



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final City Council

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

Tuesday, September 30, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/4v63jvnm>

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

[354-25](#)

Minutes for the meeting of September 2, 2025

[355-25](#)

Minutes for the meeting of September 9, 2025

Recommendation is the previous Council minutes be approved

[356-25](#)

Mayoral Reappointment: Amy Solano, 42 Loomis Street #215A, Malden, as a constable, said term effective September 16, 2025, and to expire September 16, 2028 (Confirmation not required)

Attachments:

[Mayor's Reappointment Letter - Amy Solano](#)

Recommendation is the previous Appointment be placed on file

[357-25](#)

Petition: Class II: Segal Auto Sales & Service, 455 Ferry Street, Malden, 7 cars (New)

[358-25](#)

Petition: Lodging House: Metro North Housing Corp., 22 Charles Street, Malden, 11 rooms (Renewal)

[359-25](#)

Petition: Lodging House: Cedar House LLC, 116-118 Cedar Street, Malden, 14 rooms (Renewal)

[360-25](#)

Petition: Lodging House: Metro North Housing Corp., 115 Washinton Street, Malden, 14 rooms (Renewal)
Recommendation is the previous four petitions be referred to the License Committee

[361-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.015 DEPARTMENT HEAD SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2025

Sponsors:

Stephen Winslow

Attachments:

[Dept Head Salary Schedule FY2026-2029](#)

[Current 2.24.015 Department Head Salary Schedule](#)

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

6. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES

Council will hold a public hearing on a National Grid petition to install a new pole.

[362-25](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31192064 - National Grid to install 1 SO Pole P2363-84 on Waite St. with a sidewalk anchor and to install guy wire from P2363 to P2363-84 to prevent P2363 from leaning over.
(Hearing Required)

Attachments:

[87 Waite Street Petition](#)

[Abutters 87 Waite St](#)

[Hearing Notice 87 Waite Street](#)

7. MOTIONS, ORDERS, AND RESOLUTIONS

[363-25](#)

Order: That the City of Malden hold a Special Municipal Election on February 10, 2026 and to include the following ballot question:

Shall the City of Malden be allowed to assess an additional \$5,400,000 in real estate and personal property taxes for the purposes of stabilizing the City's budget and to support ongoing city services across all departments, including public schools, public safety, public library, public works and general government, for which the monies will be used for the fiscal year beginning July 1, 2026?

A yes vote would support an increase in real estate and personal property taxes beginning with fiscal year 2027 (7/1/26 to 6/30/27).

A no vote would make no change to the current tax structure.

Sponsors:

Amanda Linehan and Stephen Winslow

Attachments:

[Mayor's Memo to the City Council 9 25 2025](#)

[364-25](#)

Order: Authorizing the City of Malden to borrow \$1,500,000 from the United States Department of Housing and Urban Development, or any other entity associated therewith, to support a second phase of construction for the Malden River Works Project.

Sponsors:

Carey McDonald

Attachments:

[Section 108 Loan Cover Letter to Council](#)

8. EXECUTIVE SESSION

[365-25](#)

Order: That the City Council will vote whether to go into Executive Session with legal counsel for the City regarding the matter of Tufts Construction, Inc., v. The City of Malden for the purpose of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation, where such discussion in open meeting may have a detrimental effect on the litigation position of the City, if so declared by the chair.

And if so allowed by the Body, to admit Maria Luise, Special Assistant to the Mayor.
(Roll Call Required)

Sponsors:

Amanda Linehan

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](#)

278-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12 USE REGULATIONS is hereby amended to add 12.32.030.E CERTIFICATE OF REGISTRATION FOR SHORT TERM RENTALS

Attachments:

[Malden Registered Voter Petition Signed for STR Ordinance Adoption](#)

[Letter to City Council petition adoption of STR ordinance in Malden](#)

[PROPOSED SHORT TERM RENTAL ORDINANCE CITY OF MALDEN](#)

294-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.12.060 (2) SALE OF GOODS BY WEIGHT, MEASURE, OR VOLUME is hereby amended by striking the table it in its entirety and inserting the following:

Sponsors:

Stephen Winslow

Attachments:

[Weights and Measures Fee Comparison](#)

10. PERSONAL PRIVILEGE**11. ADJOURNMENT**

CAROL ANN DESIDERIO, CITY CLERK

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www.cityofmalden.org/captions