



# 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*

---

Tuesday, December 9, 2025

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

---

Watch the meeting with Teams: <https://tinyurl.com/32cs8jux>

### 1. CALL TO ORDER

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

### 3. ROLL CALL

### 4. PUBLIC COMMENT

### 5. CONSENT AGENDA

[465-25](#)

Minutes for the meeting of November 18, 2025

[466-25](#)

Minutes for the meeting of November 25, 2025

*Recommendation is the previous Council minutes be approved*

[467-25](#)

Order: That the sum of Fifty Thousand Dollars (\$50,000) is appropriated from available Cable Access retained earnings to be used for capital expenses, specifically to upgrade the playback system at the studio of Urban Media Arts

**Sponsors:**

Carey McDonald

*Recommendation is the previous Order be referred to the Finance Committee*

[468-25](#)

Mayoral Appointment: Denise Balboni-Cowie, 81 Newland Street, Malden, as a member of the License Board, said term to commence upon confirmation by the City Council, and to expire June 5, 2026.

**Attachments:**

[Mayor's Appointment Letter - Denise Balboni-Cowie](#)

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

[469-25](#)

Communication: The Board of Registrars of Voters respectfully submits their board approved 2025 Annual Report

**Attachments:**

[2025 Annual Report for the Registrar of Voters Board](#)

*Recommendation is the previous Communication be placed on file*

[471-25](#)

Order: The Council will vote on whether to sell or retain the property known as 33 Tufts Street, and by City Assessor's parcel identification number 078 358 819, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 22 TL 000313

**Sponsors:**

Craig Spadafora

*Recommendation is the previous Order be referred to the Public Property Committee*

## **6. COMMITTEE REPORTS**

[470-25](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Papers 377 and 407 Series of 2025, having considered the same make the following report: Committee recommends Paper 377-25 out favorably as amended by adding the word 'an' before 'annual'. The Committee also recommends Paper 407-25 out favorably to the Full City Council.

[377-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.060 Subsection B(3) OFFSITE PARKING FACILITIES is hereby amended by adding 'An annual' between non-refundable and application and by striking '\$100 per vehicle' and inserting the following: '\$200, a base fee of \$100 for the first nine parking spaces and \$20 per each additional parking space over nine.'

**Sponsors:**

Jadeane Sica

**Attachments:**

[Current 6.08.060 Offsite Parking Facilities](#)

[Memo on Open Air Parking Lot Fee Structure 6.18.2025 352-25](#)

[407-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.100 Subsection A 2(b) USED CAR DEALERS is hereby amended by striking it in its entirety and inserting the following in its place: 'a release signed by the applicant, authorizing city personnel to access the applicant's criminal record;'

**Attachments:**

[Current 6.08.100 Used Car Dealer Ordinance](#)

## **7. 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](#)

**8. PERSONAL PRIVILEGE****9. 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)