

Alicia A. McNeil  
City Solicitor



Zaheer A. Samee  
Assistant City Solicitor

Christopher Mooney  
Assistant City Solicitor

Prasanna Rajasekaran  
Assistant City Solicitor

Mark E. Rumley  
Special Counsel

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18, December 2025

City Councillor Jadeane Sica  
Sent via email: [jbjs24@yahoo.com](mailto:jbjs24@yahoo.com); [jsica@cityofmalden.org](mailto:jsica@cityofmalden.org)

Office of the Attorney General  
Attn: Division of Open Government  
One Ashburton Place  
Boston, MA 02108  
Sent via email: [OpenMeeting@mass.gov](mailto:OpenMeeting@mass.gov)

RE: **Open Meeting Law Complaint by Councillor Jadeane Sica  
Against Councillor Karen Colón Hayes**

Good day Councillor Sica-

Enclosed you will find the response to the above-referenced Open Meeting Law Complaint. This response was originally due on December 10, 2025. Councilor Sica agreed to extend the time to respond by 30 days.

After my investigation the City Council met in session to review and discuss my findings and voted 10 - 0 in favor of including the highlighted statement as part of my findings. **Please note: During discussion of this Open Meeting Law Complaint at the December 16, 2025 City Council meeting additional information was discovered which raised doubt as to veracity of the responses to the investigation.**

If you are not satisfied with the response to the OML Complaint, you may appeal to the Attorney General's Office per the instructions on the OML Complaint form. You must appeal within 90 days after the violation, which would be on or before **February 18, 2025.**

Malden City Council  
By its attorneys:

/s/ Alicia A. McNeil  
Alicia A. McNeil, Esq., City Solicitor  
City of Malden Legal Department  
215 Pleasant Street, Suite 420  
Malden, MA 02148

cc: Karen Colón Hayes, City Councillor  
Amanda Linehan, City Council President  
Carol Ann Desiderio, City Clerk

215 Pleasant Street, Malden, MA 02148 | Phone 781-397-7106 | [legal@cityofmalden.org](mailto:legal@cityofmalden.org)

*Strong Past... Proud Future*

**Alicia A. McNeil**  
*City Solicitor*



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TO: Councillor Jadeane Sica and Councillor Karen Colòn Hayes

CC: The Honorable City Council Members

FROM: Alicia A. McNeil, City Solicitor

SUBJECT: Open Meeting Law Complaint by City Councillor Jadeane Sica against City Councillor Karen Colòn Hayes

DATE: December 16, 2025<sup>1</sup>

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### FACTS

On November 19, 2025, City Councillor Jadeane Sica filed an Open Meeting Law Complaint (“OML”) alleging that Councillor Karen Colòn Hayes engaged in serial deliberation related to strategy, position and intended outcome on an agenda item- an appointment. The Complaint further alleges that these communications which occurred via text messages, email and phone calls, established “daisy-chain” or “hub-and-spoke” communications, and collectively constituted a quorum.

Councillor Sica stated in part, “Based on information available to me, Councillor Hayes has engaged in private communications with at least five other members of the Malden City Council—representing a quorum—for the purpose of influencing or shaping the Council’s deliberations on the matter presently before us.” (*See Complaint ~ Exhibit A*).

The agenda item that was the subject of this OML Complaint was paper 432-25, the appointment of Jeffrey Donahue as the Malden Representative of the Northeast Metro Tech School Committee to fulfill a vacant seat. (*See City Council Meeting Agenda of Tuesday, November 18, 2025 ~ Exhibit B*).

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<sup>1</sup> Note that Councillor Sica agreed to give the Legal Department additional time to investigate her Complaint.

**RELEVANT LAW ~ G.L. c. 30A, § 18**

The Open Meeting Law defines deliberation as “an oral or written communication through any medium, including electronic mail, between or among a quorum of a public body on any public business within its jurisdiction.” G.L. c. 30A, § 18. For purposes of the Open Meeting Law, a quorum is generally a simple majority of the members of the public body. Id.

The Open Meeting Law was enacted “to eliminate much of the secrecy surrounding deliberations and decisions on which public policy is based.” Ghiglione v. Sch. Comm. of Southbridge, 376 Mass. 70, 72 (1978). Thus, all deliberations of a public body must occur at a meeting for which proper notice has been posted and which is open to the public, unless a lawful executive session has been convened. G.L. c. 30A, § 20.

**SUMMARY OF INQUIRY**

I interviewed each of the 11 members of the City Council and each of them responded to my inquiries regarding the Complaint. Following is a summary of the responses I received.

Councillor Sica shared text messages sent from Councillor Colòn Hayes to 2 City Councillors and a voice mail message left for 1 City Councillor. Councillor Sica stated that based on the substance of the text messages and the voice mail she believed Councillor Colòn Hayes violated the OML. The text messages consisted of Councillor Colòn Hayes stating her disappointment with the appointment on the agenda, and the process of how the candidate was selected, how she intended to vote; the outcome she was hoping for and the individual she was going to suggest to put forward to fill the vacancy on the school committee of the Voke School. The evidence that Councillor Sica submitted also indicated that Councillor Colòn Hayes stated that she had spoken with Council President Linehan, Councillor O'Malley, and had been “making some phone calls” regarding the agenda item.

Councillor Colòn Hayes stated that she was very careful not to deliberate and chose to contact specific City Councillors who dealt with an issue that she believed was similar to this agenda item. She stated that she contacted Council President Linehan (for procedural questions), left a voice message for Councillor Crowe, texted Councillor Taylor, and had a text conversation and phone call with Councillor Simonelli. Councillor Colòn Hayes relayed the content of the conversation with Council President Linehan and Councillor Simonelli. She also provided several documents including screen shots from Reddit of people expressing their concerns about the appointment, the email from City Clerk Carol Ann Desiderio indicating there was a vacancy at the Voke, the Agreement of the Regional District School Committee for the Voke (which indicated what would happen in the event of a vacancy), and the invitation from Councillor Winslow to go hiking. (I did not find these documents relevant to the issue of serial deliberation). Councillor Colòn Hayes also stated that she made a Facebook post sharing her thoughts about the process of the appointment being incorrect.



Council President Linehan stated that she was contacted by Councillor Colòn Hayes regarding the agenda item; however, the conversation was about the procedure of the appointment. There was no deliberation regarding the agenda item.

Councillors Crowe, Taylor and Simonelli each told me that they were contacted by Councillor Colòn Hayes either via voice message or text message regarding the referenced agenda item. I listened to the voice message left for Councillor Crowe, read the text message sent to Councillors Taylor and Simonelli, and Councillor Simonelli also relayed the content of the conversation he had with Councillor Colòn Hayes. Councillor Colòn Hayes stated that she opposed the appointment, what she would like to happen at the City Council meeting and why, and indicated the individual she would like to be considered for the appointment.

Councillors Condon and McDonald each received a telephone call on or about November 17, 2025 (the day before the City Council meeting) from Councillor Colòn Hayes. Councillor Condon said he did not return her call, and Councillor McDonald stated that it was a missed call. Neither of them spoke with Councillor Colòn Hayes on that day, nor did either of them have any communication with Councillor Colòn Hayes regarding the agenda item.

Neither Councillors Sica nor Spadafora received any communication from Councillor Colòn Hayes.

Councillor O'Malley stated that he spoke with Councillor Colòn Hayes via telephone and merely discussed that the agenda contained the appointment item. However, it was a short call and there was no deliberation on either side.

Councillor Winslow stated that on November 17<sup>th</sup> he and Councillor Colòn Hayes went for a hike. This hike was initiated by him prior to the issue about the agenda item, and the intent was as a post-election follow-up with Councillor Colòn Hayes and to discuss goals for 2026. (Councillor Colòn Hayes provided a screenshot of Councillor Winslow's invitation which was prior to November 17<sup>th</sup>.) Councillor Winslow stated that at the end of the hike the agenda item came up briefly and the discussion was about calls he had received about the agenda item, about the role of the City Council relative to this appointment and where he could obtain the legislation regarding this item. Councillor Winslow stated there was no deliberation on this agenda item.

### LEGAL ANALYSIS

To find a violation, there must be oral or written communication through any medium, including electronic mail between or among a quorum of a public body on any public business within its jurisdiction." G.L. c. 30A, § 18. In addition, the expression of an opinion by one public body member on matters within the body's jurisdiction to a quorum of a public body is considered a deliberation, even if no other public body member responds. See OML 2016-104; OML 2015-33; OML 2012-73.



To find a violation of the OML you need both (1) communication; and the communication must be, (2) about public business, between or among a quorum. In this case Councillor Colòn Hayes **did not** violate the OML.

(1) Was there Communication?

Yes, there was communications between Councillor Colòn Hayes and members of the City Council. The facts indicate that the communications were between Councillor Colòn Hayes and 6 other City Council members (Linehan, Crowe, O'Malley, Simonelli, Taylor and Winslow).

(2) Was that communication between or among a quorum about public business?

No. The facts bear out that although Councillor Colòn Hayes spoke with 6 other City Council members, not all of the communication was about public business. Councillor Colòn Hayes discussed public business with only 3 other City Council members (Crowe, Simonelli and Taylor). A quorum of the 11-member City Council is 6 members. In this case, the “daisy-chain” or “hub-and-spoke” communication about public business was amongst 4 City Council members, including Councillor Colòn Hayes.

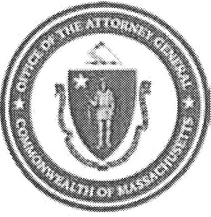
Councillors Linehan, O'Malley and Winslow stated that their conversations were not deliberations regarding the agenda item; but either procedural or merely pointing out that the appointment was listed on the agenda and where to gather legislative information.

### ADMONITION

I strongly encourage the City Council members to be very cautious about deliberating on public business, like agenda items. Be mindful of deliberating in general. Deliberation can occur if Councillor A speaks with Councillor B about an agenda item, and Councillor B speaks with Councillor C about that same agenda item, and so on. This type of chain of communication can reach a quorum simply because Councillor A deliberated with Councillor B.

Although Councillor Colòn Hayes did not violate the OML, the content of the text messages and voice message are worrisome. Please, err on the side of caution. If you are unsure, check the Open Meeting Law guide or contact my office. Again, I urge the Council to refrain from even the appearance of deliberation.

## EXHIBIT A



The Commonwealth of Massachusetts  
Office of the Attorney General  
One Ashburton Place  
Boston, Massachusetts 02108

## OPEN MEETING LAW COMPLAINT FORM

### Instructions for completing the Open Meeting Law Complaint Form

The Attorney General's Division of Open Government interprets and enforces the Open Meeting Law, Chapter 30A of the Massachusetts General Laws, Sections 18-25. Below is the procedure for filing and responding to an Open Meeting Law complaint.

#### Instructions for filing a complaint:

- o Fill out the attached two-page form completely. Sign and date the second page. File the complaint with the public body within 30 days of the alleged violation. If the violation was not reasonably discoverable at the time it occurred, you must file the complaint within 30 days of the date the violation was reasonably discoverable. A violation that occurs during an open session of a meeting is reasonably discoverable on the date of the meeting.
- o To file the complaint:
  - o For a local or municipal public body, you must submit a copy of the complaint to the chair of the public body AND to the municipal clerk.
  - o For all other public bodies, you must submit a copy of the complaint to the chair of the public body.
  - o Complaints may be filed by mail, by email, or by hand. Please retain a copy for your records.
- o If the public body does not respond within 14 business days and does not request an extension to respond, contact the Division for further assistance.

#### Instructions for a public body that receives a complaint:

- o The chair must disseminate the complaint to the members of the public body.
- o The public body must meet to review the complaint within 14 business days (usually 20-22 calendar days).
- o After review, but within 14 business days, the public body must respond to the complaint in writing and must send the complainant a response and a description of any action the public body has taken to address the allegations in the complaint. At the same time, the body must send the Attorney General a copy of the complaint and a copy of the response. The public body may delegate this responsibility to an individual member of the public body, its counsel, or a staff member, but only after the public body has met to review the complaint.
- o If a public body requires more time to review the complaint and respond, it may request an extension of time for good cause by contacting the Division of Open Government.

#### Once the public body has responded to the complaint:

- o If you are not satisfied with the public body's response to your complaint, you may file a copy of the complaint with the Division by mail, by email, or by hand, but only once you have waited for 30 days after filing the complaint with the public body. Mail may be sent to: The Division of Open Government, Office of the Attorney General, One Ashburton Place - 20<sup>th</sup> Floor, Boston, MA 02108. Emails may be sent to: [openmeeting@state.ma.us](mailto:openmeeting@state.ma.us).
- o When you file your complaint with the Division, please include the complaint form and all documentation relevant to the alleged violation. You may wish to attach a cover letter explaining why the public body's response does not adequately address your complaint.
- o The Division will not review complaints filed with us more than 90 days after the violation, unless we granted an extension to the public body or you can demonstrate good cause for the delay.

If you have questions concerning the Open Meeting Law complaint process, we encourage you to contact the Division of Open Government by phone at (617) 963-2540 or by email at [openmeeting@state.ma.us](mailto:openmeeting@state.ma.us).





## OPEN MEETING LAW COMPLAINT FORM

Office of the Attorney General  
One Ashburton Place  
Boston, MA 02108

### Your Contact Information:

First Name: Jadeane Last Name: Sica

Address: 12 Cleveland St

City: Malden State: MA Zip Code: 02148

Phone Number: 781-603-2345 Ext.

Email: jbjs24@yahoo.com

Organization or Media Affiliation (if any):

Are you filing the complaint in your capacity as an individual, representative of an organization, or media?

(For statistical purposes only)



Individual



Organization



Media

### Public Body that is the subject of this complaint:



City/Town



County



Regional/District



State

Name of Public Body (including city/  
town, county or region, if applicable): Malden City Council

Specific person(s), if any, you allege  
committed the violation: Karen Colon Hayes

Date of alleged violation: 11/18/2025

### Description of alleged violation:

Describe the alleged violation that this complaint is about. If you believe the alleged violation was intentional, please say so and include the reasons supporting your belief.

Note: This text field has a maximum of 3000 characters.

The Open Meeting Law strictly prohibits serial deliberation—that is, a series of private, non-public communications among members of a public body that, taken together, involve a quorum and constitute deliberation outside of a posted public meeting.

Based on information available to me, Councillor Hayes has engaged in private communications with at least five other members of the Malden City Council—representing a quorum—for the purpose of influencing or shaping the Council's deliberations on paper #432-25 regarding the appointment of Jeffrey Donahue presently before us.

These communications reportedly occurred via text message, email, and/or phone calls, and were explicitly related to strategy, positions, and intended outcomes regarding the agenda item from last night.

Such serial private communications violate:

M.G.L. c. 30A, § 18, which requires deliberations to occur in an open and publicly accessible meeting; and The Attorney General's guidance prohibits "daisy-chain" or "hub-and-spoke" communications that collectively involve a quorum.

While publicly advocating transparency, these private discussions directly undermine the public's right to observe the deliberative process. The integrity of tonight's proceedings is compromised when members participate in off-record deliberation intended to influence the outcome of a public vote.

What action do you want the public body to take in response to your complaint?

Note: This text field has a maximum of 500 characters.

To preserve the integrity of this process and ensure compliance with the Open Meeting Law, I respectfully request the following:

That Councillor Hayes recuse herself from all participation, deliberation, and voting on this matter due to the serial deliberation described above.

That the Council take corrective action, including public acknowledgement of the violation and implementation of safeguards to prevent further serial deliberation or private lobbying among members.

That this complaint be forwarded to the Attorney General's Division of Open Government for review, as required by law.

### Review, sign, and submit your complaint

#### I. Disclosure of Your Complaint.

**Public Record.** Under most circumstances, your complaint, and any documents submitted with your complaint, is considered a public record and will be available to any member of the public upon request.

**Publication to Website.** As part of the Open Data Initiative, the AGO will publish to its website certain information regarding your complaint, including your name and the name of the public body. The AGO will not publish your contact information.

#### II. Consulting With a Private Attorney.

The AGO cannot give you legal advice and is not able to be your private attorney, but represents the public interest. If you have any questions concerning your individual legal rights or responsibilities you should contact a private attorney.

#### III. Submit Your Complaint to the Public Body.

The complaint must be filed first with the public body. If you have any questions, please contact the Division of Open Government by calling (617) 963-2540 or by email to [openmeeting@state.ma.us](mailto:openmeeting@state.ma.us).

By signing below, I acknowledge that I have read and understood the provisions above and certify that the information I have provided is true and correct to the best of my knowledge.

Signed: Jadeane M. Sica

Date: 11/19/2025

For Use By Public Body  
Date Received by Public Body:

For Use By AGO  
Date Received by AGO:

## EXHIBIT B





## City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

### Meeting Agenda - Final City Council

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

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Tuesday, November 18, 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/px9ebert>

#### 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

Joe LeBlanc founder of the Run Club of Malden will appear before the City Council to present the City with a plaque from the Road Runners Club of America hereby naming Malden an official runner friendly community.

#### 5. PUBLIC COMMENT

#### 6. CONSENT AGENDA

408-25

Mayoral Appointment: Olivia Hemond, 769 Main Street, Apt. 1, Malden, as a member of the Conservation Commission, said term to commence upon confirmation by the City Council, and to expire September 15, 2027.

Attachments:

Mayor's Appointment Letter - Olivia Hemond

*Recommendation is the previous Appointment be referred to the Personnel/Appointments Committee*

- 409-25      Petition: Amusement Machines: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 machines (Renewal)
- 410-25      Petition: Amusement Machines: Italian American War Vets Post 16, 40 Oakland Street, Malden, 4 machines (Renewal)
- 411-25      Petition: Amusement Machines: Pearl Street Station, 53 Summer Street, Malden, 2 machines (Renewal)
- 412-25      Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)
- 413-25      Petition: Class II: G.P. Motorcycle Supply, 420 Broadway, Malden, 4 motorcycles (Renewal)
- 414-25      Petition: Class II: Prestige Motors of Malden, Inc. 600 Broadway, Malden, 37 cars (Renewal)
- 415-25      Petition: Class II: Prestige Motors of Malden, Inc. 590 Broadway, Malden, 30 cars (Renewal)
- 416-25      Petition: Class II: Reliance Motor Group, LLC, 28 Broadway, Malden, 38 cars (Renewal)
- 417-25      Petition: Class II: Richard Motorcars, Inc. 672 Broadway, Malden, 77 cars (Renewal)
- 418-25      Petition: Class II: River Auto Sales, Inc. 77 Eastern Avenue, Malden, 21 cars (Renewal)
- 419-25      Petition: Class II: Scott M. Fitzpatrick dba Wentworth Auto Sales, 730 Eastern Avenue, Malden, 15 spaces (Renewal)
- 420-25      Petition: Class II: Top Cars Motor Group, Inc. 259 Main Street, Malden, 30 cars (Renewal)
- 421-25      Petition: Class III: Malden Broadway Auto Body, Inc. 590 Broadway, Malden (Renewal)
- 422-25      Petition: Extended Hours: Williams Services, LLC DBA Laundry +, 705 Eastern Avenue, Malden, Hours: 7 days, open to the public 5:00AM - 11:00PM, open 24 hours for commercial operations (Renewal)

- 423-25 Petition: Extended Hours: Ethiopian Restaurant, 1B Highland Avenue, Malden, Hours: Tuesday and Wednesday 11:00AM - 1:00AM, Thursday through Sunday 7:00AM - 1:00AM (New)
- 424-25 Petition: Extended Hours: Main St Laundromat, 780 Main Street, Malden, Hours: 7 Days, 5:00AM - 11:00PM (Renewal)
- 425-25 Petition: Extended Hours: G&V Convenience, Inc. dba Supreme Food Mart, 1018 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Renewal)
- 426-25 Petition: Extended Hours: The Brewster Company dba McDonald's, 114 Broadway, Malden, Hours: 7 days, 24 hours (New)
- 427-25 Petition: Extended Hours: Speedway LLC Store #44222, 214 Broadway, Malden, Hours: 7 Days, 24 Hours (Renewal)
- 428-25 Petition: Extended Hours: UD Foods, Inc. dba 7-Eleven, 169 Salem Street, Malden, Hours: 7 Days, 24 Hours (Renewal)
- 429-25 Petition: Fortune Teller: Chris Burgan Full Heart Tarot Readings and More, 73 Linden Avenue #1, Malden (Renewal)
- 430-25 Petition: Livery Company: LuxyLane Black Car LLC, 64 Oliver Street, Malden, 1 vehicle (New)
- 431-25 Petition: Livery Driver: Jacqueson Voltaire, 64 Oliver Street, Malden (New)
- Recommendation is the previous twenty-three petitions be referred to the License Committee*

## **8. APPOINTMENTS & ELECTIONS**

- 432-25 Joint Appointment of the City Council and School Committee: Jeffrey Allen Donahue, 56 Tremont Street, Malden, as the Malden Representative of the Northeast Metro Tech School Committee, to fulfill the term left vacant by the passing of James Holland, per the Regional School District's Community Agreement. Said term to commence upon confirmation by both bodies of the Malden City Council and School Committee.

Sponsors: Peg Crowe

Attachments: Appointment of J. Donahue (Voke)-1

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



433-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.20.050 PROVISIONS APPLICABLE TO ALL WASTE is hereby amended by striking Subsections A, B, and C in their entirety and inserting the following in their place:

Sponsors:

Stephen Winslow

Attachments:

Current 9.20.050 Provisions Applicable to All Waste

434-25

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:  
Shall the City of Malden be allowed to temporarily assess an additional \$36,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction of the Northeast Metropolitan Regional Vocational Technical School, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2052?  
A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2052 (07/01/2051 to 06/30/2052).

A no vote would make no change to the current tax structure.

Sponsors:

Ryan O'Malley, Karen Colon Hayes and Stephen Winslow

435-25

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:  
Shall the City of Malden be allowed to temporarily assess an additional \$10,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction associated with lead pipe removal, water, sewer, and storm drain system capital improvements, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2037?

A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2036 (07/01/2036 to 06/30/2037).

A no vote would make no change to the current tax structure.

Sponsors:

Ryan O'Malley and Karen Colon Hayes

436-25

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:  
Shall the City of Malden be allowed to temporarily assess an additional \$10,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction associated with de-leading Roosevelt Park to a full 3 foot depth and for the restoration of a natural grass field and drainage system, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2037?  
A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2036 (07/01/2036 to 06/30/2037).  
A no vote would make no change to the current tax structure.

Sponsors:

Ryan O'Malley and Karen Colon Hayes

437-25

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:  
Shall the City of Malden be allowed to temporarily assess an additional \$10,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction associated with the outfit of an art center at the old Malden District Courthouse on Summer Street, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2037?  
A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2036 (07/01/2036 to 06/30/2037).  
A no vote would make no change to the current tax structure.

Sponsors:

Ryan O'Malley and Karen Colon Hayes

438-25

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:  
Shall the City of Malden be allowed to temporarily assess an additional \$25,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction associated with an eastside fire station, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2052?  
A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2052 (07/01/2051 to 06/30/2052).  
A no vote would make no change to the current tax structure.

Sponsors:

Ryan O'Malley and Karen Colon Hayes

**11. COMMUNICATIONS**

- 439-25 Communication: The Climate Action and Sustainability Commission respectfully submits their report on FY2026 Strategic Priorities
- Sponsors: Carey McDonald
- Attachments: FY26 CASC Priorities Memo for City Council 23Oct25

**12. COMMITTEE REPORTS**

- 440-25 Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper 383 Series of 2025, having considered the same make the following report:
- 383-25 Mayoral Appointment: Kevin Molis, 135 Russell Street, Malden, as a member of the License Board, said term to commence upon confirmation by the City Council, and to expire June 1, 2028.
- Attachments: Mayor's Appointment Letter - Kevin Molis
- 441-25 Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Papers 276 and 277 Series of 2025, having considered the same make the following report: Committee recommends that the paper be recommended favorably as amended to the Full City Council pending review by Engineering, Inspectional Services, Legal, and OSPCD.
- 276-25 Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.16 RENTAL UNITS; INSPECTION REQUIRED is hereby amended as is outlined in the body of attached paper.
- Sponsors: Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow
- Attachments: Draft Rental Registry MCC 9.16 amendment 5.21.2025  
Working draft as of September 30, 2025
- 277-25 Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.24.010 REGULATION OF LEAD PIPES IN RESIDENTIAL HOUSING is hereby amended by:
- Sponsors: Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow
- Attachments: Draft Lead Pipe MCC 9.24.010 amendment 5.21.2025



- 442-25 Committee Report: The Standing Committee on License to whom was referred Papers 387 through 397 Series of 2025, having considered the same make the following report:
- 387-25 Petition: Amusement Machines: GLS Associates, Inc. 50 Holden Street, Malden, 5 Machines (Renewal)
- 388-25 Petition: Class II: Joe Ciampa Auto Body, Inc. 322 Eastern Avenue, Malden, 4 Vehicles (Renewal)
- 389-25 Petition: Class II: Jordan Motors Inc. dba Malden Auto Sales, 147 Ferry Street, Malden, 24 Vehicles (Renewal)
- 390-25 Petition: Extended Hours: Boda Borg Boston LLC, 90 Pleasant Street, Malden, Hours: Occasional Saturday and Sunday events, 12AM - 9AM (Renewal)
- 391-25 Petition: Extended Hours: L&K Billiards, Inc. 77 Exchange Street, Malden, Hours: 7 Days, 12pm - 12am (Renewal)
- 392-25 Petition: Extended Hours: MRM Donuts Corp. dba Dunkin' Donuts, 617 Broadway, Malden, Hours: 7 Days, 4am - 9pm (Renewal)
- 393-25 Petition: Extended Hours: Walgreens Store# 03130, 185 Centre Street, Malden, Hours: 7 Days, 24 Hours (Renewal)
- 394-25 Petition: Livery Company: HPL Group LLC, 500 Broadway Apt. 4139, Malden, 1 vehicle (New)
- 395-25 Petition: Livery Driver: Hommey Pierre Louis, 500 Broadway Apt. 4139, Malden (New)
- 396-25 Petition: Livery Company: YHS Transportation LLC, 137 Highland Avenue, Malden, 1 vehicle (New)
- 397-25 Petition: Livery Driver: Yves Henry Seide, 137 Highland Avenue, Malden (New)

### **13. 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  
MHC to Mayor CC 15 Ferry 10.23.25 wAtts

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

#### **14. PERSONAL PRIVILEGE**

#### **15. 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)