



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 9, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/yyn59w77>

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

3. ROLL CALL

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

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

Eleven members of the public signed up to speak during public comment in support of and in opposition to Paper 350-25 regarding Mystic Valley Regional Charter School's use of Trafton Park. Seven comments were submitted via email. The sign up list and emails are attached to the history of Paper 350-25.

5. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES

[349-25](#)

Petition: Extended Hours: Burger King #922, 61 Broadway, Malden, Hours: 7 days, 24 hours (New)

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be referred to the License Committee. The motion carried by a unanimous vote.

6. MOTIONS, ORDERS, AND RESOLUTIONS

350-25

Order: That the City Council authorize the Recreation Department to issue a permit to the Mystic Valley Regional Charter School for limited use of Trafton Park reasonably consistent with the terms of a proposal set forth in a September 3, 2025 letter by Councillor Winslow sent to Chairman George Warren and Assistant Superintendent Rick Vellieux of such school, or in the alternative, the City Council directs the City Solicitor's office, in co-ordination with the Recreation and Inspectional Services Departments to undertake such investigations and all actions, including legal action, necessary to prevent unpermitted use of Trafton Park by the Mystic Valley Regional Charter School, to otherwise ensure their compliance with the City's Park Rules and Regulations and to otherwise defend such.

Sponsors: Stephen Winslow

Attachments: [Letter to MVRCS 09.03-2025](#)

[MVRCS responsee to Councilor Winslow letter from 9 3 2025](#)

[Rec Dept Park Polices, Regulations, and Permit Guide March 11 2025](#)

[Public Comment on 350-25](#)

[Public Comment Sept 9 2025](#)

This paper is being presented by Councillor Winslow as a follow up with the Mystic Valley Regional Charter School. Conversations were held during the summer to negotiate fair usage times for the newly renovated Trafton Park. The Councillor's intention is not to discriminate against staff and students of the Charter School but rather to balance the usage hours so local residents have the opportunity to also use the park during school hours. The \$2,500 per season suggested in the Councillor's proposal to the school is based on the bare minimum cost of \$5,000 annually to maintain the field. MVRCS used to apply for park permits when they were seeking exclusive park use. More recently, that practice has fallen away. Councillor Winslow made the affirmative outreach to the school but hasn't gotten adequate cooperation. He made clear that if the Charter School does not have a permit, they may not have use of the park.

Council President Linehan took a moment to explain the reason this paper is before the Council is because the Recreation Department policy states the Council has the authority to engage in a conversation for multi-year, heavy-user permits prior to approval. There are tiers of users and the Malden Public Schools are not part of the user tiers. This policy applies to parks, not to public school property.

Councillor Condon spoke on behalf of Ward 2 where the Charter's high school is located. He expressed appreciation for the way the school takes care of the neighborhood. MVRCS is a great school and its students receive an excellent education. With that, he trusts the Recreation Department staff with managing parks and permits in a fair manner. He is leaving it up to the recreation staff to develop a recommendation about how to proceed with the permit in this manner.

It is the view of Councillor Simonelli that fees for park usage should be equal across the board and not based on individual organizations. Further he explained Ward 7 has 5-6 parks of which he offered the use of to MVRCS while this issue with Trafton gets worked out.

Councillor Sica asked if heavy-use permits is a Council issue, why was the letter to MVRCS only signed by Councillor Winslow and why was the issue not brought before the

Body prior to opening a negotiation? She asked if the proposed \$2,500 fee was the idea of Councillor Winslow or the Recreation Department. In her view, this conversation began as a fee issue but has veered into something else that seems as if the Charter School students are not wanted at the park. She is not in support of this paper but will entertain sending Paper 350-25 to Public Properties for further review.

Councillor McDonald has heard much concern from the community regarding the Charter School's use of land, including the parks. They believe there is no pre-existing trust to build upon between the school and the city; this has been a strained relationship for quite some time. Would like to consider what other options there may be in this situation. MVRCS doesn't pay taxes; could there be a payment in lieu of taxes for an agreement around the park? This is a precedent setting agreement; they are not prepared to vote in support of this paper tonight.

Multiple councillors expressed concern about how the city manages and maintains parks in a fair manner and stated \$2,500 doesn't seem like a lot of money for exclusive seasonal use of an entire newly renovated park. Just the water bill alone runs \$1,300 monthly. Councillor Colon Hayes is willing to discuss this issue further, in committee, with the possibility of finding creative ways the city and the school may share resources to work this situation out. Councillor Linehan recommends taking up the discussion of Devir Park as well when Trafton is discussed in committee.

A motion was made by Councillor Winslow, seconded by Councillor Spadafora, that the Order be referred to the Public Property Committee. The motion carried by a unanimous vote.

7. COMMITTEE REPORTS

[351-25](#)

Committee Report: The Standing Committees on Rules & Ordinance and Finance to whom was referred Papers 294, 340, and 341 Series of 2025, having considered the same make the following report:

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

[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](#)

This paper was referred out favorably by committee but with the recommendation not to enroll until further information regarding the basis of the fees is provided by Building Commissioner Miller.

A motion was made by Councillor Winslow, seconded by Councillor O'Malley, that the Ordinance be tabled until the meeting of September 30, 2025. The motion carried by a unanimous vote.

340-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.070 TRAFFIC SUPERVISORS SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2025.

Sponsors: Stephen Winslow

Attachments: [Current 2.24.070 Traffic Supervisors Salary Schedule](#)
[Traffic Supervisors 2025 - 2027 Salary Chart](#)
[Final Paper 340-25 Traffic Supervisors Salary Schedule Ordinance](#)

A motion was made by Councillor Winslow, seconded by Councillor O'Malley, that the Ordinance be enrolled. The motion carried by a unanimous vote.

Councillors Taylor and Simonelli were not in Chambers at the time the following roll call was taken.

A motion was made by Councillor Winslow, seconded by Councillor O'Malley, 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, Spadafora and Winslow

Councillors Taylor and Simonelli were not in Chambers at the time the following roll call was taken.

A motion was made by Councillor Winslow, seconded by Councillor O'Malley, that the Ordinance be ordained. The motion carried by the following vote:

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

341-25

Order: That the sum of Sixty Thousand Dollars (\$60,000) be and the same is hereby transferred from Salary Reserve (0010-996-5110) to Traffic Salaries (0010-293-5120)

Sponsors: Carey McDonald

Attachments: [Final Paper 341-25 Traffic Supervisors Salary Schedule Appropriation](#)

Councillors Taylor and Simonelli were not in Chambers at the time the following roll call was taken.

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

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

8. 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](#)

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](#)

9. PERSONAL PRIVILEGE**10. ADJOURNMENT**

A motion was made by Councillor O'Malley, seconded by Councillor Winslow, that the meeting be adjourned. The motion carried unanimously.
Meeting adjourned at 8:52 PM.

CAROL ANN DESIDERIO, CITY CLERK

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