



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - 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

Council President Linehan called the meeting to order at 7:06 PM.

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

Additional moments of silence were offered in memory of Former Ward 4 City Councillor James Nestor, Retired Chief of Police James Holland, and Ward 6 resident Mike Ardai.

3. ROLL CALL

Also in attendance were Mayor Gary Christenson, Maria Luise, Charles Ranaghan, Dan Grover, Ron Hogan, Alicia McNeil, Mark Rumley, Lisa Cagno, various department heads, several members of police & fire, and many city residents.

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

Neil Kinnon of 11 Spruce Street and Lara Thompson of 53 Playstead Road spoke on Paper 363-25. Additionally, thirteen written comments were read into the record both in support and opposition of Paper 363-25, these are now attached to the history of the paper.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Crowe, seconded by Councillor Colon Hayes, to approve the Consent Agenda. The motion carried by the following vote:

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

[354-25](#)

Minutes for the meeting of September 2, 2025

The Council Minutes were approved.

[355-25](#)

Minutes for the meeting of September 9, 2025

The Council Minutes were 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](#)

This Appointment was placed on file.

[357-25](#)

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

This Petition was referred to the License Committee.

[358-25](#)

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

This Petition was referred to the License Committee.

[359-25](#)

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

This Petition was referred to the License Committee.

[360-25](#)

Petition: Lodging House: Metro North Housing Corp., 115 Washington Street, Malden, 14 rooms (Renewal)

This Petition was 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](#)

This Ordinance was 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](#)

Cameron Hansel from National Grid was in attendance to speak on this project via video call. This project is located in Ward 6 and is supported by Councillor Winslow.

The need for this project came about from a Waite Street family who noticed a line of poles on Church Street were connected to, and putting pressure on, a Waite Street pole which is now beginning to lean and pull on power lines going into the neighbor's house. The new pole will be installed on Waite Street with supports from poles on Waite and Church to prevent the leaning pole from falling over.

Councillor Spadafora questioned if this pole, either now or in the future, will be used for any other telecommunications, rented for cable boxes, small cell antennas, etc.

Mr. Hansel confirmed this is a single-owned only National Grid pole and there is no intention to use it for anything besides support.

There was nobody else who spoke either in favor or in opposition to this petition. Council President Linehan declared the public hearing closed.

A motion was made by Councillor Winslow, seconded by Councillor Spadafora, that the Petition be granted with conditions that the Engineer be called when Dig Safe is notified; that the streets and sidewalks be restored to the satisfaction of the Director of Public Works; and that the purpose of this pole is for anchoring only and will not include power, or any other accompaniments now or in the future.

The motion carried by a unanimous vote.

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](#)
[Public Comment September 30](#)
[Graph Printouts 22x 28 \(2\)](#)
[Graph Printouts 28x 22 \(3\)](#)
[FY2026 General Fund Summary Oct 2026](#)
[Steps Taken to Implement Budget Savings Oct 2025](#)
[363-25 New Growth & Ec Dev Presentation Oct 21 2025](#)

Discussion on this paper opened with a statement made by Mayor Gary Christenson. This statement is attached to the history of the paper.

Various Councillors spoke on this topic of a tax override. Some ideas and suggestions that were discussed were the need for more commercial tax revenue coming into the city to correct the structural deficit within the budget, debt exclusion to pay for specific capital projects instead of funding through the general fund, a change to zoning to allow for more by-right commercial development, and a correction to the mandatory school spending formula. The proposal for this override was not the first line of defense; the city has already made many changes to continue to spend low despite being a high need community.

Malden is spending less overall per capita than many of our surrounding communities. Its the mandatory school spending that is crippling the city. Chapter 70 school spending formula is broken at the State level and the pressure of that formula is something unique to Malden, that many of our surrounding communities do not have to contend with. Malden has advocated for a state led review of this formula and there is now a task force that is doing just that. Multiple Councillors unequivocally called upon the state delegation, and particularly to Senator Lewis, to fix the Chapter 70 formula for school funding.

All of these suggestions and more will be discussed in depth during several Finance and CEIC meetings to come. All will be streamed live via Teams videos and will also be open to the public for in person attendance. The administration strongly encourages all members of the public to attend these meetings. Further information may be found on the city website at www.cityofmalden.org/override. Further, the public is strongly encouraged to call upon their state representatives, particularly to Senator Lewis, to fix the Chapter 70 formula for school funding.

A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

[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](#)

A motion was made by Councillor McDonald, seconded by Councillor Colon Hayes, that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.

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

Attachments: [Final Paper 365-25 Executive Session Tufts Construction](#)

Councillor Simonelli left the meeting at approximately 8:50 PM and therefore was not present for this vote.

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

Yea: 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Spadafora, Taylor and Winslow

Nay: 1 - O'Malley

Excused: 1 - Simonelli

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](#)
[MHC to Mayor CC 15 Ferry 10.23.25 wAtts](#)

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](#)
[FW_Weights and Measures](#)
[W & M Proposed Fees](#)

10. PERSONAL PRIVILEGE

11. ADJOURNMENT

A motion was made by Councillor Sica, seconded by Councillor Crowe, that this meeting be adjourned for the purpose of entering into Executive Session. Council President Linehan announced the Body would not reconvene in open session for any further business. The motion carried by a 9-1 vote, Councillor O'Malley dissenting.
Meeting adjourned at 8:50 PM.

CAROL ANN DESIDERIO, CITY CLERK

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www.cityofmalden.org/captions