



# 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*

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Tuesday, April 29, 2025

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/57cbjfdn>

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

### 3. ROLL CALL

### 4. PUBLIC COMMENT

### 5. CONSENT AGENDA

[192-25](#)

Minutes for the meeting of April 15, 2025

*Recommendation is the previous Council minutes be approved*

[193-25](#)

Mayoral Reappointment: Robert Foley, 95 Bell Rock Street, Malden, as member of the Malden Redevelopment Authority Board, said term to commence upon confirmation by the City Council and to expire May 1, 2030.

**Attachments:**

[Mayor's Appointment Letter - Robert Foley](#)

*Recommendation is the previous Appointment be referred to the Personnel/Appointments Committee*

[194-25](#)

Petition: Bowling Alley: Town Line Ten Pin, Corp. 665 Broadway, Malden, 48 lanes (Renewal)

- [195-25](#) Petition: Pool Tables: Town Line Ten Pin, Corp. 665 Broadway, Malden, 15 tables (Renewal)
- [196-25](#) Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin, 200 Commercial Street, Malden, Hours: 7 days, 5am-9pm (Renewal)
- [197-25](#) Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin, 57 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Renewal)
- [198-25](#) Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin, 424 Main Street, Malden, Hours: 7 days, 5am-8pm (Renewal)
- [199-25](#) Petition: Exterior Vending Machine: Rocky Mountain Springwater Company, 1 Wesley Street, Malden (Renewal)
- [200-25](#) Petition: Lodging House: BREC LHP LLC, 155 Clifton Street, Malden (Renewal)
- [201-25](#) Petition: Lodging House: Top Tier Properties, LLC dba. Sir Carlton LLC, 33 Maple Street, Malden, 44 rooms (Renewal)
- [202-25](#) Petition: Pawnbroker: Art Carl Jewelers and AC Loan, 56 Pleasant Street, Malden (Renewal)
- [203-25](#) Petition: Second-Hand Dealer: Art Carl Jewelers and AC Loan, 56 Pleasant Street, Malden (Renewal)
- [204-25](#) Petition: Pawnbroker: Gold & Diamonds etc. Inc, 27-29 Pleasant Street, Malden (Renewal)
- [205-25](#) Petition: Second-Hand Dealer: Gold & Diamonds etc. Inc, 27-29 Pleasant Street, Malden (Renewal)
- [206-25](#) Petition: Second-Hand Dealer: AM Design Jewelry, 664 Salem Street, Malden (Renewal)
- [207-25](#) Petition: Second-Hand Dealer: GameStop #6263, 44 Broadway Suite A-110, Malden (Renewal)
- [208-25](#) Petition: Pool Tables: Ancient Order of Hibernians Division 12, 259 Charles Street, Malden, 1 table (Renewal)

[209-25](#) Petition: Pool Tables: Club 24, Inc. 787 Salem Street, Malden, 2 tables (Renewal)

[210-25](#) Petition: Pool Tables: Italian American War Veterans, 40 Oakland Street, Malden, 1 table (Renewal)

[211-25](#) Petition: Pool Tables: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 tables (Renewal)

[212-25](#) Petition: Self-Service Gas Station: Gibbs Oil Company, LP, 728 Main Street, Malden (Renewal)

[213-25](#) Petition: Self-Service Gas Station: Wash Depot I, Inc. 333 Eastern Avenue, Malden (Renewal)

[214-25](#) Petition: Taxi Driver: James Phelan, 5 Island Hill Avenue, Apt. 212, Malden (Renewal)  
*Recommendation is the previous twenty-one petitions be referred to the License Committee*

[215-25](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.20.010 PERMIT REQUIRED FOR CANVASSERS AND SOLICITORS is hereby amended to add Subsection 3. DO NOT KNOCK REGISTRY to 6.20.010.B PERMIT REQUIRED.

**Sponsors:** Stephen Winslow

**Attachments:** [Proposal](#)

[Application](#)

*Recommendation is the previous ordinance be referred to the Rules & Ordinance Committee*

[216-25](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.050 POLICE SUPERIOR OFFICERS SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2023

**Sponsors:** Stephen Winslow

**Attachments:** [Current Police Superior Officer Salary Chart](#)

[Proposed Police Superior Officer Salary Chart](#)

[217-25](#) Order: That the sum of Two Hundred Thousand Dollars (\$200,000) be and the same is hereby transferred from Salary Reserve (0010-996-5110) to Police Salaries (0010-210-5120).

**Sponsors:** Carey McDonald  
*Recommendation is the previous order and ordinance be referred to a joint meeting of the Rules & Ordinance and Finance Committees*

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

The City Council will hold a Public Hearing regarding a Home Rule Petition process to repeal Sections 16, 20, 21, 23A, 23C, 23D, 23F, 23G, and 32 of the Malden City Charter. If passed, these repealed sections from the Charter will be incorporated within the following chapters of the City's ordinances, MCC 2.12, 2.16, 9.16, and 11.

## **7. ENROLLED ORDINANCES**

### [443-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) is hereby amended as noted in the body of said paper, effective upon the successful passage of a Home Rule Petition approving corresponding amendments to the City Charter.

### **Sponsors:**

Stephen Winslow

### **Attachments:**

[2024CharterFocusedChanges](#)

[Home Rule Petition Amendment Draft 1.2025 - Repeal of sections 16, 20, 21, 23A, 23C, 23D, 23F, 23G, and 32](#)

[Public Comment Charter & Ordinance Changes 418-24 443-24](#)

[2024CharterFocusedChanges Edits as of Feb 26 2025](#)

[2024CharterFocusedChanges Edits as of March 11 2025](#)

[Dept of Water Utiliites v1](#)

[2024CharterFocusedChanges Edits as of March 18 2025](#)

[Public Comment 443-24 Letter 2 Charter & Ordinances](#)

## **8. COMMITTEE REPORTS**

### [218-25](#)

Committee Report: The Standing Committee on Charter Review to whom was referred Paper 418 Series of 2024, having considered the same make the following report:

1. Under the authority of Paper 418-24 to develop a Home Rule Petition as needed to modify the City Charter, Committee presents the newly written Paper 219-25 as the product of that task and recommends Paper 418-24 be placed on file.
2. Committee presents Paper 219 Series of 2025 as drafted by the Legal Department with the following recommendation:

[418-24](#)

Communication: The Mayor's Office and Council President request that the Charter Review Committee meet to review a proposal to draft a Home Rule petition to modify the City Charter and develop City Ordinance amendments necessary to: (1) remove certain City Charter language concerning the Public Works and Stadium Commissions and enact an ordinance establishing a Parks and Recreation Commission, (2) remove City Charter language establishing the Public Works Commission and Public Works and Engineering Departments and enact an ordinance establishing authorities and responsibilities for such Commission and Departments, (3) remove City Charter language concerning the Police and Fire Departments and enact an ordinance establishing authorities and responsibilities for such Departments, and (4) to remove City Charter language regarding the Traffic Commission and to establish a Transportation Commission by ordinance.

**Attachments:**

[2024CharterFocusedChanges](#)

[Home Rule Petition Amendment Draft 1.2025 - Repeal of sections 16, 20, 21, 2:](#)

[Public Comment Charter & Ordinance Changes 418-24 443-24](#)

[Charter Change Public Hearing Notice](#)

[Home Rule Petition Amendment April 9 edits](#)

[Home Rule Petition Companion Letter](#)

[219-25](#)

Ordered: That the City submits to the Massachusetts Legislature for passage An Act Striking Certain Provisions of the Charter of the City of Malden.

**Sponsors:**

Stephen Winslow

**Attachments:**

[Charter Change Public Hearing Notice](#)

[Home Rule Petition Amendment April 9 edits](#)

[Home Rule Petition Companion Letter](#)

[220-25](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper 151 Series of 2025, having considered the same make the following report: Committee recommends this appointment out favorably to the Full Council.

[151-25](#)

Mayoral Appointment: Emmanuel Marsh, 65 Wentworth Street as member of the Malden Housing Authority Board, said term to commence upon confirmation by the City Council and to expire March 19, 2030.

**Attachments:**

[Mayor's Appointment Letter - Emmanuel Marsh](#)

[221-25](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper's 168, 169, 170 & 174 Series of 2025, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council.

[168-25](#)

Order: That Seventeen Million Dollars (\$17,000,000) is appropriated to pay costs of designing and replacing lead water service lines throughout the City, including the payment of all costs incidental and related thereto, and to meet this appropriation, the Treasurer, with approval of the Mayor, is authorized to borrow said amount under M.G.L. c. 44, Section 8(5) or any other enabling authority, and to issue bonds or notes of the City therefor. All or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's Lead Service Line Replacement Program, and the Mayor and any other appropriate officials of the City are authorized to execute and deliver any agreements or other documents in connection therewith.

**Sponsors:**

Carey McDonald

[169-25](#)

Order: That Three Million Five Hundred Seven Thousand Five Hundred Dollars (\$3,507,500) is appropriated to pay costs of designing, reconstructing, and constructing water mains, including the payment of all costs incidental and related thereto, and to meet this appropriation, the Treasurer, with approval of the Mayor, is authorized to borrow said amount under M.G.L. c. 44, Section 8(5) or any other enabling authority, and to issue bonds or notes of the City therefor. All or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's Local Water System Assistance Program, and the Mayor and any other appropriate officials of the City are authorized to execute and deliver any agreements or other documents in connection therewith.

**Sponsors:**

Carey McDonald

[170-25](#)

Order: That One Million Five Hundred Thousand Dollars (\$1,500,000) is appropriated from available water sewer retained earnings to pay costs of designing, reconstructing, and constructing water mains, all associated roadwork and including the payment of all costs incidental and related thereto.

**Sponsors:**

Carey McDonald

[174-25](#)

Order: The City of Malden file with the U.S. Department of Housing and Urban Development a Consolidated Plan including applications for grants under the Housing and Community Development Act of 1974 as amended and the Cranston-Gonzalez Housing Act of 1990 as amended to be administered by the Office of Strategic Planning & Community Development for Fiscal Year 2026, including all understanding and assurances contained therein on or substantially in the form presented to this meeting; and that Gary Christenson, Mayor and Chief Executive Officer of the City of Malden, be and hereby is directed and designated as the authorized representative for and in the name and behalf of the City of Malden to sign and file said plan, to act in connection with said plan, and to provide such additional information as may be required.

**Sponsors:**

Carey McDonald

**Attachments:**

[Mayor's CDBG Budget Letter](#)  
[Proposed CDBG Budget](#)

**9. EXECUTIVE SESSION****222-25**

Order: The City Council will vote whether to go into Executive Session with Legal Counsel in accordance with Exemption One, Massachusetts General Laws Chapter 30A Section 21(a)(1), and Exemption Seven, Massachusetts General Laws Chapter 30A Section 21(a)(7), to comply with or act under the authority of any general or special law, specifically to comply with the provisions of Massachusetts General Laws Chapter 30A Section 23(b), to act on the pending Open Meeting Law Complaint filed by Jadeane Sica of 12 Cleveland Street on February 27, 2025 against the City Council related to the February 25, 2025 duly posted Executive Session on the matter of Benevolent Botanicals and 926 Eastern Avenue v. The City of Malden where such discussion in open meeting may have a detrimental effect on the litigation position of the City.

(Roll Call Required)

**Sponsors:**

Ryan O'Malley

**10. 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](#)

**78-25**

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 30932051 - National Grid to install 1 JO Pole on Eastern Ave. Pole 1944-50 on Eastern Ave in public way approximately 52' east of pole 1944.

(Hearing Required)

**Attachments:**

[Intersection of Eastern Ave & Lisbon St](#)

[Hearing Notice Intersection of Eastern Ave and Lisbon St](#)

[Abutters 698 Eastern Ave](#)

**11. PERSONAL PRIVILEGE**

**12. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**

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

For instructions on enabling live translated captions in Teams, please visit:  
[www.cityofmaiden.org/captions](http://www.cityofmaiden.org/captions)