



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final City Council

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

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Tuesday, May 20, 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/kuvaju6h>

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

*Council President O'Malley called the meeting to order at 7:03 PM.*

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

*An additional moment of silence was offered by Councillor Winslow in honor of Ward 6 resident Thomas Kafka.*

*An additional moment of silence was offered by Councillor Sica in honor of Ward 8 resident Patricia Ann Daley.*

*An additional moment of silence was offered by Council President O'Malley in honor of his great aunt Josephine Messana.*

### **3. ROLL CALL**

*Also in attendance was Maria Luise, Daniel Grover, Michelle Romero, Zaheer Samee, Jennifer Spadafora, Lisa Cagno.*

**Present - Councillors:** 10 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor and Stephen Winslow

**Absent - Councillors:** 1 - Craig Spadafora

### **4. PUBLIC COMMENT**

### **5. 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:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor and Winslow

[237-25](#)

Minutes for the meeting of April 29, 2025

**These Council Minutes were approved.**

[238-25](#)

Minutes for the meeting of May 6, 2025

**These Council Minutes were approved.**

[239-25](#)

Minutes for the meeting of May 13, 2025

**These Council Minutes were approved.**

[240-25](#)

Mayoral Reappointment: Lisa Kipnis Schwartz, 60 Harvard Street, Malden, as a resident member of the Council on Aging, said term to expire June 12, 2025 and commence upon confirmation by the City Council.

**Attachments:** [Mayor's Reappointment Letter - Lisa Kipnis Schwartz](#)

**This Appointment was confirmed.**

[241-25](#)

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

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

[242-25](#)

Petition: Livery Company: Joey Pierre-Louis, 4 Stone Lane Apt. 5345, Malden, 1 vehicle (New)

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

[243-25](#)

Petition: Livery Driver: Joey Pierre-Louis, 4 Stone Lane Apt. 5345, Malden (New)

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

[244-25](#)

Petition: Livery Company: Pabla Transport LLC, 26 Blaine Street, Malden, 1 vehicle (Renewal)

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

[245-25](#)

Petition: Livery Driver: Jaspreet Singh, 26 Blaine Street, Malden, 1 vehicle (Renewal)

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

[246-25](#)

Petition: Pool Table: Biao Ge Pool Hall, 77 Exchange Street, Malden, 7 tables  
(Renewal)

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

[247-25](#)

Petition: Self-Service Gas Station: Snap Mart, Inc. 245 Main Street, Malden  
(Renewal)

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

## **6. MOTIONS, ORDERS, AND RESOLUTIONS**

[248-25](#)

Order: That the City Council President work with the Chief Financial Officer, Chair of the Finance Committee, and finance team to evaluate options for increased access and oversight of City finances, including but not limited to the following possible proposals:

1. Read-only access to the City's financial software
2. The production of regular financial reporting to be shared with the Finance Committee and other interested officials.

**Sponsors:** Ryan O'Malley, Carey McDonald and Karen Colon Hayes

**Attachments:** [Final Paper: 248-25](#)

*Council President O'Malley vacated the chair and Pro Tempore, Councillor Linehan took over the meeting during the discussion and votes on Papers 248-25 and 249-25.*

*Councillor O'Malley then introduced the paper explaining the purpose is to increase access and oversight of the city's finances, emphasizing the need for transparency and informed decision-making during difficult financial times. The main focus being regular financial reports to be shared with the Finance Committee and other interested officials such as the Mayor.*

*Councillor McDonald proposed inserting "Chair of the Finance Committee, " after 'Chief Financial Officer.'*

**A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the Order be amended. The motion carried by a unanimous vote.**

**A motion was made by Councillor Colon Hayes, seconded by Councillor Simonelli, that the Order be adopted as amended. The motion carried by a unanimous vote.**

[249-25](#)

Be it ordained by the City Council of the City of Malden that the Code of the City of Malden (MCC) is hereby amended by adding Title 2, Chapter 04, Section 040

REMOTE PARTICIPATION:

All boards, commissions, and multi-member public bodies shall provide for remote participation by the public at meetings and hearings. Individual boards, commissions, or multi-member public bodies may develop their own rules for remote participation by their own members.

**Sponsors:** Ryan O'Malley

*Councillor O'Malley introduced the paper by explaining the purpose is to ensure that members of the public can attend meetings remotely, addressing challenges such as childcare, work schedules, and accessibility issues. And also for boards and commissions to develop their own rules for remote participation by their members, providing flexibility while ensuring public access.*

*Several Councillors brought up technical and logistical challenges, the need to gather input from various boards and commissions, and the need for a comprehensive implementation plan. Councillor McDonald suggested referring the matter to the Rules & Ordinance Committee to consider and work on these concerns.*

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

In accordance with 940 CMR 29.00 OPEN MEETINGS, this agenda was revised on May 19 to reflect an unexpected occurrence with Massachusetts Land Court demanding immediate action in the two papers as posted below known as Paper 255 and 256 Series of 2025.

255-25

Order: The Council will vote on whether to sell or retain the property known as 42 Crescent Avenue, and by City Assessor's parcel identification number 072 824 410, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 24 TL 000383.

**Sponsors:** Ryan O'Malley

**Attachments:** [42 Crescent Avenue, Malden MA](#)

[Final Paper: 255-25](#)

*City Treasurer, Daniel Grover appeared before the Body to provide an overview of the circumstances regarding the properties at 42 Crescent Ave and 40-42 Wentworth St. Both properties were acquired through tax title litigation due to unpaid taxes. The owners had been non-responsive despite multiple notifications and opportunities to pay.*

*Treasurer Grover discussed the options of retaining or selling the properties. Retaining the properties would require the city to pay the owners the excess equity, which was not feasible due to budget constraints. Selling the properties was deemed the only viable option for the City.*

*Treasurer Grover suggested the Council review and update the city's ordinances related to tax title properties to align with the new state laws and streamline the process for future cases.*

**A motion was made by Councillor Simonelli, seconded by Councillor McDonald, to sell the property located at 42 Crescent Ave and authorize Treasurer Grover to move forward with selling, with the caveat that there will be a 30-day hold on listing the property for sale to give the owners one last opportunity to redeem their property by paying the outstanding taxes and fees. The motion carried by the following vote:**

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

**Recused:** 1 - Colon Hayes

[256-25](#)

Order: The Council will vote on whether to sell or retain the property known as 40 - 42 Wentworth Street, and by City Assessor's parcel identification number 029 145 518, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 22 TL 000343.

**Sponsors:** Ryan O'Malley

**Attachments:** [40-42 Wentworth Street, Malden MA](#)

[Final Paper: 256-25](#)

**A motion was made by Councillor Condon, seconded by Councillor Taylor, to sell the property located at 40-42 Wentworth St and authorize Treasurer Grover to move forward with selling, with the caveat that there will be a 30-day hold on listing the property for sale to give the owners one last opportunity to redeem their property by paying the outstanding taxes and fees. The motion carried by the following vote:**

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

**Recused:** 1 - Colon Hayes

## **7. COMMUNICATIONS**

[250-25](#)

Communication from Planning Board re: CCP #171/2025 (MBTA Communities Zoning Overlays Ordinance Amendments)

**Attachments:** [CCP 171 2025 PBR 5.25 wAtts](#)

**A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Communication be received and filed. The motion carried by a unanimous vote.**

171-25

Be it ordained by the Malden City Council that Title 12 of the Code of the City of Malden (MCC) is hereby amended to eliminate the development cap in the MBTA Communities Multifamily Overlay subdistrict MCMOD-MD 1 and eliminate the effective date of final approval by the state of our District Compliance Application per the determination issued by the Executive Office of Housing and Livable Communities.

**Sponsors:** Stephen Winslow

**Attachments:** [Memorandum on Zoning Amendments 4 3 2025](#)  
[EOHLC 3A Conditional Compliance - Malden 11-12-24](#)  
[MBTA Communities Zoning Amendments Prop wMap 4.3.25](#)  
[CCP 171-25 PSR](#)

**A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the Ordinance be amended in accordance with the Planning Board recommendation to use the date the amendments are ordained, June 3, 2025, for the revised date in the, "MBTA Communities Zoning Overlay Districts 12/12/23 Revised \_\_\_\_\_ MCMOD-MMUD Boundary Map". The motion carried by a voice vote: 8 yea and 1 nay. Condon dissenting.**

**A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the Ordinance be enrolled as amended. The motion carried by a voice vote: 8 yea and 1 nay. Condon dissenting.**

251-25

Communication from Planning Board re: CCP #172/2025 (Floodplains Districts Zoning Ordinance Amendments)

**Attachments:** [CCP 172 2025 PBR 5.25 wAtts](#)

**A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Communication be received and filed. The motion carried by a unanimous vote.**

172-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.08.040 FLOODPLAINS, 12.12.110 FLOODPLAIN DISTRICTS, 12.32.060 DEFINITIONS - ZONING are hereby amended to include new regulations, as required by FEMA, so that referenced areas will remain eligible for FEMA sponsored flood insurance programs.

**Sponsors:** Stephen Winslow and Ryan O'Malley

**Attachments:** [MCC Zoning Floodplains 2025 April 3 2025](#)  
[CCP 172 2025 PBR 5.25 wAtts](#)

**A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Ordinance be amended to add the following sentence to the end of all definitions that are the subject of proposed amendments in 172-25: "This definition is only applicable to property in the Flood Plain District." The motion carried by a unanimous vote.**

**A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, that the Ordinance be tabled for review by the Legal Department. The motion carried by a unanimous vote.**

#### 252-25

Communication from Planning Board re: CCP #185/2025 (Site Plan Review for Educational, Religious and Child Care Facilities Zoning Ordinance Amendments)

**Attachments:** [CCP 185 2025 PBR 5.25 wAtts](#)

**A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Communication be received and filed. The motion carried by a unanimous vote.**

#### 185-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12.030 USE REGULATIONS is hereby amended as follows to update existing Table of Use Regulations to correspond with recent Site Plan Review regulations for Day Care Centers, Non-Profit Educational Facilities, and Religious Facilities as ordained in Paper 356 Series of 2024.

**Sponsors:** Stephen Winslow

**Attachments:** [Admin Corr Table SPR 4.7.25 rev 4.10.25](#)

[CCP 185-25 PSR](#)

[CCP 185 2025 PBR 5.25 wAtts](#)

**A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance be enrolled. The motion carried by a unanimous vote.**

### **8. COMMITTEE REPORTS**

#### 253-25

Committee Report: The Standing Committees on Finance and Rules & Ordinance to whom was referred Papers 216 and 217 Series of 2025, having considered the same make the following report: Committees recommend these papers out favorably to the Full Council.

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

#### 216-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.050 POLICE SUPERIOR OFFICERS SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2023

**Sponsors:** Stephen Winslow

**Attachments:** [Current Police Superior Officer Salary Chart](#)

[Proposed Police Superior Officer Salary Chart](#)

[Final Paper: 216-25](#)

**A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Ordinance be enrolled. The motion carried by a unanimous vote.**

**A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, that the Docket rules be suspended for the purposes of ordaining. The motion carried by the following vote:**



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

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

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

[217-25](#)

Order: That the sum of Two Hundred Thousand Dollars (\$200,000) be and the same is hereby transferred from Salary Reserve (0010-996-5110) to Police Salaries (0010-210-5120).

**Sponsors:** Carey McDonald

**Attachments:** [Final Paper: 217-25](#)

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

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

[254-25](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Papers 226 and 227 Series of 2025, having considered the same make the following report: Committee recommends these appointments out favorably to the Full Council.

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

[226-25](#)

Mayoral Appointment: Michele Ferguson, 43 Boston Street, Malden, as an associate member of the Planning Board, said term to expire March 1, 2027 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Michele Ferguson](#)

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

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

[227-25](#)

Mayoral Appointment: Maria Schroeder, 113 Savin Street, Malden, as an associate member of the Planning Board, said term to expire March 1, 2030 and to commence upon confirmation by the City Council.

**Attachments:** [Mayor's Appointment Letter - Maria Schroeder](#)

**A motion was made by Councillor Linehan, seconded by Councillor Simonelli, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, 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](#)

**78-25**

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 30932051 - National Grid to install 1 JO Pole on Eastern Ave. Pole 1944-50 on Eastern Ave in public way approximately 52' east of pole 1944. (Hearing Required)

**Attachments:** [Intersection of Eastern Ave & Lisbon St](#)  
[Hearing Notice Intersection of Eastern Ave and Lisbon St](#)  
[Abutters 698 Eastern Ave](#)

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

A motion was made by Councillor Crowe, seconded by Councillor Condon, that this meeting be adjourned. The motion carried unanimously.  
Meeting adjourned at 8:49 PM.

**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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