



# 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*

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Tuesday, December 16, 2025

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/4x8k9ajx>

### 1. CALL TO ORDER

*Council President Linehan called the meeting to order at 7:13 PM.*

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

### 3. ROLL CALL

*Also in attendance were Mayor Gary Christenson, Maria Luise, Lisa Cagno, Alicia McNeil, Charles Ranaghan, Dan Grover, Michelle Romero, several Malden Firefighters, and members of the public.*

**Present - Councillors:** 10 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor and Stephen Winslow

**Absent - Councillors:** 1 - Craig Spadafora

### 4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

[474-25](#)

Guest Speaker: Anne D'Urso-Rose of Urban Media Art will appear before the City Council to give a presentation on the re-launch of Neighborhood View and promote their community introductory workshop in January.

**Attachments:** [Neighborhood View Presentation Dec 16 2025](#)

### 5. PUBLIC COMMENT

*Two people came forward to speak at Public Comment. Eleven emails were received and read into the record by Assistant City Clerk Hunte. Those comments are attached to the history of Paper 363-25.*

## **6. CONSENT AGENDA**

### **Approval of the Consent Agenda**

**A motion was made by Councillor Sica, seconded by Councillor O'Malley to approve the Consent Agenda. The motion carried by unanimous vote.**

[475-25](#)

Minutes for the meeting of November 18, 2025

**The Council Minutes were approved.**

[476-25](#)

Minutes for the meeting of November 25, 2025

**The Council Minutes were approved.**

[477-25](#)

Communication: From Beta Group, Inc. regarding Revere-Malden Improvements at Route 1 Northbound MassDOT Project #610543

**Attachments:** [MassDOT Project #610543](#)

**The Communication was received and filed.**

[478-25](#)

Communication: Respectfully submitted from city staff communication and revised layout of Hospital Road and Savin Street per the Widening and Relocation Plan dated August 25, 2025, revised September 10, 2025. Both documents are to be attached to Paper 344-25 that was adopted by a vote of 10-1 at the Full Council meeting of September 2, 2025.

**Attachments:** [MemoPaper#344-25 and 478-25 Dec2025Final](#)  
[2400092-W&R-9-10-25](#)

**The Communication was received and filed.**

[479-25](#)

Order: That the Mayor is authorized to exercise the City's option to acquire, for consideration of \$1,155,000 and by purchase, gift and/or eminent domain, approximately 6.79 acres of the former Malden Hospital property described in a deed recorded with the Middlesex South District Registry of Deeds in Book 53096, Page 507, which funds are provided by grants under the Community Preservation Act and a Parklands Acquisitions and Renovations for Communities (PARC) grant and which parcel shall be held for and dedicated to recreational purposes under the provisions of MGL c. 45, §3 in perpetuity, and, further, to grant a conservation restriction on said parcel, as required by MGL c. 44B, §12(a)

**Sponsors:** Craig Spadafora

**The Order was referred to the Public Property Committee.**

[480-25](#)

Resolve: To apply for, accept, and expend a grant from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation Services' Parkland Acquisitions and Renovations for Communities (PARC) Grant Program

**Sponsors:** Craig Spadafora

The Resolution was referred to the Public Property Committee.

## **7. MOTIONS, ORDERS, AND RESOLUTIONS**

[481-25](#)

Order: That the Council approve the 2026 Schedule of Council Meetings

**Sponsors:** Amanda Linehan

**Attachments:** [Draft Council Calendar 2026](#)

[Final Council Calendar 2026](#)

A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the 2026 Schedule of Council Meetings be amended to change January 13, 2026 to a Council Meeting evening then alternate the remaining meetings through March 24, 2026 accordingly. The motion carried by a unanimous vote.

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

## **8. COMMUNICATIONS**

A representative from the Solicitor's Office will present to the Council, their findings in the investigation of the Open Meeting Law Complaint filed by Jadeane Sica on November 19, 2025 as was discussed with Paper 458-25

*Solicitor McNeil came before the Council to give a report on the investigation she had conducted regarding the Open Meeting Law complaint. The report concluded that while some communications occurred, they did not clearly rise to the level of deliberation or constitute a quorum, and thus did not violate the Open Meeting Law.*

*Councillor Sica disagreed with the findings of the Solicitor's Office and stated her intent to escalate the matter to the state Attorney General for further review. Councillor Sica then played a voicemail and read a few text messages into the record as examples of Councillor Colon Hayes' communications and argued that these actions constituted deliberation.*

*Councillor Colon Hayes clarified the intent behind her communications, asserting compliance with the law and openness to further review.*

*Councillors debated whether the described communications constituted deliberation and if a quorum was reached. Councillor McDonald and others questioned Solicitor McNeil about the nature and purpose of calls, the definition of deliberation, and whether attempts at deliberation could be violations. Councillor Colon Hayes clarified her intent and the rationale for contacting specific colleagues.*

*After extensive discussion, a motion was made by Councillor O'Malley, seconded by Councillor Simonelli, to accept the report of the Solicitor's Office and authorize Solicitor McNeil to forward it to the Attorney General with a note about remaining doubts of the City Council based on additional evidence presented during this meeting. The motion carried by a 10-0 roll call vote.*

## **9. ENROLLED PAPERS**

[377-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.060 Subsection B(3) OFFSITE PARKING FACILITIES is hereby amended by adding 'An annual' between non-refundable and application and by striking '\$100 per vehicle' and inserting the following: '\$200, a base fee of \$100 for the first nine parking spaces and \$20 per each additional parking space over nine.'

**Sponsors:** Jadeane Sica

**Attachments:** [Current 6.08.060 Offsite Parking Facilities](#)  
[Memo on Open Air Parking Lot Fee Structure 6.18.2025 352-25](#)  
[Projected revenue open air lots](#)  
[Final Paper 377-25 Offsite Parking Lot Ordinance](#)

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

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

[407-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.100 Subsection A 2(b) USED CAR DEALERS is hereby amended by striking it in its entirety and inserting the following in its place: 'a release signed by the applicant, authorizing city personnel to access the applicant's criminal record;'

**Sponsors:** Jadeane Sica

**Attachments:** [Current 6.08.100 Used Car Dealer Ordinance](#)  
[Final Paper 407-25 Used Car Dealer Ordinance](#)

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

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

## **10. COMMITTEE REPORTS**

[482-25](#)

Committee Report: The Standing Committee on License to whom was referred Papers 430-431 and 449 through 452 Series of 2025, having considered the same make the following report:

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

[430-25](#)

Petition: Livery Company: LuxyLane Black Car LLC, 64 Oliver Street, Malden, 1 vehicle (New)

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

[431-25](#)

Petition: Livery Driver: Jacqueson Voltaire, 64 Oliver Street, Malden (New)

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

[449-25](#)

Petition: Class II: Hub Starters & Alternators, 172 Broadway, Malden, 4 cars (Renewal)

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

[450-25](#)

Petition: Class II: Maxima Auto Sales Corp., 105-109 Broadway, Malden, 35 cars (Renewal)

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

[451-25](#)

Petition: Class II: Maxima Auto Sales II, 77 Broadway, Malden, 66 cars (Renewal)

*License is for a three-month period and will include follow up monitoring of the business.*

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

[452-25](#)

Petition: Class II: Smart Buy USA, Inc., 495 Broadway, Malden, 22 cars (Renewal)

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

[483-25](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper 363 Series of 2025, having considered the same make the following report: Committee recommends the Paper out favorably to the Full Council as amended to read:

Instructions to voters

Order: That the City shall include the following instructions to the inhabitants of the City of Malden on the ballot of the Special Municipal Election to be held on March 31, 2026;

Questions 1A and 1B are separate questions. You may vote for or against each question independently. Each question requires a majority of those voting on that question to pass. If more than one question passes, the question with the highest dollar amount will prevail.

1A

Order: That the City of Malden hold a Special Municipal Election on March 31, 2026 and to include the following ballot question: Shall the City of Malden be allowed to assess an additional \$5,400,000 in real estate and personal property taxes for the purposes of stabilizing the City's budget and to support ongoing city services across all departments, including public schools, public safety, public library, public works and general government, for which the monies will be used for the fiscal year beginning July 1, 2026? A yes vote would support an increase in real estate and personal property taxes beginning with fiscal year 2027 (7/1/26 to 6/30/27). A no

vote would make no change to the current tax structure.

1B

Order: That the City of Malden hold a Special Municipal Election on March 31, 2026 and to include the following ballot question: Shall the City of Malden be allowed to assess an additional \$8,200,000 in real estate and personal property taxes for the purposes of stabilizing the City's budget and to support ongoing city services across all departments, including public safety, public library, public works, general government as well as increased funding required by law for the public schools, for which the monies will be used for the fiscal year beginning July 1, 2026? A yes vote would support an increase in real estate and personal property taxes beginning with fiscal year 2027 (7/1/26 to 6/30/27). A no vote would make no change to the current tax structure.

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

[363-25](#)

Order: That the City shall include the following instructions to the inhabitants of the City of Malden on the ballot of the Special Municipal Election to be held on March 31, 2026;

Instructions to voters

Questions 1A and 1B are separate questions. You may vote for or against each question independently. Each question requires a majority of those voting on that question to pass. If both questions pass, the question with the highest dollar amount will prevail.

1A

Order: That the City of Malden hold a Special Municipal Election on March 31, 2026 and to include the following ballot question: Shall the City of Malden be allowed to assess an additional \$5,400,000 in real estate and personal property taxes for the purposes of stabilizing the City's budget and to support ongoing City services across all departments, including public schools, public safety, public library, public works and general government, for which the monies will be used for the fiscal year beginning July 1, 2026?

1B

Order: That the City of Malden hold a Special Municipal Election on March 31, 2026 and to include the following ballot question: Shall the City of Malden be allowed to assess an additional \$8,200,000 in real estate and personal property taxes for the purposes of stabilizing the City's budget and to support ongoing City services across all departments, including public schools, public safety, public library, public works, and general government, for which the monies will be used for the fiscal year beginning July 1, 2026?

**Sponsors:** Amanda Linehan and Stephen Winslow

**Attachments:** [Mayor's Memo to the City Council 9 25 2025](#)  
[Public Comment September 30](#)  
[Graph Printouts 22x 28 \(2\)](#)  
[Graph Printouts 28x 22 \(3\)](#)  
[FY2026 General Fund Summary Oct 2026](#)  
[Steps Taken to Implement Budget Savings Oct 2025](#)  
[363-25 New Growth & Ec Dev Presentation Oct 21 2025](#)  
[FY2025 ACTUALS](#)  
[FY2025 Grants](#)  
[FY2025 OPIOID SETTLEMENT FUNDS](#)  
[2025 ACTUALS](#)  
[P&E Report-Quarter 1 2025 \(January-March\)](#)  
[P&E Report-Quarter 2 2025 \(April-June\)](#)  
[P&E Report-Quarter 3 2025 \(July-September\)](#)  
[Copy of AllApprovedRequestsTrackingCurrent](#)  
[Council Override Concerns](#)  
[Winslow Motion Related to Paper 363-25](#)  
[Mayor's Finance Memo for 12 9 2025](#)  
[Hogan Handout Fin 12925](#)  
[Ranaghan Handout Fin 12925](#)  
[Fw Support for Proposition 2½ Override to Protect Public Safety and Maintain Essential Police Services](#)  
[MEA Letter Re 2 1 2 Override](#)  
[Finance Committee Report - Override Presentation 12.16.25](#)  
[363-25 Public Comments 12.16.2025](#)  
[Ron Hogan Memo RE: School Funding 12.16.2025](#)  
[Final Paper 363-25 Prop 2.5 Override](#)

*Mayor Christenson addressed the City Council and public to give details of why we need the proposed Proposition 2 1/2 tax override, citing the flaws in the out-of-date Chapter 70 educational funding formula and noting that Malden would be joining the record setting number of municipalities that will be asking for overrides this year. Mayor Christenson went on to highlight the recent Residential Tax Exemption increase from 30% to 35% which would soften the impact of the potential Proposition 2 1/2 tax override for some homeowners.*

*Councillor McDonald as Chair of the Finance Committee presented the details of the Finance Committee's unanimous recommendation to place two override options (\$5.4 million and \$8.2 million) on the ballot, following seven meetings and a public forum, and explained the rationale for the amounts based on current budget gaps and state-mandated school funding increases. The presentation is attached to the history of Paper 363-25 titled: Finance Committee Report - Override Presentation 12.16.25.*

*Councillor McDonald outlined that failure to pass the override would result in a potential*

50-60 layoffs of City personnel and cuts to essential City services. They also clarified the \$5.4 million override option would still require \$2 million in operational cuts which would include 10-20 layoffs, and the \$8.2 million override option would maintain current staffing for one year but not cover future inflation or unexpected costs.

The discussion of the City Council following Councillor McDonald's presentation included other potential revenue sources such as re-zoning, the sale of some city properties, increasing permit and license fees, and pursuing grants. Discussion also included recent cost-saving measures the City has taken such as pension restructuring, energy efficiency improvements, and a hiring freeze.

Multiple Councillors emphasized the need for clearer ballot language and public education by having informational meetings. Councillors Sica and Crowe referenced the Town of Stoneham's recent utilization of informational pamphlets to ensure voters understood the implications of their choices when voting on their proposed override.

Councillor McDonald discussed the amendments made by the Finance Committee and the additional amendments made by Treasurer Grover and Solicitor McNeil as well as the information on Massachusetts State law regarding the wording and format of local ballot questions provided by Clerk Desiderio. The paper would be in compliance with state law by the amendments. It was mentioned by a few Councillors that the amendments did make the questions clearer and simpler.

**A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the Order be amended in accordance with the Finance Committee Report. The motion carried by the following vote:**

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

**A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the Order be amended by the following:**

**-Strike the last sentence in the Instructions to voters and insert in its place the following: 'If both questions pass, Option 1B will prevail as the question with the higher dollar amount.'**

**-Strike the last two sentences in Questions 1A and 1B.**

**-Insert 'public schools,' after the word 'including' in Question 1B**

**-Insert 'and' after 'public works' in Question 1B**

**-Strike 'as well as increased funding required by law for the public schools' after 'general government' in Question 1B.**

**The motion carried by the following vote:**

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

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

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

[484-25](#)

Committee Report: The Standing Committee on Personnel and Appointments to whom was referred Paper 468 Series of 2025, having considered the same make the following report:

**A motion was made by Councillor Crowe, seconded by Councillor Condon, that**

**the Committee Report be received and filed. The motion carried by a unanimous vote.**

[468-25](#)

Mayoral Appointment: Denise Balboni-Cowie, 81 Newland Street, Malden, as a member of the License Board, said term to commence upon confirmation by the City Council, and to expire June 5, 2026.

**Attachments:** [Mayor's Appointment Letter - Denise Balboni-Cowie](#)

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

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

## **11. EXECUTIVE SESSION**

[485-25](#)

Order: That the City Council will vote whether to go into Executive Session with legal counsel for the City for the purpose of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) for the purpose of discussing strategy as to possible future litigation related to grants, where such discussion in open meeting may have a detrimental effect on the litigation position of the City, if so declared by the chair.

And if so allowed by the Body, to admit Maria Luise, Special Assistant to the Mayor and Alex Pratt, Director of the Office of Strategic Planning and Community Development.

(Roll Call Required)

**Sponsors:** Amanda Linehan

**Attachments:** [Final Paper 485-25 Executive Session Grants](#)

**A motion was made by Councillor Crowe, seconded by Councillor Sica, that the City Council enter into Executive Session. Council President Linehan announced the Body would not reconvene in open session for any further business. The motion carried by the following vote:**

**Yea:** 8 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Taylor and Winslow

**Nay:** 2 - O'Malley and Simonelli

## **12. 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](#)  
[MHC to Mayor CC 15 Ferry 10.23.25 wAtts](#)

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](#)

**13. PERSONAL PRIVILEGE**

**14. ADJOURNMENT**

**A motion was made by Councillor O'Malley, seconded by Councillor Sica, that this meeting be recessed to the call of the Chair. The motion carried by the following vote:  
Meeting recessed at 11:14 PM.**

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

**CAROL ANN DESIDERIO, CITY CLERK**

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org) or 781-397-7000 Ext. 2005

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