



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

*Council President Neal Anderson,
Councillor David Camell,
Councillor Paul Condon,
Councillor Peg Crowe,
Councillor Deborah DeMaria,
Councillor Amanda Linehan,
Councillor Barbara Murphy,
Councillor Ryan O'Malley,
Councillor Jadeane Sica,
Councillor Craig Spadafora,
Councillor Stephen Winslow*

Tuesday, October 19, 2021

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

[459-21](#)

Members of the public who wish to attend virtually and participate remotely may do so using the following information:

Please click the link below to join the webinar:

<https://cityofmalden.zoom.us/j/97234203650?pwd=anBwQ09XeW90b21Mcm1uL29MbVB4UT09>

Passcode: 741339

Or One tap mobile:

US: +16465189805,,97234203650#,,,,*741339#
+19294362866,,97234203650#,,,,*741339#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 518 9805
+1 929 436 2866

Webinar ID: 972 3420 3650

Passcode: 741339

International numbers available: <https://cityofmalden.zoom.us/j/97234203650?pwd=anBwQ09XeW90b21Mcm1uL29MbVB4UT09>

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

1. CALL TO ORDER

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

3. ROLL CALL

Councillors DeMaria and Murphy participated by zoom.

Council President Anderson announced that because Councillor DeMaria and Murphy were participating by zoom, all votes would be by roll call.

Also in attendance was Assistant City Solicitor John McNaught, Representative Steve Ultrino.

The meeting began at 7:03 P.M.

Present - Councillors: 11 - Neal Anderson, David Camell, Paul Condon, Peg Crowe, Deborah DeMaria, Amanda Linehan, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Craig Spadafora and Stephen Winslow

4. APPROVAL OF MINUTES

[449-21](#)

Minutes of the Meeting of October 12, 2021.

A motion was made by Councillor Winslow, seconded by Councillor Condon, that the Council Minutes be approved. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[450-21](#)

Minutes of the Meeting of October 5, 2021.

A motion was made by Councillor Winslow, seconded by Councillor Condon, that the Council Minutes be approved. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

5. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

PUBLIC HEARING REDISTRICTING OF WARDS AND PRECINCTS

[438-21](#)

Order: That the city Council adopt the precinct map (map #4) that has been recommended by the redistricting subcommittee as presented and before the council.

Sponsors: Ryan O'Malley

Attachments: [Public Hearing Notice Redistricting 10.19.21](#)
[Ward and Precinct Draft 4 Census Map](#)

A public hearing was held for the reprecincting of Malden with the data from the 2020 census. The reprecincting committee was recommending that the council adopt the map # 4 that was before the council tonight. The hearing was held in person and the public also attended remotely by zoom.

Council President Anderson opened the public hearing for anyone in attendance that wished to speak in favor of approving the map.

- 1. Karen Hayes, 105 Wyoming Ave. spoke that there should have been better communication from the City.*
- 2. Jean Voltaire, 500 Broadway, Chair of the Board of Registrars was looking for more detail regarding minority populations so outreach could be done.*
- 3. Roberto DeMarco, 17 Division Street, was looking to see if we could compare income*

levels with race detail. Mr. Pratt said that information would be coming from the 2021 American Survey and the Census did not ask for that information.

The public weighing in using zoom:

4. Mei Hung told the council she didn't hear anything about the reprecincting until an hour ago and didn't know anything about it.
5. Linda Thorsen, 24 Chestnut Street, asked how the city's map going to fit into the recent map approved by the state legislature.

Council President Anderson asked Clerk Lucey to answer the question regarding the city map fitting into the map approved by the state legislature, Clerk Lucey responded that the Secretary of State has recommended cities and towns approve their maps from their local bodies and submit them to the state for approval. Amendments to the submitted map would be worked out later if necessary. Council President recognized Representative Ultrino in the audience and asked if he would like to come to the podium to comment and if he would like to answer the question. Representative Ultrino explained the process from the state legislative's end and that they had voted out a map and looking for a final vote, Thursday October 21st. Representative Ultrino said that the map being taken up tonight by the council does not conform to the legislative's map. Rep. Ultrino continued that the city should keep moving forward with their map and get it submitted and details may need to be worked out.

Councillors Winslow and Camell talked of the changes in ward 6 because of ward 8's population increase and ward 6 because it is next to ward 8, naturally saw some changes. Councillor Camell shared the map that shows the boundary lines that shifted in each ward.

Councillor O'Malley spoke of the priority of the committee was to minimize as much as possible people shifting into other wards. Councillor O'Malley continued that because there was such a large growth in wards 4 and 8 there would be some ward changes. Councillor O'Malley stated the hope is to pass the map tonight to get it submitted for approval and the map could be amended if needed once the state weighs in.

Council President Anderson asked if there were any other comments, there were none. Council President Anderson closed the hearing at 8:15 P.M.

Councillor Winslow made a motion: The City Council adopt the precinct map (Map #4) that has been recommended by the redistricting subcommittee as presented before the council. The motion was seconded by Councillor Spadafora.

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

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[439-21](#)

Petition: Class II - John's Service, 200 Beach Street, Malden, MA
- (15) vehicles - renewal.

Sponsors: Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Sica, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[440-21](#)

Petition: Class II - Autotech II, Inc., 1236 Eastern Avenue, Malden, MA (5) vehicles - renewal.

Sponsors: Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Sica, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[441-21](#)

Petition: Class II - Malden Auto Brokers, 225 Eastern Avenue, MA - 20 vehicles - renewal.

Sponsors: Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Sica, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[442-21](#)

Petition: Class II - Malden Auto Sales, 147 Ferry Street, Malden, MA - 25 vehicles - renewal.

Sponsors: Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Sica, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[460-21](#)

Petition: Class II - Broadway Auto Motors, Inc., 495 Broadway, Malden, MA (27) vehicles - renewal.

Sponsors: Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Sica, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[443-21](#)

Petition: Amusement Machines - Loyal Order of the Moose, Lodge 1910, 562 Broadway, Malden, MA (1) machine - renewal.

Sponsors: Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Sica, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[444-21](#)

Petition: Amusement Machines - GLS Associates, Inc., 50 Holden Street, Malden, MA - (9) renewal.

Sponsors: Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Sica, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[445-21](#)

Petition: Poolroom-Billiard License - AOH - Ancient Order of Hibernians, Inc., 259 Charles St., Malden, MA (1) renewal.

Sponsors: Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Sica, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[446-21](#)

Petition: Christmas Tree Sales - Smart Buy Auto Group, Inc., 616 Broadway, Malden, MA - new.

Sponsors: Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Sica, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[447-21](#)

Petition: Fortune Teller - Angie Marks, 495 Broadway, Malden, MA - renewal.

Sponsors: Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Sica, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

cd [448-21](#)

Petition: Extended Hours: Dunkin Donuts, 980 Eastern Avenue, Malden, MA 4:00 a.m. - Midnight - renewal.

Sponsors: Paul Condon

A motion was made by Councillor Condon, seconded by Councillor Sica, that the Petition be referred to the License Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

6 PUBLIC COMMENT

7. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

Carol Ann Desiderio, Assistant Registrar of Voters will appear before the council to speak on the November 2, 2021 Election.

Sponsor: Debbie DeMaria

Ms. Desiderio gave a presentation updating the Council on the upcoming November election. Ms. Desiderio informed the council that there are 35,834 registered voters in Malden which is 89% of the eligible voting age people in the city. There are currently approximately 11,000 inactive voters that Ms. Desiderio stressed that is only because we haven't heard from them, they didn't complete the yearly city street listing and haven't signed nomination papers. This doesn't mean that they have been taken off the voting list but they will need to have proof of residency that they still live here or sign an affidavit when they go vote. They will be reactivated at the polls. Ms. Desiderio continued with the upcoming deadlines for absentee voting and that people are allowed to come to the clerk's office and vote at the counter as part of early voting. Ms. Desiderio continued that all election information is on the city's website and updated with the most recent information. The city has a billboard that is moved around the city and in English and Chinese on the upcoming election.

[465-21](#)

Alex Pratt, Community Development Director will appear before the Council to speak on the 2020 Census results. Sponsor Amanda Linehan.

Sponsors: Amanda Linehan

Attachments: [211012 2020 Census Results presentation FINAL](#)
[Malden_RacialDensity_Census20_FULL](#)

8. APPOINTMENTS & ELECTIONS

[451-21](#)

Mayoral Re-Appointment: Eric T. Rubin, 5 Sullivan Circle, Stoneham, MA as a constable to serve process in the City of Malden effective November 9, 2021 and said term to expire November 9, 2024.

Sponsors: Peg Crowe

A motion was made by Councillor Crowe that the Appointment be placed on file. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

9. MOTIONS, ORDERS AND RESOLUTIONS

[452-21](#)

Order: Be it hereby ordained that the Revised Ordinances of 2020 Section 12.28.060 Obstructions be amended as follows, (See Attached).

Sponsors: Craig Spadafora

A motion was made by Councillor Spadafora that the Order be referred to the Finance Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[453-21](#)

Resolve: That the Mayor propose to the Public Works Commission a water rate structure that provides relief to residents 65 years of age or older who own and occupy their one, two or three family home are through a discount to qualifying seniors.

Sponsors: Craig Spadafora, Jadeane Sica, Stephen Winslow, Neal Anderson and Peg Crowe

Councillor Spadafora said over the years there has been some talk about providing relief on water rates but the talk has grown louder with the expenses of owning a home increasing. The resolve would have the mayor work with the DPW Commission to work out the details.

Councillor Winslow thanked Councillor Spadafora for reaching out to the mayor's office on the paper.

Councillors DeMaria, O'Malley, Condon and Linehan all requested to be added as co-sponsors.

A motion was made by Councillor Spadafora, seconded by Councillor Winslow, that the Resolution be passed. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

10. COMMUNICATIONS

[454-21](#)

Communication: Planning Board Paper # 405-21 - Order: Be it hereby ordained that Section 12 of the Revised Ordinances of 2020 effective 1/1/2020 be amended by adding Section 12.12.300 Site Plan Review , (See Attached).

Sponsors: Craig Spadafora

Attachments: [CCP 405 2021 PSR w Att](#)
[CCP 405 2021 PBR](#)

A motion was made by Councillor Spadafora, seconded by Councillor Camell, that the Communication be referred to the Rules & Ordinance Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[455-21](#)

Communication: Planning Board Paper # 383-21 - Order: Alternative #1:
ORDER: Be it hereby ordained that Section 12 of the Revised Ordinances of 2020 effective 1/1/2020 be amended by amending Section 12.030 Use Regulations to indicate that Warehouse and Wholesale and Distribution Uses are not allowable uses in BH (Highway Business Zones).

Order: Alternative #2:

ORDER: Be it hereby ordained that Section 12 of the Revised Ordinances of 2020 effective 1/1/2020 be amended by striking the first three lines of Section 12.12.010 Paragraph B and replacing that with the following, (See attached).

Sponsors: Craig Spadafora

Attachments: [CCP 383 2021 PBR](#)
[CCP 383 2021 PBR w Att](#)

A motion was made by Councillor Spadafora, seconded by Councillor Sica, that the Communication be referred to the Rules & Ordinance Committee. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

11. ENROLLED ORDINANCES

Order: Be it hereby ordained that Section 2.16.080 of the Revised Ordinances of 2020 be amended by deleting the following language from Section B:

1. First sentence: "subject to confirmation by the City Council"
2. Last sentence - last two words: "and confirmation"

Sponsors: Craig Spadafora

Attachments: [Cultural Council Ordinance - REVISED](#)

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

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

409-21

Order: Be it hereby ordained that the revised ordinances of 2020 are hereby amended as follows:

Amend section 2.24.060 of the Police Patrolman Salary Schedule
Amend section 2.20.030 of the Officers Salary Schedule
Amend section 2.20.040 of the Specialist Salary Schedule
Amend section 2.20.050 of the Clerical Salary Schedule
Amend section 2.20.060 of the Unclassified Salary Schedule

Sponsors: Craig Spadafora

Attachments: [FY2022 Non Union Salary Schedule Updates](#)
[Patrol Ordinance](#)

A motion was made by Councillor Spadafora, seconded by Councillor Condon, that the Ordinance be ordained. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

12. COMMITTEE REPORTS

456-21

Committee Report: Personnel/Appointments (Paper #372-21 Mayoral Appointment of Susan Chu, 210 West Street, 1st Floor, Malden, MA be appointed as an associate member of the Board of Appeals, said term to expire on March 1, 2023, upon Council confirmation. Susan will fulfill the unexpired term of Emily Kibbler who moved out of Malden.)

Sponsors: Peg Crowe

A motion was made by Councillor Crowe that the Committee Report be received and filed. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[372-21](#)

Mayoral Appointment: Susan Chu, 210 West Street, 1st Floor, Malden, MA as an associate member of the Board of Appeal, said term to expire on March 1, 2023. Susan will fulfill the unexpired term of Emily Kibbler who moved out of Malden. (Confirmation Required).

Sponsors: Peg Crowe

A motion was made by Councillor Crowe, seconded by Councillor DeMaria, that the Appointment be appointed. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[457-21](#)

Committee Report: Personnel/Appointments (Paper #427-21 Mayoral re-appointment of Kenny M. Mazonson, 206 Bryant Street, #4, Malden, MA be re-appointed as a member of the Conservation Commission, said term to expire on October 1, 2023 upon Council Confirmation.)

Sponsors: Peg Crowe

A motion was made by Councillor Crowe that the Committee Report be received and filed. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[427-21](#)

Mayoral Re-Appointment: Kenny N. Mazonson, 206 Bryant Street, # 4, Malden, MA as a member of the Conservation Commission, said term to expire on October 1, 2023.

Sponsors: Peg Crowe

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

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[458-21](#)

Committee Report: Personnel/Appointments (Paper #426-21 Mayoral Re-Appointment of Matthew Burne, 80 Cross Street, Malden, MA., be re-appointed as a member of the Conservation Commission, said term to expire on October 1,

2023, upon Council Confirmation.)

Sponsors: Peg Crowe

A motion was made by Councillor Crowe that the Committee Report be received and filed. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

[426-21](#)

Mayoral Re-Appointment: Matthew Burne, 80 Cross St., Malden, as a member of the Conservation Commission, said term to commence upon his confirmation by the City Council, and to expire on October 1, 2023.

Sponsors: Peg Crowe

A motion was made by Councillor Crowe, seconded by Councillor DeMaria, that the Appointment be appointed. The motion carried by the following vote:

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

13. TABLED PAPERS

[314-21](#)

Resolve: That, the Malden City Council authorize the Mayor, as Malden's Chief Executive Officer, to allow remote participation in accordance with the requirements of 940 CMR 29.10, for all subsequent meetings of all local public bodies in the City of Malden."

"Whereas, the COVID-19 pandemic revealed the need for emergency preparedness planning for all entities, public and private;

Whereas, the Governor Baker's 2020 emergency order authorizing remote participation for public meetings, resulted in record public meeting attendance and participation in the City of Malden;

Whereas, remote participation has helped enable the elderly, disabled, evening shift workers, young families, and home bound individuals participate in public meetings,

Sponsors: Ryan O'Malley, Deborah DeMaria and Amanda Linehan

14. PERSONAL PRIVILEGE

15. ADJOURNMENT

A motion was made by Councillor Sica, seconded by Councillor Condon, that the meeting be adjourned. The motion carried by the following vote:

The meeting adjourned at 9:09 P.M.

Yea: 11 - Anderson, Camell, Condon, Crowe, DeMaria, Linehan, Murphy, O'Malley, Sica, Spadafora and Winslow

GREGORY LUCEY, CITY CLERK