



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 2, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/y5z5px5j>

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

An additional moment of silence was offered in honor of City Solicitor Alicia McNeil's father, Oscar McNeil, who passed away on August 30, surrounded by family at the age of 101.

An additional moment of silence was also offered in honor of Rena Centeio, a Malden native and MHS 2022 graduate who passed suddenly while attending school in Texas.

3. ROLL CALL

Also in attendance was Zaheer Samee, Lisa Cagno, Charles Ranaghan, Maria Luise and several members of the public.

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. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

Cemetery Superintendent and Tree Warden Chris Rosa will appear before the Council with a status update on recent projects as well as the new Tree Steward Program that will soon be rolled out for residents citywide.

Superintendent Rosa passed out samples of two books he has written entitled 'Tree List and Planting Guidelines' and 'Beneath the Canopy' as well as new t-shirts to mark the volunteers who will be serving as part of the Tree Steward Program. This program will utilize residents to help maintain new trees throughout the city.

Mr. Rosa also announced Forest Dale Cemetery has been upgraded to a level two arboretum. Additionally, the cemetery boasts the first permeable pavement road in Malden. A long term goal would be to see these pavers on roads citywide.

Fellsmere Pond has recently been certified as an official wildlife habitat. A second pocket forest is in the works for Ward 8. The process for this forest is not anticipated to run as smoothly as the pocket forest in Ward 5 because the Ward 8 land is owned by the State; the project is in negotiation. Currently, Malden has approximately 16% canopy coverage; Mr. Rosa's goal is to eventually reach 40% tree coverage.

Residents who are interested in getting a tree planted in their yard may visit MassUrbanCanopy.org to obtain more information and apply.

5. PUBLIC COMMENT

Lauren McGillicuddy, Clerk of Friends of Fellsmere Heights, of Rosemont Street spoke in regards to Paper 344-25.

6. 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 the following vote:

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

[334-25](#)

Minutes for the meeting of August 12, 2025

These Council Minutes were approved.

[335-25](#)

Mayoral Reappointment: Inna Babitskaya of 557 Pleasant Street, Apt. 339, Malden, as a member of the Historical Commission, said term to expire September 1, 2028. (Confirmation not required)

Attachments: [Inna Babitskaya Reappt. 2025](#)

This Appointment was placed on file.

[336-25](#)

Mayoral Reappointment: Kathleen Higgins of 34 Forest Street, Malden, as a member of the Disability Commission, said term to commence upon confirmation of the City Council and expire September 23, 2028.

Attachments: [Kate Higgins - 2025 Reappt.](#)

This Appointment was confirmed.

[337-25](#)

Mayoral Reappointment: Ralph Long, III of 109 Essex Street, Malden, as a member of the Disability Commission, said term to commence upon confirmation of the City Council and expire September 22, 2028.

Attachments: [Ralph Long - 2025 Reappt.](#)

This Appointment was confirmed.

[338-25](#)

Council Reappointment: Chloe Cheung of 45 Loomis Street, Unit 119, Malden, as a member of the Police Community Advisory Council, first appointed May 2024, said term to commence upon her confirmation by the City Council and to expire May 30, 2028.

Attachments: [Council Reappointment Letter - Chloe Cheung](#)

This Appointment was confirmed.

[339-25](#)

Council Reappointment: Brittany Torelli of 11 Reserve Street, Malden, as a member of the Police Community Advisory Council, first appointed May 2024, said term to commence upon her confirmation by the City Council and to expire May 30, 2028.

Attachments: [Council Reappointment Letter - Brittany Torelli](#)

This Appointment was confirmed.

[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](#)

This Ordinance was referred to a joint session of the Rules & Ordinance and Finance Committees.

[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](#)

This Order was referred to a joint session of the Finance and Rules & Ordinance Committees.

7. MOTIONS, ORDERS, AND RESOLUTIONS

[342-25](#)

Order: That the City submits to the Massachusetts Legislature for passage an Act Increasing the Maximum Age Requirement for Retired Malden Police Officers for Appointment as Special Police Officers in the City of Malden.

Sponsors: Amanda Linehan

Attachments: [Draft- Malden -Home Rule Petition - Age - Special Police Officers 8.2025](#)
[Final Paper 342-25 Home Rule Petition Max Age Limit for Special Police Officers](#)

Police Chief Glenn Cronin was in attendance to introduce this paper. Since 2018, retired police officers are permitted to perform details in Malden under the provisions as special municipal officers but the age was capped at 65 years old. This petition seeks to increase that age to 70. The demand for details has increased but the pool of available candidates is shrinking; if passed this home rule petition will increase the pool of special officers available to work details.

Chief Cronin spoke of the benefits of having trained officers performing detail work. It will increase police presence across the city with no additional investment. Special municipal officers are responsible for providing their own equipment and uniforms. Training is provided at no cost through the state. Two trainings annually with proven qualification and a yearly medical examination are part of the criteria every special officer must adhere to. Additionally, as these officers are retired police their medical costs are covered by the state. The city is protected from any financial obligation if a special officer is injured on a detail.

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

[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

Councillor Winslow is seeking to have this paper go through the Rules and Ordinance Committee to prepare the language for the purpose of regulation and enforcement of parking on private ways as opposed to having the burden fall only to the residents who live on the street. Representatives from the Legal Department will also be asked to attend that meeting for their opinion as to whether this will be beneficial to the city.

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

344-25

Order: That the City Council review and approve the proposed revised layout of Hospital Road and Savin Street, which requires takings and discontinuance of portions of the existing public rights-of-way, as per the proposed Widening & Relocation Plan, not including any changes to the intersection of Hospital Road and Murray Hill Road, and subject to review by the City Engineer and the City Solicitor and final approval by the DPW Commission, in accordance with the special permit granted by the Planning Board in Case #23-10.

Sponsors: Amanda Linehan

Attachments: [100 Hospital SP 23-10 wAtt](#)

[First Draft - Proposed Hospital & Savin Widening & Relocation Plan](#)

[2400092-WR-8-27-25](#)

[Second Draft - 2400092-W&R-DRAFT-9-3-25](#)

[Final Paper 344-25 Hospital Road Reconfiguration](#)

Council President Linehan was clear to point out that the portion of Hospital Road discussed in this paper is not the same portion of street as addressed by Lauren McGillicuddy in her public comment. Ms. McGillicuddy's concern focused on an evergreen tree at the corner of Murray Hill and Hospital Road that was taken down erroneously and unannounced to the neighborhood. Paper 344-25 is regarding the Savin Street end of Hospital Road. The purpose of this paper is to comply with special permit #23-10 guidelines for the narrowing of the roadway and widening of the sidewalk.

Councillor Winslow expressed concern for utilizing the process of confirmatory taking to be sure there is a defined plan with consensual agreement and to be clear there will be no cost to the city in the process. His recommendation in referring this to the DPW Commission is to ask they not put the city at risk of financial loss or disputes either now or in the future.

Councillor McDonald suggested simply clarifying the order to state it does not apply to the intersection of Murray Hill and Hospital Road and add a requirement that the Legal Department review the order before final approval by the DPW Commission. A motion was made to incorporate those amendments.

A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the Order be amended. The motion carried by a unanimous vote.

A motion was made by Councillor Spadafora, seconded by Councillor Simonelli, that the Order be adopted as amended. The motion carried by a 10-1 voice vote. Councillor O'Malley dissenting.

345-25

Resolved: That it is the sense of the City Council they wish to support bills S.41 An Act to Modernize Funding for Community Media Programming and H.91 to sustain local media infrastructure and civic engagement.

Sponsors: Karen Colon Hayes, Ryan O'Malley, Ari Taylor, Stephen Winslow and Carey McDonald

Attachments: [Final Paper 345-25 Local Media Resolve](#)

A motion was made by Councillor Simonelli, seconded by Councillor Taylor, that the Resolution be passed. The motion carried by a unanimous vote.

8. ENROLLED ORDINANCES

215-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.20.010 PERMIT REQUIRED FOR CANVASSERS AND SOLICITORS is hereby amended as follows:

Sponsors: Stephen Winslow

Attachments: [Proposal](#)

[Application](#)

[No Knock Proposal - v2 - Winslow edits](#)

[No Knock Proposal - v3 - All Proposed Edits](#)

[Final Paper 215-25 Do Not Knock Ordinance](#)

A motion was made by Councillor Winslow, seconded by Councillor Sica, that the Ordinance be ordained. The motion carried by a unanimous vote.

9. COMMITTEE REPORTS

346-25

The Standing Committee on Rules & Ordinance to whom was referred Paper 29 Series of 2025, having considered the same make the following report: Committee recommends this paper be reported out favorably to the full Council.

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

[29-25](#)

Order: That Section 5.00 NON-MEMBERS' RIGHT TO FLOOR, subsection 5.04 of the 2023 City Council Rule Book be amended by inserting the following:

- In the last sentence, after 'name': ", street and city or"
- In the last sentence, strike the word 'public' and replace with 'legislative'.

Be it further amended that subsection 5.05 of the 2023 City Council Rule Book be amended by inserting the following:

- After 'name': ", street and city or"
- After the first sentence "Upon request, the City Clerk may privately verify a speaker's address in lieu of it being part of the legislative record."

Sponsors: Carey McDonald

Attachments: [2023 City Council Rule Book](#)

[Final Paper 29-25 City Council Rule Book - 5.04 and 5.05](#)
[Non-members Rights to Floor](#)

This paper serves as an administrative amendment to the Council Rule book to allow residents wishing to speak during public comment to identify themselves by their street name and city if they are uncomfortable with stating their entire address on the record. The desire for this change was initiated by members of the public who have recently expressed concern for safety in this age of doxing and cyber bullying over differences of political positions.

A motion was made by Councillor Colon Hayes, seconded by Councillor O'Malley, that the Order be adopted. The motion carried by a unanimous vote.

10. EXECUTIVE SESSION

[347-25](#)

Order: The City Council will vote whether to go into Executive Session with legal counsel in accordance with Exemption Three, Massachusetts General Laws Chapter 30A, §21(a)(3) to discuss strategy with respect to the Opioid Litigation, where such discussion in open meeting would have a detrimental effect on the litigation position of the City, if so declared by the Chair. Also, if allowed by the Body, to admit Special Assistant to the Mayor Maria Luise and Controller Charles Ranaghan.

Sponsors: Amanda Linehan

Attachments: [Final Paper 347-25 Executive Session Opioid Litigation](#)

A motion was made by Councillor Simonelli, seconded by Councillor O'Malley, to recuse Councillor Simonelli from this conversation. Motion passed by unanimous vote.

Council President Linehan stated that since the posting of this agenda, she is no longer of the opinion that discussing this issue in open session would have a detrimental effect on the City's litigating position. She stated most of what is expected to be discussed is already in the public domain and the City of Malden is not a direct party in the ongoing litigation. With this declaration, MGL 30A, s. 21(a)(3) is no longer a valid exception to enter Executive Session. The body agreed to discuss the paper in open session.

Council President Linehan vacated the chair in order to discuss this paper; Councillor McDonald took over the meeting for the purpose of 347-25.

A motion was made by Councillor Linehan, seconded by Councillor Winslow, that the topic be discussed in open session. The motion carried by a unanimous vote.

This paper is regarding the Purdue Pharma and Sackler Family bankruptcy cases.

The recommendation from the Attorney General is for Massachusetts' municipalities to opt in to this settlement agreement but in doing so, the municipality must agree to release the Sackler Family from future litigation. Opting into the settlement would guarantee Malden a certain amount of money to be used on opioid abatement and remediation services. The alternative to opting in would be to forgo any settlement funds and then having to make the decision to sue Purdue and/or Sackler's independent of the State of Massachusetts. The more municipalities in MA that accept the bankruptcy plan and release the Sacklers the more money that will be payable to the state.

The maximum that is likely to be paid out may be \$6.5 bil from the Sacklers with another \$1.5 bil from Purdue to be divided between the states. Whatever portion that comes to Massachusetts, 60% will go directly to the state and 40% will be distributed between all local municipalities. The payout will be distributed over a ten-year period.

Council action must be submitted by September 14, 2025 to be included in the master ballot. Two different votes are recommended, one to accept the Purdue bankruptcy plan and the second to release the Sacklers from future lawsuits.

Councillor O'Malley expressed concern with releasing the Sackler family from liability without doing proper due diligence. He is not prepared to vote on this paper this evening and is looking forward to hearing the AG's meeting scheduled for September 4 that will be discussing this exact topic.

The consensus of the Council is that, although upsetting there isn't more morally that can be done in this situation, more good may be done with the settlement funds than if Malden opted out of the plan and had to pursue their own litigation. To do so, the city would require outside counsel. The City Solicitor and lawyers from several other firms who have been following this case from the beginning are comfortable with this plan. Attorney Generals from all fifty states have recommended participation.

A motion was made by Councillor Spadafora, seconded by Councillor Linehan, to approve Malden to participate in Purdue's bankruptcy plan as presented by the Massachusetts Attorney General. The motion carried by the following vote:

Yea: 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Spadafora, Taylor and Winslow

Recused: 1 - Simonelli

A motion was made by Councillor Spadafora, seconded by Council President Linehan, that the Order be adopted. The motion carried by the following vote:

Yea: 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Spadafora, Taylor and Winslow

Nay: 1 - O'Malley

Recused: 1 - Simonelli

11. 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](#)

12. PERSONAL PRIVILEGE**13. ADJOURNMENT**

A motion was made by Councillor Sica, seconded by Councillor McDonald, that this meeting be adjourned. The motion carried unanimously.
Meeting adjourned at 9:53 PM.

CAROL ANN DESIDERIO, CITY CLERK

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