



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, March 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/MSOVH2WOIKY?si=S83sF1xdzmJUUpRt2>

1. CALL TO ORDER

Council President Winslow called the meeting to order at 7:03 PM.

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

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

An additional moment of silence was offered to honor the lives of Rocky B. Brooks, a 27 year veteran of the Malden Police Department and Mouldi 'Dean' Sfaxi of Jacob Street.

3. 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. PUBLIC COMMENT

Barbara Murphy of 28 Forest Street spoke in support of Paper 50-24.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Simonelli, seconded by Councillor Sica to approve the Consent Agenda. The motion carried by unanimous vote.

[149-24](#)

Minutes for the meeting of March 12, 2024

The Council Minutes were approved.

[150-24](#)

Petition: Exterior Vending Machine: Rocky Mountain Springwater Co. 1 Wesley Street, Malden (New)

The Petition was referred to the License Committee.

[151-24](#)

Petition: Livery Company: Lobsang Inc. 271 Charles Street, Malden, 1 vehicle (New)

The Petition was referred to the License Committee.

[152-24](#)

Petition: Livery Driver: Lobsang Tenzin, 271 Charles Street, Malden (New)

The Petition was referred to the License Committee.

[153-24](#)

Petition: Livery Company: Xing Zai T Service LLC, 15 Burr ridge Place, Malden, 1 vehicle (Renewal)

The Petition was referred to the License Committee.

[154-24](#)

Petition: Livery Driver: Zhisheng Liang, 15 Burr ridge Place, Malden (New)

The Petition was referred to the License Committee.

[155-24](#)

Petition: Taxi Driver: John P. Walters, 5 Hancock Street, Everett, MA (Renewal)

The Petition was referred to the License Committee.

[156-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) be hereby amended by adding sections: 2.24.035 CLERKS SALARY SCHEDULE, 2.24.045 ENGINEERING SALARY SCHEDULE, 2.24.055 HEALTH & PUBLIC SAFETY SALARY SCHEDULE, and 2.24.065 PUBLIC HEALTH SALARY SCHEDULE

Sponsors: Amanda Linehan

Attachments: [New Section 2.24.035 Clerks Salary Schedule](#)
[New Section 2.24.045 Engineering Salary Schedule](#)
[New Section 2.24.055 Health & Public Safety Salary Schedule](#)
[New Section 2.24.065 Public Health Salary Schedule](#)

The Paper was referred to a joint session of the Rules & Ordinance and Finance Committees.

[157-24](#)

Order: That the sum of Five Hundred and Fifty-Six Thousand One Hundred Dollars (\$556,100.00) is transferred from Salary Reserve to the following accounts:

Sponsors: Carey McDonald

The Paper was referred to a joint session of the Rules & Ordinance and Finance Committees.

[158-24](#)

Communication: Appointing Councillor at Large Carey McDonald to an application review team in conjunction with the Mayor's Office

Sponsors: Stephen Winslow

Attachments: [Final Paper: 158-24](#)

The Communication was received and filed.

[159-24](#)

Communication: The Northeast Metropolitan Regional Vocational High School District respectfully submits their committee approved 2023 Annual Report.

Sponsors: Stephen Winslow

Attachments: [Northeast Annual Report 2023.Malden](#)

The Communication was received and filed.

6. MOTIONS, ORDERS AND RESOLUTIONS

[160-24](#)

Order: That, in accordance with M.G.L. Ch. 44 Sec. 53A, the City of Malden accept a gift of funds in the form of a parcel of land from 35 Green Street, LLC, DBA Hoffs Bakery located at 0 Canal Street, known and numbered as Malden Assessor's Parcel 063 239 916, heretofore referred to as the Bike Kitchen to be utilized as a bike repair station or 'Bike Kitchen' by the general public who utilize the Northern Strand Community Trail abutting the property to the east.

Sponsors: Peg Crowe

Attachments: [property transfer docket request memo](#)

[80.110 ASTM Phase I ESA2024-01](#)

[City Council Meeting on April 9, 2024 Written comment for File #160-24](#)

Councillor Winslow, being closely related to the Bike to the Sea organization, made a motion to recuse himself from any votes having to do with Paper 160-24, motion seconded by Councillor Crowe. Motion passed unanimously. Councillor Winslow vacated the chair and Councillor O'Malley to order of the meeting.

Having introduced this paper, Councillor Crowe fielded many questions regarding the details of this land transfer, including liability, leasing options for Bike to the Sea, future uses of land. It quickly became clear a detailed discussion in the Public Property Committee would be appropriate.

A motion was made by Councillor Simonelli, seconded by Councillor McDonald, that the Order be referred to the Public Property Committee. The motion carried by a unanimous vote.

7. COMMITTEE REPORTS

[161-24](#)

Committee Report: The Standing Committee on License to whom was referred Papers 78 through 92 Series of 2024, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council.

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

[78-24](#)

Petition: Taxi Driver: Ryan Bragg, 27 Slayton Way, Roxbury, MA (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[79-24](#)

Petition: Taxi Driver: Louis Ciulla, 235 Revere Street #503, Revere, MA (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[80-24](#)

Petition: Taxi Driver: John Danca, 34 Highland Court, Malden, MA (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[81-24](#)

Petition: Taxi Driver: Albert E. Frost, III, 679 Broadway #2L, Chelsea, MA (New)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[82-24](#)

Petition: Taxi Driver: Christopher Jackson, 24 Surfside Road, Lynn, MA (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[83-24](#)

Petition: Taxi Driver: Stephen A. Lauber, 4 Blake Court, Everett, MA (New)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[84-24](#)

Petition: Taxi Driver: Dominique Long, 198 Tremont Street #119, Boston, MA (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[85-24](#)

Petition: Taxi Driver: James Phelan, 5 Island Hill Avenue #212, Malden, MA (New)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[86-24](#)

Petition: Taxi Driver: Donald F. Porter, 17 Silverleaf Way, Peabody, MA (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[87-24](#)

Petition: Taxi Driver: Michael Rapaglia, 9 Richardson Street, Malden, MA (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[88-24](#)

Petition: Taxi Driver: William L. Sweet, 117 Medford Street, Malden (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that

the Petition be granted. The motion carried by a unanimous vote.

[89-24](#)

Petition: Taxi Driver: Valentin Tchaly, 30 Washington Street, Brighton, MA
(Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[90-24](#)

Petition: Taxi Driver: Carlos F. Vargas, 290 Mishawum Road #2039, Woburn, MA
(Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[91-24](#)

Petition: Livery: MGR Transportation LLC, 228 Pearl Street, Malden, 1 vehicle
(Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[92-24](#)

Petition: Livery Driver: Amarjit Singh, 228 Pearl Street, Malden (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.

[162-24](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Paper 93 Series of 2024, having considered the same make the following report: Committee unanimously recommends this paper out favorably to the Full Council.

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

[93-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.030 PUBLIC WORKS, PARKS, TRAFFIC, WATER, SEWER AND CEMETERY SALARY SCHEDULE be hereby amended to reflect the following compensation levels to be effective July 1, 2023.

Sponsors: Amanda Linehan

Attachments: [DPW Salary Chart FY2024](#)

[Final Paper: 93-24](#)

A motion was made by Councillor Linehan, seconded by Councillor Taylor, that the Ordinance be enrolled. The motion carried by a unanimous vote.

A motion was made by Councillor Crowe, seconded by Councillor O'Malley, to suspend Council Rules for the purpose of Ordaining. The motion carried by the following vote:

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

A motion was made by Councillor Crowe, 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

[163-24](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper 94 Series of 2024, having considered the same make the following report: Committee recommends this paper out favorably to the Full Council.

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

[94-24](#)

Order: That the sum of One Hundred and Forty-Five Thousand Dollars (\$145,000.00) is transferred from Salary Reserve to DPW Salaries.

Sponsors: Carey McDonald

Attachments: [Final Paper: 94-24](#)

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

[164-24](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Papers 50 and 77 Series of 2024, having considered the same make the following report: Committee recommends paper 50-24 out without recommendation. Committee recommends paper 77-24 out favorably to the Full Council.

Councillor Colon Hayes, being closely related to a member of the Planning Board made a motion to recuse herself from any votes having to do with Paper 50-24, motion seconded by Councillor O'Malley. Motion passed unanimously. Councillor Colon Hayes vacated the Chamber during discussion.

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

[50-24](#)

Mayoral Reappointment: Charles Ioven, 42 Appleton Street, Malden, as member of the Planning Board, having served since November 12, 1985, said term to expire March 1, 2028, to commence upon confirmation by the City Council.

Attachments: [Charles Ioven Reappointment Letter](#)

[Public Comment FW Agenda Item# 50-24](#)

[Public Comment Agenda Item# 50-24](#)

Councillor Colon Hayes, being closely related to a member of the Planning Board made a motion to recuse herself from any votes having to do with Paper 50-24, motion seconded by Councillor O'Malley. Motion passed unanimously. Councillor Colon Hayes vacated the Chamber during discussion.

Councillor Linehan spoke on behalf of the Personnel & Appointments Committee on Paper 50-24. Committee took two sessions in discussion while deciding how to recommend this re-appointment. Councillor Linehan noted Mr. Ioven gave helpful overview

of how the Council may want to approach some of the critical challenges facing the City. He offered his view on what the Planning Board approach would be in addressing some of the tax revenue, growth, affordable housing, transportation issues. She stated her respect for Mr. Ioven and his 39 years of service on the Planning Board.

Despite this, it became clear that the Committee did not have the same impression on how to move forward with re-appointments. Councillor Linehan wanted to open this paper for further discussion with the full Council as to not give anyone a rubber stamp for a lifetime appointment.

Councillors Crowe, Condon, Simonelli, Spadafora, Sica spoke in favor of the re-appointment.

Councillor O'Malley suggested tabling the Paper for six months for further consideration; Councillors Taylor, Linehan, Winslow expressed support for the tabling motion.

A motion was made by Councillor O'Malley, seconded by Councillor Taylor, that the Appointment be tabled. The motion failed by the following vote:

Yea: 5 - Linehan, McDonald, O'Malley, Taylor and Winslow

Nay: 5 - Condon, Crowe, Sica, Simonelli and Spadafora

Recused: 1 - Colon Hayes

A motion was made by Councillor Sica, seconded by Councillor Spadafora, that the Appointment be defeated. The motion failed by the following vote:

Yea: 4 - Linehan, McDonald, Taylor and Winslow

Nay: 6 - Condon, Crowe, O'Malley, Sica, Simonelli and Spadafora

Recused: 1 - Colon Hayes

77-24

Mayoral Appointment: Andrew Scarano, 21 Magnolia Street, Malden, as member of the Public Works Commission, to fill the unexpired term of Bill Coleman, said term to expire March 1, 2026 and to commence upon confirmation by the City Council.

Attachments: [Andrew Scarano Appointment Letter](#)
[Public Works Comm-Pers Appts 31924](#)

A motion was made by Councillor Simonelli, seconded by Councillor O'Malley, 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. 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](#)

9. PERSONAL PRIVILEGE

10. ADJOURNMENT

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

CAROL ANN DESIDERIO, CITY CLERK