



# 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*

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Tuesday, June 4, 2024

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the live stream on YouTube:

<https://www.youtube.com/live/6Kp--lJbRvg?si=DY43eQzg5gF14CmH>

### **1. CALL TO ORDER**

*Council President Winslow called the meeting to order at 7:02 PM.*

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

*An extended moment of silence was offered by Councillor Sica in memory of Jean Condon, wife of Ward Two Councillor Paul Condon and long time youth baseball leader Bob Rotundi.*

*An additional moment of silence was offered by Councillor Crowe in memory of Malden Police Officer Kevin McKenna.*

### **3. ROLL CALL**

*Councillor at Large Spadafora attended this evening's meeting via Zoom. For this reason, all votes were taken by roll call vote.*

*Also in attendance were a number of people from the community to address Paper 271-24, Maria Luise, Chris Rosa, and Zaheer Samee.*

**Present - Councillors:** 9 - Karen Colon Hayes, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Craig Spadafora, Ari Taylor and Stephen Winslow

**Absent - Councillors:** 2 - Paul Condon and Chris Simonelli

### **4. PUBLIC COMMENT**

*Twenty people signed up to speak during Public Comment on Paper 271-24. Council President Winslow announced in advance he would extend Public Comment so all were allowed to be heard. The sign-in sheet with names and addresses of participants is attached to the history of the paper. Comments in full may be viewed at <https://buff.ly/4bKnaTT>*

*In addition to those who showed up to speak in person, an additional 136 written comments were submitted via the Clerk's Office and are attached to the history of Paper 271-24. 318 written comments were submitted but not added to the record for refusal of listing name and/or address. 340 written comments were submitted but not added to the record for late submission. The vast majority of these emails were pre-written form letters and the break down of support/opposition was roughly a 50/50 split.*

## **5. CONSENT AGENDA**

### **Approval of the Consent Agenda**

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

**Councillor McDonald was not present in Chambers at the time this roll was called.**

**Yea:** 8 - Colon Hayes, Crowe, Linehan, O'Malley, Sica, Spadafora, Taylor and Winslow

#### **[263-24](#)**

Minutes for the meeting of May 21, 2024

**This Council Minutes were approved.**

#### **[264-24](#)**

Mayoral Reappointment: Diane LeBlanc, 26 Irving Street, Unit 303, Malden, as a member of the Council on Aging, having served since June 3, 2023, said term to commence upon her confirmation by the City Council and to expire June 12, 2027.

**Attachments:** [Mayor's Appointment Letter - Diane LeBlanc](#)

**This Appointment was confirmed.**

#### **[265-24](#)**

Mayoral Reappointment: Andrew Zeiberg, 86 Lawrence Street, Malden, as a member of the License Board, having served since March 7, 2017, said term to commence upon confirmation by the City Council and to expire June 1, 2030.

**Attachments:** [Mayor's Appointment Letter - Andrew Zeiberg](#)

**This Appointment was confirmed.**

#### **[266-24](#)**

Council Appointment: Brittany Torelli, 11 Reserve Street, Malden, as a member of the Police Community Advisory Council, said term to commence upon her confirmation by the City Council and to expire May 30, 2025. (Confirmation required)

**Attachments:** [Brittany Torelli Appointment Letter](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

#### **[267-24](#)**

Council Appointment: Chloe Cheung, 45 Loomis Street, Unit 119, Malden, as a member of the Police Community Advisory Council, said term to commence upon her confirmation by the City Council and to expire May 30, 2025. (Confirmation required)

**Attachments:** [Chloe Cheung Appointment Letter](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

[268-24](#)

Petition: Self-Service Gas Station: Speedway #2504, 214 Broadway, Malden  
(Renewal)

**This Petition was referred to the License Committee.**

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

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

[269-24](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 30977367 - National Grid to install 2 SO Poles on Forest Street beginning at a point approximately 17 feet northwest of the centerline of the intersection of Forest St and Gordon St. and continuing approximately 200 feet in a northeast direction. Install P2497-1 with sidewalk guy wire. Install pole to pole guy wire from P2497 to P2497-1. Install P2487-1 with sidewalk guy wire. Install pole to pole guy wire from P2487 to P2487-1.  
(Hearing Required)

**Attachments:** [Intersections of Forest St and Gordon St + Forest St and Huntley St](#)  
[Abutters of 235 Forest St and 6 Huntley St](#)  
[Hearing Notice Intersections of Forest St and Gordon St + Forest St and Huntley St](#)

*Cameron Hansel was present to represent National Grid. Cemetery Superintendent and Tree Warden Chris Rosa was present to represent the City of Malden. No other people attended the public hearing to speak either in favor or against this petition.*

*In conjunction with Superintendent Rosa, Councillor Taylor supports granting this petition with the following conditions:*

- 1. That the declining tree in the Forest Dale Cemetery being impacted by guy wire be removed by National Grid.*
- 2. That National Grid contribute four trees, at the discretion of the Tree Warden, to replace the one declining and three dead trees that were damaged by guy wires.*
- 3. That National Grid work with the Department of Public Works and the Cemetery Superintendent to ensure that any new poles and guy wires do not adversely impact ADA compliance of the sidewalk or impact operations of the cemetery.*
- 4. That National Grid put three poles in disrepair on the schedule for replacement: Pole 2483, Pole 2484, Pole 4799*
- 5. That the Engineer be called when Dig Safe is notified;*
- 6. That the streets and sidewalks be restored to the satisfaction of the Director of Public Works.*

**A motion was made by Councillor Taylor, seconded by Councillor O'Malley, that the Petition be granted with conditions. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

## 7. MOTIONS, ORDERS AND RESOLUTIONS

### [270-24](#)

Resolve: That it is the sense of the Malden City Council that it strongly supports the creation of a Massachusetts Chapter 70 Taskforce to study and make recommendations for updating the calculation of required local contributions towards school funding. This is essential for revising the state's requirements to equitably and accurately reflect our community's ability to pay, and for ensuring our schools and students have the resources they need to succeed. The Council appreciates the Malden legislative delegation's advocacy for this taskforce.

**Sponsors:** Carey McDonald, Stephen Winslow, Amanda Linehan and Karen Colon Hayes

**Attachments:** [Final Paper: 270-24](#)

**A motion was made by Councillor McDonald, seconded by Councillor Crowe, that the Resolution be passed. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

### [271-24](#)

Resolve: Whereas, all life is precious, the Malden City Council calls on Massachusetts State and Federal elected leaders and residents alike to protect life, especially our babies and children, stand against violence, and advocate for the safety, dignity, freedom and collective humanity of all people, regardless of religion, race, ethnicity, or nationality.

Whereas, Malden is home to a diverse community, we denounce Islamophobia and Antisemitism, and we are committed to fostering an environment in which people from all faith backgrounds are celebrated and respected.

NOW, THEREFORE BE IT RESOLVED, that the Malden City Council calls for a ceasefire in Israel and Palestine, the freeing of all hostages from Hamas and the freeing of all the administrative detainees held by Israel, lifting all barriers to the provision of humanitarian assistance at scale to meet the full needs of the population of Gaza, and begin a collective undertaking of repair of damage impacting all regions and the advancement of safety and dignity for all Israelis and Palestinians.

**Sponsors:** Karen Colon Hayes

**Attachments:** [Revised resolve by Linehan and McDonald June 12](#)

[UN Security Council Resolution 2735](#)

[The Daily with Barbaro and Shipler](#)

[Handout by Linehan of Proposed Edits for Paper 271-24 June 4](#)

*Council President Winslow used his discretion to take Paper 271 out of order from its original place on the agenda to accommodate the crowd in Chambers and the police presence necessary to control it. Discussion on this paper began with Councillor Sica asking to be put on record that she does not agree with the decision to take this paper out of order. A representative is on hand from National Grid for a hearing on Petition 269-24, which will take less than ten minutes. It is unfair to bump him not knowing how long the discussion on Paper 271 could take.*

*The discussion was handed over to Councillor Colon Hayes who proposed an amendment to the resolve she drafted as Paper 271-24.*

*Add 'being held without charge or constriction' between the words 'detainees held' and 'by Israel'.*

*Add 'all parties' before 'lifting all barriers'.*

*To the end of the resolve add another section stating, 'Be it further resolved that the Malden City Council calls upon our Federal representatives to build a long-term road map for peace and stability in the region to have two self-determining states, peacefully coexist, side by side and Palestine have free and clear elections for a new government to serve the people as soon as possible.'*

*This motion failed for lack of a second.*

*Councillor McDonald apologized that this is where this conversation is starting. He supports a cease fire but also knows amendments, such as recognizing the October 7th attacks, would be helpful. The words in this resolve matter and it is not something that can be easily amended on the floor without causing more harm. McDonald feels amendments are valuable, would rather see the Body recess for 20 minutes to address the Paper rather than drag it out over the next couple weeks.*

*Councillor Linehan stated she had taken time to reflect on Councillor Colon Hayes' resolve and the feedback she has received through conversations with constituents and has come up with a proposed amended resolution. A handout of this proposed language was handed out to all Councillors and is attached to the history of the Paper. She thinks a community conversation is a more productive way to go rather than wordsmith these amendments on the floor.*

*Councillor O'Malley said community dialogue is necessary and overdue, wishes that had been done first and led by professionals that are better equipped than the Council to mediate such a conversation as this. Sees this evening's meeting as just a first step, doesn't know if he can move forward with voting this paper tonight without hearing from more than the twenty speakers in the room during Public Comment.*

*Councillor Spadafora feels that how this paper has been drafted leaves people on both sides unhappy and suggests continuing this conversation. The resolve must be drafted in a way that protects individuals from both sides so that residents of Malden can live in peace. Realistically, this resolution will have very little effect at the State or Federal level but will have a profound impact within the borders of our own city.*

*Councillor Spadafora made a motion to immediately refer this paper to the Community Engagement & Inclusion Committee and set up a series of meetings over the next 2 to 3 weeks, to work together as a group to craft a resolve everybody can agree with.*

*This motion was seconded by Councillor Sica.*

*Councillor Winslow said necessary conversations create discomfort. Supportive of the idea to have more dialogue in the CEIC. Interacting with the public should be done in an open forum. Versions of the resolution have made progress but there is more work to do with this paper.*

*Councillor Colon Hayes said she is supportive of the city hosting community discussions but doing so in addition to, not instead of, voting for this resolution. Agreed that the Council can build on what outreach that has already been happening but this resolution should not be held up from a vote tonight.*

**A motion was made by Councillor Spadafora, seconded by Councillor Sica, that the Resolution be referred to the Community Engagement & Inclusion Committee. The motion carried by the following vote:**

**Yea:** 7 - Crowe, Linehan, O'Malley, Sica, Spadafora, Taylor and Winslow

**Nay:** 2 - Colon Hayes and McDonald

## **8. COMMITTEE REPORTS**

### 272-24

Committee Report: The Standing Committee on License to whom was referred Papers 172, 191, 193 through 197, 227, 228, and 243 Series of 2024, having considered the same make the following report: Committee recommends these petitions out favorably to the Full Council.

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

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

### 172-24

Petition: Open-Air Parking Lot: TJ Automotive, 315 Pleasant Street, Malden, 15 spaces (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

### 191-24

Petition: Extended Hours: Boston Pole Fitness, 888 Eastern Avenue Unit 10, Malden, Hours: 7 days, 4am - 2am (New)

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

### 193-24

Petition: Outdoor Parking: Andreas Tsistos, 25 Florence Street, Malden, 34 spaces (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

### 194-24

Petition: Outdoor Parking: Andreas Tsistos, 29 Madison Street, Malden, 40 spaces (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

### 195-24

Petition: Outdoor Parking: Andy's Service Center, Inc. 356 Lebanon Street, Malden, 12 spaces (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

[196-24](#)

Petition: Outdoor Parking: Robert McNulty, 28 Cedar Street, Malden, 14 spaces (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

[197-24](#)

Petition: Outdoor Parking: Three C Realty Trust, 54 Winter Street, Malden, 22 spaces (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

[227-24](#)

Petition: Outdoor Parking: Northeast Transport & Snow Services, Inc. 531R Broadway, Malden, 10 spaces (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

[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 Taylor, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

[243-24](#)

Petition: Outdoor Parking: AGM Auto Sales, 135 Eastern Avenue, Malden, 24 spaces (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Petition be granted. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

[273-24](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper #133 Series of 2024, having considered the same make the following report: Committee recommends this paper out favorably to the Full Council.

**A motion was made by Councillor Colon Hayes, seconded by Councillor O'Malley, that the Committee Report be received and filed. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

[133-24](#)

Council Reappointment: Brendan Brett, 32 Milton Street, Malden, MA of Ward 6 as a member of the Community Preservation Committee, appointed June 16, 2021, term to expire March 15, 2026 and to commence upon confirmation by the City Council.

**Attachments:** [Brendan Brett CPC Reappointment Letter](#)

**A motion was made by Councillor Colon Hayes, seconded by Councillor Crowe, that the Appointment be confirmed. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

## **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](#)

## **10. PERSONAL PRIVILEGE**

## **11. ADJOURNMENT**

**A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the meeting be adjourned. The motion carried by the following vote:  
Meeting was adjourned at 9:49 PM.**

**Yea:** 9 - Colon Hayes, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

**CAROL ANN DESIDERIO, CITY CLERK**