



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

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

Tuesday, May 21, 2024

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the live stream on YouTube:

<https://www.youtube.com/live/UUOs1Nx-fMM?si=ccpV8eZ7hL8iOafm>

1. CALL TO ORDER

Council President Pro Tempore O'Malley called the meeting to order at 7:06 PM.

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

An additional moment of silence was offered in memory of retired City Solicitor John J. McNaught, Jr. who passed away on May 20th after valiantly battling pancreatic cancer.

3. ROLL CALL

Also in attendance was Maria Luise, Alicia McNeil, Lisa Cagno.

Present - Councillors: 9 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli and Craig Spadafora

Absent - Councillors: 2 - Ari Taylor and Stephen Winslow

4. PUBLIC COMMENT

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes to approve the Consent Agenda. The motion carried by unanimous vote.

[249-24](#)

Minutes for the meeting of May 7, 2024

The Council Minutes were approved.

[250-24](#)

Minutes for the meeting of May 14, 2024

The Council Minutes were approved.

[251-24](#)

Mayoral Appointment: Hilda Torres, 24 Fleming Road, Malden, as a member of the Malden Redevelopment Authority Board, said term to expire May 1, 2029, and to commence upon confirmation by the City Council.

Attachments: [Appointment Letter - Hilda Torres](#)

The Appointment was referred to the Personnel/Appointments Committee.

[252-24](#)

Petition: Crown Castle ("Crown") to upgrade existing small wireless facilities (small cells) on existing utility poles located within the public right of way at the following six locations:

1. 101 Bell Rock Street
2. 14-16 Greenwood Court
3. 244-248 Main Street
4. 621 Main Street
5. 48 Washington Street
6. 290 Eastern Avenue

Attachments: [Crown Castle Cover Letter - Updates to Existing Small Cell Facilities](#)

[101 Bell Rock Street Plans](#)

[101 Bell Rock Street Analysis](#)

[101 Bell Rock Street Abutters- Malden](#)

[101 Bell Rock Street Abutters- Everett](#)

[14-16 Greenwood Court Plans](#)

[14-16 Greenwood Court Analysis](#)

[14-16 Greenwood Court Abutters](#)

[244-248 Main Street Plans](#)

[244-248 Main Street Analysis](#)

[244-248 Main Street Abutters](#)

[621 Main Street Plans](#)

[621 Main Street Analysis](#)

[621 Main Street Abutters](#)

[48 Washington Street Plans](#)

[48 Washington Street Analysis](#)

[48 Washington Street Abutters](#)

[290 Eastern Avenue Plans](#)

[290 Eastern Avenue Analysis](#)

[290 Eastern Avenue Abutters](#)

[National Grid Pole Agreement](#)

[Radio Frequency Emissions Compliance Report](#)

[Building Commissioner Review Summary - Crown Castle Small Cell Petitions](#)

The Petition was referred to the Public Property Committee.

[253-24](#)

Communication: The Board of Trustees of the Pine Banks Park respectfully submits their Fiscal Year 2024 Annual Report.

Attachments: [Annual Report Pine Banks Board of Trustees FY24](#)

The Communication was received and filed.

6. COMMITTEE REPORTS

[254-24](#)

Committee Report: The Standing Committee on License to whom was referred Papers 224 through 226 and 228 through 234 Series of 2024, 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.

[224-24](#)

Petition: Livery Company: Bella Luxury Transportation, 19 Mt. Vernon Street,

Malden, 1 vehicle (New)

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

[225-24](#)

Petition: Livery Driver: Michael Checca, 19 Mt. Vernon Street, Malden (New)

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

[226-24](#)

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

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

[228-24](#)

Petition: Second-Hand Dealer: Infinite Garage Sale, Inc. 190A Salem Street, Malden (New)

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

[229-24](#)

Petition: Self-Service Gas Station: Snap Mart, 245 Main Street, Malden (Renewal)

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

[230-24](#)

Petition: Taxi Driver: Frank Pensavalli, 328A Bryant Street, Malden (New)

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

[231-24](#)

Petition: Pool Tables: Biao Ge Pool Hall (Formerly L & K Billiard Pool Hall), 77 Exchange Street, Malden, 7 tables (Renewal)

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

[232-24](#)

Petition: Pool Tables: Malden Vets of Irish Ancestry, Inc. 177 West Street, Malden, 2 tables (Renewal)

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

[233-24](#)

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

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

[234-24](#)

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

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

[255-24](#)

Committee Report: The Standing Committee on Rules & Ordinance, in a joint

session with Finance Committee, to whom was referred Papers 235 and 236 Series of 2024, having considered the same make the following report: Joint committees unanimously recommend both papers out favorably to the Full Council.

A motion was made by Councillor Linehan, seconded by Councillor McDonald, that the Committee Report be received and filed. The motion carried by a unanimous vote.

[235-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.080 FIRE FIGHTERS SALARY SCHEDULE be hereby amended to reflect the following compensation levels to be effective July 1, 2023.

Sponsors: Amanda Linehan

Attachments: [Current Fire Salary Schedule Ordinance](#)
[Proposed Ordinance Amendment Fire Salary Schedule](#)
[Final Paper: 235-24](#)

A motion was made by Councillor Linehan, seconded by Councillor Simonelli, that the Ordinance be enrolled. The motion carried by a unanimous vote.

A motion was made by Councillor Sica, seconded by Councillor Spadafora, that Council rules be suspended for the purpose of ordaining. The motion carried by the following vote:

Yea: 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Spadafora

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

Yea: 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Spadafora

[236-24](#)

Order: That the sum of Eight Hundred and Sixty-Three Thousand Six Hundred and Fifty Dollars (\$863,650) be and the same is hereby transferred to Fire Salaries (0010-220-5120) from the following accounts:
Salary Reserve (0010-996-5110) = \$813,650
Salary Reserve for Reclassification (0010-996-5120) = \$50,000

Sponsors: Carey McDonald

Attachments: [Final Paper: 236-24](#)

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

Yea: 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli and Spadafora

7. 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](#)

185-24

Order: That the Mayor is authorized to execute an agreement for use of the parcel as the "Bike Kitchen" to be utilized as a bike repair station by the general public who use the Northern Strand Community Trail abutting the property to the east, subject to legal and purchasing review.

Sponsors: Peg Crowe and Ryan O'Malley

Attachments: [Ch30B Manual Chapter 8 Real Property\(2\)](#)
[Opinion - Councillor O'Malley - Real Estate Donation 5.13.2024](#)
[Final Paper: 185-24](#)

A motion was made by Councillor McDonald, seconded by Councillor Crowe, that the Order be taken from the table. The motion carried by a unanimous vote.

The order was amended by striking "execute" and insert in its place "negotiate" and to insert "to be submitted to the Public Property Committee for review" after the word "agreement." The paper shall read as follows:

Order: That the Mayor is authorized to negotiate an agreement to be submitted to the Public Property Committee for review for use of the parcel as the "Bike Kitchen" to be utilized as a bike repair station by the general public who use the Northern Strand Community Trail abutting the property to the east, subject to legal and purchasing review.

A motion was made by Councillor McDonald, seconded by Councillor Simonelli, that the Order be amended. The motion carried by a unanimous vote.

A motion was made by Councillor Simonelli, seconded by Councillor McDonald, that the Order be adopted as amended. The motion carried by a unanimous vote.

8. PERSONAL PRIVILEGE

9. ADJOURNMENT

**A motion was made by Councillor Sica, seconded by Councillor Spadafora, that the meeting be adjourned. The motion carried by a unanimous vote.
Meeting was adjourned at 8:08 PM.**

CAROL ANN DESIDERIO, CITY CLERK