



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 Michelle Luong
Councillor at Large Carey McDonald
Councillor Ryan O'Malley
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor Ari Taylor
Councillor Stephen Winslow

Tuesday, February 10, 2026

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/mr2w3nvd>

1. CALL TO ORDER

Council President Linehan called the meeting to order at 7:10 PM.

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

An additional moment of silence was offered by Councillor Linehan in memory of Beebe School student Norma-Rose Sedine Terme-Smith who passed away on February 3 at the age of 12 after a seven year battle with Pineablastoma.

3. ROLL CALL

Also in attendance was Lisa Cagno, Christopher Mooney, and Maria Luise.

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

4. PUBLIC COMMENT

5. CONSENT AGENDA

Approval of the Consent Agenda

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

[83-26](#)

Mayoral Appointment: Keith Jackson of 103 Woodland Road, Malden, as a full member of the Historical Commission, said term to expire February 4, 2029.
(Confirmation not required)

Attachments: [Mayor's Appointment Letter - Keith Jackson](#)

The Appointment was placed on file.

[84-26](#)

Petition: Class II: Malden Auto Center LLC, 189 Eastern Avenue, Malden, 31 vehicles (New)

The Petition was referred to the License Committee.

[85-26](#)

Petition: Livery Company: JML Luxury, 500 Broadway Apt. 5158, Malden, 1 vehicle (Renewal)

The Petition was referred to the License Committee.

[86-26](#)

Petition: Livery Driver: Joel M. Lopez, 500 Broadway Apt. 5158, Malden (Renewal)

The Petition was referred to the License Committee.

[87-26](#)

Petition: Livery Company: Kassahun T. Damita, 411 Salem Street, Malden, 1 vehicle (Renewal)

The Petition was referred to the License Committee.

[88-26](#)

Petition: Livery Driver: Kassahun T. Damita, 411 Salem Street, Malden (Renewal)

The Petition was referred to the License Committee.

[89-26](#)

Petition: Taxi Driver: John DiDomenico, 5 Admirals Way, Chelsea (Renewal)

The Petition was referred to the License Committee.

[90-26](#)

Petition: Taxi Driver: Albert Frost, 679 Broadway Apt. 2R, Chelsea (Renewal)

The Petition was referred to the License Committee.

[91-26](#)

Petition: Taxi Driver: Christopher Jackson, 24 Surfside Road Apt. 6, Lynn (Renewal)

The Petition was referred to the License Committee.

[92-26](#)

Petition: Taxi Driver: Stephen A. Lauber, 3 Meredith Way, Rockland (Renewal)

The Petition was referred to the License Committee.

[93-26](#)

Petition: Taxi Driver: David McNamara, 51 Melrose Street #2A, Melrose (Renewal)

The Petition was referred to the License Committee.

[94-26](#)

Petition: Taxi Driver: Donald F. Porter, 500 Broadway Apt. 4110, Malden (Renewal)

The Petition was referred to the License Committee.

[95-26](#)

Petition: Taxi Driver: Valentin Tchaly, 30 Washington Street Apt. 508, Brighton

(Renewal)

The Petition was referred to the License Committee.

[96-26](#)

Petition: Taxi Driver: Carlos F. Vargas, 290 Mishawum Road Apt. 2039, Woburn
(Renewal)

The Petition was referred to the License Committee.

[97-26](#)

Communication: During the meeting of February 3, 2026, the Council unanimously voted to enter into Executive Session with legal counsel for the City, in accordance with 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 or federal grant-in-aid requirements, in order to act on the periodic review of those Executive Session minutes listed herein. Council vote is required prior to release of the Executive Session minutes of the following dates:

September 30, 2025, Paper 365-25

January 20, 2026, Paper 39-26

A motion was made by Councillor Sica, seconded by Councillor O'Malley, to release the September 30, 2025 minutes whole and unredacted upon the court's acceptance of the settlement agreement between Tufts Construction and City of Malden. The motion passed by a unanimous roll call vote.

A motion was made by Councillor O'Malley, seconded by Councillor Crowe, to release the January 20, 2026 minutes as redacted, due to the determination that unredacted minutes would defeat the lawful purpose of M.G.L. c. 30A, s. 22(f), upon the court's acceptance of the settlement agreement between Tufts Construction and City of Malden. The motion passed by a unanimous roll call vote.

Sponsors: Amanda Linehan

Attachments: [Final Paper 97-26 Communication on February 3 Executive Session](#)

The Communication was received and filed.

6. APPOINTMENTS & ELECTIONS

[98-26](#)

Mayoral Reappointment: Catherine Price of 30 Tufts Street, Malden as a member of the Affordable Housing Trust Fund Board, said term to commence upon confirmation by the City Council and to expire on January 31, 2028.

Attachments: [Mayor's Reappointment Letter - Catherine Price](#)

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

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

[99-26](#)

Mayoral Reappointment: Kirk Zmijewski of 569 Fellsway East as a member of the Conservation Commission, said term to commence upon confirmation by the City Council and to expire on February 13, 2029.

Attachments: [Mayor's Reappointment Letter - Kirk Zmijewski](#)

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

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

7. MOTIONS, ORDERS, AND RESOLUTIONS

103-26

The Malden City Council will address the Open Meeting Law Complaint submitted on January 30, 2026 by John Saia of 37 Pierce Street, Malden against the Council related to the wording of Paper 72-26.

Sponsors: Amanda Linehan

Attachments: [OML on Paper 72-26 from January 27 2026](#)

[Response to OML Allegation John Saia - January 27 2026](#)

[Final Paper 103-26 OML from John Saia on Paper 72-26](#)

A motion was made by Councillor Taylor, seconded by Councillor Simonelli, that the Council Item be recommended for referral to the Legal Department. The motion carried by a unanimous vote.

A motion was made by Councillor Crowe, seconded by Councillor McDonald, that the Legal Department be authorized to forward their response to the complainant and Attorney General without having to come back before the Council, pending approval of the President. Motion carried by a 10-1 voice vote, Councillor O'Malley dissenting.

8. COMMITTEE REPORTS

100-26

Committee Report: The Standing Committee on Finance to whom was referred Paper 52 Series of 2026 having considered the same make the following report: Committee reports the paper out favorably with the following recommendation: that it is requested of the Mayor to seek a financial management review from the Massachusetts Division of Local services.

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

52-26

Order: That the Finance Committee meet in conjunction with the Mayor's financial team to research the feasibility of submitting an application to the Massachusetts Department of Revenue, Division of Local Services' Financial Management Resource Bureau for a Financial Management Review of the City of Malden. The purpose of such a review shall be to evaluate municipal operations, financial practices, and organizational efficiency. Be it further ordered, that upon successful completion of the review the Finance Committee will come back to the Full Council to report on the Bureau's findings.

Sponsors: Michelle Luong, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor and Stephen Winslow

Councillor Luong reported that the last time a financial management review had been

completed was in 2011. These types of reviews are typically done with the transition of a new administration; much has changed since 2011. The city has annual independent financial audits that provide checks to confirm the accounting is correct but this type of management review focuses on financial and planning processes. There is no cost to the city for this review and this paper received overwhelming support from the entire Body, all members asking to be added as co-sponsors.

The Mayor is the only one who is authorized to request this review from the Division of Local Services. After discussing this process with the Mayor's financial team during Finance Committee, the Council respectfully requests the Mayor to approve this paper and seek the review.

A motion was made by Councillor Luong, seconded by Councillor Taylor, that the Order be adopted. The motion carried by a unanimous vote.

101-26

Committee Report: The Standing Committee on Finance to whom was referred Paper 53 Series of 2026, having considered the same make the following report: Committee recommends reporting the paper out to the Full Council to be placed on file.

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

53-26

Order: That the Finance Committee engage in discussions regarding the costs involved, and procedures required for, requesting the Office of the State Auditor to conduct a municipal audit on the City of Malden. The purpose of the audit shall be to identify any inefficiencies or irregularities in financial management within the city; to ensure that public funds are being used effectively and in accordance with Malden's goals and policies; to enhance transparency and public confidence; and for the State Auditor's Office to provide recommendations for improving financial controls and safeguarding against waste or loss while complying with relevant laws and regulations.

Sponsors: Karen Colon Hayes and Ryan O'Malley

Attachments: [Final Paper 53-26 Order for State Audit](#)

Councillor Colon Hayes reported on this paper that an audit completed by the State Auditor's Office can take up to two years to complete and would come with a monetary cost to the city. The cost involved is unknown until the Auditor analyzes the scope of the project. She is happy to support Paper 52-26 as a more realistic option.

A motion was made by Councillor Colon Hayes, seconded by Councillor Crowe, that the Order be placed on file. The motion carried by a unanimous vote.

9. EXECUTIVE SESSION

102-26

Order: That the City Council will vote whether to go into Executive Session with legal counsel for the City, in accordance with 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 or federal grant-in-aid requirements, in order to act on the periodic review of those Executive Session minutes listed herein to determine if release of records is appropriate at this time or if continued non-disclosure is warranted.

Council vote is required prior to release of the Executive Session minutes of the following dates:

- April 29, 2025, Paper 222-25
- March 11, 2025, Paper 142-25
- March 4, 2025, Paper 117-25
- February 25, 2025, Paper 116-25
- February 11, 2025, Paper 83-25
- February 4, 2025, Paper 61-25
- September 26, 2023, Paper 335-23
- September 12, 2023, Paper 316-23
- October 25, 2022, Paper 425-22

(Roll Call Required)

Sponsors: Amanda Linehan

Attachments: [Final Paper 102-26 Executive Session for Release of Records Review](#)

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

Yea: 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Taylor, Winslow and Luong

Nay: 1 - O'Malley

10. PERSONAL PRIVILEGE

11. ADJOURNMENT

A motion was made by Councillor Taylor, seconded by Councillor Simonelli, that this meeting be adjourned to Executive Session. Council President Linehan announced the Body would not reconvene for any further business this evening. The motion carried by a 10-1 vote. The open session concluded at 7:34 PM.

CAROL ANN DESIDERIO, CITY CLERK

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