



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Councillor McDonald, Chair
Councillor Taylor, Vice Chair
Councillor Condon
Councillor Luong
Councillor Sica
Councillor Simonelli

Tuesday, February 3, 2026

5:30 PM

City Hall, Room #105
215 Pleasant Street
Malden, MA 02148

Joint meeting with Rules & Ordinance

Watch the meeting with Teams: <https://tinyurl.com/y4s34cev>

Roll Call

Present: 8 - Carey McDonald, Ari Taylor, Michelle Luong, Jadeane Sica, Stephen Winslow, Karen Colon Hayes, Peg Crowe and Amanda Linehan
Absent: 3 - Paul Condon, Chris Simonelli and Ryan O'Malley

Minutes to be Approved

[78-26](#)

Minutes of Joint R/O-Finance Committee of January 21, 2025 to be approved.

On behalf of the Rules and Ordinance Committee, a motion was made by Colon Hayes, seconded by Linehan, that the Committee Minutes be approved. The motion carried by a unanimous vote.

On behalf of the Finance Committee, a motion was made by Councillor Taylor, seconded by Councillor Luong, that the minutes of January 21, 2025 be approved. The motion carried by a unanimous vote.

[79-26](#)

Minutes of Joint R/O-Finance Meeting May 6, 2025 to be approved.

On behalf of the Rules and Ordinance Committee, a motion was made by Colon Hayes, seconded by Linehan, that the Committee Minutes be approved. The motion carried by a unanimous vote.

On behalf of the Finance Committee, a motion was made by Councillor Taylor, seconded by Councillor Luong, that the Committee Minutes of May 6, 2025 be approved. The motion carried by a unanimous vote.

Business

[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](#)

Councillor Winslow provided background on the transition from blue bags to tags, noting the original intent to keep the change revenue neutral. Historical revenue figures were shared, showing a decline of approximately \$400,000 over four years, and the need for ongoing review of the program was emphasized. He considered implementing a fee for non-residential multifamily buildings, referencing practices in other communities such as Salem. The rationale included increased education and enforcement needs for buildings not owner-occupied, as these often contribute to refuse issues on city streets.

Nate Cramer described the process of merging reports in Excel to identify eligible properties, noting difficulties in tracking units and residential exemptions. Of 4, 269 lines reviewed, 1,287 did not receive the exemption, but turnover and classification complexities make annual tracking challenging.

Councillor Taylor highlighted the importance of focusing on enforcement, ensuring proper use of barrels and stickers, and addressing complaints about improper trash disposal. The group discussed the timing of fee changes in relation to the city's trash contract, which has about five and a half years remaining, and the need to balance enforcement with financial planning.

Councillor Colon Hayes asked is the intent here to keep it revenue neutral and make some additional revenue or enforce it

Councillor Winslow clarified that the intent was to maintain revenue neutrality, not to generate additional revenue, and to keep the issue on the council's agenda for future consideration. The discussion included the impact of contract terms and the need for creative approaches to improve the system and resident experience.

Councillor Sica expressed strong opposition to increasing trash fees at this time, arguing that it would be unfair to residents, especially with a potential Prop 2% override on the horizon and suggested that the proposal should be tabled and revisited only if the override does not pass.

Councillor Luong asked if the residential exemption list is up to 166

Nate answered No it could be a 112 it could be a 300 unit building if the owner lives in it that qualifies.

They don't necessarily get it but it's any residential property.

Councillor Luong she asked is just the unit exempt do we calculate it by the unit or by the whole

Nate the 15 unit that gets it is above the break even point so it's kind of a net zero but they still get the exemption which really it doesn't matter that they don't benefit

Councillor Luong echoes what Councillor Taylor and Sica said I don't think this is the right time for it but / also feel like the more we keep putting on the nonresident landlords a fee here ultimately that's going to go back to the tenants and emphasized the need to be mindful of the cumulative financial burden on renters and the broader community.

Councillor Winslow mentioned Councillor Taylor talked about enforcement and one of the things that came up during the trash strike was at that point we really didn't have an

enforcement person and even if we had one we didnt have enough resources. Enforcement takes a person so if we're going to increase enforcement it is actually staffing. He also explained he put this paper out here to have a conversation he wasn't pushing to see this move at this moment or moved out of committee. We have work to do on how to restructure and is happy to table the Paper.

Ron Hogan announced that flyers explaining trash regulations are being printed in all applicable languages to ensure clearcommunication with non-English speakers. Joe from BPW will distribute these flyers during daily rounds, leaving them at properties with violations. Following the education campaign, the city will begin issuing fines for non-compliance. The rollout was delayed to avoid confusion with tag renewals and to ensure residents receive a clear message about the new enforcement procedures that will start happening fairly soon.

Councillor McDonald said from a Finance perspective we had some papers last fall that we said we would make some time to discuss and this is following through on that promise with a transparent discussion about what some of the different perspectives and ideas that members of the council are bringing to address a long term financial reality but we just don't know enough until we get through the override vote about what the long term financial picture is to know what is needed. The estimates that we've used to build those override projections again do include some assumptions about staying where we are with trash fees but thinks the longer term looking towards the end of that contract is how we make the experience better with enforcement and easier to access and supports making the tags easier to access.

Ron explained we allow mailing options by going online but you can't order it today and get it tomorrow but we do get them out timely

On behalf of the Finance Committee a motion was made by Councillor Taylor, seconded by Councillor Luong, that the Ordinance be tabled. The motion carried by a unanimous vote.

On behalf of the Rules and Ordinance Committee a motion was made by Councillor Colon Hayes and seconded by Councillor Crowe that the Ordinance be tabled. The motion carried by a unanimous vote.

Other Business

Adjournment

On behalf of the Rules and Ordinance Committee, a motion was made by Linehan, seconded by Crowe, that this meeting be adjourned. The motion carried unanimously.

The Rules and Ordinance Committee adjourned at 5:57 PM.

On behalf of the Finance Committee, a motion was made by Councillor Luong, seconded by Councillor Taylor, that this meeting be adjourned. The motion carried unanimously.

The Finance Committee adjourned at 5:57 PM.

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