



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - Final City Council

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

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Tuesday, April 12, 2022

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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### **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**

The Council to recognize Shane Smyth, owner of Hugh O'Neill's Restaurant and Pub, for his 20th year in business.

Sponsor: Ryan O'Malley

### **5. PUBLIC COMMENT**

### **6. APPROVAL OF MINUTES**

[155-22](#) Minutes of the meeting of March 29, 2022

[156-22](#) Minutes of the meeting of April 5, 2022

### **7. APPOINTMENTS & ELECTIONS**

[157-22](#) Mayoral Appointment: Armen Khodaverdian of 11 Kneeland Street, Malden, MA 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, 2025. Armen will fill the vacancy left by David Senatillaka.

**Sponsors:** Craig Spadafora

[158-22](#) Mayoral Reappointment: Allyson Pardek of 15 Winn Terrace, Malden, MA as an Associate Member of the Commission on Energy Efficiency and Sustainability, said term to expire on April 11, 2024  
Council confirmation not required.

**Sponsors:** Craig Spadafora

## **8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES**

[159-22](#) Petition: Open Air Lot, Three C. Realty Trust, 54 Winter Street, 22 spaces, renewal

**Sponsors:** Jadeane Sica

[160-22](#) Petition: Open Air Lot, Andy's Service Center, Inc., 356 Lebanon Street, 12 spaces, renewal

**Sponsors:** Jadeane Sica

[161-22](#) Petition: Open Air Lot, Northeast Transport and Snow Services, Inc., 531 Rear Broadway 5 spaces, renewal

**Sponsors:** Jadeane Sica

[162-22](#) Petition: Open Air Parking Lot, AMG Auto Sales, Inc., 1358 Eastern Avenue, 24 spaces, renewal

**Sponsors:** Jadeane Sica

[163-22](#) Petition: Second Hand Dealer, Gold & Diamonds, Etc. Inc., 29 Pleasant Street, renewal

**Sponsors:** Jadeane Sica

[164-22](#) Petition: Pawn Broker, Gold & Diamonds Etc. Inc., 29 Pleasant Street, renewal

**Sponsors:** Jadeane Sica

[165-22](#) Petition: Class II Dealer, Jorge L. Espinoza dba Gar Auto Sales, 147 Highland Avenue, 15 spaces, new

**Sponsors:** Jadeane Sica

[166-22](#) Petition: Livery Mujahid Moughal 52 Hancock Street, Malden, MA new

**Sponsors:** Jadeane Sica

[167-22](#) Petition: Lodging House License, Top Tier Properties, LLC. dba Sir Carlton Realty Trust, 33 Maple Street Malden, MA, 44 rooms, renewal

**Sponsors:** Jadeane Sica

[168-22](#) Petition: Billiard License Malden Post 16, Italian American War Vets, 40 Oakland Street Malden, MA 1 table, renewal

**Sponsors:** Jadeane Sica

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

[169-22](#) Order: That the Mayor be authorized to file an application for grants under the Housing and Community Development Act of 1974 and the Cranston-Gonzalez Housing Act of 1990 (CDBG Budget).

**Sponsors:** Barbara Murphy

[170-22](#) Order: That the City of Malden file with the U.S. Department of Housing and Urban Development a Consolidated Plan including applications for grants under the Housing and Community Development Act of 1974 as amended and the Cranston-Gonzalez Housing Act of 1990 as amended to be administered by the Office of Strategic Planning & Community Development for fiscal year 2023, including all understanding and assurances contained therein on or substantially in the form presented to this meeting; and that Gary Christenson, Mayor and Chief Executive Officer of the City of Malden, be and hereby is directed and designated as the authorized representative for and in the name and behalf of the City of Malden to sign and file said plan, to act in connection with said plan, and to provide such additional information as may be required.

**Sponsors:** Barbara Murphy

**Attachments:** [Mayor's CDBG Budget Letter 4 7 22](#)  
[220405 CDBG Preliminary Budget to Council](#)

[171-22](#) Order: That the City Council notify the Secretary of State that the City of Malden will use ImageCast Precinct Tabulators and ImageCast Central voting equipment for the State Primary to be held on September 6, 2022 and for all subsequent elections.

**Sponsors:** Craig Spadafora

[183-22](#)

Order: That the City of Malden, and the City Council, along with the Senior Center Director will begin research on becoming an AARP's Age Friendly Community, which is part of an international effort of the World Health Organization (WHO) initiative to promote planning to prepare cities to address the needs of rapidly aging populations.

**Sponsors:** Craig Spadafora

## **10. COMMUNICATIONS**

[172-22](#)

Communication: The Council President will designate one Councillor to serve on the Committee for the Feasibility Study for a location of a new fire station.

**Sponsors:** Craig Spadafora

## **11. ENROLLED ORDINANCES**

## **12. COMMITTEE REPORTS**

[173-22](#)

Committee Report: Rules & Ordinance Paper 405-21 Order: Be it hereby Ordained by the Malden City Council that Section 12 of the Revised Ordinances of 2020, effective, 1/1/2020, be amended by amending table 12.16.010 of the Table of Intensity of Uses as follows: (See attached)

**Sponsors:** Stephen Winslow

**Attachments:** [Paper 405-21 as Amended](#)

[174-22](#)

Committee Report: Personnel/Appointments Paper #123-22 Order: That Abraham Ndiwane and Theodor Janne Shahan be recommended favorably to the City Council for appointments as the two Council appointment as resident members on the Racial Equity Commission).

**Sponsors:** Chris Simonelli

[175-22](#)

Committee Report: License Committee:

The Standing Committee on License to whom was referred the below Papers, having considered the same make the following report: The Committee recommends these licenses be granted.

Paper 128-22 Petition: Extended Hours License: Speedway # 2504, 214 Broadway, Malden, MA - 24/7 - renewal.

Paper 129-22 Petition: Livery License: Stephanie Licon, 205 Bryant Street, Malden, MA - 1 livery license - renewal.

Paper 130-22 Petition: Second-Hand Dealer or Pawnbroker: AM Design Jewelry, 664 Salem Street, Malden, MA - Second-Hand Dealer - renewal.

Paper 131-22 Petition: Second-Hand Dealer or Pawnbroker: GameStop # 6263, 44 Broadway, Suite A-110, Malden, MA - Second-Hand Dealer License - renewal.

Paper 132-22 Petition: Second-Hand Dealer or Pawnbroker: Art Carl Jewelers & AC Loan, 56 Pleasant Street, Malden, MA - Pawnbroker License & Second Hand Dealer (2) licenses - renewal.

Paper 133-22 Petition: Amusement Machines: Laa Tiendaa, 45 Lebanon Street, Malden, MA - 3 machines, new.

Paper 134-22 Petition: Billiard License: L & K Billiard Pool Hall, 94B Pleasant Street, Malden, MA - 7 tables renewal.

Paper 135-22 Petition: Billiard License: Loyal Order of the Moose, Lodge 1910, 562 Broadway, Malden, MA - 2 tables - renewal.

Paper 136-22 Petition: Billiard License: Club 24 Inc., 787 Salem Street, Malden, MA - 2 tables - renewal.

Paper 137-22 Petition: Open Air Parking Lot: Malden Middlesex Motor Sales, d.b.a. Spadafora Auto, 35 Canal Street, Malden, MA 10 spaces - renewal.

Paper 57-22 Petition: Second-Hand Dealer or Pawnbroker - Laa Tiendaa, 45 Lebanon Street, Malden, MA - Second Hand Dealer - New

**Sponsors:**

Jadeane Sica

[176-22](#)

Committee Report: License Committee Paper 58-22 and 59-22  
The Standing Committee on License to whom was referred the above Papers, having considered the same make the following report. The committee recommends the license for Paper 58-22 be granted. The committee voted unanimously that the petition for Paper 59-22 be recommended unfavorably.

**Sponsors:**

Jadeane Sica

[58-22](#)

Petition: Livery - David Gustave Ulysse, 230 Bryant Street, Apt. 3, Malden, MA - 1 vehicle - renewal.

**Sponsors:**

Jadeane Sica

[59-22](#)

Petition: Outdoor Parking - Open Air Parking Lot - River Auto Sales, Inc., 77 Eastern Avenue, Malden, MA - 30 spaces - NEW.

**Sponsors:**

Jadeane Sica

[177-22](#)

Committee Report: Finance (Paper #139-22 Ordered: That Two Hundred Fifty Thousand Dollars (\$250,000) is appropriated from available general fund cash to fund Human Resources Professional Services.)

**Sponsors:**

Barbara Murphy

[178-22](#)

Committee Report: Finance (Paper #140-22 Ordered: That One Million Dollars (\$1,000,000) is appropriated to pay costs of the Devir Park Revitalization Project, including the payment of all costs incidental and related thereto, and to meet this appropriation, the Treasurer, with approval of the Mayor is authorized to borrow said amount under M.G.L.c.44,§7(1) or any other enabling authority, and to issue bonds or notes of the City therefor.

**Sponsors:**

Barbara Murphy

[179-22](#)

Committee Report: Finance (Paper #141-22 Ordered: That Four Hundred Forty-Five Thousand Dollars (\$445,000) is appropriated from available water sewer retained earnings to pay costs of designing, and replacing lead water service lines throughout the City, including the payment of all costs incidental and related thereto.)

**Sponsors:**

Barbara Murphy

[180-22](#)

Committee Report: Finance (Paper #142-22 Ordered: That Three Million Dollars (\$3,000,000) is appropriated to pay costs of designing, and replacing lead water service lines throughout the City, including the payment of all costs incidental and related thereto, and to meet this appropriation, the Treasurer, with approval of the Mayor is authorized to borrow said amount under M.G.L.c.44 §8(5) or any other enabling authority, and to issue bonds or notes of the City therefore. All or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's Lead Service Line Replacement Program, and the Mayor and any other appropriate officials of the City are authorized to execute and deliver any agreements or other documents in connection therewith.)

**Sponsors:**

Barbara Murphy

[181-22](#)

Committee Report: Finance (Paper #142-22 Ordered: That Five Million Six Hundred Eighty-Three Thousand Two Hundred Dollars (\$5,683,200) is appropriated to pay costs of designing, reconstructing and constructing water mains, including the payment of all costs incidental and related thereto, and to meet this appropriation, the Treasurer, with approval of the Mayor is authorized to borrow said amount under M.G.L.c.44,§8(5) or any other enabling authority, and to issue bonds or notes of the City therefor. All or any portion of this amount may be borrowed through the Massachusetts Water Resources Authority's Local Water System Assistance Program, and the Mayor and any other appropriate officials of the City are authorized to execute and deliver any agreements or other documents in connection therewith.)

**Sponsors:**

Barbara Murphy

[182-22](#)

Committee Report: Finance Committee, Paper 150-22 The Standing Committee on Finance, to whom was referred Paper 150-22 having considered the same present the following report.

**Sponsors:**

Barbara Murphy

[150-22](#)

Order: That Five Million Dollars (\$5,000,000) is appropriated to pay costs of making roadway improvements throughout the City, including the payment of all costs incidental and related thereto, and to meet this appropriation, the Treasurer, with approval of the Mayor is authorized to borrow said amount under M.G.L. c. 44, §7(1) or any other enabling authority, and to issue bonds or notes of the City therefor.

**Sponsors:**

Barbara Murphy

**13. TABLED PAPERS**

[138-22](#)

Resolve: That the City of Malden City Council establish "The Malden Youth Council" Ad Hoc Committee with three (3) City Councillors as voting members assigned by the Council President; to provide an opportunity for the youth of Malden and foster civic engagement and an opportunity to be involved and participate in local government to acquire a greater knowledge of and appreciation for local government through active participation in the system.

**Sponsors:**

Karen Colon Hayes, Amanda Linehan, Carey McDonald and Stephen Winslow

[148-22](#)

Petition: Cellco Partnership d/b/a Verizon - To collocate small wireless facilities (also referred to as "small cells" on existing wooden utility pole #2452 located within the public right of way at the following location:

1. 37-39 Willard Street

**14. PERSONAL PRIVILEGE****15. ADJOURNMENT**

**GREGORY LUCEY, CITY CLERK**