



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - 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, June 17, 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/3d7bz4s5>

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

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

### **3. ROLL CALL**

### **4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS**

Ose Schwab from Urban Media Arts will appear before the City Council to give a presentation about a new city-wide Community Calendar initiative developed to streamline event sharing and enhance public engagement.

### **5. PUBLIC COMMENT**

### **6. CONSENT AGENDA**

[298-25](#)

Minutes for the meeting of June 3, 2025

*Recommendation is the previous Council minutes be approved*

[299-25](#)

Mayoral Reappointment: Mary D'Alba, 11 Fairmont Court, Malden, as a member of the Cultural Council, said term to expire July 26, 2028. (Confirmation not required)

**Attachments:**

[Mayor's Reappointment Letter - Mary D'Alba](#)

*Recommendation is the previous Appointment be placed on file*

- [300-25](#) Petition: Livery Company: Bravo Mike LLC, 43 Upham Street, Malden, 1 vehicle (New)
- [301-25](#) Petition: Livery Driver: Balmore Miranda Quezada, 43 Upham Street, Malden (New)  
*Recommendation is the previous two petitions be referred to the License Committee*
- [302-25](#) Communication: The Board of Trustees of the Pine Banks Park respectfully submits their Fiscal Year 2025 Annual Report.  
*Recommendation is the previous Communication be placed on file*

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

- [303-25](#) Order: The Council will vote on whether to sell or retain the property known as 21 Hanover Street, and by City Assessor's parcel identification number 127 435 518, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 22 TL 000348.
- Sponsors:** Stephen Winslow
- [304-25](#) Order: The Council will vote on whether to sell or retain the property known as 78 Cleveland Street, and by City Assessor's parcel identification number 167 542 273, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 22 TL 000340.
- Sponsors:** Jadeane Sica
- [305-25](#) Order: That the Finance Committee and Controller work with the Mayor's Office on a proposal to establish a Solid Waste Enterprise fund at the start of Fiscal Year 2027 including an analysis of options to achieve financial self-sustainability of the fund on or before Fiscal Year 2032.
- Sponsors:** Stephen Winslow and Carey McDonald
- [306-25](#) Order: That the Council President appoint a committee to clarify the relationship between the City of Malden and the Malden Public Library, through its Board of Trustees, to ensure compliance with Chapter 146 of the Acts of 1885 through a non-litigation approach.
- Sponsors:** Ryan O'Malley
- [307-25](#) 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
- Sponsors:** Karen Colon Hayes
- Attachments:** [PROPOSED SHORT TERM RENTAL ORDINANCE CITY OF MALDEN.pdf](#)

[308-25](#)

Resolved: That it is the sense of the City Council that they wish to express their gratitude and admiration to His Holiness the 14th Dalai Lama in celebration of his upcoming 90th birthday. His Holiness was born on July 6, 1935 to a modest farming family and enthroned as a spiritual leader in February 1940.

His Holiness has devoted his life to the principles of universal compassion, non-violence, and environmental sustainability, while advancing the cause of human dignity and freedom.

The members of the Malden City Council extend their heartfelt wishes for many years to come of continued health, happiness and wisdom and encourages Maldonians to engage in acts of service to others as a way of honoring His Holiness' profound legacy.

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

## **8. ENROLLED ORDINANCES**

[153-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12, Chapter 12, Section 090, Subsection B. OFFSITE OFF-STREET PARKING LOTS and Title 12, Chapter 20, Section 020, Subsection I. GENERAL OFF-STREET PARKING REQUIREMENTS is hereby amended as follows:

**Sponsors:** Ryan O'Malley

**Attachments:** [Proposed Changes to 12.12.090 and 12.20.020 Off Street Parking](#)  
[CCP 153-25, 186-25 PSR](#)

[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](#)

[186-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 ZONING is hereby amended as follows to be considered in conjunction with Paper 153 Series of 2025 to clarify and update existing Usable Open Space Requirements and Regulations regarding paving of yard areas of residential properties.

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

**Attachments:** [Prop Alt Open Space & Paving Yard Areas 4.8.25](#)  
[CCP 153-25, 186-25 PSR](#)  
[CCP 186 2025 PBR 5.25 wAtts](#)

**9. COMMUNICATIONS****309-25**

Communication: Council President O'Malley will provide an update on the matter O'Malley, as President of the Malden City Council v. Tramandozzi, Trustee of the Malden Public Library, et al., Docket # 2581CV01275 and submits the attached documentation to support the discussion and for public disclosure.

**Sponsors:**

Ryan O'Malley

**Attachments:**

[Library Trustees - Attorney Letter - KP Law May 5, 2025](#)

[Library Trustees Annual Report Excerpt 1996-1997 Showing Ex-Officio Participa](#)

[1. Complaint v. library trustees, et al](#)

[4. Motion to prelim injunction 2](#)

[10. Decision on TRO & Preliminary Injunction](#)

**10. COMMITTEE REPORTS****310-25**

Committee Report: The Standing Committee on Finance to whom was referred, Paper 236 Series of 2025, having considered the same make the following report: Committee recommends this paper out favorably as presented to the Full Council.

**236-25**

Order: The Mayor will submit the Fiscal Year 2026 Annual Appropriation Orders for the General Fund, Water Sewer Enterprise Fund, Community Preservation Fund, and Cable Access Fund.

**Sponsors:**

Carey McDonald

**Attachments:**

[Fiscal Year 2026 Appropriation Orders](#)

[Budget Book](#)

[FY26 City Budget Public Hearing Post](#)

[CFO Controller Presentation FY26 Budget 52725](#)

**311-25**

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper 193 Series of 2025, having considered the same make the following report:

**193-25**

Mayoral Reappointment: Robert Foley, 95 Bell Rock Street, Malden, as member of the Malden Redevelopment Authority Board, said term to commence upon confirmation by the City Council and to expire May 1, 2030.

**Attachments:**

[Mayor's Appointment Letter - Robert Foley](#)

**11. EXECUTIVE SESSION**

[312-25](#)

Order: That the City Council will vote whether to go into Executive Session with legal counsel for the City for the purpose of Exemption One Massachusetts General Laws Chapter 30A Section 21(a)(1) to discuss the discipline or dismissal of, or complaints or charges against, a public officer or individual for the purpose of taking a vote on Council Paper XXX-25.

(Roll Call Required)

**Sponsors:**

Jadeane Sica

[313-25](#)

Order: That the City Council will vote whether to remove Council President O'Malley from his seat as President for the remainder of his term that was to last until the end of the 2025 calendar year.

**Sponsors:**

Jadeane Sica and Craig Spadafora

[314-25](#)

Order: That the City Council will vote whether to suspend Council Rule 10.01 for the purpose of opening nominations to seat a new Council President to fulfill Councilor O'Malley's term for the remainder of the 2025 calendar year.

**Sponsors:**

Jadeane Sica and Craig Spadafora

[315-25](#)

Order: That the City Council will open nominations to vote on Council President for the remainder of the 2025 calendar year.

**Sponsors:**

Jadeane Sica and Craig 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.](#)

[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](#)

273-25

Petition: Massachusetts Electric Company dba National Grid Plan No. 30926772 - National Grid to install 2-5" conduits through the intersection of Pearl and Medford Street starting at manhole 605 and continuing approximately 150 feet to pole 355, Malden, MA. (Hearing Required)

Attachments:

[Intersection of Medford St & Pearl St](#)  
[Abutters 315 Medford St](#)  
[Hearing Notice Intersection of Medford Street and Pearl Street](#)

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**

**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

For instructions on enabling live translated captions in Teams, please visit:  
[www.cityofmalden.org/captions](http://www.cityofmalden.org/captions)