



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Rules & Ordinance Committee

Councillor Winslow, Chair
Councillor Linehan, Vice-Chair
Councillor Crowe
Councillor O'Malley
Councillor Taylor

Tuesday, September 9, 2025

5:30 PM

215 Pleasant Street
Room 105
Malden, MA 02148

Joint meeting with Finance

Watch the meeting with Teams: <https://tinyurl.com/58pwe26x>

Roll Call

The joint session of Rules & Ordinance with Finance was called to order at 5:32 PM.

In attendance representing the Finance Committee was Chair McDonald, Vice Chair Colon Hayes, Councillors Spadafora, Condon, Crowe, and Winslow.

Also in attendance was Alicia McNeil, Prasanna Rajasekaran, Charles Ranaghan, Dan Grover, Nelson Miller.

Present: 9 - Councillor Stephen Winslow, Councillor Amanda Linehan, Peg Crowe, Ryan O'Malley, Ari Taylor, Carey McDonald, Karen Colon Hayes, Craig Spadafora and Paul Condon

Business

[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](#)

Building Commissioner Nelson Miller opened discussion on this paper with a review of fees on weights and measures, which haven't been updated since 1993 and are significantly lower than that of surrounding cities. He spoke of the expense involved in having an inspector independently visit each and every establishment in the city that has scales from deli scales to cannabis shops, to pharmacies, to gas stations pumps and scales for weighing fuel trucks. Every scale must be inspected and sealed. These updated fees are based on time involved, salaries, administrative expenses, 35 years of inflation, etc., as well as fielding customer complaints and updating office software, purchasing new inventory necessary for inspections, and having new inventory certified prior to use.

Councillor O'Malley requested the Commissioner present written documentation of costs to justify the increased fees as an exercise in due diligence. The committee decided to vote this paper out favorably to the full council with the recommendation to hold the vote to enroll pending receipt of the requested documentation.

A motion was made by Councillor Linehan, seconded by Councillor Taylor, that the Ordinance be recommended favorably to the City Council. The motion carried by a unanimous vote.

Yea: 5 - Winslow, Councillor Linehan, Councillor Crowe, Councillor O'Malley and Councillor Taylor

[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](#)

Traffic Supervisor's Union is the lowest paid union in the city. Controller Ranaghan reported there are youth in the Mayor's summer work program making a higher salary and that an hourly wage of \$22.02 in today's day and age is not a livable wage. Further, crossing guards who only work a maximum of ten hours weekly are not allowed to hold a second municipal position to supplement income. Councillor Crowe suggested exploring granting these traffic supervisors special municipal employee status so they would be able to work a second job, if needed.

The consensus of all in attendance is that even this increase is modest pay for such a dangerous job. There was no opposition to updating the salary schedule.

A motion was made by Councillor O'Malley, seconded by Councillor Linehan, that the Ordinance be recommended favorably to the City Council. The motion carried by a unanimous vote.

[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](#)

A motion was made by Councillor Spadafora, seconded by Councillor Colon Hayes, that the Order be recommended favorably to the City Council. The motion carried by the following vote:

Yea: 5 - Winslow, Councillor Linehan, Councillor Crowe, Councillor O'Malley and Councillor Taylor

A motion was made by Councillor Condon, seconded by Councillor Crowe, to adjourn the Finance Committee from this joint session. Motion passed unanimously. Finance adjourned at 6:11 PM.

The Rules and Ordinance Committee remained in session for the continuation of the agenda.

[343-25](#)

Order: That the City Council develop a home rule petition to be submitted to the Massachusetts Legislature that would provide the City the right to adopt rules for the regulation of parking on private ways within the City.

Sponsors: Stephen Winslow

This paper was not taken up for business during the meeting of September 9.

Tabled Papers

[178-24](#)

Order: That the City Council explore a range of options, and consider making recommendations, for increasing revenue to support the long-term sustainability of city finances.

Sponsors: Amanda Linehan, Carey McDonald and Karen Colon Hayes

[276-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.16 RENTAL UNITS; INSPECTION REQUIRED is hereby amended as is outlined in the body of attached paper.

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

Attachments: [Draft Rental Registry MCC 9.16 amendment 5.21.2025](#)
[Working draft as of September 30, 2025](#)

A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be taken from the table. The motion carried by a unanimous vote.

Councillor McDonald offered a review on the scope and purpose of this paper, and the accompanying Paper 277-25. The goal of a rental registry is to make sure the city has good contact information and a line of accountability for those who are renting properties, especially in case where the homeowner does not live on premises. Research shows nearby cities have been utilizing rental registries with good results. Boston, Leominster, Somerville are examples.

The base of this paper began with the current rental unit inspection ordinance and was expanded on and slightly reorganized the process. Homeowners' registration on the registry will be done on an annual basis. There would be an annual fee to register but then the inspections will be provided at no charge when units are being turned over to new renters. Those who live more than 25 miles from Malden or out of state, will be prompted to designate a proxy who lives closer who is authorized to communicate with the city in a prompt manner for concerns or emergencies. Councillor O'Malley had questions about familial rental and apartment sharing he would like to get clarification on from Building Commissioner Miller.

Since the last conversation on this paper, Councillor Taylor reminded the committee they had agreed to add language stating if the home owner had another inspection from Section 8 or another such organization, it would serve for the purpose of this ordinance. That, along with a number of other small amendments are being collected by Councillor McDonald to add to the paper and will be discussed at the next meeting.

A motion was made by Councillor Taylor, seconded by Councillor Linehan, that the Ordinance be tabled. The motion carried by a unanimous vote.

[277-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.24.010 REGULATION OF LEAD PIPES IN RESIDENTIAL HOUSING is hereby amended by:

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

Attachments: [Draft Lead Pipe MCC 9.24.010 amendment 5.21.2025](#)

A motion was made by Councillor Linehan, seconded by Councillor Crowe, that the Ordinance be taken from the table. The motion carried by a unanimous vote.

MCC 9.24.010 states property owners are responsible for obtaining a certificate stating the water supplied to the property is from a lead free line prior to selling the house, adding an accessory dwelling unit, or doing a rehab in excess of \$30,000. The ordinance states the property owner must go through the Department of Public Works but that should be corrected to Engineering Department. The rental registry would be used to track those land owners who already have the lead certificate on file.

Councillor Spadafora indicated it does not make sense for the city to remediate lead in water but then have no procedures for lead paint removal.

A motion was made by Councillor Taylor, seconded by Councillor Linehan, that the Ordinance be tabled. The motion carried by a unanimous vote.

Adjournment

**A motion was made by Councillor Taylor, seconded by Councillor Crowe, that this meeting be adjourned. The motion carried unanimously.
Meeting was adjourned at 6:53 PM.**

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