



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - 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*

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Tuesday, January 14, 2025

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/3fttsy-D0Oo?si=rjuWCRDhoHeqT5qT>

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

*Council President O'Malley called the meeting to order at 7:13 PM.*

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

*An additional moment of silence was offered by Councillor Linehan in memory of Mr. Kevin Kilbride, MHS Class of 1980, longtime Malden Public Schools teacher and current 5-8 Assistant Principal of the Beebe School who passed away very suddenly on January 11, 2025.*

### **3. ROLL CALL**

*Also in attendance were Lisa Cagno, Maria Luise, Alicia McNeil.*

*Councillor Simonelli was in attendance via video conferencing from the beginning of the meeting until 8:10 PM when he got disconnected. For this reason all votes throughout the evening up to that point were taken via roll call.*

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

**Absent - Councillors:** 1 - Peg Crowe

### **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.

*Anne Durso-Rose presented on behalf of Malden Reads on the Season 15 - 2025 book selection, *The Boy Who Harnessed the Wind* by William Kamkwamba. Youth members from Malden High School's Engineering for the Future class and the Eco Club joined Ms. Durso-Rose and Karen Buck during the presentation. The engineering students brought their created models as inspired by William's story in this book.*

*The entirety of the presentation may be viewed at the 4:38 minute mark of the above noted video link.*

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.

*As Council Pro Tempore, Council President asked this discussion begin with Councillor Linehan. The Councillor spoke of thinking bigger picture with this goal with an overarching theme being to help constituents get involved in local government. Economic development, the new Arts & Culture Committee, redesign of the courthouse are all areas of opportunity she identified for people to get involved.*

*Councillor Condon stated he is happy to see the direction this year's Council is moving toward with an increased level of respect among members. His major goal for the year is to see Devir Park completed with an improved memorial, a soccer field, and softball diamond.*

*Councillor Taylor would like to see economic development in the city as the forefront of any project she works on this year. She is very excited about being named Chair of the Arts and Culture Committee.*

*Councillor Winslow's main goal is to promote great community spirit in Ward Six with lots of new events planned for the year, including the opening of Trafton Park and bringing 4th of July back to the park. He also will be focusing on cleaning up projects from his time as 2024 Council President, with Charter reform being the highest priority.*

*Councillor Simonelli's main goal is to help single mothers obtain home ownership with the project on Cross & Bryant Streets at the temple site. Kierstead Park will be re-opening on May 6. Other goals revolve around upgrades to other parks in his neighborhood including Maplewood Park and Lincoln Common.*

*Councillor Sica is excited about the great promise Malden is capable of and wants to focus on community building with diverse calendar of activities in conjunction with Councillor Spadafora and the Recreational Department. Additionally, she is working on a year-long project to evaluate and streamline the licensing process for Class II dealers throughout the city. Finally, as the Chair of the newly formed Community Traditions Committee, Councillor Sica looks forward to researching and preserving Malden's cultural heritage.*

*Councillor Colon Hayes explained from the responses she received from her online survey, her biggest goal this year is to address traffic and transportation concerns of her constituents. Business development and city transparency are the next two biggest concerns she will focus on based on the feedback she is receiving. Additionally, along with greater respect for each other, Councillor Colon Hayes would like to see the Council have a little more fun together.*

*Councillor McDonald would like to combine their love of planning with the benefit of focusing on big picture issues to set intentions to follow through and implementing currently ongoing projects. Examples of this include the city's climate action plan and racial equity project. As Chair of Finance, they have a goal of developing a longer term financial model for the city's overall well being.*

*Councillor Spadafora has the priority of economic development as one of his biggest goals. Fostering business growth, not just for large name industry but with an added focus on small entrepreneurs and local business. Further, Councillor Spadafora believes Malden's most senior residents are our community's living history books and their stories*

*should be shared and documented. He has great appreciation for the formation of the Community Traditions Committee and would encourage all to participate in preserving our shared history.*

*Council President O'Malley's goal for the year is to streamline how the Council does business. This will begin with the rollout of the Teams Application for live stream of all subcommittee meetings, with eventually adding the option of remote participation for constituents. This software offers live closed captioning and transcription in the language of the viewers' choosing. He further is very excited about strengthening the fabric of our community, to not debate over Red and Blue but rather celebrate Blue and Gold.*

*The entirety of the discussion may be viewed at the 24:37 minute mark of the above noted video link.*

## **5. PUBLIC COMMENT**

## **6. CONSENT AGENDA**

Paper 19-25 contains a Mayoral appointment to Councillor Linehan's place of employment and although a confirmation vote on this item is not called for, the Councillor thought it appropriate to recuse herself nonetheless.

A motion was made by Councillor Linehan, seconded by Councillor Winslow to recuse Councillor Linehan from any discussion and/or vote on the Consent Agenda, which includes Paper 19-25. Motion passed by a 10-0 roll call vote. Councillor Linehan vacated the Chamber at 8:05 PM.

## **Approval of the Consent Agenda**

**A motion was made by Councillor Taylor , seconded by Councillor Sica, to approve the Consent Agenda. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Condon, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

**Recused:** 1 - Linehan

### **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 expire January 6, 2028.  
(Confirmation not required)

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

**This Appointment was confirmed.**

### **20-25**

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

**This Petition was referred to the License Committee.**

### **21-25**

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

**This Petition was referred to the License Committee.**

[22-25](#)

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

**This Petition was referred to the License Committee.**

[23-25](#)

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

**This Petition was referred to the License Committee.**

[24-25](#)

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

**This Petition was referred to the License Committee.**

[25-25](#)

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

**This Petition was referred to the License Committee.**

[26-25](#)

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

**This Petition was referred to the License Committee.**

[27-25](#)

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

**This Petition was 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](#)

*Councillor McDonald requested this paper be removed from Consent Agenda to simply introduce the idea that the Council has been reciting a Land Acknowledgement since the fall during Indigenous Peoples' History Month and would now like to see the practice formalized. In addition to the request to refer this paper to Rules and Ordinance, Councillor McDonald also requested the Community Engagement Committee take up this paper to talk about ways the City Council may become more engaged with the Indigenous peoples who are the original people to live on this land and still exist here today. Councillor Colon Hayes as Chair of the CEIC agreed to schedule a meeting for this purpose.*

**A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the Order be referred to the Rules & Ordinance Committee. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Condon, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[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](#)

**This Order was referred to the Rules & Ordinance Committee.**

[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](#)

**This Order was referred to the Rules & 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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Sica, that the Ordinance be ordained. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Condon, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

**Excused:** 1 - Simonelli

[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](#)

**A motion was made by Councillor Sica, seconded by Councillor Winslow, that the second vote for final action on this Order be adopted, as required by Council Rule 53.01. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Condon, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

**Excused:** 1 - Simonelli

## **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:

**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.**

[490-24](#)

Petition: Class II, AGM Auto Sales, Inc., 160 Eastern Avenue, 21 cars (Renewal)

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

[491-24](#)

Petition: Class II, Uni Auto Center, Inc., 369 Salem Street, 8 cars (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted with conditions. The motion carried by a unanimous vote.**

[492-24](#)

Petition: Class II, Maxima Auto Sales II, 77 Broadway, 66 cars (Renewal)

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

[493-24](#)

Petition: Class II, Maxima Auto Sales Corp., 105 Broadway, 35 cars, (Renewal)

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

[5-25](#)

Petition: Class II: Auto Bazaar Corp. 17 Charles Street, Malden, 12 cars (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted with conditions. The motion carried by a unanimous vote.**

[6-25](#)

Petition: Class II: Broadway Auto Sales, 628 Broadway, Malden, 0 cars (Renewal)

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

[7-25](#)

Petition: Class II: Next Level Motors, Inc., 189 Eastern Avenue, Malden, 35 cars (Renewal)

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

[8-25](#)

Petition: Class II: Nick's Foreign Car Center, LLC, 121 Beach Street, Malden, 4 cars (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted with conditions. The motion carried by a unanimous vote.**

[9-25](#)

Petition: Class II: Prestige Motors of Malden, Inc., 600 Broadway, Malden, 37 cars (Renewal)

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

[10-25](#)

Petition: Extended Hours: Williams Services, LLC dba Laundry +, 705 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Change of hours)

**A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted with conditions. The motion carried by a unanimous vote.**

[11-25](#)

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

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

[12-25](#)

Petition: Livery Driver: Zhisheng Liang, 15 Burridge Place, Malden (Renewal)

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

**Yea:** 10 - Colon Hayes, Condon, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

## **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 2023.01.29](#)

[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](#)

## **10. PERSONAL PRIVILEGE**

## **11. ADJOURNMENT**

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that this meeting be adjourned. The motion carried unanimously.  
Meeting adjourned at 8:19 PM.

**CAROL ANN DESIDERIO, CITY CLERK**

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org) or 781-397-7000 Ext. 2005

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