



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

Council President Ryan O'Malley
Councillor at Large Karen Colon-Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor Amanda Linehan
Councillor at Large Carey McDonald
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor at Large Craig Spadafora
Councillor Ari Taylor
Councillor Stephen Winslow

Tuesday, May 6, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/49hpvn5c>

1. CALL TO ORDER

Council President O'Malley called the meeting to order at 7:08 PM.

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

3. ROLL CALL

Also in attendance was Lisa Cagno, Maria Luise, Alex Pratt, Odelisa Macedo, Nelson Miller, and Laura Vlasuk

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

5. CONSENT AGENDA

Approval of the Consent Agenda

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

[226-25](#)

Mayoral Appointment: Michele Ferguson, 43 Boston Street, Malden, as an associate member of the Planning Board, said term to expire March 1, 2027 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Michele Ferguson](#)

This Appointment was referred to the Personnel/Appointments Committee.

[227-25](#)

Mayoral Appointment: Maria Schroeder, 113 Savin Street, Malden, as an associate member of the Planning Board, said term to expire March 1, 2030 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Maria Schroeder](#)

This Appointment was referred to the Personnel/Appointments Committee.

[228-25](#)

Mayoral Reappointment: Kevin Alkins, 10 Hillside Road, Tewksbury, as the Inspector of Animals, said term to expire April 30, 2026 (Confirmation not required)

Attachments: [Mayor's Appointment Letter - Kevin Alkins](#)

This Appointment was placed on file.

6. APPOINTMENTS & ELECTIONS

[229-25](#)

Mayoral Appointment: Laura Vlasuk, 69 East Street, Middleton, MA as Health and Human Services Director, term to expire May 1, 2028 and to commence upon confirmation by the City Council.

Attachments: [Mayor's Appointment Letter - Laura Vlasuk](#)

Special Assistant to the Mayor, Maria Louise, introduced Laura Vlasuk as the mayoral appointment for the Director of Health and Human Services. She mentioned Laura Vlasuk has extensive experience in public health, having worked in the field for 10 years, including previous roles in Malden and Everett.

Laura Vlasuk then came before the Body to further introduce herself and spoke of some of her experience which included working as a senior inspector in Malden, where she helped with the problem properties unit and inspected rental units and businesses. She also served as the health director in Reading during the COVID-19 pandemic, coordinating with the fire department for mask distribution and vaccination clinics.

Laura Vlasuk expressed her excitement about returning to Malden and working in the newly restructured Health and Human Services department. She emphasized her commitment to making the department work cohesively and effectively to serve the community.

Councillor Winslow inquired about Laura Vlasuk's role in Reading during the COVID-19 pandemic and her experience with regional health department networks. Laura explained her involvement in coordinating mask distribution and vaccination clinics and her familiarity with working in regional health networks.

Councillor McDonald asked about Laura's priorities and approach to addressing the diverse needs of Malden's community, including language access and equity. Laura emphasized the importance of outreach and collaboration with various departments to ensure effective service delivery.

Councillor Colon Hayes expressed interest in discussing health and human services initiatives with Laura and mentioned the upcoming community health and well-being report from the Cambridge Health Alliance, which could be beneficial for her work.

A motion was made by Councillor Winslow, seconded by Councillor Crowe, that

the Appointment be confirmed. The motion carried by the following vote:

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

7. COMMITTEE REPORTS

230-25

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Papers 164 and 165 Series of 2025, having considered the same make the following report: Committee recommends these appointments out favorably to the Full Council.

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

164-25

Mayoral Appointment: Cayla Paulding, 16 Bryer Road, Malden, as a member of the Conservation Commission, said term to commence upon confirmation by the City Council and to expire February 2, 2028. This appointment is to replace Kristen Homeyer who resigned at the end of her term.

Attachments: [Mayor's Appointment Letter - Cayla Paulding](#)

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

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

165-25

Mayoral Appointment: Alex Yu, 33 Fellsway East, Apt. 2, Malden, as an associate member of the Board of Appeal, said term to commence upon confirmation by the City Council and to expire on March 1, 2028. This appointment is to replace Armen Khodaverdian who resigned at the end of his term due to retirement.

Attachments: [Mayor's Appointment Letter - Alex Yu](#)

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

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

231-25

Committee Report: The Standing Committee on Personnel/Appointments after meeting to review and interview candidates for the Community Preservation Committee, having considered the same make the following report: Committee recommends Jamie Kendall to fill the unexpired term of Cameron Layne.

A motion was made by Councillor Winslow, seconded by Councillor Linehan, that the Committee Report be amended to strike "Ward 2 resident member of the". The motion carried by a unanimous vote.

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

[232-25](#)

Council Appointment: Jamie Kendall, 78 Linwood Street, Malden, as a general public member of the Community Preservation Committee, to fill unexpired term of Cameron Layne expiring March 15, 2026.

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

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

[233-25](#)

Committee Report: The Standing Committee on License to whom was referred Papers 136, 194 through 214 Series of 2025, having considered the same make the following report:

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

[136-25](#)

Petition: Extended Hours: Main St Laundromat, 780 Main Street, Malden, Hours: 7 Days, 5AM - 11PM (New)

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

[194-25](#)

Petition: Bowling Alley: Town Line Ten Pin, Corp. 665 Broadway, Malden, 48 lanes (Renewal)

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

[195-25](#)

Petition: Pool Tables: Town Line Ten Pin, Corp. 665 Broadway, Malden, 15 tables (Renewal)

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

[196-25](#)

Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin, 200 Commercial Street, Malden, Hours: 7 days, 5am-9pm (Renewal)

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

[197-25](#)

Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin, 57 Eastern Avenue, Malden, Hours: 7 days, 24 hours (Renewal)

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

[198-25](#)

Petition: Extended Hours: Aires & Helena Donuts, Inc. dba Dunkin, 424 Main Street, Malden, Hours: 7 days, 5am-8pm (Renewal)

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

[199-25](#)

Petition: Exterior Vending Machine: Rocky Mountain Springwater Company, 1 Wesley Street, Malden (Renewal)

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

[200-25](#)

Petition: Lodging House: BREC LHP LLC, 155 Clifton Street, Malden (Renewal)

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

[201-25](#)

Petition: Lodging House: Top Tier Properties, LLC dba. Sir Carlton LLC, 33 Maple Street, Malden, 44 rooms (Renewal)

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

[202-25](#)

Petition: Pawnbroker: Art Carl Jewelers and AC Loan, 56 Pleasant Street, Malden (Renewal)

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

[203-25](#)

Petition: Second-Hand Dealer: Art Carl Jewelers and AC Loan, 56 Pleasant Street, Malden (Renewal)

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

[204-25](#)

Petition: Pawnbroker: Gold & Diamonds etc. Inc, 27-29 Pleasant Street, Malden (Renewal)

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

[205-25](#)

Petition: Second-Hand Dealer: Gold & Diamonds etc. Inc, 27-29 Pleasant Street, Malden (Renewal)

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

[206-25](#)

Petition: Second-Hand Dealer: AM Design Jewelry, 664 Salem Street, Malden (Renewal)

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

[207-25](#)

Petition: Second-Hand Dealer: GameStop #6263, 44 Broadway Suite A-110, Malden (Renewal)

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

[208-25](#)

Petition: Pool Tables: Ancient Order of Hibernians Division 12, 259 Charles Street, Malden, 1 table (Renewal)

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

[209-25](#)

Petition: Pool Tables: Club 24, Inc. 787 Salem Street, Malden, 2 tables (Renewal)

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

[210-25](#)

Petition: Pool Tables: Italian American War Veterans, 40 Oakland Street, Malden, 1 table (Renewal)

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

[211-25](#)

Petition: Pool Tables: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 tables (Renewal)

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

[212-25](#)

Petition: Self-Service Gas Station: Gibbs Oil Company, LP, 728 Main Street, Malden (Renewal)

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

[213-25](#)

Petition: Self-Service Gas Station: Wash Depot I, Inc. 333 Eastern Avenue, Malden (Renewal)

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

[214-25](#)

Petition: Taxi Driver: James Phelan, 5 Island Hill Avenue, Apt. 212, Malden (Renewal)

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

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](#)

[78-25](#)

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 30932051 - National Grid to install 1 JO Pole on Eastern Ave. Pole 1944-50 on Eastern Ave in public way approximately 52' east of pole 1944.
(Hearing Required)

Attachments: [Intersection of Eastern Ave & Lisbon St](#)
[Hearing Notice Intersection of Eastern Ave and Lisbon St](#)
[Abutters 698 Eastern Ave](#)

9. PERSONAL PRIVILEGE

10. ADJOURNMENT

**A motion was made by Councillor Winslow, seconded by Councillor Simonelli, that this meeting be adjourned. The motion carried unanimously.
Meeting adjourned at 7:50 PM.**

CAROL ANN DESIDERIO, CITY CLERK

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www.cityofmalden.org/captions