



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - 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, December 9, 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/32cs8jux>

### 1. CALL TO ORDER

*Council President Linehan 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, Dan Grover, and Maria Luise.*

**Present - Councillors:** 10 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor and Stephen Winslow

**Absent - Councillors:** 1 - Craig Spadafora

### 4. PUBLIC COMMENT

### 5. CONSENT AGENDA

#### Approval of the Consent Agenda

*A motion was made by Councillor Condon, seconded by Councillor Winslow to approve the Consent Agenda. The motion carried by unanimous vote.*

465-25 Minutes for the meeting of November 18, 2025

**The Council Minutes were approved.**

466-25 Minutes for the meeting of November 25, 2025

**The Council Minutes were 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

**The Order was 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](#)

**The Appointment was 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 Board of Registrars of Voters](#)

**The Communication was received and filed.**

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

**The Order was 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.

**A motion was made by Councillor Winslow, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

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](#)

[Projected revenue open air lots](#)

[Final Paper 377-25 Offsite Parking Lot Ordinance](#)

**A motion was made by Councillor Winslow, seconded by Councillor Sica, that the Ordinance be amended by including the word 'an' before 'annual' in the final paper. The motion carried by a unanimous vote.**

**A motion was made by Councillor Winslow, seconded by Councillor Sica, that the Ordinance be enrolled as amended. The motion carried by a unanimous vote.**

#### 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;'

Sponsors: Jadeane Sica

Attachments: [Current 6.08.100 Used Car Dealer Ordinance](#)

[Final Paper 407-25 Used Car Dealer Ordinance](#)

**A motion was made by Councillor Sica, seconded by Councillor McDonald, that the Ordinance be enrolled. The motion carried by a unanimous vote of those voting. Councillor O'Malley chose to abstain.**

### 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 2023.01.29](#)

[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](#)

[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**

A motion was made by Councillor O'Malley, seconded by Councillor Simonelli, that this meeting be adjourned. The motion carried unanimously.  
Meeting adjourned at 7:51 PM.

**CAROL ANN DESIDERIO, CITY CLERK**

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[www.cityofmalden.org/captions](http://www.cityofmalden.org/captions)