



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - 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*

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Tuesday, January 30, 2024

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the live stream on YouTube:  
[https://www.youtube.com/live/4c\\_mrtYhOSg?si=45Etp6TcF3d\\_\\_b7j](https://www.youtube.com/live/4c_mrtYhOSg?si=45Etp6TcF3d__b7j)

### **1. CALL TO ORDER**

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

### **3. ROLL CALL**

### **4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS**

In accordance with Paper 311-23, City Engineer Yem Lip and Transportation Planner Jack Witthaus will appear before the Council to present an update on the signalization on the Centre Street Bus Lane Pilot Project and will also report on the City's Complete Streets Program.

### **5. PUBLIC COMMENT**

### **6. CONSENT AGENDA**

[32-24](#) Minutes for the meeting of January 9, 2024

[33-24](#) Minutes for the meeting of January 16, 2024

[34-24](#)

Mayoral Reappointment: Diego Barricelli, 33 Glen Street, Malden, as member of the Public Works Commission, having served since May 6, 2014, said term to expire March 1, 2026, to commence upon confirmation by the City Council.

**Attachments:** [Diego Barricelli Reappointment Letter](#)

[35-24](#)

Mayoral Reappointment: Paul Buckley, 115 Emerald Street, Malden, as member of the Conservation Commission, having served since March 14, 2011, said term to expire October 1, 2025, to commence upon confirmation by the City Council.  
(Confirmation required)

**Attachments:** [Paul Buckley Reappointment Letter](#)

[36-24](#)

Mayoral Reappointment: Matthew Burne, 80 Cross Street, Malden, as member of the Conservation Commission, having served since March 12, 2020, said term to expire October 1, 2025, to commence upon confirmation by the City Council.

**Attachments:** [Matthew Burne Reappointment Letter](#)

[37-24](#)

Mayoral Reappointment: Shanti Chilukuri, 30 Franklin Street, Unit 123, Malden, as member of the Disability Commission, having served since March 15, 2021, said term to expire March 15, 2026, to commence upon confirmation by the City Council.

**Attachments:** [Shanti Cilukuri Reappointment Letter](#)

[38-24](#)

Mayoral Reappointment: Tewedaj Gebreselassie, 36 Dartmouth Street, Apt. 308, Malden, as member of the Planning Board, having served since February 13, 2017, said term to expire March 1, 2028, to commence upon confirmation by the City Council.

**Attachments:** [Tewedaj Gebreselassie Reappointment Letter](#)

[39-24](#)

Mayoral Reappointment: Kenny N. Mazonson, 206 Bryant Street, Apt. 4, Malden, as member of the Conservation Commission, having served since March 14, 2011, said term to expire October 1, 2025, to commence upon confirmation by the City Council.

**Attachments:** [Kenny Mazonson Reappointment Letter](#)

[40-24](#)

Mayoral Reappointment: Nichole Mossalam, 64 Essex Street, Unit 1, Malden, as member of the Disability Commission, having served since September 20, 2018, said term to expire September 20, 2026, to commence upon confirmation by the City Council.

**Attachments:** [Nichole Mossalam Reappointment Letter](#)

[41-24](#)

Mayoral Reappointment: Albert Spadafora, 453R Highland Avenue, Malden, as member of the Malden Redevelopment Authority Board, having served since March 23, 2015, said term to expire May 1, 2028, to commence upon confirmation by the City Council.

**Attachments:** [Albert Spadafora Reappointment Letter](#)

[42-24](#)

Mayoral Reappointment: Jean Voltaire, 500 Broadway, Unit 2114, Malden, as member of the Registrars of Voters Board, having served since August 29, 2017, said term to expire March 31, 2026, to commence upon confirmation by the City Council.

**Attachments:** [Jean Voltaire Reappointment Letter](#)

[43-24](#)

Petition: Class II: Uni Auto Center, Inc. 369 Salem Street, Malden, 20 cars (Renewal)

[44-24](#)

Petition: Class II: Nick's Foreign Car Center LLC, 121 Beach Street, Malden, 15 cars (Renewal)

[45-24](#)

Petition: Taxi Cab: Malden Transportation, Inc. 290 Eastern Avenue, Malden, 9 cabs (Renewal)

[46-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 2, Chapter 16, Section 100 B. HUMAN RIGHTS AND FAIR HOUSING COMMISSION be hereby amended to address the composition of said Commission by the following:

**Sponsors:** Amanda Linehan

**Attachments:** [Current Ordinance- Human Rights MCC 2.16.100](#)  
[Proposed Revisions to MCC 2.016.100 B.](#)

[47-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 3, Chapter 08, Section 050 CLAIMS AGAINST THE CITY FOR DAMAGES TO BE DISPOSED OF BY THE CITY SOLICITOR be hereby amended by the following:

**Sponsors:** Craig Spadafora and Amanda Linehan

**Attachments:** [Current Ordinance- MCC 3.08.050 Claims Ordinance](#)  
[Proposed Revisions to MCC 3.08.050 Claims Ordinance](#)

[48-24](#)

Communication: Division of Banks re: approval of City of Malden pawnbroker interest rate

**Attachments:** [Division of Banks Decision Letter Re: City of Malden Pawnbroker Interest Rate](#)

[49-24](#)

Communication: Executive Office of Housing and Livable Communities re: Malden-District Compliance Application for MBTA Communities under Section 3A of the Zoning Act

**Attachments:** [Malden RTC Acknowledgement Letter](#)

## **7. APPOINTMENTS & ELECTIONS**

[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](#)

[51-24](#)

Mayoral Reappointment: John P. King, 67 Upham Street, Malden, as member of the Board of Appeal, having served since April 4, 2000, said term to expire May 1, 2026, to commence upon confirmation by the City Council.

**Attachments:** [John King Reappointment Letter](#)

## **8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES**

Council will hold public hearing on National Grid petition to install new pole.

[52-24](#)

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 30772366 - National Grid to install 1 JO Pole on Broadway (Route 99) beginning at a point approximately 70 feet southwest of the centerline of the intersection of Broadway (Route 99) and Mingo St. Installing a new Pole #2924-50  
(Hearing Required)

**Attachments:** [Intersection of Mingo St & Broadway](#)  
[Abutters of 342-344 Broadway](#)  
[Hearing Notice Intersection of Mingo St and Broadway](#)

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

[53-24](#)

Order: That the City Council review the usage of the vacant property on Goodwin Avenue known by City Assessor's Parcel 091 776 612 and make a recommendation as to its future usage and feasibility as a community garden.

**Sponsors:** Ari Taylor

[54-24](#)

Order: That the Community Engagement and Inclusion Committee (CEIC) work with the Director of the Board of Health to hold a public workshop with residents to discuss impacts of excessive noise throughout the city. The CEIC is further ordered to report back to the full City Council with recommendations on how to better regulate noise from certain industrial uses, including but not limited to car wash dryers and large heating and air conditioning units.

**Sponsors:** Karen Colon Hayes and Stephen Winslow

## **10. COMMUNICATIONS**

[55-24](#)

The Malden City Council will address the Open Meeting Law Complaint submitted January 22, 2024 by Brian DeLacey, 1 Earl Street, Malden against the Council regarding their meeting of January 2, 2024.

**Attachments:** [OML Complaint Jan 22 2024](#)

[56-24](#)

Communication: Malden Historical Commission re: 15 Ferry Street - M. Ida Converse Building/Malden Industrial Aid Association Building

**Attachments:** [Malden Historical Commission Communication RE: 15 Ferry Street](#)

[57-24](#)

Communication: The Board of Registrars of Voters respectfully submits to the City Council the Board's recommendation for papers necessary to the upcoming 2024 Presidential election cycle, numbered as 58, 59, and 60 Series of 2024, that the Council orders early voting hours, polling locations, and the authority for the Chief of Police or his designee to assign precinct officers.

[58-24](#)

Ordered: That the City Council adopt in-person Early Voting for the 2024 election cycle, and to designate the City Clerk's Office, 215 Pleasant Street, Room 220 as the central early voting polling location during the dates and times to be determined as voted on by the Board of Registrars of Voters, which are as follows:

**Sponsors:** Stephen Winslow

[59-24](#)

Ordered: That the City Council designate the polling locations for the entirety of the 2024 election cycle as follows:

**Sponsors:** Stephen Winslow

[60-24](#)

Ordered: That the City detail a minimum of one officer for each polling building, to be determined by the Chief of Police and the City Clerk, or their respective designees.

**Sponsors:** Stephen Winslow

## **11. COMMITTEE REPORTS**

[61-24](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Paper 23 Series of 2024, having considered the same make the following report: Committee recommends this paper out favorably to the Full Council as amended, by striking 'December 31, 2025' and replacing it with 'January 31, 2026'.

**Sponsors:**

Amanda Linehan

[23-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.08.040 ENUMERATION OF BOARDS AND COMMISSION APPOINTED OFFICERS; TERMS AND DUTIES is hereby amended by striking "1 yr." under Term for Clerk of Committees and inserting "2 yrs." in its place.

Be it further ordered that the current term expiration date for Lisa Cagno be extended to December 31, 2025 and henceforth coincide with the Biennial Session of the City Council.

**Sponsors:**

Ryan O'Malley, Paul Condon and Stephen Winslow

[62-24](#)

Committee Report: The Standing Committee on Finance to whom was referred Papers 11, 12, 14, and 15 Series of 2024, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council. Additionally, the Committee recommends Paper 13 Series of 2024 out favorably as amended to the Full Council pending the CPC's receipt of the final project design.

[11-24](#)

Order: That the appropriation enumerated below, being in the amount of \$983,000 be appropriated from the Community Preservation Act Fund for the following project: Malden River Works: \$983,000 from Budgeted Reserve.

**Sponsors:**

Stephen Winslow

**Attachments:**

[MRW Phase1 Construction Recommendation Letter](#)  
[Letter of Support CPC Submissions 1 4 2024](#)

[12-24](#)

Order: That the appropriation enumerated below, being in the amount of \$730,000 be appropriated from the Community Preservation Act Fund for the following project: Malden Hospital Open Space Acquisition: \$730,000 from Budgeted Reserve.

**Sponsors:**

Stephen Winslow

**Attachments:**

[Malden Hospital - Open Space Acquisition Recommendation Letter](#)  
[Letter of Support CPC Submissions 1 4 2024](#)

[13-24](#)

Order: That the appropriation enumerated below, being in the amount of \$175,000 be appropriated from the Community Preservation Act Fund for the following project: Fitzgerald Park: \$87,500 from Open Space Reserve & \$87,500 from Budgeted Reserve.

**Sponsors:** Stephen Winslow

**Attachments:** [Fitzgerald Park Phase II Construction Recommendation Letter](#)  
[Letter of Support CPC Submissions 1 4 2024](#)

[14-24](#)

Order: That the appropriation enumerated below, being in the amount of \$67,360 be appropriated from the Community Preservation Act Fund for the following project: Linden Rink Construction: \$67,360 from Open Space Reserve.

**Sponsors:** Stephen Winslow

**Attachments:** [Linden Rink Construction Recommendation Letter](#)  
[Letter of Support CPC Submissions 1 4 2024](#)

[15-24](#)

Order: That the appropriation enumerated below, being in the amount of \$151,650 be appropriated from the Community Preservation Act Fund for the following project: Oak Grove Community Center Design: \$151,650 from Historic Preservation Reserve.

**Sponsors:** Stephen Winslow

**Attachments:** [Oak Grove Community Center Design Recommendation Letter](#)  
[Letter of Support CPC Submissions 1 4 2024](#)

**12. TABLED PAPERS****13. PERSONAL PRIVILEGE****14. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**