



# 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*

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Tuesday, December 10, 2024

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the live stream on YouTube:

<https://www.youtube.com/live/i4r8FYabrCg?si=E0xsNRRV-QrUcT8S>

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

*Council President called the meeting to order at 7:08 PM.*

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

### **3. ROLL CALL**

*Also in attendance was Lisa Cagno, Zaheer Samee, Christopher Mooney, Maria Luise, Dan Grover, and Yem Lip.*

**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**

[483-24](#)

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.

**Attachments:** [Lead Line Assessment Dec 10 2024](#)

*The entirety of Engineer Lip's presentation may be viewed beginning at the 20:56 mark at the above noted link.*

**5. PUBLIC COMMENT**

*One written public comment was received by the City Clerk and is attached to the history of Paper 426-24. The comment was not read into the record during the meeting because the constituent was in attendance and instead chose to offer his comments personally to the Body in opposition of 426-24.*

**6. CONSENT AGENDA****Approval of the Consent Agenda**

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

[419-24](#)

Minutes for the meeting of November 12, 2024

**The Council minutes were approved.**

[444-24](#)

Minutes for the meeting of November 26, 2024

**The Council minutes were 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](#)

**This Appointment was 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](#)

**This Appointment was 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](#)

**This Appointment was confirmed.**

[448-24](#)

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

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

[449-24](#)

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

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

[450-24](#)

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

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

[451-24](#)

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

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

[452-24](#)

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

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

[453-24](#)

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

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

[454-24](#)

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

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

[455-24](#)

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

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

[456-24](#)

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

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

[457-24](#)

Petition: Class II: Jordan Motors, Inc. dba Malden Auto Sales, 147 Ferry Street, Malden, 24 cars (Renewal)

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

[458-24](#)

Petition: Class II: Quality Auto Sales, Inc. 856 Eastern Avenue, Malden, 5 cars (Renewal)

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

[459-24](#)

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

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

[460-24](#)

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

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

[461-24](#)

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

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

[462-24](#)

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

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

[463-24](#)

Petition: Extended Hours: Boda Borg Boston, 90 Pleasant Street, Malden, Hours: Occasional Saturday and Sunday events, 12AM - 9AM (Renewal)

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

[464-24](#)

Petition: Extended Hours: Speedway LLC Store #2504, 214 Broadway, Malden, Hours: 7 Days, 24 Hours (Renewal)

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

[465-24](#)

Petition: Extended Hours: Dant Chris Corp. dba Dunkin, 980 Eastern Avenue, Malden, Hours: 7 Days, 4AM - 12AM (Renewal)

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

[466-24](#)

Petition: Extended Hours: MRM Donuts Corp. dba Dunkin, 617 Broadway, Malden, Hours: 7 Days, 4AM - 10PM (Renewal)

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

[467-24](#)

Petition: Extended Hours: Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 7 Days, 24 Hours (Renewal)

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

[468-24](#)

Petition: Extended Hours: L & K Pool Hall, 77 Exchange Street, Malden, Hours: 7 Days, 12PM - 12AM (Renewal)

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

[469-24](#)

Petition: Extended Hours: LGM Donuts dba Honey Dew Donuts, 691 Eastern Avenue, Malden, Hours: 7 Days, 5AM - 7PM (Renewal)

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

[470-24](#)

Petition: Fortune Teller: Angie Marks Psychic Readings, 495 Broadway, Malden (Renewal)

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

[471-24](#)

Petition: Fortune Teller: Chris Borgan Full Heart Tarot Readings & More, 73 Linden Avenue #1, Malden (Renewal)

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

[472-24](#)

Petition: Livery Company: Lux Ride, 500 Broadway Unit 4102, Malden (New)

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

[473-24](#)

Petition: Livery Driver: Muhammad Waleed, 500 Broadway Unit 4102, Malden (New)

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

[474-24](#)

Petition: Taxi Driver: John DiDomenico, 28 Spring Street, Malden (New)

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

[475-24](#)

Petition: Taxi Driver: Ronald C. McCray, 11 Tower Street Apt. 3, Boston, MA (New)

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

[476-24](#)

Petition: Taxi Driver: David McNamara, 51 Melrose Street #2A, Melrose, MA (New)

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

[477-24](#)

Communication: Historical Commission respectfully submits their board approved 2024 Annual Report.

**Attachments:** [Historical Commission Annual Report 2024](#)

**This Communication was received and filed.**

## **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.

**Sponsors:** Stephen Winslow

**A motion was made by Councillor Simonelli, seconded by Councillor Linehan, that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.**

## **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.

**A motion was made by Councillor O'Malley, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

**A motion was made by Councillor Simonelli, seconded by Councillor Linehan, to accept and enact the recommendations made by the Charter Review Committee and direct the City Solicitor's Office to draft a Home Rule Petition consistent with the memo presented with Paper 418-24. The motion carried by a unanimous vote.**

[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.

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

[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

**A motion was made by Councillor Linehan, seconded by Councillor O'Malley, that the Ordinance be amended. The motion carried by a unanimous vote.**

**A motion was made by Councillor Linehan, seconded by Councillor O'Malley, that the Ordinance be enrolled as amended. The motion carried by a unanimous vote.**

[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, which shall be in alignment with all applicable state laws and cannabis regulations."
- 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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be amended. The motion carried by a unanimous vote.**

**A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be enrolled as amended. The motion carried by a unanimous vote.**

[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.

**A motion was made by Councillor McDonald, seconded by Councillor Condon, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

[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](#)

[Public Comment, file 426-24 w Cost Opinion](#)

[Final Paper 426-24 Maplewood Park Turf Rehabilitation Appropriation](#)

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

[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](#)  
[Final Paper 428-24 Traffic Calming Initiatives Appropriation](#)

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

[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](#)  
[Final Paper 429-24 Road Reconstruction Appropriation](#)

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

[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](#)  
[Final Paper 430-24 Parking Garage Improvements Appropriation](#)

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

[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: Committee recommends this paper out favorably to the Full Council.

**A motion was made by Councillor Spadafora, seconded by Councillor McDonald, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

[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

**Attachments:** [Final Paper 425-24 City of Malden Accept MGL 200A S9A](#)

**A motion was made by Councillor McDonald, seconded by Councillor O'Malley, that the Order be adopted. The motion carried by a unanimous vote.**

[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: Committee recommends this paper out favorably to the Full Council.

**A motion was made by Councillor McDonald, seconded by Councillor O'Malley, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

[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](#)  
[Final Paper 427-24 Salemwood School Plaza Appropriation](#)

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

## **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 2023.01.29](#)

[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](#)

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](#)

[Final Paper: 375-24](#)

**10. PERSONAL PRIVILEGE****11. ADJOURNMENT**

A motion was made by Councillor O'Malley, seconded by Councillor Spadafora, that the meeting be adjourned. The motion carried unanimously.  
Meeting adjourned at 8:23 PM.

**CAROL ANN DESIDERIO, CITY CLERK**