



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

Council President Barbara Murphy
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 Stephen Winslow

Tuesday, June 20, 2023

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

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1. CALL TO ORDER

Acting Council President Craig Spadafora called the meeting to order at 7:01 PM.

Councillor Murphy was in attendance via Zoom, for this reason Councillor Spadafora chaired the meeting and all votes taken were by roll call.

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

3. ROLL CALL

Also in attendance were Acting City Solicitor Alicia McNeil and Special Assistant to the Mayor Maria Luise.

Present - Councillors: 11 - Barbara Murphy, Carey McDonald, Chris Simonelli, Jadeane Sica, Karen Colon Hayes, Ryan O'Malley, Craig Spadafora, Peg Crowe, Amanda Linehan, Paul Condon and Stephen Winslow

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

[248-23](#)

Minutes for the meeting of June 6, 2023

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

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

[249-23](#)

Minutes for the meeting of June 13, 2023

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

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

6. APPOINTMENTS & ELECTIONS

[250-23](#)

Mayoral Appointment: Lisa Kipnis Shwartz, 60 Harvard Street, Malden, as a resident member of the Council on Aging, said term to commence upon confirmation by the City Council and expire June 12, 2025. (Confirmation Required)

Sponsors: Amanda Linehan

Attachments: [Mayor's Appointment Letter - Lisa Kipnis Shwartz](#)

A motion was made by Councillor Linehan, seconded by Councillor at Large McDonald, that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by the following vote:

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

[251-23](#)

Mayoral Appointment: Diane LeBlanc, 26 Irving Street, Unit 303, Malden, as a resident member of the Council on Aging, said term to commence upon her confirmation by the City Council and to expire June 12, 2024. (Confirmation Required)

Sponsors: Amanda Linehan

Attachments: [Mayor's Appointment Letter - Diane LeBlanc](#)

A motion was made by Councillor Linehan, seconded by Councillor at Large McDonald, that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by the following vote:

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

[252-23](#)

Mayoral Appointment: Mary Anne McGuirk, 59 Wyllis Avenue, Malden, as a resident member of the Council on Aging, said term to commence upon her

confirmation by the City Council, to expire June 12, 2026. (Confirmation Required)

Sponsors: Amanda Linehan

Attachments: [Mayor's Appointment Letter - Mary Ann McGuirk](#)

A motion was made by Councillor Linehan, seconded by Councillor at Large McDonald, that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by the following vote:

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

[253-23](#)

Mayoral Appointment: Elizabeth Salazar, 200 Mountain Avenue, Apt. 62, Malden, as an alternate member of the Historical Commission, said term to expire June 13, 2026. (Confirmation not required)

Sponsors: Amanda Linehan

Attachments: [Mayor's Appointment Letter - Elizabeth Salazar](#)

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

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

7. MOTIONS, ORDERS AND RESOLUTIONS

[254-23](#)

Resolve: That it is the sense of the Malden City Council that they support and affirm the current plan and timeline of the Racial Equity Commission to engage a consultant, host town hall community meetings, analyze demographic data, review the past history of racial equity efforts in Malden, and make recommendations to advance racial equity in the city. The REC will plan to deliver its final report and recommendations to the City Council and the Mayor in the Fall of 2024, no later than December 2024.

Sponsors: Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora and Stephen Winslow

Councillor McDonald put forth this resolve as liaison to the Racial Equity Commission. This paper seeks to obtain the Council's affirmation and approval of the plan of the REC moving forward and a timeline in which to meet these goals.

A motion was made by Councillor at Large McDonald, seconded by Councillor Crowe, that the Resolution be passed. The motion carried by the following vote:

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

[255-23](#)

Resolve: That it is the sense of the Malden City Council that the city must develop a plan to increase local revenue in the next 3-5 years to match projected future expenses. In addition to the regular annual inflation of city salaries and costs, currently projected expenses for the city include: capital investments for schools and city facilities; road and sidewalk construction and maintenance; priority projects such as the Malden River Works project and the Cultural Arts Center;

pension and pension benefits costs for city staff and retirees; and Malden's required contribution to the Northeast Metro Tech High School construction project. Additionally, increased required local contributions to education remain a significant liability under Massachusetts Chapter 70.

Malden should evaluate all possible local income sources to develop clear targets and a plan to meet these needs. This plan should include a strategic approach for using zoning and other tools to promote a sustainable rate of mixed-use development for growth in the commercial and residential tax base. It should also include investigation into new income sources at the local, state, and federal levels.

The FY 2024 city budget is balanced with the use of one-time federal stimulus funds from the American Rescue Plan (ARPA) and cash reserves. To be fiscally responsible stewards of our city, we must act now to develop a sustainable approach which avoids painful cuts to city staff and services in the future.

Sponsors: Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora and Stephen Winslow

This resolve comes straight out of conversations from Finance Committee during the budget review process. The main point Councillor McDonald wishes to impress upon the city is that this year's budget was balanced through the use of one-time funding sources. Moving forward it is imperative to develop a plan to increase local revenue and/or seek out budget saving measures to protect against difficult cuts to staff or services in the future.

A motion was made by Councillor O'Malley, seconded by Councillor at Large McDonald, that the Resolution be amended by adding the words "as well as potential budget saving measures". The motion carried by the following vote:

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

A motion was made by Councillor at Large McDonald, seconded by Councillor O'Malley, that the Resolution be passed. The motion carried by the following vote:

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

[256-23](#)

Resolve: That it is the sense of the Malden City Council that it is vital for our city's future to have a fair requirement for local education funding, one that reflects the city's true ability to pay as tied to our actual revenue sources. The Massachusetts Student Opportunity Act (SOA), now in its fourth year of implementation, is providing critical resources for the Malden Public Schools to support our students and families. With \$9 million in new Chapter 70 state funds for next year, we are grateful to be able to hire new teachers and support staff for our students, who are 74% Black, Indigenous and People of Color, 63% low income, 23% English Language Learners, and 18% students with disabilities.

However, as the full SOA foundation funding formula is phased in, it is also dramatically raising Malden's expected contribution to the schools beyond our ability to pay. Next year requires Malden to contribute \$3.1 million more in local funding for schools, capturing 85% of the total expected increase in local tax revenue and receipts for the whole city. As a Gateway City, Malden is a high-need,

diverse, mixed income city with a large immigrant community. Yet Malden currently has one of the lowest per-capita expenditures of Massachusetts cities on all other non-school services, and our local property taxes are already at the limit allowed by state law. As the SOA continues to phase in over the next few years, increases in much-needed education state aid are likely to come with a steep price of requiring Malden to reduce other city services for our residents, such as public health, infrastructure, libraries, parks, and emergency responders.

In its 2020 local contribution study, the Massachusetts Department of Elementary and Secondary Education (DESE) noted that the required local contribution calculation is "problematic" and has been almost unchanged since 2007. We thank our state delegation for their support, and call on our state leaders in the legislature, Governor's office and DESE to fix the required local contribution so that it reflects the ability to pay equitably and accurately for schools and other essential city services, for Malden and all other high-need communities.

Sponsors: Carey McDonald, Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Barbara Murphy, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora and Stephen Winslow

This resolve comes straight out of conversations from Finance Committee during the budget review process. Councillor McDonald referred to the City's current education funding as a double-edged sword in that Malden is getting exceptional resources this year from the State yet they are demanding more than Malden is able to pay because of competing demands imposed by state law. Although our local delegation has been very supportive to Malden, the City wishes to call on state leaders to fix the local contribution requirements of the Student Opportunity Act.

A motion was made by Councillor at Large McDonald, seconded by Councillor O'Malley, that the Resolution be amended by adding the words "We recognize and appreciate the ongoing efforts of Malden's state delegation in supporting the passage of the SOA and its continued funding for implementation, from which Malden is already seeing substantial benefits." The motion carried by the following vote:

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

A motion was made by Councillor at Large McDonald, seconded by Councillor O'Malley, that the Resolution be passed. The motion carried by the following vote:

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

8. COMMITTEE REPORTS

[257-23](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred, Paper #237 Series 2023, having considered the same make the following report: Committee recommends this paper out favorably to the Full Council.

Sponsors: Peg Crowe

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

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

[237-23](#)

Order: Be it Ordained by the Malden City Council that the Code of the City of Malden (MCC) be hereby amended by updating Title 2, Chapter 24, Section 060 Police Patrolman's Salary Schedule

Sponsors: Peg Crowe

Attachments: [MCC 2.24.060 Police Patrolman's Salary Schedule](#)

A motion was made by Councillor Crowe, seconded by Councillor Winslow, that the Ordinance be enrolled to the City Council. The motion carried by the following vote:

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

A motion was made by Councillor Crowe, seconded by Councillor Winslow, that the docket rules be suspended. The motion carried by the following vote:

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

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

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

[258-23](#)

Committee Report: The Standing Committee on Finance to whom was referred, Paper #238 Series 2023, having considered the same make the following report: Committee recommends this paper out favorably to the Full Council.

Sponsors: Carey McDonald

A motion was made by Councillor at Large McDonald, seconded by Councillor at Large Colon Hayes, that the Committee Report be received and filed. The motion carried by the following vote:

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

[238-23](#)

Order: That the sum of Three Hundred Fifty Thousand Dollars (\$350,000) is transferred from Salary Reserve (0010-996-5110) to Police Labor Salaries (0010-210-5120)

Sponsors: Carey McDonald

A motion was made by Councillor at Large McDonald, seconded by Councillor Linehan, that the Order be adopted. The motion carried by the following vote:

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

[259-23](#)

Committee Report: The Standing Committee on Finance to whom was referred, Paper #219 Series 2023, having considered the same make the following report:

Sponsors: Carey McDonald

A motion was made by Councillor at Large McDonald, seconded by Councillor Sica, that the Committee Report be received and filed. The motion carried by the following vote:

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

[219-23](#)

Order: The Fiscal Year 2024 Annual Appropriation Order

Sponsors: Carey McDonald

Attachments: [Mayor's Transmittal Letter on FY24 Proposed Budget](#)
[FY2024 Proposed Budget](#)

Councillor McDonald introduced this paper by first thanking city staff and the financial team for their assistance in building the FY24 budget. Offering some highlights, Councillor McDonald announced that Malden Public Schools is adding 43 new positions, the IT Department got increased funding for cyber security, Library was supported to meet State minimum requirements and a proposed book mobile. Fire and Public Facilities received funding for maintenance projects. DPW has added funds for field maintenance in parks.

A motion was made by Councillor at Large McDonald, seconded by Councillor Sica, that the Order be adopted. The motion carried by the following vote:

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

[260-23](#)

Committee Report: The Standing Committee on License to whom was referred, Papers #215, 216, 217, 218, and 234 Series 2023, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council.

Sponsors: Jadeane Sica

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

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

[215-23](#)

Petition: Pool Tables: Club 24, Inc. 787 Salem Street, Malden, 2 tables (Renewal)

A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the Petition be granted. The motion carried by the following vote:

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

[216-23](#)

Petition: Open-Air Parking Lot: Emmanuel Baptist Church, 20 Madison Street, 27 spaces (Renewal)

A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the Petition be granted. The motion carried by the following vote:

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

[217-23](#)

Petition: Second-Hand Dealer: AM Design Jewelry, 664 Salem Street, Malden (Renewal)

A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the Petition be granted. The motion carried by the following vote:

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

[218-23](#)

Petition: Pool Tables: Italian American War Vets Post 16, 40 Oakland Street, Malden, 1 table (Renewal)

A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the Petition be granted. The motion carried by the following vote:

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

[234-23](#)

Petition: Pool Tables: Irish American, 177 West Street, Malden, 2 tables (Renewal)

A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the Petition be granted. The motion carried by the following vote:

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

[261-23](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred, Paper #191 Series 2023, having considered the same make the following report:

Sponsors: Amanda Linehan

A motion was made by Councillor Linehan, seconded by Councillor at Large McDonald, that the Committee Report be received and filed. The motion carried by the following vote:

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

[191-23](#)

Appointment: Mayoral Appointment of Kathleen Higgins, 34 Forest Street, to the Disability Commission, said term to commence upon confirmation by the City Council, and to expire September 23, 2025. This appointment is to fulfill the unexpired term of Frank Cina who passed away.
(Confirmation Required)

Sponsors: Amanda Linehan

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

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

9. TABLED PAPERS

Tabled to a Future Meeting

[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 and Carey McDonald

Attachments: [Youth Board Presentation for City Council April 25 2023](#)

[399-22](#)

Petition: Boston Gas d/b/a National Grid, 40 Sylvan Road, Waltham MA, W.O. No. 90000XX to install a new gas Regulator Station on Green Street near the intersection of Medford Street in accordance with the attached plans.

Hearing required

Attachments: [National Grid Green Street WO #90000XX](#)
[Notice of Public Hearing & Abutters Green and Medford](#)

[171-23](#)

Petition: Massachusetts Electric Company dba National Grid of North Andover, Plan #30683608 to construct a line of underground electric conduits located at the intersection of Eastern Avenue and Marlboro Street in accordance with the attached plans

(Hearing Required)

Attachments: [National Grid Eastern @Marlboro Plan# 30683608](#)
[Abutters List - National Grid Eastern @Marlboro Plan# 30683608](#)

[172-23](#)

Petition: Massachusetts Electric Company dba National Grid of North Andover, Plan #30511632 to construct a line of underground electric conduits located at the intersection of Main Street and Cross Street in accordance with the attached plans

(Hearing Required)

Attachments: [National Grid Main @Cross Plan# 30511632](#)
[Abutters List - National Grid Main @Cross Plan# 30511632](#)

[211-23](#)

Minutes for the meeting of May 9, 2023

A motion was made by Councillor O'Malley, seconded by Councillor Sica, that the Council Minutes be taken from the table. The motion carried by the following vote:

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

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

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

[214-23](#)

Petition: ExteNet Systems, 3030 Warrenville Road, Suite 340 Lisle, IL, Project No. 100523 - ExteNet Systems seeking grant of location to install fiber conduit beginning at a point approximately located at 244-248 Main Street running up to approximately 22 Charles Street.
(Hearing Required)

Attachments: [ExteNet Systems Fiber Plans 244-288 Main Street Project No. 100523](#)
[ExteNet Systems Abutters List Main and Charles Project No. 100523](#)

10. PERSONAL PRIVILEGE

11. ADJOURNMENT

A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the meeting be adjourned. The motion carried by the following vote: Meeting was adjourned at 8:31 PM.

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

CAROL ANN DESIDERIO, CITY CLERK