



# 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 Carey McDonald  
Councillor Ryan O'Malley  
Councillor Jadeane Sica  
Councillor Chris Simonelli  
Councillor at Large Craig Spadafora  
Councillor Ari Taylor  
Councillor Stephen Winslow*

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Tuesday, November 25, 2025

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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

### 1. CALL TO ORDER

*Council President Linehan called the meeting to order at 7:14 PM.*

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

### 3. ROLL CALL

*Councillor Simonelli was in attendance via video call; all votes during this meeting were done via roll call vote.*

*Also in attendance was Lisa Cagno, Christopher Mooney, and Maria Luise.*

**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

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.

*Maria Luise spoke on behalf of Sharyn Rose-Zeiberg to introduce the Silent Witnesses currently displayed in the lobby of City Hall. Each Silent Witness represents an individual whose life was ended by domestic violence. Named as such because they are no longer able to speak for themselves, the women of Zonta now speak for them. Ms. Luise invited the public to stand with Zonta as allies against domestic violence at a ceremony to be held at 6:30 PM on Wednesday, December 10 at Malden City Hall.*

### 5. PUBLIC COMMENT

*No person came forward to speak at Public Comment. Five emails were received and*

*read into the record by City Clerk Desiderio. Those comments are attached to the history of Paper 455-25.*

## **6. CONSENT AGENDA**

### **Approval of the Consent Agenda**

**A motion was made by Councillor Sica , seconded by Councillor Winslow, 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

[\*\*447-25\*\*](#) Minutes for the meeting of October 28, 2025

**These Council Minutes were 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](#)

**This Appointment was placed on file.**

[\*\*449-25\*\*](#) Petition: Class II: Hub Starters & Alternators, 172 Broadway, Malden, 4 cars (Renewal)

**This Petition was referred to the License Committee.**

[\*\*450-25\*\*](#) Petition: Class II: Maxima Auto Sales Corp., 105-109 Broadway, Malden, 35 cars (Renewal)

**This Petition was referred to the License Committee.**

[\*\*451-25\*\*](#) Petition: Class II: Maxima Auto Sales II, 77 Broadway, Malden, 66 cars (Renewal)

**This Petition was referred to the License Committee.**

[\*\*452-25\*\*](#) Petition: Class II: Smart Buy USA, Inc., 495 Broadway, Malden, 22 cars (Renewal)

**This Petition was 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](#)

**This Communication was received and filed.**

## **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](#)

*Councillor Crowe, as Chair of the Personnel and Appointments Committee, asked to confirm this position on the floor but also noted it would be nice to have the Building Commissioner in to speak before the committee. She further stated he is often in communication with the Council and always very responsive and helpful.*

**A motion was made by Councillor Crowe, seconded by Councillor Sica, 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

## **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 discretionary hiring freeze on all new, vacant, or soon-to-be vacant positions across all City of Malden departments.

**Sponsors:** Jadeane Sica and Ryan O'Malley

**Attachments:** [Public Comment Nov 25 2025](#)

*After some debate over the scope of this resolve, Council authority over various department heads, the inability to leave certain essential positions vacant, the Mayor's current pause on hiring, and the need to examine the filling of each position on a case by cases basis, the Body decided to amend the paper. The word 'discretionary' was added in between immediate and hiring. A period was added after the word 'departments' and the remainder of the paragraph was omitted.*

**A motion was made by Councillor Winslow, seconded by Councillor O'Malley, that the Resolution be amended. 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 Sica, seconded by Councillor O'Malley, that the Resolution be passed as amended. The motion carried by the following vote:**

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

## **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](#)

[Final Paper 275-25 Tax Title Property Ordinance](#)

**A motion was made by Councillor Winslow, seconded by Councillor Crowe, 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

[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](#)

[Final Paper 276-25 9.16 Rental Registry](#)

**A motion was made by Councillor McDonald, seconded by Councillor Winslow, 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

[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](#)

[Final Paper 277-25 9.24.010 Lead Pipes](#)

**A motion was made by Councillor Winslow, seconded by Councillor McDonald, 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

[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](#)

[Final Paper 361-25 Department Head Salary Schedule Ordinance](#)

**A motion was made by Councillor Winslow, seconded by Councillor Taylor, that the Ordinance be ordained. The motion carried by the following vote:**

**Yea:** 8 - Condon, Crowe, Linehan, McDonald, Sica, Spadafora, Taylor and Winslow

**Nay:** 3 - Colon Hayes, O'Malley and Simonelli

## **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:

*Personnel Chair Councillor Crowe reported Ms. Hemond is new to this community and searched the city's website to discover opportunities to get involved. Being an ecologist and environmental scientist who is well versed in environmental regulations, Ms. Hemond is expected to serve as a good addition to the Conservation Commission. The Committee unanimously recommends this appointment for confirmation.*

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

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

### **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](#)

**A motion was made by Councillor O'Malley, 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

### **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:

**A motion was made by Councillor Sica, seconded by Councillor McDonald, 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 Winslow

### **370-25**

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

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

*This license was granted conditionally due to issues of overcrowding on the lot, customer and employees being made to park in the street, on-street parking issues with neighbors, and multiple tickets issued by Compliance. License is for a three-month period and will include follow up monitoring of the business.*

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted with conditions. 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

**409-25** Petition: Amusement Machines: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 machines (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

**410-25** Petition: Amusement Machines: Italian American War Vets Post 16, 40 Oakland Street, Malden, 4 machines (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

**411-25** Petition: Amusement Machines: Pearl Street Station, 53 Summer Street, Malden, 2 machines (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

**412-25** Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

**413-25** Petition: Class II: G.P. Motorcycle Supply, 420 Broadway, Malden, 4 motorcycles (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

**414-25** Petition: Class II: Prestige Motors of Malden, Inc. 600 Broadway, Malden, 37 cars (Renewal)

*This license was granted conditionally due to issues of overcrowding on the lot, customer and employees being made to park in the street, on-street parking issues with neighbors, and multiple tickets issued by Compliance. License is granted conditionally and will include follow up monitoring of the business.*

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

**Yea:** 9 - Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

**Nay:** 1 - O'Malley

**Recused:** 1 - Colon Hayes

#### 415-25

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

*This license was granted conditionally due to issues of overcrowding on the lot, customer and employees being made to park in the street, on-street parking issues with neighbors, and multiple tickets issued by Compliance. License is granted conditionally and will include follow up monitoring of the business.*

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

**Yea:** 9 - Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

**Nay:** 1 - O'Malley

**Recused:** 1 - Colon Hayes

#### 416-25

Petition: Class II: Reliance Motor Group, LLC, 28 Broadway, Malden, 38 cars (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

#### 417-25

Petition: Class II: Richard Motorcars, Inc. 672 Broadway, Malden, 77 cars (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

#### 418-25

Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

**419-25**

Petition: Class II: Scott M. Fitzpatrick dba Wentworth Auto Sales, 730 Eastern Avenue, Malden, 15 spaces (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

**420-25**

Petition: Class II: Top Cars Motor Group, Inc. 259 Main Street, Malden, 30 cars (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

**421-25**

Petition: Class III: Malden Broadway Auto Body, Inc. 590 Broadway, 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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

**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)

**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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

**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)

**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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

424-25

Petition: Extended Hours: Main St Laundromat, 780 Main Street, Malden, Hours: 7 Days, 5:00AM - 11:00PM (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

425-25

Petition: Extended Hours: G&V Convenience, Inc. dba Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 7 days, 24 hours (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

426-25

Petition: Extended Hours: The Brewster Company dba McDonald's, 114 Broadway, Malden, Hours: 7 days, 24 hours (New)

*This license was granted with the stipulation that the 24/7 permitted hours are for the drive through only; dining room is to close at 9:00 PM.*

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted with conditions. 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

427-25

Petition: Extended Hours: Speedway LLC Store #44222, 214 Broadway, Malden, Hours: 7 Days, 24 Hours (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

428-25

Petition: Extended Hours: UD Foods, Inc. dba 7-Eleven, 169 Salem Street, Malden, Hours: 7 Days, 24 Hours (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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

429-25

Petition: Fortune Teller: Chris Burgan Full Heart Tarot Readings and More, 73 Linden

Avenue #1, 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 - Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Colon Hayes

#### 430-25

Petition: Livery Company: LuxyLane Black Car LLC, 64 Oliver Street, Malden, 1 vehicle (New)

*This paper was tabled in committee and therefore not taken up for business as a part of the report presented by the Chair of License at this evening's meeting.*

#### 431-25

Petition: Livery Driver: Jacqueson Voltaire, 64 Oliver Street, Malden (New)

*This paper was tabled in committee and therefore not taken up for business as a part of the report presented by the Chair of License at this evening's meeting.*

### **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

**Attachments:** OML Complaint KCH Nov 18 2025

[To AGO- 11.19.25 OML Complaint by Councillor Sica ~ 12.18.2025](#)

*Councillor Sica moved to adopt this order hoping the same would fail. She was of the opinion that the discussion of this alleged violation should be had in open session. The entirety of the body was in agreement with that assessment and therefore the order to enter into Executive Session failed by unanimous vote.*

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

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

*For the benefit of the general public, Council President Linehan asked Clerk Desiderio to read the complaint into the record and give a brief explanation as to what happens when an allegation of an open meeting law violation comes before the Council.*

*Councillor Sica outlined the complaint, citing phone calls, texts, and voice mails involving a quorum of council members regarding the appointment of Jeffrey Donahue, in the days leading up to the November 18th Council meeting.*

*Assistant City Solicitor Christopher Mooney was in attendance to respond to questions and offer guidance to the Body. He acknowledged their right to open deliberation but recommended allowing the Legal Department to complete a formal investigation.*

*Councillor Sica preferred to have this issue deliberated in open session but the general consensus of the Body was to first let the Legal Department complete their work.*

*The Council voted to refer the complaint to the City Solicitor's office for investigation, with the understanding that findings would be reported back and further discussion could occur at that time.*

**A motion was made by Councillor McDonald, seconded by Councillor Colon Hayes, that the Open Meeting Law violation be referred to the City Solicitor's Office for further investigation. The motion carried by the following vote:**

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

**Nay:** 2 - Sica and Spadafora

## **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 2023.01.29](#)

[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](#)

[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**

**A motion was made by Councillor McDonald, seconded by Councillor Condon, that this meeting be adjourned. The motion carried by the following vote:  
Meeting adjourned at 8:59 PM.**

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

**CAROL ANN DESIDERIO, CITY CLERK**

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org) or 781-397-7000 Ext. 2005

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[www.cityofmalden.org/captions](http://www.cityofmalden.org/captions)