



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, April 9, 2024

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the live stream on YouTube:

https://www.youtube.com/live/0Nx_31K84kl?si=AAq3CLbJ3Xp9T4Xa

Zoom Link:

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1. CALL TO ORDER

Council President Winslow called the meeting to order at 7:01 PM.

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

3. ROLL CALL

Councillors McDonald and O'Malley were present via Zoom. For this reason, Council

President Winslow announced that all votes for the evening would be taken by roll call. 8:25 PM Councillor O'Malley arrived in person to the meeting.

Also in attendance were members of Malden's State Delegation, Maria Luise, Zaheer Samee, and several members of the Malden community.

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. 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.

[184-24](#)

State Delegation Presentation re: Chapter 70 funding for Malden schools

Attachments: [Chapter 70 & Local Contributions Presentation - Malden](#)
[Malden State House Delegation - C70 Malden Presentation](#)

5. PUBLIC COMMENT

Michelle Romero, City Planner and resident of 34 Greystone Road spoke in support of Paper 50-24.

Tai Lam of 223 Oliver Street sent in an email in support of Paper 160-24.

Bruce Friedman of 8 Marvin Street spoke in regards to the State Delegation's presentation and the financial outlook of the City.

6. CONSENT AGENDA

Approval of the Consent Agenda

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

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

[169-24](#)

Minutes for the meeting of March 26, 2024

These Council minutes were 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](#)

This Appointment was referred to the Personnel/Appointments Committee.

[171-24](#)

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

This Petition was referred to the License Committee.

[172-24](#)

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

This Petition was referred to the License Committee.

[173-24](#)

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

This Petition was referred to the License Committee.

[174-24](#)

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

This Petition was referred to the License Committee.

[175-24](#)

Petition: Second-Hand Dealer: Art Carl Jewelers & A.C. Loan, 56 Pleasant Street, Malden (Renewal)

This Petition was 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](#)
[M Romero Public Comment re CCP 50-24 4.9.24](#)

Councillor Colon Hayes, being closely related to a member of the Planning Board made a motion to recuse herself from any votes having to do with Paper 50-24, seconded by Councillor Linehan. Motion carried by the following vote:

Yea: Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Spadafora, Taylor, Winslow

Nay: Sica, Simonelli

Councillor Colon Hayes vacated the Chamber during discussion.

Council President Winslow made a ruling to limit debate on the paper.

A motion was made by Councillor Spadafora, seconded by Councillor Simonelli, to appeal the Council President's ruling to limit debate on the matter. It was the consensus of the Council that a yea vote would sustain the Council President's ruling and a nay vote would allow for debate. The ruling failed by the following vote:

Yea: Winslow

Nay: Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor

Present: O'Malley

Recused: Colon Hayes

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

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

Recused: 1 - Colon Hayes

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](#)

A motion was made by Councillor McDonald, seconded by Councillor Colon Hayes, that the Order be referred to the Finance Committee. The motion carried by the following vote:

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

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](#)

A motion was made by Councillor McDonald, seconded by Councillor Colon Hayes, that the Order be referred to the Finance Committee. The motion carried by the following vote:

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

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, Carey McDonald and Karen Colon Hayes

A motion was made by Councillor McDonald, seconded by Councillor Linehan, that the Order be referred to a joint session of the Rules & Ordinance and Finance Committees. The motion carried by the following vote:

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

[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

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

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

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.

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

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

[483-23](#)

Petition: Livery Company: A.B. Limo Services, Inc. 51 Claremont Street, Malden, 1 vehicle (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:

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

[484-23](#)

Petition: Livery Driver: Abderrahim Bouchouk, 51 Claremont Street, Malden (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:

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

[150-24](#)

Petition: Exterior Vending Machine: Rocky Mountain Springwater Co. 1 Wesley Street, Malden (New)

A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:

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

[151-24](#)

Petition: Livery Company: Lobsang Inc. 271 Charles Street, Malden, 1 vehicle (New)

A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:

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

[152-24](#)

Petition: Livery Driver: Lobsang Tenzin, 271 Charles Street, Malden (New)

A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:

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

[153-24](#)

Petition: Livery Company: Xing Zai T Service LLC, 15 Burr ridge Place, Malden, 1 vehicle (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:

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

[154-24](#)

Petition: Livery Driver: Zhisheng Liang, 15 Burr ridge Place, Malden (New)

A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:

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

[155-24](#)

Petition: Taxi Driver: John P. Walters, 5 Hancock Street, Everett, MA (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:

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

[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.

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

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

[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](#)

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

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

A motion was made by Councillor Condon, seconded by Councillor Linehan, that the Council rules be suspended for the purposes of ordaining. The motion carried by the following vote:

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

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

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

[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

A motion was made by Councillor McDonald, seconded by Councillor Colon Hayes, that the Order be adopted. The motion carried by the following vote:

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

[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.

Due to his close association with Bike to the Sea, Council President Winslow made a motion to recuse himself from any votes having to do with Papers 182-24 and 160-24, seconded by Councillor Colon Hayes. Motion carried by the following vote:

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

Council President Winslow vacated the Chamber during discussion.

A motion was made by Councillor Simonelli, seconded by Councillor Taylor, that

the Committee Report be received and filed. The motion carried by the following vote:

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

Recused: 1 - Winslow

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](#)

[City Council Meeting on April 9, 2024 Written comment for File #160-24](#)

Before entering into a lease agreement with Bike to the Sea, multiple Councillors voiced concerns about making sure procurement laws were being followed and considered, the deed was executed properly, and that legal review the draft agreement.

Councillor O'Malley ruled paper 160-24 be divided into two papers, the first paper 160-24 shall read as follows:

"Order: That, in accordance with M.G.L. Ch. 44 Sec. 53A, the City of Malden accept an unrestricted gift 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."

The second paper 185-24 shall read as follows:

"Order: That the Mayor is authorized to execute an agreement for use of the parcel as the "Bike Kitchen" to be utilized as a bike repair station by the general public who use the Northern Strand Community Trail abutting the property to the east, subject to legal and purchasing review."

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

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

Recused: 1 - Winslow

185-24

Order: That the Mayor is authorized to execute an agreement for use of the parcel as the "Bike Kitchen" to be utilized as a bike repair station by the general public who use the Northern Strand Community Trail abutting the property to the east, subject to legal and purchasing review.

Sponsors: Peg Crowe and Ryan O'Malley

A motion was made by Councillor Crowe, seconded by Councillor Spadafora, that the Order be tabled for Councillor Crowe to work with the Legal Department to come up with a draft lease agreement for the body to review. The motion carried by the following vote:

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

Recused: 1 - Winslow

[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.

A motion was made by Councillor Colon Hayes, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by the following vote:

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

[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](#)
[Questions for CPC Candidate re-appt 31824](#)

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

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

[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](#)
[Questions for CPC Candidate re-appt 31824](#)

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

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

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](#)

11. PERSONAL PRIVILEGE

12. ADJOURNMENT

A motion was made by Councillor Crowe, seconded by Councillor O'Malley, that the meeting be adjourned. The motion carried unanimously. Meeting adjourned at 10:55pm.

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

CAROL ANN DESIDERIO, CITY CLERK