



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

Tuesday, December 10, 2024

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the live stream on YouTube:
<https://www.youtube.com/live/i4r8FYabrCg?si=E0xsNRRV-QrUcT8S>

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

City Engineer Yem Lip will appear before the City Council to give a presentation on the results of the lead line assessment work that has been completed and speak on next steps on lead line removal.

5. PUBLIC COMMENT

6. CONSENT AGENDA

[419-24](#)

Minutes for the meeting of November 12, 2024

[444-24](#)

Minutes for the meeting of November 26, 2024

Recommendation is the previous Council minutes be approved

[445-24](#)

Mayoral Appointment: Kathryn Doyle, 45 Webber Street, Unit 1, Malden, as member of the Disability Commission, said term to commence upon confirmation by the City Council, and expire March 15, 2027.

Attachments:

[Mayor's Appointment Letter - Kathryn Doyle](#)

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

[446-24](#)

Mayoral Appointment: Elaine Shwartz, 60 Hancock Road, Malden, as member of the Human Rights and Fair Housing Commission, said term to March 15, 2027.
(Confirmation not required)

Attachments:

[Mayor's Appointment Letter - Elaine Shwartz](#)

Recommendation is the previous Appointment be placed on file

[447-24](#)

Council Reappointment: Sheila Fermano, 140 West Street, Malden, as Municipal Hearing Officer, said term to expire December 21, 2027. (Confirmation required)

Attachments:

[Council Reappointment Letter - Sheila Fermano](#)

Recommendation is the previous Appointment be confirmed

[448-24](#)

Petition: Amusement Machines: Flaming Grill & Buffet, 52 Broadway, Malden, 3 machines (Renewal)

[449-24](#)

Petition: Amusement Machines: GLS Associates, Inc. 50 Holden Street, Malden, 5 machines (Renewal)

[450-24](#)

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

[451-24](#)

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

[452-24](#)

Petition: Class II: Andy's Service Center, Inc. 356 Lebanon Street, Malden, 3 cars (Renewal)

[453-24](#)

Petition: Class II: Autotech II, Inc. 1236 Eastern Avenue, Malden, 5 cars (Renewal)

[454-24](#)

Petition: Class II: Friends Auto Group LLC, 225 Eastern Avenue, Malden, 17 cars (New)

[455-24](#)

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

[456-24](#)

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

- [457-24](#) Petition: Class II: Jordan Motors, Inc. dba Malden Auto Sales, 147 Ferry Street, Malden, 24 cars (Renewal)
- [458-24](#) Petition: Class II: Quality Auto Sales, Inc. 856 Eastern Avenue, Malden, 5 cars (Renewal)
- [459-24](#) Petition: Class II: Reliance Motor Group, LLC, 28 Broadway, Malden, 38 cars (Renewal)
- [460-24](#) Petition: Class II: Richard Motorcars, Inc. 672 Broadway, Malden, 77 cars (Renewal)
- [461-24](#) Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars (Renewal)
- [462-24](#) Petition: Class II: Scott M. Fitzpatrick dba Wentworth Auto Sales, 730 Eastern Avenue, Malden, 15 cars (Renewal)
- [463-24](#) Petition: Extended Hours: Boda Borg Boston, 90 Pleasant Street, Malden, Hours: Occasional Saturday and Sunday events, 12AM - 9AM (Renewal)
- [464-24](#) Petition: Extended Hours: Speedway LLC Store #2504, 214 Broadway, Malden, Hours: 7 Days, 24 Hours (Renewal)
- [465-24](#) Petition: Extended Hours: Dant Chris Corp. dba Dunkin, 980 Eastern Avenue, Malden, Hours: 7 Days, 4AM - 12AM (Renewal)
- [466-24](#) Petition: Extended Hours: MRM Donuts Corp. dba Dunkin, 617 Broadway, Malden, Hours: 7 Days, 4AM - 10PM (Renewal)
- [467-24](#) Petition: Extended Hours: Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 7 Days, 24 Hours (Renewal)
- [468-24](#) Petition: Extended Hours: L & K Pool Hall, 77 Exchange Street, Malden, Hours: 7 Days, 12PM - 12AM (Renewal)
- [469-24](#) Petition: Extended Hours: LGM Donuts dba Honey Dew Donuts, 691 Eastern Avenue, Malden, Hours: 7 Days, 5AM - 7PM (Renewal)
- [470-24](#) Petition: Fortune Teller: Angie Marks Psychic Readings, 495 Broadway, Malden (Renewal)
- [471-24](#) Petition: Fortune Teller: Chris Burgan Full Heart Tarot Readings & More, 73 Linden Avenue #1, Malden (Renewal)

- [472-24](#) Petition: Livery Company: Lux Ride, 500 Broadway Unit 4102, Malden (New)
- [473-24](#) Petition: Livery Driver: Muhammad Waleed, 500 Broadway Unit 4102, Malden (New)
- [474-24](#) Petition: Taxi Driver: John DiDomenico, 28 Spring Street, Malden (New)
- [475-24](#) Petition: Taxi Driver: Ronald C. McCray, 11 Tower Street Apt. 3, Boston, MA (New)
- [476-24](#) Petition: Taxi Driver: David McNamara, 51 Melrose Street #2A, Melrose, MA (New)
Recommendation is the previous twenty-nine petitions be referred to the License Committee
- [477-24](#) Communication: Historical Commission respectfully submits their board approved 2024 Annual Report.
- Attachments:** [Historical Commission Annual Report 2024](#)
Recommendation is the previous Communication be placed on file

7. MOTIONS, ORDERS, AND RESOLUTIONS

- [443-24](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) is hereby amended as noted in the body of said paper, effective upon the successful passage of a Home Rule Petition approving corresponding amendments to the City Charter.

8. COMMITTEE REPORTS

- [482-24](#) Committee Report: The Standing Committee on Charter Review to whom was referred Paper 418 Series of 2024, having considered the same make the following report: Committee recommends the Council ask the Solicitor's Office to draft a Home Rule Petition consistent with the memo presented with Paper 418-24 for the Council's review and consideration. The Committee further recommends the Council to refer Paper 443-24 to the Rules and Ordinance Committee to consider setting forth proposed ordinance changes consistent with the memo presented with Paper 418-24.

[478-24](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Papers 432 and 434 Series of 2024, having considered the same make the following report: Committee recommends both papers out favorably to the Full Council as amended.

Recommended amendments to Paper 432-24 are to adjust effective date to January 1, 2025 and to add, '/education' after the word 'longevity'.

Recommended amendment to Paper 434-24 is to include 'which shall be in alignment with all applicable state laws and cannabis regulations' after 'City of Malden' in Paragraph (2)(c) of Subsection D.

[432-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) be amended by adding Title 2, Chapter 28, Section 100 UNION BENEFITS APPLICABLE TO NON-UNION MEMBERS

Sponsors:

Amanda Linehan

[434-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 6 Chapter 08 Section 070 LICENSING OF MARIJUANA ESTABLISHMENTS is hereby amended as follows:

- Under Subsection D, striking Paragraph (2)(C) and inserting in its place the following: "applicant shall enter into a host community agreement (HCA) with the City of Malden"
- Under Subsection D, striking Paragraph (2)(D) in its entirety
- Striking Subsection E in its entirety

Sponsors:

Amanda Linehan

Attachments:

[Current 6.08.070 Licensing of Marijuana Establishments](#)

[479-24](#)

Committee Report: The Standing Committee on Finance to whom was referred Papers 426, 428, 429, and 430 Series of 2024, make the following report: Committee recommends these papers out favorably to the Full Council.

[426-24](#)

Order: That the sum of Two Million Five Hundred Thousand Dollars (\$2,500,000) is appropriated from available general fund free cash for Maplewood Park Turf Rehabilitation.

Sponsors:

Carey McDonald

Attachments:

[Free Cash Appropriation Memorandum Nov 26, 2024](#)

[428-24](#) Order: That the sum of Three Hundred Thousand Dollars (\$300,000) is appropriated from available general fund free cash for Traffic Calming Initiatives.

Sponsors: Carey McDonald

Attachments: [Free Cash Appropriation Memorandum Nov 26, 2024](#)

[429-24](#) Order: That the sum of Two Million Dollars (\$2,000,000) is appropriated from available general fund free cash for road reconstruction.

Sponsors: Carey McDonald

Attachments: [Free Cash Appropriation Memorandum Nov 26, 2024](#)

[430-24](#) Order: That the sum of One Million Five Hundred Thousand Dollars (\$1,500,000) is appropriated from available general fund free cash for Parking Garage Improvements.

Sponsors: Carey McDonald

Attachments: [Free Cash Appropriation Memorandum Nov 26, 2024](#)

[480-24](#) Committee Report: The Standing Committee on Finance to whom was referred Paper 425 Series of 2024, having considered the same make the following report:

[425-24](#) Order: That the City of Malden accept the provisions of M.G.L.c. 200A s. 9A, relative to disposition of abandoned funds by city or town; notice of period during which funds may be claimed; city treasurer authorized to hear claims; appeal; disbursement

Sponsors: Carey McDonald

[481-24](#) Committee Report: The Standing Committee on Finance to whom was referred Paper 427 Series of 2024, having considered the same make the following report:

[427-24](#) Order: That the sum of Five Hundred Thousand Dollars (\$500,000) is appropriated from available general fund free cash for the restoration of the Salemwood School Plaza.

Sponsors: Carey McDonald

Attachments: [Free Cash Appropriation Memorandum Nov 26, 2024](#)

9. 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](#)

375-24

Resolved: That it is the sense of the Malden City Council that car washes, which make minor changes to motor vehicles by providing cleaning services and/or accessories for motor vehicles, are most closely described by and encompassed in the definition of service stations in the Code of the City of Malden (MCC) Title 12, Chapter 32, Section 060 (B) DEFINITIONS - ZONING

Sponsors:

Ryan O'Malley

Attachments:

[12.32.060 Definitions - Zoning](#)

10. PERSONAL PRIVILEGE**11. ADJOURNMENT**

CAROL ANN DESIDERIO, CITY CLERK