



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

Tuesday, April 29, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

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

1. CALL TO ORDER

Council President O'Malley called the meeting to order at 7:05 PM.

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

3. ROLL CALL

Councillor Spadafora joined the meeting via video at 7:13 PM so each vote after that point this evening was taken by roll call vote.

Also in attendance was Lisa Cagno, Zaheer Samee, Maria Luise, Alex Pratt, Jane Ventrone, and Yem Lip.

Present - Councillors: 11 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

4. PUBLIC COMMENT

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Winslow, seconded by Councillor Simonelli to approve the Consent Agenda. The motion carried by unanimous vote.

[192-25](#)

Minutes for the meeting of April 15, 2025

The Council Minutes were 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](#)

This Appointment was referred to the Personnel/Appointments Committee.

[194-25](#)

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

This Petition was referred to the License Committee.

[195-25](#)

Petition: Pool Tables: Town Line Ten Pin, Corp. 665 Broadway, Malden, 15 tables (Renewal)

This Petition was referred to the License Committee.

[196-25](#)

Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin, 200 Commercial Street, Malden, Hours: 7 days, 5am-9pm (Renewal)

This Petition was referred to the License Committee.

[197-25](#)

Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin, 57 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Renewal)

This Petition was referred to the License Committee.

[198-25](#)

Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin, 424 Main Street, Malden, Hours: 7 days, 5am-8pm (Renewal)

This Petition was referred to the License Committee.

[199-25](#)

Petition: Exterior Vending Machine: Rocky Mountain Springwater Company, 1 Wesley Street, Malden (Renewal)

This Petition was referred to the License Committee.

[200-25](#)

Petition: Lodging House: BREC LHP LLC, 155 Clifton Street, Malden (Renewal)

This Petition was referred to the License Committee.

[201-25](#)

Petition: Lodging House: Top Tier Properties, LLC dba. Sir Carlton LLC, 33 Maple Street, Malden, 44 rooms (Renewal)

This Petition was referred to the License Committee.

[202-25](#)

Petition: Pawnbroker: Art Carl Jewelers and AC Loan, 56 Pleasant Street, Malden (Renewal)

This Petition was referred to the License Committee.

[203-25](#)

Petition: Second-Hand Dealer: Art Carl Jewelers and AC Loan, 56 Pleasant Street, Malden (Renewal)

This Petition was referred to the License Committee.

[204-25](#)

Petition: Pawnbroker: Gold & Diamonds etc. Inc, 27-29 Pleasant Street, Malden
(Renewal)

This Petition was referred to the License Committee.

[205-25](#)

Petition: Second-Hand Dealer: Gold & Diamonds etc. Inc, 27-29 Pleasant Street,
Malden (Renewal)

This Petition was referred to the License Committee.

[206-25](#)

Petition: Second-Hand Dealer: AM Design Jewelry, 664 Salem Street, Malden
(Renewal)

This Petition was referred to the License Committee.

[207-25](#)

Petition: Second-Hand Dealer: GameStop #6263, 44 Broadway Suite A-110, Malden
(Renewal)

This Petition was referred to the License Committee.

[208-25](#)

Petition: Pool Tables: Ancient Order of Hibernians Division 12, 259 Charles Street,
Malden, 1 table (Renewal)

This Petition was referred to the License Committee.

[209-25](#)

Petition: Pool Tables: Club 24, Inc. 787 Salem Street, Malden, 2 tables (Renewal)

This Petition was referred to the License Committee.

[210-25](#)

Petition: Pool Tables: Italian American War Veterans, 40 Oakland Street, Malden, 1
table (Renewal)

This Petition was referred to the License Committee.

[211-25](#)

Petition: Pool Tables: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2
tables (Renewal)

This Petition was referred to the License Committee.

[212-25](#)

Petition: Self-Service Gas Station: Gibbs Oil Company, LP, 728 Main Street, Malden
(Renewal)

This Petition was referred to the License Committee.

[213-25](#)

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

This Petition was referred to the License Committee.

[214-25](#)

Petition: Taxi Driver: James Phelan, 5 Island Hill Avenue, Apt. 212, Malden
(Renewal)

This Petition was 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](#)

This Order was 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](#)

This Ordinance was referred to a joint meeting of the Rules & Ordinance and Finance Committees.

[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

This Order was 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.

The City Council held a public hearing on a home rule petition to repeal certain sections of the Malden City Charter and incorporate them into city ordinances. Councillor Winslow and Councillor Simonelli spoke in favor of the amendments, highlighting the extensive work done over the past seven years to update the charter.

The Friends of Fellsmere Heights submitted a letter opposing the proposed charter changes, recommending modifications to retain certain organizations in the charter and ensure no lapses in the city's authority and responsibilities. This letter is now attached to the history of papers 443-24 and 219-25

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, C, D](#)

[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](#)

[Friends of Fellsmere Heights Letter for Home Rule Petition Public Hearing](#)

[Final Paper: 443-24](#)

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

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

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:

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Committee Report be received and filed. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[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, 23A, C, D](#)

[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](#)

[Final Paper: 418-24](#)

A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that the Communication be placed on file. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

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](#)

[Friends of Fellsmere Heights Letter for Home Rule Petition Public Hearing](#)

[Final Paper: 219-25](#)

Councillor Winslow presented the committee report on the Charter Review, detailing the extensive review process the Committee and Legal Department conducted to ensure no significant authorities were dropped during the transition from the charter to ordinances. However, in consideration of the comments made by the Friends of Fellsmere Heights, the Committee voted to amend the paper by adding the following to the end of the third paragraph: "without in any way diminishing the powers vested in the City by the Legislature of the Commonwealth of Massachusetts"

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Order be amended in accordance with the Charter Review Committee's recommendation. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Order be adopted as amended. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[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.

A motion was made by Councillor Linehan, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[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](#)

A motion was made by Councillor Linehan, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[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.

A motion was made by Councillor McDonald, seconded by Councillor Simonelli, that the Committee Report be received and filed. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[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, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor, Stephen Winslow and Ryan O'Malley

Attachments: [Final Paper: 168-25](#)

All Councillors requested to be added as sponsors to the paper.

A motion was made by Councillor McDonald, seconded by Councillor Simonelli, that the Order be adopted. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[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

Attachments: [Final Paper: 169-25](#)

A motion was made by Councillor McDonald, seconded by Councillor Condon, that the Order be adopted. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[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

Attachments: [Final Paper: 170-25](#)

A motion was made by Councillor McDonald, seconded by Councillor Colon Hayes, that the Order be adopted. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

[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](#)

[Final Paper: 174-25](#)

A motion was made by Councillor McDonald, seconded by Councillor Simonelli, that the Order be adopted. The motion carried by the following vote:

Yea: 8 - Colon Hayes, Condon, Linehan, McDonald, O'Malley, Simonelli, Taylor and Winslow

Recused: 3 - Crowe, Sica and Spadafora

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

Attachments: [Final Paper: 222-25](#)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Order be adopted. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

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_2023.01.29](#)
[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](#)

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

At 8:22 PM, Council President O'Malley announced the Body will now enter into Executive Session and would adjourn directly from there when finished. This meeting will not reconvene for any further business this evening.

CAROL ANN DESIDERIO, CITY CLERK

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