



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

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Tuesday, June 9, 2026

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/aapa2pk2>

### 1. CALL TO ORDER

*Council President Linehan called the meeting to order at 7:11 PM.*

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

*An additional moment of silence was offered by Councillor Condon in honor of retired City Controller Dom Fermano who passed away on May 21, 2026 after battling neuroendocrine carcinoma.*

### 3. ROLL CALL

*Also in attendance was Chuck Ranaghan, Maria Luise, Ron Hogan, Christopher Mooney, Lisa Cagno, and several members of the public.*

**Present - Councillors:** 11 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor, Stephen Winslow and Michelle Luong

### 4. PUBLIC COMMENT

*Four in-person speakers and one email was read into the record during this evening's public comment.*

*Elena Martinez of Clifton Street spoke regarding Paper 292-26, a resolve supporting language access.*

*John Butler of Chestnut Street and Steve Mauriello of Charles Street, both spoke in favor of Paper 293-26, a resolve supporting an audit of the Massachusetts State Legislature.*

*Email submitted by Jim Sumner of Highland Avenue was also in favor of Paper 293-26.*

*Former Ward Seven Councillor Neal Anderson of Mills Street spoke in favor of Paper 290-26 to support a restoration project at Emmanuel Baptist Church.*

### 5. CONSENT AGENDA

## Approval of the Consent Agenda

**A motion was made by Councillor Sica, seconded by Councillor Luong to approve the Consent Agenda. The motion carried by unanimous vote.**

[289-26](#)

Order: That the appropriation enumerated below, being in the amount of \$50,000 be appropriated from the Community Preservation Act Fund for the following project: Trafton Park Project from Fund Balance to the Office of Strategic Planning and Community Development (OSPCD) and Department of Public Works (DPW) of the City of Malden.

**Sponsors:** Carey McDonald

**Attachments:** [Trafton Park CPC Recommendation](#)  
[Letter of Support Mayor Christenson 5 28 2025](#)

**The Order was referred to the Finance Committee.**

[290-26](#)

Order: That the appropriation enumerated below, being in the amount of \$100,000 be appropriated from the Community Preservation Act Fund for the following project: Emmanuel Baptist Church Restoration Project from Historic Preservation Reserve to the Emmanuel Baptist Church.

**Sponsors:** Carey McDonald

**Attachments:** [Emmanuel Baptist Restoration Project CPC Recommendation](#)  
[Mayor Christenson Letter of Support 5 28 2025](#)

**The Order was referred to the Finance Committee.**

## **6. APPOINTMENTS & ELECTIONS**

[291-26](#)

Mayoral Reappointment: Denise Balboni-Cowie, 81 Newland Street, Malden, as a member of the License Board, said term to commence upon confirmation by the City Council, and to expire June 5, 2032.

**Sponsors:** Peg Crowe

**Attachments:** [Mayor's Reappointment Letter - Denise Balboni-Cowie](#)

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

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

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

[292-26](#)

Resolved: That it is the sense of the Malden City Council that the Body supports the establishment of a public language access plan and policy.

**Sponsors:** Carey McDonald, Michelle Luong, Chris Simonelli, Stephen Winslow, Karen Colon Hayes and Jadeane Sica

*The goal of this resolve by the lead sponsor, Councillor McDonald, is to make sure the city is building on the work being done over the past few years to increase language access for all residents of Malden. The city requires a plan that doesn't lie dormant but instead has force of policy. It is important to establish a multi-year language access plan that clearly defines the services, systems, technology, and staffing resources that is sustainable over the next three-plus years.*

*Councillor O'Malley did not want to simply pass the resolve and make it appear that no work has been done thus far on language access within the city. He made a motion to amend the paper to read, "It is the sense of the City Council that the body supports the adoption of the language access plan and protocol drafted by Language Access Coordinator Elena Martinez."*

*Councillor McDonald stated the Body was just issued Ms. Martinez' report at the beginning of the meeting and has not had the opportunity to read it so it is premature to vote on adoption. They offered a friendly amendment that Councillor O'Malley did agree to. "That it is the sense of the Malden City Council that the Body supports the establishment of a public language access plan and policy building on the draft policy done by Language Access Coordinator Elena Martinez."*

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

**A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Resolution be passed as amended. The motion carried by a unanimous vote.**

### [293-26](#)

Resolved: That it is the sense of the Malden City Council that the Body wishes to express support of an audit of the Massachusetts State Legislature by the State Auditor, as was voted by a majority of Malden voters during the 2024 State Election.

**Sponsors:** Jadeane Sica, Ryan O'Malley, Carey McDonald, Chris Simonelli and Karen Colon Hayes

**Attachments:** [Public Comment City Council agenda item 293-26](#)

*The goal of this resolve by the lead sponsor, Councillor Sica, is to support the 72% of Massachusetts voters who backed a ballot question in 2024 calling for the ability to audit the State Legislature and to stand against the re-write of the law as voted by the House and now must go to the Senate. Although put forth by Councillor Sica, this paper then picked up four co-sponsors during discussion.*

*Councillor O'Malley stated his opinion that the language passed this month by the House makes the 2024 bill more opaque and less transparent and the courts must retain the power to check the executive branch, which is foundational to the separation of powers. Councillor Winslow spoke of the importance of the people having the ability to check on their own government. Governmental institutions are obligated to fulfill the will of the people. Having arbitrary ability to spend public funds without oversight is wrong. These sentiments were echoed as the general consensus of the Body.*

**A motion was made by Councillor Simonelli, seconded by Councillor Sica, that the Resolution be passed. The motion carried by the following vote:**

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

## **8. ENROLLED ORDINANCES**

[197-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.070 C(2) LICENSING OF MARIJUANA ESTABLISHMENTS is hereby amended by inserting ‘, provided that no fewer than five marijuana retailer licenses shall be made available.’ after ‘Mass. Gen. Laws ch 138 § 15’.

**Sponsors:** Karen Colon Hayes

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

## **9. COMMUNICATIONS**

[294-26](#)

Communication: On May 13, 2026 a request was made by Bruce Friedman of 8 Marvin Street for the executive session meeting minutes from the Malden City Council for the date of May 12, 2026 regarding the matter of Benevolent Botanicals LLC and 926 Eastern Avenue LLC v. City of Malden (MA Land Court Docket No. 22MISC000076)

**Sponsors:** Amanda Linehan

*What is listed on the agenda regarding this communication is only the title line and does not reflect the entire body of the paper. Clerk Desiderio read the communication in its entirety into the record of the meeting in accordance with public records law.*

**A motion was made by Councillor Sica, seconded by Councillor Winslow, that the Communication be placed on file. The motion carried by a unanimous vote.**

## **10. COMMITTEE REPORTS**

[295-26](#)

Committee Report: The Standing Committees on Economic Development and Rules and Ordinance serving in a joint session to whom was referred Paper 256 Series of 2026, having considered the same make the following report: Under the authority of Paper 256-26 to draft amendments to the sign control ordinance, Committee presents the newly written Paper 296-26 as the product of that task, to amend 4.16 SIGN CONTROL. Committee recommends this paper out favorably to the Full Council.

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

[296-26](#)

Order: Be it hereby ordained by the Malden City Council that the Code of the City of Malden (MCC) 4.16 SIGN CONTROL is hereby amended as follows:

**Sponsors:** Ari Taylor and Stephen Winslow

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

[297-26](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper 233 Series of 2026 having considered the same make the following report:

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

233-26

Order: The Mayor will submit the Fiscal Year 2027 Annual Appropriation Orders for the General Fund.

**Sponsors:** Carey McDonald

**Attachments:** [Mayor Christenson's Memo](#)

[Link to Proposed FY2027 Budget](#)

[FY 2027 Summary Report Expenditures by Department for DBB](#)

[Finance Schedule of Meetings](#)

[FY2027 Budget Overview May 4th 2026](#)

[FINAL FINANCE COMMITTEE SCHEDULE FOR DEPARTMENT MEETINGS FY27 PROPOSED BUDGET](#)

[Please read this as my public comment at the June 2nd Public Hearing 233-26](#)

[Comments for Open City Council Meeting Today 233-26](#)

[Finance Committee-Superintendent Presentation](#)

[Memo from CFO Reporting Error 6226](#)

[Mayor's Response to City Council Request to Amend the Budget](#)

[Revised Budget Appropriation FY27, as of June 4 2026](#)

*Discussion on this paper began with the introduction of a revised FY '27 annual appropriation submitted by Mayor Christenson after consideration of Council recommendations in the Finance Committee meeting of June 2, 2026. Clerk Desiderio read Mayor Christenson's explanatory memo into the record.*

*Councillor O'Malley made a motion to amend the proposed budget by reducing the line item for police overtime (acct. 0010-210-5150) in the amount of \$289,749.30; fire overtime (acct. 0010-22-5150) in the amount of \$446,303.91; and salary reserve (acct. 0010-996-5110) in the amount of \$1,204,639.45 for a total savings of \$1,940,692.66. These reductions would afford the Mayor, if he so chooses, to reinstate a number of currently proposed layoffs. The motion was seconded by Councillor Colon Hayes.*

*Council President Linehan made note that members of the Mayor's finance team are in chamber to take any questions on this proposal. No members of the Council were interested in discussing the motion and the question was moved. Motion failed by a 2-9 roll call vote.*

**A motion was made by Councillor O'Malley, seconded by Councillor Colon Hayes, that the Order be amended. The motion failed by the following vote:**

**Yea:** 2 - Colon Hayes and O'Malley

**Nay:** 9 - Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Taylor, Winslow and Luong

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Order for the revised budget appropriation of June 4, 2026 be adopted. The motion carried by the following vote:**

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

**Nay:** 2 - Colon Hayes and O'Malley

## **11. PERSONAL PRIVILEGE**

**12. ADJOURNMENT**

A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that this meeting be adjourned. The motion carried unanimously.  
Meeting adjourned at 8:41 PM.

**CAROL ANN DESIDERIO, CITY CLERK**

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