



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final City Council

Council President Ryan O'Malley
Councillor at Large Karen Colon-Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor Amanda Linehan
Councillor at Large Carey McDonald
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor at Large Craig Spadafora
Councillor Ari Taylor
Councillor Stephen Winslow

Tuesday, January 14, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the live stream on YouTube:

<https://www.youtube.com/live/3fttsy-D0Oo?si=rjuWCRDhoHeqT5qT>

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

Representatives from Malden Reads will appear before the City Council to announce their One City, One Book reading selection for 2025, *The Boy Who Harnessed the Wind* by William Kamkwamba.

Council President O'Malley will open discussion with the Body by asking each of the Councillors to share one personal, professional, or committee related goal for 2025.

5. PUBLIC COMMENT

6. CONSENT AGENDA

[19-25](#)

Mayoral Appointment: Alexander Pratt, Executive Director, Office of Strategic Planning and Community Development as the City of Malden representative to the Metropolitan Area Planning Council, said term to January 6, 2028. (Confirmation not required)

Attachments:

[Mayor's Appointment Letter - Alex Pratt](#)

Recommendation is the previous Appointment be placed on file

[20-25](#)

Petition: Class II: Top Cars Motor Group, Inc. 259 Main Street, Malden, 30 cars (Renewal)

[21-25](#)

Petition: Extended Hours: Planet Fitness, 795 Eastern Avenue, Malden, Hours: Open 24 hours Monday 12am - Friday 9pm (Renewal)

[22-25](#)

Petition: Livery Company: Bella Luxury Transportation, 19 Mount Vernon Street, Malden, 1 vehicle (Renewal)

[23-25](#)

Petition: Livery Driver: Michael Checca, 19 Mount Vernon Street, Malden (Renewal)

[24-25](#)

Petition: Livery Company: Kassahun T. Damita, 411 Salem Street, Malden, 1 vehicle (Renewal)

[25-25](#)

Petition: Livery Driver: Kassahun T. Damita, 411 Salem Street, Malden (Renewal)

[26-25](#)

Petition: Livery Company: JML Luxury, 500 Broadway Apt. 5158, Malden, 2 vehicles (Renewal)

[27-25](#)

Petition: Livery Driver: Joel Lopez, 500 Broadway Apt. 5158, Malden (Renewal)

Recommendation is the previous eight petitions be referred to the License Committee

[28-25](#)

Order: That Section 3.00 ORDER OF BUSINESS subsection 3.01 of the 2023 City Council Rule Book be amended by inserting 'Land Acknowledgement' as item 3 and renumbering the subsequent items.

Sponsors:

Carey McDonald

Attachments:

[2023 City Council Rule Book](#)

[29-25](#)

Order: That Section 5.00 NON-MEMBERS' RIGHT TO FLOOR, subsection 5.04 of the 2023 City Council Rule Book be amended by inserting the following:

- In the last sentence, after 'name': ", street or"

Be it further amended that subsection 5.05 of the 2023 City Council Rule Book be amended by inserting the following:

- After 'name': ", street or"
- After the first sentence "Upon request, the City Clerk may privately verify a speaker's address in lieu of it being part of the public record."

Sponsors:

Carey McDonald

Attachments:

[2023 City Council Rule Book](#)

[30-25](#)

Order: That Section 34.00 (RESERVED) of the 2023 City Council Rule Book be amended by renaming the section 'PHRASING OF MOTIONS'

Be it further amended by adding a new subsection 34.01 by inserting the following:

"All motions regarding actions of the City Council must be phrased as positive relative to the status quo and may not be phrased in the negative. This section shall not prevent the Council from enacting any order in its power."

Sponsors:

Carey McDonald

Attachments:

[2023 City Council Rule Book](#)

Recommendation is the previous three orders be referred to the Rules and Ordinance Committee.

7. ENROLLED ORDINANCES

[376-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 is hereby amended as follows:

Sponsors:

Amanda Linehan

Attachments:

[Admin and Misc Zoning Ord Revisions 10.3.24](#)

[CCP 376-24 PSR](#)

[CCP 376 2024 PBR 12.24 wAtts](#)

[14-25](#)

Council President O'Malley will announce the appointments of 2025 Council Committees

Attachments:

[Council President O'Malley 2025](#)

[Council President O'Malley 2025 Committees](#)

8. COMMITTEE REPORTS

[31-25](#)

Committee Report: The Standing Committee of License to whom was referred Papers 490 through 493 Series of 2024 and Papers 5 through 12 Series of 2025, having considered the same make the following report:

- [490-24](#) Petition: Class II, AGM Auto Sales, Inc., 160 Eastern Avenue, 21 cars (Renewal)
- [491-24](#) Petition: Class II, Uni Auto Center, Inc., 369 Salem Street, 8 cars (Renewal)
- [492-24](#) Petition: Class II, Maxima Auto Sales II, 77 Broadway, 66 cars (Renewal)
- [493-24](#) Petition: Class II, Maxima Auto Sales Corp., 105 Broadway, 35 cars, (Renewal)
- [5-25](#) Petition: Class II: Auto Bazaar Corp. 17 Charles Street, Malden, 12 cars (Renewal)
- [6-25](#) Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)
- [7-25](#) Petition: Class II: Next Level Motors, Inc., 189 Eastern Avenue, Malden, 35 cars (Renewal)
- [8-25](#) Petition: Class II: Nick's Foreign Car Center, LLC, 121 Beach Street, Malden, 4 cars (Renewal)
- [9-25](#) Petition: Class II: Prestige Motors of Malden, Inc., 600 Broadway, Malden, 37 cars (Renewal)
- [10-25](#) Petition: Extended Hours: Williams Services, LLC dba Laundry +, 705 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Change of hours)
- [11-25](#) Petition: Livery Company: Xing Zai T Service LLC, 15 Burridge Place, Malden, 1 vehicle (Renewal)
- [12-25](#) Petition: Livery Driver: Zhisheng Liang, 15 Burridge Place, Malden (Renewal)

9. 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](#)

10. PERSONAL PRIVILEGE**11. ADJOURNMENT**

CAROL ANN DESIDERIO, CITY CLERK

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