



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

Tuesday, June 17, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/3d7bz4s5>

1. CALL TO ORDER

Council President O'Malley called the meeting to order at 7:13 PM.

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

3. ROLL CALL

Also in attendance was Lisa Cagno, Alicia McNeil, Chris Mooney, Dan Grover, Maria Luise, Michelle Romero.

Councillors McDonald and Spadafora were in attendance via remote video therefore all this evening's votes will be taken by roll call.

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

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.

Felicia Ryan spoke in place of Ose Schwab on behalf of Urban Media Arts to introduce a city-wide initiative by UMA on a new events calendar which may be found at maldenevents.com.

5. PUBLIC COMMENT

Three people spoke in person during Public Comment, all in support of Councillor O'Malley, regarding Paper 313-25. There were also five written comments that were read into the record and are now attached to the history of the corresponding papers numbered 306, 309, and 313 Series of 2025.

6. CONSENT AGENDA

Approval of the Consent Agenda

Councillor Simonelli was not in attendance at the time this vote was taken, which is why it was approved by a 10-0 roll call vote. Councillor Simonelli arrived at 7:37 PM.

A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, to approve the Consent Agenda. The motion carried by the following vote:

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

[298-25](#)

Minutes for the meeting of June 3, 2025

The Council Minutes were 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](#)

This Appointment was placed on file.

[300-25](#)

Petition: Livery Company: Bravo Mike LLC, 43 Upham Street, Malden, 1 vehicle (New)

This Petition was referred to the License Committee.

[301-25](#)

Petition: Livery Driver: Balmore Miranda Quezada, 43 Upham Street, Malden (New)

This Petition was 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.

This Communication was received and filed.

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

Attachments: [Final Paper: 303-25](#)

A motion was made by Councillor Colon Hayes, seconded by Councillor Winslow, to recuse herself from this vote because she sits on the board of the North Shore Housing Authority, an organization that may have a future interest in this property. Motion carried by 11-0 roll call vote. Councillor Colon Hayes vacated the Chamber.

The two properties that are the subject of Papers 303 and 304 are currently in land court and a decision is anticipated in August, while the Council will be recessed for the summer. Treasurer Dan Grover spoke to being proactive in the event the city receives a judgement on these properties. He is seeking a preliminary decision on how to move forward without Council having to reconvene during the summer to give response. In the meantime, the city is currently working with the land owners for resolution.

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Treasurer be authorized to sell the property when and if so approved by land court. The motion carried by the following vote:

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

Recused: 1 - Colon Hayes

[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

Attachments: [Final Paper: 304-25](#)

A motion was made by Councillor Colon Hayes, seconded by Councillor Winslow, to recuse herself from this vote because she sits on the board of the North Shore Housing Authority, an organization that may have a future interest in this property. Motion carried by 11-0 roll call vote. Councillor Colon Hayes vacated the Chamber.

The two properties that are the subject of Papers 303 and 304 are currently in land court and a decision is anticipated in August, while the Council will be recessed for the summer. Treasurer Dan Grover spoke to being proactive in the event the city receives a judgement on these properties. He is seeking a preliminary decision on how to move forward without Council having to reconvene during the summer to give response. In the meantime, the city is currently working with the land owners for resolution.

A motion was made by Councillor Sica, seconded by Councillor Condon, that the Treasurer be authorized to sell the property when and if so approved by land court. The motion carried by the following vote:

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

Recused: 1 - Colon Hayes

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

Attachments: [Final Paper: 305-25](#)

This paper was the product of the Finance Committee's research into sources of revenue and expenses involved with solid waste. Malden spends approximately \$3.7 million on trash removal but only takes in \$1.2 million on blue bags and trash tags, which leaves a significant deficit. The current contract held with Republic has Malden's costs much lower than many of the surrounding cities. When that contract expires in FY 2032, the cost for waste and recycling is expected to jump dramatically.

There is also some speculation that the current provider, Republic, is looking for potential clauses in Malden's current contract that may increase expenses even before the contract expires. The purpose of this paper is a planning exercise to financially prepare for what may come.

A motion was made by Councillor Winslow, 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

[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

Attachments: [Sean Salazar - Public Comment 6.17.2025 \(1\)](#)

Councillor O'Malley stated he has reached out to the attorney for the Malden Public Library Board of Trustees to discuss terms for dismissing his lawsuit without prejudice and that he hopes to solve the difficulties between himself, as the Council President, and the Trustees in a non-litigation manner. The purpose of this paper is to achieve that goal.

Councillor Sica offered to second a motion if Councillor O'Malley was seeking to refer this paper into committee, stating this should have happened weeks ago before litigation was initiated. It was the consensus of many of the members to agree with Councillor Sica that they would have preferred this paper as a starting point many weeks back.

Councillor Winslow offered to sit on this committee and work with the Trustees to find solutions, either through mediation or legislation. Councillor McDonald suggested instead of the Council President appointing a committee, they would rather see a joint task force that includes both Councillors and Trustees to work together in finding a solution. Councillor Colon Hayes suggested the possibility of hiring a mediator to assist with this situation.

Councillor O'Malley suggested that if the order was going to be referred, it should be sent to the Public Property Committee because the paper is in reference to an entity dealing with public property and assets. All were in agreement.

A motion was made by Councillor McDonald, seconded by Council President O'Malley, that the Order be referred to the Public Property Committee. The motion carried by the following vote:

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

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](#)

This paper, as sponsored by Councillor Colon Hayes, is to replace Paper 278-25 which was submitted by a group of concerned citizens for the purpose of allowing short-term, AirBNB-type housing rentals in the city. Councillor Colon Hayes agreed to sponsor this paper in order to bypass the fee of \$1,500 as required for a citizen led zoning amendment under the authority of MCC 12.32.050 and Council Paper 180-03.

City Planner Michelle Romero advised the Council to vet this paper thoroughly before sending it to the Planning Board for a public hearing, given the magnitude and complexity of this issue. If the paper is not referred within fourteen days of being received by the Council, to Planning Board for public hearing, it will have to come back before the Council to be re-referred, which can happen after the Council has taken its due diligence.

There was agreement that this is a complex paper that may effect quality of life issues, affordable housing, etc. The public should have an opportunity to hear more about the paper before it goes for a vote to the Planning Board. Additionally, any revisions that may be required should be done prior to referral for public hearing.

Councillor Colon Hayes advocated for this paper to go to the Community Engagement Inclusion Committee (CEIC) prior to going to Planning Board. She stated her intent that after having one or two meetings of CEIC for public discussion, then the paper could go to the Rules and Ordinance Committee for possible amendments.

A motion was made by Councillor Colon Hayes, seconded by Council President O'Malley, that the Ordinance be referred to the Community Engagement & Inclusion Committee. The motion carried by the following vote:

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

[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

Attachments: [Final Paper: 308-25](#)

A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, that the Resolution be passed. The motion carried by the following vote:

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

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](#)

[Final Paper: 153-25](#)

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

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

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](#)

[MCC Zoning Floodplains Paper 172-25 as Amended 5.20.2025](#)

[Final Paper: 172-25](#)

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

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

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](#)

[Final Paper: 186-25](#)

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

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

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 Participation](#)

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

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

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

[Public Comment on Agenda Items #309-25, #313-25, #315-25 for 6/17/25 council meeting](#)

[Sean Salazar - Public Comment 6.17.2025 \(1\)](#)

[Email O'Malley - Tramandozzi](#)

[Current Litigation Cases](#)

[1960-61 Committees](#)

[Ex Officio Trustees by KP Law](#)

Council President O'Malley introduced this paper by stating his desire to present this communication on the record for public disclosure without debating anything and that his hope is that it will just be placed on file.

President O'Malley then described each of the documents, which are attached to the history of Paper 309-25.

A motion was made by Councillor Linehan, seconded by Councillor Colon Hayes, that the Communication be received. The motion carried by the following vote:

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

After a vote to receive the communication, Councillor O'Malley went on to express that he did not feel as if he had the opportunity to explain himself properly at the last meeting. He is of two minds that this case should be discussed in Executive Session but also recognizes the public wishes to know what is going on regarding the case against the Malden Public Library Board of Trustees. Councillor O'Malley stated he contacted the defendants' attorney to propose they dismiss the case without prejudice.

Councillor Sica interjected that this conversation should have happened prior to him initiating the litigation and the communication should now be placed on file. Without trying to stifle debate, she said if Councillor O'Malley is going to discuss the documents, he should not be presenting from the Chair. Councillor O'Malley reiterated he doesn't intend on debating, this is just a communication but out of an abundance of caution agreed to vacate the Chair. Pro Temp Linehan then took over as presiding officer.

Councillor O'Malley then surveyed the members of the public sitting in Chambers by a show of hands who wished to hear further explanation. Councillor Linehan noted that it is up to the Council, not the public, whether they wish to hear from Councillor O'Malley then asked if there was a second to the motion to place the communication on file.

Councillor Sica stated she has no issue to place the communication on file but since the Council debated and voted two weeks ago to withdraw this litigation case, any further discussion is irrelevant to the Body. Councillor O'Malley disagreed and continued to explain how the lawsuit came to be. Councillor Linehan noted that all of these documents were not going to be read out loud into the record; they are online for anyone wishing to review. Having a motion and a second on the floor, she instructed the Clerk to call the roll.

A motion was made by Councillor Sica, seconded by Councillor Condon, that the Communication be placed on file. The motion carried by the following vote:

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

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.

A motion was made by Councillor Winslow, seconded by Councillor McDonald, that the Committee Report be received and filed. The motion carried by the following vote:

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

[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](#)
[Final Paper: 236-25](#)

Councillor McDonald spoke on behalf of the Finance Committee on the Fiscal Year 2026 budget. Based on what the Mayor has proposed, there are very few changes to this year's budget and Finance also didn't make any changes to the final product. The major concern is having a sustainable fiscal path in the future with more revenue coming into the city with less expenses in order to balance the budget without depending on the free cash fund to cover the deficit. Other areas of opportunity the city will continue to work on is collaborating with the State Delegation to amend the school funding calculation and how to close the gap on trash/recycling removal.

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

Nay: 1 - Spadafora

[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:

A motion was made by Councillor Crowe, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by the following vote:

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

[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](#)

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

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

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 313-25.

(Roll Call Required)

Sponsors: Jadeane Sica

Attachments: [Final Paper 312-25](#)

Councillor Sica explained that she was advised the option to go into Executive Session should have been placed on the agenda but she does not agree with that recommendation. Any conversation regarding Paper 313-25 should be had in open session. She said the details of the Malden Public Library lawsuit have been made public enough that there is no reason why the following conversation cannot be deliberated on the floor. Councillor Sica wishes to withdraw the paper entirely. Councillor McDonald agreed that this discussion should be held in open session and seconded Councillor Sica's motion to withdraw.

Councillor Winslow suggested Paper 313-25 is not properly before the Body and therefore leaves no reason to enter Executive Session for a discussion that isn't allowable at this time.

Councillor Sica disagreed, stating she had spent the last week researching how these papers were to be put on the agenda. Council Rule 17.09 Disciplinary procedures shall be followed as set forth by Chapter 20 of Robert's Rules of Order Newly Revised. This is where the authority comes from to remove the Council President, not as a Councillor but from his seat in the chair. 10.01 speaks to annually choosing a Council President by majority roll call vote. Paper 314-25 will be a vote to suspend council rule 10.01 to allow for a second vote this year to choose another President. If the vote on 314-25 passes, the rules will be suspended at which point the Council may vote on a new president for the remainder of this calendar year per Paper 315-25.

A motion was made by Councillor Sica, seconded by Councillor McDonald, that the Order be withdrawn. The motion carried by the following vote:

Yea: 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

Abstain: 1 - O'Malley

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

Attachments: [Public comment for item #313-25](#)

[#313-25](#)

[Public comment for 6 17 City Council meeting](#)

[Public Comment on Agenda Items #309-25, #313-25, #315-25 for 6 17 25 council meeting](#)

[Sean Salazar - Public Comment 6.17.2025 \(1\)](#)

[Final Paper: 313-25](#)

Councillor Winslow asked for a point of order, claiming Paper 313-25 is not properly before the Council. Robert's Rules of Order Newly Revised (RONR) chapter 20, section 62 addresses removal of officer in one of two ways. He is of the belief Councillor O'Malley cannot be removed from the chair by adoption of a motion but rather requires a formal trial as explained in section 63. He argued Papers 313, 314, and 315 basically create an impeachment procedure that doesn't currently exist and asked for a ruling from the Chair. Councillor O'Malley asked for City Solicitor McNeil to come to the podium and brought her attention to RONR, 11th edition, page 654 which states if the bylaws provide an officer shall serve only a fixed term, an officer can be removed only for cause, that is neglect of duty or misconduct.

Solicitor McNeil read both of the two ways in which an officer may be removed; by vote or by investigation. The Council Rule book is silent on how to remove the President from the chair but the difference is if the rules state the President shall serve only a fixed term. The City Clerk argued the Council Rules do not state the President only serves a fixed term. A vote is taken annually but the Council President is not locked into a fixed term. They may serve multiple terms either consecutively or non-consecutively.

Councillor Sica reminded the body that when RONR speaks of removing a person from office, it does not mean the Council is voting to remove Councillor O'Malley from his position as an elected official, but only as the leader of the Council. The authority to vote for a Council President comes not by state law but rather Council Rules. Council Rules also allow for rules to be suspended, such as with Paper 314.

Acting President Linehan then asked the Council for questions so that everyone may confirm their understanding of what has been discussed. Councillor Colon Hayes commented that if the bylaws have no specific process written in place for this question, the Body should not be proceeding with the vote. Councillor McDonald attempted to move the discussion from the procedural to the point of where Councillor O'Malley has the opportunity to explain himself.

Acting President Linehan made a ruling from the chair that the paper is properly before the Body and a vote will be taken. Councillor Winslow made a motion to appeal the ruling of the Chair; that motion failed. Papers 313, and if needed subsequent papers 314 and 315 were ruled to be in order. Councillor O'Malley asked for the record to reflect that he formally objects.

After the question of Councillor Winslow's point of order was settled, the conversation

continued onto the merits of Paper 313.

Councillor O'Malley stated he thought he was putting the Council and the city's best interests at heart and he apologized to the Council for making the mistake of not informing them before the suit was initiated. He passed out a copy of an email sent to the defendants' attorney showing he was willing to talk about withdrawing the lawsuit.

Points of information were made that this email was dated for the day after this evening's agenda, containing the order to remove him from the chair, was posted. The email also had stipulations the Trustees must agree to before Councillor O'Malley would withdraw the case. Those points introduced conversation that Councillor O'Malley was not being sincere in his presentation or intentions.

Zaheer Samee spoke before the Council to clarify statements made during these proceedings, answer questions regarding the current status of the lawsuit, and offer procedures on how Councillor O'Malley may move forward in dismissing the case at this point since the defendants have already filed a response with the court.

Councillors Winslow and McDonald expressed concerns about misconduct and trust broke between Councillor O'Malley and his colleagues but they believe he is now willing to do right by the Council. They are willing to work to help build trust between the Council and the Trustees moving forward.

Councillors Sica, Crowe, and Spadafora expressed a general consensus that Councillor O'Malley continues to double down and defy the will of the Body. The paper to remove Councillor O'Malley as President didn't come as a result of him originally filing the lawsuit; it happened after Councillor O'Malley fought for an injunction to continue the case even as the City Solicitor appeared in court with a Council Order to withdraw.

A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, to overrule the call of the Chair. The motion failed by the following vote:

Yea: 3 - Colon Hayes, O'Malley and Winslow

Nay: 8 - Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora and Taylor

A motion was made by Councillor Sica, seconded by Councillor Crowe, to remove Council President O'Malley from his seat as President for the remainder of his term. The motion carried by the following vote:

Yea: 7 - Condon, Crowe, Linehan, Sica, Simonelli, Spadafora and Taylor

Nay: 3 - Colon Hayes, McDonald and Winslow

Abstain: 1 - O'Malley

[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 Councillor O'Malley's term for the remainder of the 2025 calendar year.

Sponsors: Jadeane Sica and Craig Spadafora

Attachments: [Final Paper: 314-25](#)

Councillor O'Malley stated his belief that the vote on Paper 313-25 is likely not valid, he likely will appeal, and he objects to Papers 314 and 315 as being invalid.

A motion was made by Councillor Sica, seconded by Councillor Crowe, that the Order be adopted. The motion carried by the following vote:

Yea: 8 - Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora and Taylor

Nay: 3 - Colon Hayes, O'Malley and Winslow

[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

Attachments: [Public Comment on Agenda Items #309-25, #313-25, #315-25 for 6 17 25 council meeting](#)
[Final Paper: 315-25](#)

Councillor O'Malley stated his belief that this paper is out of order and he objects to taking up this matter.

A motion was made by Councillor Spadafora, seconded by Councillor Sica, to open nominations to vote a new Council President. The motion carried by the following vote:

Yea: 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora and Taylor

Nay: 2 - O'Malley and Winslow

Councillor Taylor nominated Councillor Linehan to serve as the next Council President, seconded by Councillor Spadafora. There was no further discussion or nominations.

A motion was made by Councillor Taylor, seconded by Councillor Spadafora, to close nominations. The motion carried by the following vote:

Yea: 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

Nay: 1 - O'Malley

A motion was made by Councillor Taylor, seconded by Councillor Spadafora, that Councillor Linehan be named the new Council President to fulfill the remainder of Councillor O'Malley's term. The motion carried by the following vote:

Yea: 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

Nay: 1 - O'Malley

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 2023.01.29](#)
[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](#)

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**

**A motion was made by Councillor Crowe, seconded by Councillor Taylor, that this meeting be adjourned. The motion carried by the following vote:
Meeting adjourned at 11:38 PM.**

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

CAROL ANN DESIDERIO, CITY CLERK

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