



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final-revised City Council

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

Tuesday, November 25, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/2wvrxaau>

1. CALL TO ORDER

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

3. ROLL CALL

4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

On behalf of the Zonta Club of Malden, Sharyn Rose-Zeiberg will appear before the City Council to promote Zonta's 16 days of Activism to end domestic violence and to explain the Silent Witness display in City Hall.

5. PUBLIC COMMENT

6. CONSENT AGENDA

[447-25](#)

Minutes for the meeting of October 28, 2025

Recommendation is the previous Council minutes be approved

[448-25](#)

Mayoral Appointment: Jayden Ddhir, 90 Oliver Street, Malden, as a member of the Police Community Advisory Council, to fill the unexpired term of Jessica Farrell, said term to expire May 30, 2026. (Confirmation not required)

Attachments:

[Mayor's Appointment Letter - Jayden Ddhir](#)

Recommendation is the previous Appointment be placed on file

[449-25](#)

Petition: Class II: Hub Starters & Alternators, 172 Broadway, Malden, 4 cars (Renewal)

[450-25](#)

Petition: Class II: Maxima Auto Sales Corp., 105-109 Broadway, Malden, 35 cars (Renewal)

[451-25](#)

Petition: Class II: Maxima Auto Sales II, 77 Broadway, Malden, 66 cars (Renewal)

[452-25](#)

Petition: Class II: Smart Buy USA, Inc., 495 Broadway, Malden, 22 cars (Renewal)

Recommendation is the previous four petitions be referred to the License Committee

[453-25](#)

Communication: The Board of Health respectfully submits their board approved 2025 Annual Report.

Attachments:

[BOH Annual Report 2025](#)

Recommendation is the previous Communication be placed on file

7. APPOINTMENTS & ELECTIONS

[454-25](#)

Mayoral Reappointment: Building Commissioner Nelson L. Miller, 235 Beech Avenue, Melrose, as Director of Inspectional Services, said term to commence upon confirmation by the City Council and to expire on December 19, 2028.

Attachments:

[Mayor's Appointment Letter - Nelson Miller](#)

8. MOTIONS, ORDERS, AND RESOLUTIONS

[455-25](#)

Resolve: That it is the sense of the Malden City Council that the City of Malden impose an immediate hiring freeze on all new, vacant, or soon-to-be vacant positions across all City of Malden departments, boards, and commissions. No position shall be posted or filled unless expressly approved by vote of the City Council. This hiring freeze shall remain in effect until further order of the City Council.

Sponsors:

Jadeane Sica

9. ENROLLED ORDINANCES

[275-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 1.04.070 PROCEDURE FOR SELLING TAX TITLE PROPERTY is hereby amended by striking it in its entirety and inserting the following:

Sponsors:

Stephen Winslow

Attachments:

[Current 1.04.070 Procedure for Selling Tax Title Property](#)

[City Council Final Paper 271-13](#)

[276-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.16 RENTAL UNITS; INSPECTION REQUIRED is hereby amended as is outlined in the body of attached paper.

Sponsors:

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

Attachments:

[Draft Rental Registry MCC 9.16 amendment 5.21.2025](#)

[Working draft as of September 30, 2025](#)

[Draft Rental Registry Ordinance - Updated November 18 2025](#)

[277-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.24.010 REGULATION OF LEAD PIPES IN RESIDENTIAL HOUSING is hereby amended by:

Sponsors:

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

Attachments:

[Draft Lead Pipe MCC 9.24.010 amendment 5.21.2025](#)

[361-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.015 DEPARTMENT HEAD SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2025

Sponsors:

Stephen Winslow

Attachments:

[Dept Head Salary Schedule FY2026-2029](#)

[Current 2.24.015 Department Head Salary Schedule](#)

10. COMMITTEE REPORTS

[456-25](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper 408 Series of 2025, having considered the same make the following report:

[408-25](#)

Mayoral Appointment: Olivia Hemond, 769 Main Street, Apt. 1, Malden, as a member of the Conservation Commission, said term to commence upon confirmation by the City Council, and to expire September 15, 2027.

Attachments:

[Mayor's Appointment Letter - Olivia Hemond](#)

[457-25](#)

Committee Report: The Standing Committee on License to whom was referred Papers 370 and 409 through 431 Series of 2025, having considered the same make the following report:

[370-25](#)

Petition: Class II: AGM Auto Sales, Inc. 160 Eastern Avenue, 21 cars (Renewal)

Attachments:

[370-25 AGM Lot Over Filled](#)

[409-25](#)

Petition: Amusement Machines: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 machines (Renewal)

[410-25](#)

Petition: Amusement Machines: Italian American War Vets Post 16, 40 Oakland Street, Malden, 4 machines (Renewal)

[411-25](#)

Petition: Amusement Machines: Pearl Street Station, 53 Summer Street, Malden, 2 machines (Renewal)

[412-25](#)

Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)

[413-25](#)

Petition: Class II: G.P. Motorcycle Supply, 420 Broadway, Malden, 4 motorcycles (Renewal)

[414-25](#)

Petition: Class II: Prestige Motors of Malden, Inc. 600 Broadway, Malden, 37 cars (Renewal)

[415-25](#)

Petition: Class II: Prestige Motors of Malden, Inc. 590 Broadway, Malden, 30 cars (Renewal)

[416-25](#)

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

[417-25](#)

Petition: Class II: Richard Motorcars, Inc. 672 Broadway, Malden, 77 cars (Renewal)

[418-25](#)

Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars (Renewal)

[419-25](#)

Petition: Class II: Scott M. Fitzpatrick dba Wentworth Auto Sales, 730 Eastern Avenue, Malden, 15 spaces (Renewal)

[420-25](#)

Petition: Class II: Top Cars Motor Group, Inc. 259 Main Street, Malden, 30 cars (Renewal)

[421-25](#)

Petition: Class III: Malden Broadway Auto Body, Inc. 590 Broadway, Malden (Renewal)

- [422-25](#) Petition: Extended Hours: Williams Services, LLC DBA Laundry +, 705 Eastern Avenue, Malden, Hours: 7 days, open to the public 5:00AM - 11:00PM, open 24 hours for commercial operations (Renewal)
- [423-25](#) Petition: Extended Hours: Ethiopian Restaurant, 1B Highland Avenue, Malden, Hours: Tuesday and Wednesday 11:00AM - 1:00AM, Thursday through Sunday 7:00AM - 1:00AM (New)
- [424-25](#) Petition: Extended Hours: Main St Laundromat, 780 Main Street, Malden, Hours: 7 Days, 5:00AM - 11:00PM (Renewal)
- [425-25](#) Petition: Extended Hours: G&V Convenience, Inc. dba Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Renewal)
- [426-25](#) Petition: Extended Hours: The Brewster Company dba McDonald's, 114 Broadway, Malden, Hours: 7 days, 24 hours (New)
- [427-25](#) Petition: Extended Hours: Speedway LLC Store #44222, 214 Broadway, Malden, Hours: 7 Days, 24 Hours (Renewal)
- [428-25](#) Petition: Extended Hours: UD Foods, Inc. dba 7-Eleven, 169 Salem Street, Malden, Hours: 7 Days, 24 Hours (Renewal)
- [429-25](#) Petition: Fortune Teller: Chris Burgan Full Heart Tarot Readings and More, 73 Linden Avenue #1, Malden (Renewal)
- [430-25](#) Petition: Livery Company: LuxyLane Black Car LLC, 64 Oliver Street, Malden, 1 vehicle (New)
- [431-25](#) Petition: Livery Driver: Jacqueson Voltaire, 64 Oliver Street, Malden (New)

11. EXECUTIVE SESSION

[458-25](#)

Order: The City Council will vote whether to go into Executive Session with Legal Counsel in accordance with Exemption One, Massachusetts General Laws Chapter 30A Section 21(a)(1), and Exemption Seven, Massachusetts General Laws Chapter 30A Section 21(a)(7), to comply with or act under the authority of any general or special law, specifically to comply with the provisions of Massachusetts General Laws Chapter 30A Section 23(b), to act on the pending Open Meeting Law Complaint filed by Jadeane Sica of 12 Cleveland Street on November 19, 2025 against the City Council related to alleged serial deliberation regarding paper 432-25, the appointment of Jeffrey Donahue to the Northeast Metropolitan Regional Vocational Technical School Committee, on November 18, 2025 where such discussion in open meeting may have a detrimental effect on the litigation position of the City.
(Roll Call Required)

Sponsors:

Amanda Linehan

12. 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](#)
[Re 5 7 24 Public Comment](#)
[MHC to Mayor CC 15 Ferry 10.23.25 wAtts](#)

[278-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12 USE REGULATIONS is hereby amended to add 12.32.030.E CERTIFICATE OF REGISTRATION FOR SHORT TERM RENTALS

Attachments:

[Malden Registered Voter Petition Signed for STR Ordinance Adoption](#)
[Letter to City Council petition adoption of STR ordinance in Malden](#)
[PROPOSED SHORT TERM RENTAL ORDINANCE CITY OF MALDEN](#)

13. PERSONAL PRIVILEGE

14. ADJOURNMENT

CAROL ANN DESIDERIO, CITY CLERK

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmaiden.org or 781-397-7000 Ext. 2005

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www.cityofmaiden.org/captions