



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - Final City Council

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

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Tuesday, February 27, 2024

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the live stream on YouTube:

<https://www.youtube.com/live/CMwCR-nZplg?si=RRWzGGGf-sM-SXdr>

### **1. CALL TO ORDER**

### **2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICEMEN & WOMEN**

### **3. ROLL CALL**

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

William 'Bill' Bowdridge, owner of Big Daddy Doggie Day Care, Inc. of 10 Maplewood Street, will be presented with a citation from the Council honoring his actions to save the Mastiff, now known as Big Momma, after she was left abandoned at Trafton Park.

Representatives from Friends of the Malden Public Library will appear before the Council to present their annual calendar of events and to update the City on projects the organization is working on to support the Library in realizing its mission to serve the community.

### **5. PUBLIC COMMENT**

### **6. CONSENT AGENDA**

[70-24](#) Minutes for the meeting of January 30, 2024

[71-24](#) Minutes for the meeting of February 6, 2024

*Recommendation is the previous two Council minutes be approved*

[72-24](#) Mayoral Reappointment: Michelle Romero, 34 Greystone Road, Malden, as City Planner, hired June 24, 2002, and initially appointed February 13, 2018, said term to expire on February 13, 2027, and to commence upon confirmation by the City Council.

**Attachments:** [Michelle Romero Reappointment Letter](#)

[73-24](#) Mayoral Reappointment: Catherine Price, 30 Tufts Street, Malden, as member of the Affordable Housing Trust Fund Board, having served since January 31, 2020, said term to expire January 31, 2026, to commence upon confirmation by the City Council.

**Attachments:** [Catherine Price Reappointment Letter](#)

[74-24](#) Mayoral Reappointment: Roxanne Reddington-Wilde, 35 Baincroft Road, Malden, as member of the Affordable Housing Trust Fund Board, having served since January 31, 2020, said term to expire January 31, 2026, to commence upon confirmation by the City Council.

**Attachments:** [Roxanne Reddington-Wilde Reappointment Letter](#)

[75-24](#) Mayoral Reappointment: Brian Slater, 195 Beech Avenue, Melrose, MA, as member of the Affordable Housing Trust Fund Board, having served since January 31, 2020, said term to expire January 31, 2026, to commence upon confirmation by the City Council.

**Attachments:** [Brian Slater Reappointment Letter](#)

[76-24](#) Mayoral Reappointment: Angie Liou, 35 Mount Vernon Street, Boston, MA, as member of the Affordable Housing Trust Fund Board, having served since January 31, 2020, said term to expire January 31, 2026, to commence upon confirmation by the City Council.

**Attachments:** [Angie Liou Reappointment Letter](#)

[105-24](#) Mayoral Reappointment: Anthony Chiccuarelli, 22 Wesmur Road, Malden, as Human Resources Director, hired November 16, 2015, said term to expire on March 1, 2027, and to commence upon confirmation by the City Council.

**Attachments:** [Anthony Chiccuarelli Reappointment Letter](#)

[106-24](#)

Mayoral Reappointment: Chukwuka Ezewuzie, 122 Belmont Street, Malden, as member of the Disability Commission, having served since March 15, 2021, said term to expire March 15, 2027, to commence upon confirmation by the City Council.

**Attachments:** [Chukwuka Ezewuzie Reappointment Letter](#)

[107-24](#)

Mayoral Reappointment: Emery L. Haskell, 129 Wallace Street, Malden, as Fire Commissioner, having served since June 6, 2016, said term to expire March 1, 2027, to commence upon confirmation by the City Council.

**Attachments:** [Emery Haskell Reappointment Letter](#)

[108-24](#)

Mayoral Reappointment: Patrick Hayes, 105 Wyoming Avenue, Malden, as a member of the Planning Board, having served since August 7, 2012, said term to expire March 1, 2029, to commence upon confirmation by the City Council.

**Attachments:** [Patrick Hayes Reappointment Letter](#)

[109-24](#)

Mayoral Reappointment: Erica Lotz, 57 Newman Road, Malden, as a member of the Public Works Commission, having served since March 1, 2012, said term to expire March 1, 2027, to commence upon confirmation by the City Council.

**Attachments:** [Erica Lotz Reappointment Letter](#)

[110-24](#)

Mayoral Reappointment: Tovah Miller, 46 Converse Avenue, Malden, as a member of the Disability Commission, having served since October 26, 2021, said term to expire March 15, 2027, to commence upon confirmation by the City Council.

**Attachments:** [Tovah Miller Reappointment Letter](#)

[111-24](#)

Mayoral Reappointment: Adam Sherwin, 31 Greenwood Street, Malden, as the legal member of the Zoning Board of Appeal, having served since May 23, 2018, said term to expire March 1, 2027, to commence upon confirmation by the City Council.

**Attachments:** [Adam Sherwin Reappointment Letter](#)

[112-24](#)

Mayoral Reappointment: Stephanie Stone, 19 Pine Street, Malden, as an associate member of the Planning Board, having served since May 23, 2022, said term to expire March 1, 2029, to commence upon confirmation by the City Council.

**Attachments:** [Stephanie Stone Reappointment Letter](#)

[113-24](#)

Mayoral Reappointment: Kathleen Young, 70 Essex Street, Malden, as a member of the Registrars of Voters Board, having served since February 7, 2017, said term to expire March 31, 2027, to commence upon confirmation by the City Council.

**Attachments:** [Kathleen Young Reappointment Letter](#)

[114-24](#)

Council Reappointment: Nathaniel Cramer, 33 Pine Street, Stoneham, MA as Assessor, hired August 31, 2020, term to expire March 1, 2027 and to commence upon confirmation by the City Council.

**Attachments:**

[Nathaniel Cramer - Reappointment Letter](#)

[115-24](#)

Council Reappointment: Carol Ann Desiderio, 440 Lebanon Street, Malden, MA as City Clerk, hired January 5, 2023, term to expire February 28, 2027 and to commence upon confirmation by the City Council.

**Attachments:**

[Carol Ann Desiderio - Reappointment Letter](#)

[116-24](#)

Council Reappointment: Daniel Grover, 22A Wigglesworth Street, Malden, MA as Treasurer/Collector, hired March 3, 2021, term to expire December 31, 2026 and to commence upon confirmation by the City Council.

**Attachments:**

[Daniel Grover - Reappointment Letter](#)

[117-24](#)

Council Reappointment: Charles Ranaghan, 140 Oakland Street, Malden, MA as CFO/Controller, hired January 18, 2010, term to expire December 31, 2026 and to commence upon confirmation by the City Council.

**Attachments:**

[Charles Ranaghan - Reappointment Letter](#)

[118-24](#)

Council Reappointment: William Settemio, 4 Wellington Street, Malden, MA as member of the Cemetery Board of Trustees, hired October 6, 2009, term to expire March 1, 2029 and to commence upon confirmation by the City Council.

**Attachments:**

[William Settemio - Reappointment Letter](#)

*Recommendation is the previous nineteen appointments be confirmed*

[77-24](#)

Mayoral Appointment: Andrew Scarano, 21 Magnolia Street, Malden, as member of the Public Works Commission, to fill the unexpired term of Bill Coleman, said term to expire March 1, 2026 and to commence upon confirmation by the City Council.

**Attachments:**

[Andrew Scarano Appointment Letter](#)

*Recommendation is the previous Appointment be referred to the Personnel/Appointments Committee*

[78-24](#)

Petition: Taxi Driver: Ryan Bragg, 27 Slayton Way, Roxbury, MA (Renewal)

[79-24](#)

Petition: Taxi Driver: Louis Ciulla, 235 Revere Street #503, Revere, MA (Renewal)

[80-24](#)

Petition: Taxi Driver: John Danca, 34 Highland Court, Malden, MA (Renewal)

[81-24](#)

Petition: Taxi Driver: Albert E. Frost, III, 679 Broadway #2L, Chelsea, MA (New)

- [82-24](#) Petition: Taxi Driver: Christopher Jackson, 24 Surfside Road, Lynn, MA (Renewal)
- [83-24](#) Petition: Taxi Driver: Stephen A. Lauber, 4 Blake Court, Everett, MA (New)
- [84-24](#) Petition: Taxi Driver: Dominique Long, 198 Tremont Street #119, Boston, MA (Renewal)
- [85-24](#) Petition: Taxi Driver: James Phelan, 5 Island Hill Avenue #212, Malden, MA (New)
- [86-24](#) Petition: Taxi Driver: Donald F. Porter, 17 Silverleaf Way, Peabody, MA (Renewal)
- [87-24](#) Petition: Taxi Driver: Michael Rapaglia, 9 Richardson Street, Malden, MA (Renewal)
- [88-24](#) Petition: Taxi Driver: William L. Sweet, 117 Medford Street, Malden (Renewal)
- [89-24](#) Petition: Taxi Driver: Valentin Tchaly, 30 Washington Street, Brighton, MA (Renewal)
- [90-24](#) Petition: Taxi Driver: Carlos F. Vargas, 290 Mishawum Road #2039, Woburn, MA (Renewal)
- [91-24](#) Petition: Livery: MGR Transportation LLC, 228 Pearl Street, Malden, 1 vehicle (Renewal)
- [92-24](#) Petition: Livery Driver: Amarjit Singh, 228 Pearl Street, Malden (Renewal)  
*Recommendation is the previous fifteen petitions be referred to the License Committee*
- [93-24](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.030 PUBLIC WORKS, PARKS, TRAFFIC, WATER, SEWER AND CEMETERY SALARY SCHEDULE be hereby amended to reflect the following compensation levels to be effective July 1, 2023.
- Sponsors:** Amanda Linehan
- Attachments:** [DPW Salary Chart FY2024](#)
- [94-24](#) Order: That the sum of One Hundred and Forty-Five Thousand Dollars (\$145,000.00) is transferred from Salary Reserve to DPW Salaries.
- Sponsors:** Carey McDonald  
*Recommendation is the previous ordinance and order be referred to a joint meeting of the Rules & Ordinance and Finance Committees*

[95-24](#) Order: That the City Clerk notify and warn the inhabitants of the City of Malden who are qualified to vote in the Presidential Primary to vote at their respective wards and precincts on Tuesday, the Fifth day of March, 2024 from 7:00 AM to 8:00 PM for the purpose of casting their votes in the Primary for the candidates of political parties for said offices.

**Sponsors:** Stephen Winslow  
*Recommendation is the previous order be adopted*

[119-24](#) Communication: Per the requirements of MCC 2.04.030 the Malden Housing Authority respectfully submits their board approved FY2024 Annual Report.

**Attachments:** [Malden Housing Authority FY2024 Annual Report](#)  
*Recommendation is the previous communication be placed on file*

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

[120-24](#) Order: That the City submit to the Massachusetts Legislature for passage the following Home Rule Petition AN ACT REGARDING THE MAXIMUM AGE REQUIREMENT FOR POLICE OFFICERS FOR THE CITY OF MALDEN

**Sponsors:** Stephen Winslow

**Attachments:** [Home Rule Petition for Police Age Limit](#)

[98-24](#) Order: Whereas, 15 Ferry Street, the M. Ida Converse Building, is one of the last existing buildings created through the philanthropy of the Converse Family; and Whereas, the Historic Commission will be holding a public hearing on the proposed demolition of said building at their meeting of Thursday, February 15, 2024 at 6:00 PM;

Now, Therefore, Be It Ordered that the City Council negotiate with the owner of 15 Ferry Street to acquire the building and land located at 15 Ferry Street (known by City Assessor's Parcel ID 075 272 211) for historic preservation through gift, purchase, land swap, or other transfer.

**Sponsors:** Ryan O'Malley

[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

[100-24](#) Order: That the City Council investigate utilizing a portion of the Ferry Street Parking Lot (known by City Assessor's Parcel ID 075 272 205) to relocate and preserve 15 Ferry Street, the M. Ida Converse Building, (known by City Assessor's Parcel ID 075 272 211).

**Sponsors:** Ryan O'Malley

**8. COMMUNICATIONS**[121-24](#)

Communication: Malden Historical Commission re: 15 Ferry Street - M. Ida Converse Building/Malden Industrial Aid Association Building

**Attachments:**

[MHC to Mayor CC 2.21.24 RE:15 Ferry wAtts](#)

**9. COMMITTEE REPORTS**[101-24](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Paper 460 Series of 2023 and Papers 10, 46, 47 Series of 2024, having considered the same make the following report: Committee recommends Paper 10-24, to update non-union salary schedules, out favorably to the Full Council by unanimous vote.

Committee further recommends Papers 460-23, 46-24, and 47-24 out favorably to the Full Council, as amended in committee.

**Sponsors:**

Amanda Linehan

[460-23](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.16.040 REGULATION OF SALE OF FLOWERS, FLOWERING PLANTS AND CHRISTMAS TREES is hereby amended by striking "AND CHRISTMAS TREES" from the title. Be it further amended by striking Section C in its entirety and renaming Section D "Section C".

**Sponsors:**

Carey McDonald

**Attachments:**

[Proposed Christmas Tree License Ordinance Amendment](#)

[10-24](#)

Be it hereby ordained by the Malden City Council that the Code of the City of Malden (MCC) be amended by updating Title 2, Chapter 20, Sections 030, 040, 050, and 060 as is related to non-union employee compensation, by adding a 3% cost of living adjustment effective 07/01/2023 to the Officer, Specialist, Clerical, and Unclassified salary schedules.

**Sponsors:**

Stephen Winslow

**Attachments:**

[Non Union Salary Ord 2.20.030 Officer Jan 2024](#)

[Non Union Salary Ord 2.20.040 Specialist Jan 2024](#)

[Non Union Salary Ord 2.20.050 Clerks Jan 2024](#)

[Non Union Salary Ord 2.20.060 Unclassified Jan 2024](#)

[46-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 2, Chapter 16, Section 100 B. HUMAN RIGHTS AND FAIR HOUSING COMMISSION be hereby amended to address the composition of said Commission by the following:

**Sponsors:**

Amanda Linehan

**Attachments:**

[Current Ordinance- Human Rights MCC 2.16.100 B](#)

[Proposed Revisions to MCC 2.16.100 B](#)

[Committee Amendments to MCC 2.16.100 B](#)

[47-24](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 3, Chapter 08, Section 050 CLAIMS AGAINST THE CITY FOR DAMAGES TO BE DISPOSED OF BY THE CITY SOLICITOR be hereby amended by the following:

**Sponsors:**

Craig Spadafora and Amanda Linehan

**Attachments:**

[Current Ordinance- MCC 3.08.050 Claims Ordinance](#)

[Proposed Revisions to MCC 3.08.050 Claims Ordinance](#)

[Mayor's Ordinance Proposal Letter 1 29 24](#)

[102-24](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper #51 Series of 2024, having considered the same make the following report: Committee recommends this appointment out favorably to the Full Council.

[51-24](#)

Mayoral Reappointment: John P. King, 67 Upham Street, Malden, as member of the Board of Appeal, having served since April 4, 2000, said term to expire May 1, 2026, to commence upon confirmation by the City Council.

**Attachments:**

[John King Reappointment Letter](#)

[122-24](#)

The Standing Committee on License, to whom was referred Papers 21, 22, 43, 44, 45 of Series of 2024, having considered the same make the following report: Committee recommends these petitions out favorably to the Full Council, with the notation that Papers 43 and 44 are granted with conditions.

**Sponsors:**

Jadeane Sica

[21-24](#)

Petition: Livery Company: JML Luxury, 500 Broadway Apt. 5150, Malden, 1 vehicle (New)

[22-24](#)

Petition: Livery Driver: Joel M. Lopez, 500 Broadway Apt. 5150, Malden, MA (New)

[43-24](#)

Petition: Class II: Uni Auto Center, Inc. 369 Salem Street, Malden, 20 cars (Renewal)



[44-24](#)

Petition: Class II: Nick's Foreign Car Center LLC, 121 Beach Street, Malden, 15 cars  
(Renewal)

[45-24](#)

Petition: Taxi Cab: Malden Transportation, Inc. 290 Eastern Avenue, Malden, 9 cabs  
(Renewal)

**10. PERSONAL PRIVILEGE**

**11. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**