal)

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

[242-26](#)

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

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

[243-26](#)

Petition: Exterior Vending Machine: Water Stores Inc., 159 Highland Avenue, Malden (Renewal)

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

[244-26](#)

Petition: Livery Company: Lion Black Car Services, LLC, 54 Cleveland Street, Malden, 1 vehicle (Renewal)

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

[245-26](#)

Petition: Livery Driver: Jeffery Jacques, 54 Cleveland Street, Malden (Renewal)

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

[246-26](#)

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

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

[247-26](#)

Petition: Outdoor Parking: Rigano's, Inc., 1176 Eastern Avenue, Malden, 15 spaces (Renewal)

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

[248-26](#)

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

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

[249-26](#)

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

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

[250-26](#)

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

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

[251-26](#)

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

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

[84-26](#)

Petition: Class II: Malden Auto Center LLC, 189 Eastern Avenue, Malden, 35 vehicles
(New)

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

[280-26](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper 241 Series of 2026 make the following report:

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

[241-26](#)

Mayoral Appointment: Paul Myers of 433 Fulton Street, Medford as Director of Public Works, to fulfill the unexpired term of Robert Knox and then be appointed for a three-year term expiring April 22, 2030 which shall commence upon confirmation by the City Council.

Sponsors: Peg Crowe

Attachments: [Mayor's Appointment Letter - Paul Myers](#)

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

Yea: 9 - Condon, Crowe, Linehan, McDonald, O'Malley, Simonelli, Taylor, Winslow and Luong

9. TABLED PAPERS

[153-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31239416 - National Grid to install underground facilities on Main Street. Trench and install (6) 4" concrete encased conduit from MH A/1 18 to switchgear located on 1100 Main Street approximately 60' on public right of way. Malden, MA.
(Hearing Required)

Attachments: [1100 Main Street Petition](#)
[Abutters 1100 Main Street](#)
[Hearing Notice 1100 Main Street - Updated March 25, 2026](#)
[Updated Plan](#)
[1100 Main Street - landscaping plan](#)
[1100 Main Street - updated plan for electrical equipment w fencing buffers](#)
[1100 Main Street Petition Sketch May 19 2026](#)

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

Councillor O'Malley has been working quite some time in negotiations with National Grid and the property owner on this petition to make the equipment less of an eye sore to the surrounding community. The granting of the petition is contingent on the conditions that 1) The Engineer be called when Dig Safe is notified, 2) The streets and sidewalks be restored to the satisfaction of the Director of Public Works and 3) Per the landscaping plan, wooden cedar fencing buffer plan on the North and West side of the property, and electrical plans are followed subject to minor modifications and subject to final review of the Ward Councillor.

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

10. PERSONAL PRIVILEGE

11. ADJOURNMENT

**A motion was made by Councillor Simonelli, seconded by Councillor Luong, that this meeting be adjourned. The motion carried unanimously.
Meeting adjourned at 8:18 PM.**

CAROL ANN DESIDERIO, CITY CLERK

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