



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - 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, April 9, 2024

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the live stream on YouTube:

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Zoom Link:

Please click the link below to join the webinar:

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### **1. CALL TO ORDER**

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

### **3. ROLL CALL**

### **4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS**

Club 24, Inc. will be presented with a citation from the Council honoring their 60 years of outstanding commitment, dedication, and leadership to the City of Malden and surrounding cities.

Representatives of Malden's State Delegation will appear before the Council to discuss issues relating to Chapter 70 funding for the schools.

### **5. PUBLIC COMMENT**

### **6. CONSENT AGENDA**

[169-24](#)

Minutes for the meeting of March 26, 2024

*Recommendation is the previous Council minutes be approved*

[170-24](#)

Mayoral Appointment: Maria D'Esposito, 81 Floral Avenue, Malden, as an associate member of the Board of Appeal, said term to expire March 1, 2026, to commence upon confirmation by the City Council.

**Attachments:**

[Mayor's Appointment Letter: Maria Desposito](#)

*Recommendation is the previous Appointment be referred to the Personnel/Appointments Committee*

[171-24](#)

Petition: Lodging House: Top Tier Properties, LLC, 33 Maple Street, Malden (Renewal)

[172-24](#)

Petition: Open-Air Parking Lot: TJ Automotive, 315 Pleasant Street, Malden, 15 spaces (Renewal)

[173-24](#)

Petition: Pool Tables: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 tables (Renewal)

[174-24](#)

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

[175-24](#)

Petition: Second-Hand Dealer: Art Carl Jewelers & A.C. Loan, 56 Pleasant Street, Malden (Renewal)  
*Recommendation is the previous five petitions be referred to the License Committee*

### **7. APPOINTMENTS & ELECTIONS**

#### **Old Business**

[50-24](#)

Mayoral Reappointment: Charles Ioven, 42 Appleton Street, Malden, as member of the Planning Board, having served since November 12, 1985, said term to expire March 1, 2028, to commence upon confirmation by the City Council.

**Attachments:**

[Charles Ioven Reappointment Letter](#)

[Public Comment FW\\_Agenda Item# 50-24](#)

[Public Comment Agenda Item# 50-24](#)

**8. MOTIONS, ORDERS AND RESOLUTIONS**[176-24](#)

Order: The City of Malden file with the U.S. Department of Housing and Urban Development a Consolidated Plan including applications for grants under the Housing and Community Development Act of 1974 as amended and the Cranston-Gonzalez Housing Act of 1990 as amended to be administered by the Office of Strategic Planning & Community Development for Fiscal Year 2025, including all understanding and assurances contained therein on or substantially in the form presented to this meeting; and that Gary Christenson, Mayor and Chief Executive Officer of the City of Malden, be and hereby is directed and designated as the authorized representative for and in the name and behalf of the City of Malden to sign and file said plan, to act in connection with said plan, and to provide such additional information as may be required.

**Sponsors:**

Carey McDonald

**Attachments:**

[Mayor's Letter CDBG Submittal](#)

[Mayor's Proposed CDBG Budget](#)

[177-24](#)

Order: That the Mayor be authorized to file an application for grants under the Housing and Community Development Act of 1974 and the Cranston-Gonzalez Housing Act of 1990 (CDBG Budget).

**Sponsors:**

Carey McDonald

**Attachments:**

[Mayor's Letter CDBG Submittal](#)

[Mayors Proposed CDBG Budget](#)

[178-24](#)

Order: That the City Council explore a range of options, and consider making recommendations, for increasing revenue to support the long-term sustainability of city finances.

**Sponsors:**

Amanda Linehan and Carey McDonald

[179-24](#)

Order: That the Council's Rules and Ordinance Committee, in collaboration with the Board of Health and Health Director, update MCC 09.04.010A related to standing water so as to protect and allow for the use of rain barrels, exempting them from the nuisance category of our municipal health code under the final discretion of the City Health Director.

**Sponsors:**

Amanda Linehan and Carey McDonald

**9. COMMITTEE REPORTS**

- [180-24](#) Committee Report: The Standing Committee on License to whom was referred Papers 483 and 484 Series of 2023 and Papers 150 through 155 Series of 2024, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council. Further, it is recommended Paper 150-24 be granted with conditions that 24 hour a day service is allowed.
- [483-23](#) Petition: Livery Company: A.B. Limo Services, Inc. 51 Claremont Street, Malden, 1 vehicle (Renewal)
- [484-23](#) Petition: Livery Driver: Abderrahim Bourchouk, 51 Claremont Street, Malden (Renewal)
- [150-24](#) Petition: Exterior Vending Machine: Rocky Mountain Springwater Co. 1 Wesley Street, Malden (New)
- [151-24](#) Petition: Livery Company: Lobsang Inc. 271 Charles Street, Malden, 1 vehicle (New)
- [152-24](#) Petition: Livery Driver: Lobsang Tenzin, 271 Charles Street, Malden (New)
- [153-24](#) Petition: Livery Company: Xing Zai T Service LLC, 15 Burridge Place, Malden, 1 vehicle (Renewal)
- [154-24](#) Petition: Livery Driver: Zhisheng Liang, 15 Burridge Place, Malden (New)
- [155-24](#) Petition: Taxi Driver: John P. Walters, 5 Hancock Street, Everett, MA (Renewal)
- [181-24](#) Committee Report: The Standing Committee on Rules & Ordinance, in a joint session with Finance Committee, to whom was referred Papers 156 and 157 Series of 2024, having considered the same make the following report: Joint committees unanimously recommend both papers out favorably to the Full Council.

[156-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) be hereby amended by adding sections: 2.24.035 CLERKS SALARY SCHEDULE, 2.24.045 ENGINEERING SALARY SCHEDULE, 2.24.055 HEALTH & PUBLIC SAFETY SALARY SCHEDULE, and 2.24.065 PUBLIC HEALTH SALARY SCHEDULE

**Sponsors:**

Amanda Linehan

**Attachments:**

[New Section 2.24.035 Clerks Salary Schedule](#)

[New Section 2.24.045 Engineering Salary Schedule](#)

[New Section 2.24.055 Health & Public Safety Salary Schedule](#)

[New Section 2.24.065 Public Health Salary Schedule](#)

[157-24](#)

Order: That the sum of Five Hundred and Fifty-Six Thousand One Hundred Dollars (\$556,100.00) is transferred from Salary Reserve to the following accounts:

**Sponsors:**

Carey McDonald

[182-24](#)

Committee Report: The Standing Committee on Public Property to whom was referred Paper 160 Series of 2024, having considered the same make the following report: Committee recommends the paper out favorably as amended to the Full City Council.

[160-24](#)

Order: That, in accordance with M.G.L. Ch. 44 Sec. 53A, the City of Malden accept a gift of funds in the form of a parcel of land from 35 Green Street, LLC, DBA Hoffs Bakery located at 0 Canal Street, known and numbered as Malden Assessor's Parcel 063 239 916, heretofore referred to as the Bike Kitchen to be utilized as a bike repair station or 'Bike Kitchen' by the general public who utilize the Northern Strand Community Trail abutting the property to the east.

**Sponsors:**

Peg Crowe

**Attachments:**

[property transfer docket request memo](#)

[80.110\\_ASTM Phase I ESA2024-01](#)

[183-24](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Papers 134 and 135 Series of 2024, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council.

[134-24](#)

Council Reappointment: Monique Ching, 153 Salem Street Apt. BR, Malden, MA of Ward 5 as a member of the Community Preservation Committee, appointed April 19, 2022, term to expire March 15, 2026 and to commence upon confirmation by the City Council.

**Attachments:**

[Monique Ching CPC Reappointment Letter](#)

[135-24](#)

Council Reappointment: Cameron Layne, 11 Grape Street, Malden, MA of Ward 7 as a member of the Community Preservation Committee, appointed January 23, 2020, term to expire March 15, 2026 and to commence upon confirmation by the City Council.

**Attachments:** [Cameron Layne CPC Reappointment Letter](#)

**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.:](#)  
[MHC to Mayor & CC 1.23.24 re 15 Ferry wAtts](#)  
[MHC to Mayor CC 2.21.24 re 15 Ferry wAtts](#)

**11. PERSONAL PRIVILEGE****12. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**