



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

Tuesday, November 26, 2024

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the live stream on YouTube:

https://www.youtube.com/live/_EC8keHCo_Q?si=3X6sNfbgZ83G5Su3

1. CALL TO ORDER

Council President Winslow called the meeting to order at 7:09 PM.

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

3. ROLL CALL

Also in attendance was Lisa Cagno, Maria Luise, Police Chief Glenn Cronin, Fire Chief Stephen Froio, Daniel Grover, Alicia McNeil, Chris Mooney, Alex Pratt, members of the 375th Committee, and several members of public.

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

The Malden 375th Committee will appear before the City Council to share the Voices of Malden banner program.

Members of the Disability Commission, Police Chief Cronin, and Fire Chief Froio will appear before the City Council to give a report on Emergency Cards.

5. PUBLIC COMMENT

Nobody attended in person for public comment but one email was read into the record and is now attached to the history of Paper 431-24.

6. CONSENT AGENDA

[419-24](#)

Minutes for the meeting of November 12, 2024

This item was removed from the Consent Agenda and no further action was taken.

Approval of the Consent Agenda

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

[420-24](#)

Minutes for the meeting of November 19, 2024

These Council Minutes were approved.

[421-24](#)

Mayoral Appointment: Madelein McCormick, 190 Pleasant Street Apt. 238, Malden, as a member of the Human Rights and Fair Housing Commission, said term to commence upon confirmation by the City Council and to expire November 13, 2027.

Attachments: [Mayor's Appointment Letter - Madelein McCormick](#)

This Appointment was referred to the Personnel/Appointments Committee.

[422-24](#)

Mayoral Reappointment: Eric T. Rubin, 5 Sullivan Circle, Stoneham, as a constable, said term effective November 9, 2024, and to expire November 9, 2027
(Confirmation not required)

Attachments: [Mayor's Reappointment Letter - Eric Rubin](#)

This Appointment was placed on file.

[423-24](#)

Mayoral Appointment: Neal Anderson, 56 Mills Street, Malden, as a member of the Malden Redevelopment Authority Board, said term to commence upon confirmation by the City Council, and to expire on May 1, 2027

Attachments: [Mayor's Appointment Letter - Neal Anderson](#)

This Appointment was confirmed.

[424-24](#)

Mayoral Reappointment: Eric T. Rubin, 5 Sullivan Circle, Stoneham, as the Director of Public Facilities, hired April 7, 2015, said term to commence upon confirmation by the City Council, and to expire December 31, 2027

Attachments: [Mayor's Appointment Letter - Eric Rubin \(Public Facilities\)](#)

This Appointment was confirmed.

[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

This Order was referred to the Finance Committee.

[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](#)

This Order was referred to the Finance Committee.

[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](#)

This Order was referred to the Finance Committee.

[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](#)

This Order was referred to the Finance Committee.

[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](#)

This Order was referred to the Finance Committee.

[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](#)

This Order was referred to the Finance Committee.

[431-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 11 Chapter 24 Section 020 Subsection C SITING AND INSTALLATION OF WIRELESS COMMUNICATIONS EQUIPMENT is hereby amended as follows:

- Striking "herein" in the last sentence and inserting in its place the following: "in city ordinance"
- Inserting at the end of the subsection the following sentence:
"Notwithstanding this section, the City Council may approve petitions for licenses with exceptions to the provisions of this ordinance if the City Council determines the proposed equipment or installation is otherwise in the public interest."

Sponsors: Carey McDonald

Attachments: [Current 11.24.020 Siting and Installation of Wireless Communications Equipment Public Comment - 431-24 John Saia 11-26-2024.pdf](#)

This Ordinance was referred to the Rules & Ordinance Committee.

[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

This Ordinance was referred to the Rules & Ordinance Committee.

7. APPOINTMENTS & ELECTIONS

[433-24](#)

Mayoral Appointment: Alexander Pratt, 26 Holden Street Unit 3, Malden, as the Director of the Office of Strategic Planning and Community Development, said term subject to confirmation by the City Council, to commence upon the retirement of Deborah Burke, and to expire November 21, 2027

Attachments: [Mayor's Appointment Letter - Alexander Pratt](#)

Alexander Pratt appeared before the City Council to answer questions from the Councillors.

A motion was made by Councillor Linehan, seconded by Councillor Crowe, 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

8. MOTIONS, ORDERS AND RESOLUTIONS

[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 O'Malley, that the Ordinance be referred to the Rules & Ordinance Committee. The motion carried by a unanimous vote.

9. COMMITTEE REPORTS

[435-24](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper 370 Series of 2024, having considered the same make the following report: Committee recommends this appointment out favorably to the Full Council.

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

[370-24](#)

Mayoral Appointment: Roy Watson, 108 Hadley Street, Malden, as a member of the Conservation Commission, said term to expire September 15, 2026. (Confirmation required)

Attachments: [Mayor's Appointment Letter - Roy Watson](#)

A motion was made by Councillor Colon Hayes, seconded by Councillor Sica, 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

[436-24](#)

Committee Report: The Standing Committee on Personnel/Appointments, after meeting to review and interview candidates for the Ward 2 resident member of the Community Preservation Committee, having considered the same make the following report: Committee recommends Lissette Alvarado to fill the unexpired term of Cameron Layne.

A motion was made by Councillor Colon Hayes, seconded by Councillor Crowe, that the Committee Report be received and filed. The motion carried by a unanimous vote.

[437-24](#)

Council Appointment: Lissette Alvarado, 492 Pleasant Street, Malden, as the Ward 2 resident member of the Community Preservation Committee, to fill unexpired term of Cameron Layne expiring March 15, 2026.

Councillor Crowe made a motion to refer this matter back to the Personnel/Appointments Committee to repost the position to seek additional candidates and hold additional interviews.

A motion was made by Councillor Crowe, seconded by Councillor Sica, that the position be referred back to the Personnel/Appointments Committee. The motion carried by the following vote:

- Yea:** 9 - Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow
- Nay:** 1 - O'Malley

10. 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](#)

11. PERSONAL PRIVILEGE

12. ADJOURNMENT

A motion was made by Councillor O'Malley, seconded by Councillor Sica that the meeting be adjourned. The motion carried unanimously.
Meeting was adjourned at 9:15 PM.

CAROL ANN DESIDERIO, CITY CLERK