



# 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*

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Tuesday, June 25, 2024

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the live stream on YouTube:

[https://www.youtube.com/live/3MPcb1\\_HtyQ?si=tfwNwzzlmoQWWpzk](https://www.youtube.com/live/3MPcb1_HtyQ?si=tfwNwzzlmoQWWpzk)

### 1. CALL TO ORDER

*Council President Winslow called the meeting to order at 7:03 PM.*

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

### 3. ROLL CALL

*Also in attendance were Maria Luise, Lisa Cagno, Alicia McNeil, and several members of the public.*

**Present - Councillors:** 11 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

### 4. EXECUTIVE SESSION

[296-24](#)

Order: That the City Council will vote to go into Executive Session with legal counsel for the City regarding the matter of Zeraschi v. The City of Malden for the purposes of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation, 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.  
(Roll Call Required)

**Attachments:** [Final Paper 296-24 Executive Session Zeraschi v. City of Malden](#)

*Councillor Linehan was not in Chambers at the time this vote was taken.*

**A motion was made by Councillor Condon, seconded by Councillor O'Malley, that the Order be adopted. The motion carried by the following vote:**

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

## **5. PUBLIC COMMENT**

*Twenty-one people signed up to speak during Public Comment on Paper 271-24. Council President Winslow announced in advance he would extend Public Comment so all were allowed to be heard. The sign-in sheet with names and addresses of participants is attached to the history of the paper. Comments in full may be viewed at [https://www.youtube.com/live/3MPcb1\\_HtyQ?si=tfwNwzzlmoQWWpzk](https://www.youtube.com/live/3MPcb1_HtyQ?si=tfwNwzzlmoQWWpzk)*

*Five additional public comments were submitted by email to the Clerk regarding Paper 298-24, of which three were in support and two were in opposition. Emails are attached to the history of the Paper.*

## **6. CONSENT AGENDA**

### 297-24

Order: That the Waterfront Access Committee will meet to discuss ways to increase access to the waterfront, identify opportunities and barriers to waterfront access, and consider potential ordinance amendments to address such barriers.

**Sponsors:** Peg Crowe

**A motion was made by Councillor Crowe, seconded by Councillor McDonald, that the Order be referred to the Waterfront Access Committee. The motion carried by a unanimous vote.**

### 298-24

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 11, Chapter 08, Section 010 PROCEDURE FOR REPAIR OR ALTERATION OF STREETS is hereby amended by adding Subsection F as follows:

The City will provide a transparent, consistent, and predictable public engagement standard for projects that permanently impact the flow of traffic, reduce travel capacity in a material way, or reduce on street parking in any area zoned for business. The use of the word permanently is defined as any such projects that effect the above noted scenarios for one year or more.

The following public engagement process will be implemented and led by the Citizens' Engagement and Inclusion Committee, if still applicable, in conjunction with the department, group, or public body spearheading the project. Alternatively to the Citizens' Engagement and Inclusion Committee, the City Council will implement this process. The requirements for each such project will include:

1. A minimum of three public meetings will be held to discuss the proposed changes, with one meeting held during the daytime hours, one the evening hours, and one on a weekend.
2. Full proposed project details must be made available to the public a minimum of ten days prior to the first public meeting, available online and in hard copy made available for public review by the department responsible for the implementation of the project.

3. All public meetings must include a remote participation option.
4. All abutters will be notified via mail with the project details, and a full schedule of the upcoming meetings.
5. All meetings will be advertised in a local newspaper at least one week in advance and publicized on the City's Web page and social media pages starting two weeks before the first meeting and continuing regularly until the conclusion of the last meeting.

**Sponsors:** Craig Spadafora, Peg Crowe and Jadeane Sica

*Councillor Crowe stated the purpose of this paper is to establish a standard practice for seeking public engagement when it comes to projects regarding potential significant alterations to streets, traffic flow, etc.*

*Councillor O'Malley requested this paper be heard by both the Rules & Ordinance and Community Engagement Committees.*

**A motion was made by Councillor Crowe, seconded by Councillor Taylor, that the Ordinance be referred to a joint session of Rules & Ordinance and the Community Engagement & Inclusion Committees. The motion carried by a unanimous vote.**

## **7. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES**

### **299-24**

Petition: Class II: Reliance Motor Group LLC, 28 Broadway, Malden, 38 cars (Transfer)

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

## **8. COMMUNICATIONS**

### **300-24**

Communication: Chair of the Future of Maplewood Square Committee, Ward 6 Councillor Stephen Winslow forwards the "Action Plan for Maplewood Square" that has been developed through an extensive community process including a community survey and a series of forums and meetings.

**Attachments:** [MSQ Action Plan Final June 2024](#)  
[Final Paper 300-24 Maplewood Square Action Plan](#)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Communication be received and filed. The motion carried by a unanimous vote.**

## **9. COMMITTEE REPORTS**

### **301-24**

Committee Report: The Standing Committee on Community Engagement and Inclusion to whom was referred Paper 271 Series of 2024 having considered the same make the following report: Committee recommends the paper out favorably as amended to the full Council and read as follows:

**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.**

271-24

Resolve: Whereas, the Malden City Council recognizes and affirms that all life is precious;

Whereas, the Malden City Council denounces violence and terrorism, and affirms the safety, dignity, freedom and humanity of all people, regardless of race, ethnicity, religion, sexual orientation, gender identity, or nationality;

Whereas, we recognize the grief and suffering from the Hamas terrorist attacks of October 7, 2023, and the urgent humanitarian crisis in Gaza;

Whereas, Malden is home to a diverse community, including those with familial and relational ties to Israelis and Palestinians;

Whereas, we are committed to fostering an environment in which people from all faith backgrounds are safe, celebrated and respected;

Now, therefore be it resolved, that the Malden City Council calls on our federal representatives to support a bilateral, lasting ceasefire in Gaza such as the one recently approved by the UN Security Council to promote a pathway to peace;

Be it further resolved, that the Malden City Council stands in allyship with our Jewish and Israeli community against antisemitism, and with our Muslim, Arab and Palestinian communities as allies against Islamophobia and anti-Palestinian and anti-Arab racism;

Be it further resolved, that Malden is a community of safety for all, and that we reject any and all types of hate speech, intimidation, bullying and violence against any and all individuals;

And finally, be it further resolved, that we the Malden City Council will work to build bridges and create dialogue among those in our city who are suffering in grief and trauma, and will build on our rich history to support a future where we value our thriving and active community across faiths and cultures.

**Sponsors:** Karen Colon Hayes

**Attachments:** [Final Paper 271-24 Peace Agreement](#)  
[Revised resolve by Linehan and McDonald June 12](#)  
[UN Security Council Resolution 2735](#)  
[Defining Antisemitism US Dept of State 61824](#)  
[Defining Islamophobia CAIR 61824](#)  
[The Daily with Barbaro and Shipler](#)  
[Handout by Linehan of Proposed Edits for Paper 271-24 June 4](#)  
[Public Comment June 25, 2024](#)

*Councillor McDonald made a motion to further amend the paper on the floor. He proposed to strike: "Now, therefore be it resolved, that the Malden City Council supports the work of President Biden and the UN Security Council to broker a bilateral, lasting ceasefire in Gaza;" and insert in its place "Now, therefore be it resolved, that the Malden City Council calls on our federal representatives to support a bilateral, lasting ceasefire in Gaza such as the one recently approved by the UN Security Council;"*

*Councillor Condon pointed out that in no part of this resolution was there a call for peace. He further stated that he would not vote in favor of any resolution that did not specifically include the word 'peace'.*

*With assistance from Councillor O'Malley, the amendment was changed to read as*

*follows: "Now, therefore be it resolved, that the Malden City Council calls on our federal representatives to support a bilateral, lasting ceasefire in Gaza such as the one recently approved by the UN Security Council to promote a pathway to peace."*

*Multiple Councillors stated that they wished to have been able to refine the language of this paper in conjunction with productive input from the community. Councillor Spadafora expressed his concern that members of the public were not allowed to address the CEIC during the community meetings. Some Councillors questioned the appropriateness of a municipal council advising on international issues.*

*Councillor Spadafora made a motion on the floor, seconded by Councillor Sica, to include in the resolve a call for ceasefire in other parts of the world that are also currently suffering through war. After an opinion from Solicitor McNeil, Council President Winslow ruled this motion out of order. No vote was taken.*

**A motion was made by Councillor McDonald, seconded by Councillor Colon Hayes, that the Resolution be amended. The motion carried by a unanimous vote.**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**A motion was made by Councillor Colon Hayes, seconded by Councillor McDonald, that the Resolution be passed as amended. The motion carried by the following vote:**

**Yea:** 6 - Colon Hayes, Condon, Linehan, McDonald, O'Malley and Winslow

**Nay:** 2 - Crowe and Spadafora

**Abstain:** 3 - Sica, Simonelli and Taylor

### 302-24

Committee Report: The Standing Committee on Public Property will offer an update on proposed leasing terms for the Bike Kitchen, as described in Order 185-24.

The Committee will further report on Paper 252 Series of 2024 regarding the small cells petitions submitted by Crown Castle seeking to upgrade wireless facilities on existing utility poles.

*There is no corresponding vote necessary for this committee report, it was simply offered by Councillor McDonald as a means of updating the Council on two outstanding issues Public Property Committee is working through at the moment.*

*The small cells petition in committee, submitted by Crown Castle for small cell antennas, has had a public hearing but is not ready for a vote at this time. The application has some compliance concerns that may otherwise require a vote not to grant. Instead of doing this, both parties have mutually agreed to a 90 day extension, as allowed by ordinance. This will give Crown Castle time to provide Public Property Committee with the further information requested. Committee will reconvene on this issue in September.*

*The second issue has to do with the lease agreement for the Bike Kitchen. Committee reviewed the pending agreement. Solicitor McNeil will present the Committee's feedback to Bike to the Sea. The City has been authorized to execute this agreement.*

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

unanimous vote.

## **10. 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](#)

## **11. PERSONAL PRIVILEGE**

## **12. ADJOURNMENT**

*Councillor Simonelli was not in Chamber at the time of this vote.*

**A motion was made by Councillor Crowe, seconded by Councillor McDonald, that the meeting be recessed to Executive Session. Council President Winslow announced that the Body would not reconvene after Executive Session but rather Council is in recess to the call of the President.**

**The motion carried by the following vote:**

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

**CAROL ANN DESIDERIO, CITY CLERK**