



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - 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*

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Tuesday, April 25, 2023

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/AHawygJ\\_-uQ?feature=share](https://www.youtube.com/live/AHawygJ_-uQ?feature=share)

### 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

Members of the Malden High School Civics Club will appear before the City Council to provide an update on Paper 138-22 MALDEN YOUTH COUNCIL

### 5. PUBLIC COMMENT

### 6. APPROVAL OF MINUTES

[169-23](#)

Minutes for the meeting of April 11, 2023

[170-23](#)

Minutes for the meeting of April 18, 2023

### 7. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

## The Council will hold two public hearings on National Grid petitions for electrical work.

### [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](#)

### [173-23](#)

Petition: Outdoor Parking: T.J. Automotive Corp. 315 Pleasant Street, 20 spaces  
(Renewal)

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

### [174-23](#)

Order: That the sum of \$3,000,000 is appropriated to pay costs of street reconstruction, including the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

**Sponsors:**

Carey McDonald

### [175-23](#)

Order: That the sum of \$3,000,000 is appropriated from available general fund free cash to pay for costs associated with street and sidewalk reconstruction.

**Sponsors:**

Carey McDonald

[176-23](#)

Order: That the appropriation enumerated below, being in the amount of \$300,000 (Three Hundred Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Affordable Housing Trust Fund \$300,000 from Community Housing

**Sponsors:**

Carey McDonald

**Attachments:**

[Affordable Housing Trust Fund Recommendation Letter 2023.03.24.pdf](#)

[Mayor's Letter of Support - Affordable Housing Trust Fund CPC Submission.pdf](#)

[177-23](#)

Order: That the appropriation enumerated below, being in the amount of \$160,000 (One Hundred Sixty Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Traffon Park Improvement Project

Phase II Construction: \$160,000 from FY23 General Reserve

**Sponsors:**

Carey McDonald

**Attachments:**

[Traffon Park Recommendation Letter 2023.03.24.pdf](#)

[Mayor's Letter of Support - Traffon Park CPC Submission.pdf](#)

**ENROLLED ORDINANCES**[18-23](#)

Be it hereby ordained by the Malden City Council that the Code of the City of Malden (MCC) be amended by adding Title 6, Chapter .20, Section .040 PERMIT FOR EXTERIOR VENDING MACHINES

**Sponsors:**

Craig Spadafora and Paul Condon

[81-23](#)

Be it hereby ordained by the City Council of the City of Malden that the Code of the City of Malden (MCC) be amended by adding Title 2, Chapter .16, Section .150 POLICE COMMUNITY ADVISORY COUNCIL

**Sponsors:**

Karen Colon Hayes, Amanda Linehan, Carey McDonald, Stephen Winslow, Peg Crowe and Ryan O'Malley

**Attachments:**

[Police Community Advisory Council Paper - 2.22.23](#)

[Mayor's Letter to the Council re PCAC Ordinance](#)

**9. COMMITTEE REPORTS**[178-23](#)

Committee Report: The Standing Committee on Rules and Ordinance to whom was referred Paper 135 of Series 2023, having considered the same, make the following report that the paper be recommended out favorably, as amended, to the Full City Council.

**Sponsors:**

Peg Crowe

[135-23](#)

Be it hereby ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.16.005 AFFORDABLE HOUSING TRUST FUND BOARD OF TRUSTEES is hereby amended

**Sponsors:** Carey McDonald, Amanda Linehan and Stephen Winslow

**Attachments:** [AHTF Ordinance Update](#)

[179-23](#)

Committee Report: The Standing Committee on Rules and Ordinance to whom was referred Paper 238 of Series 2022, having considered the same, make the following report that the paper be recommended out favorably, as amended, to the Full City Council.

**Sponsors:** Peg Crowe

[238-22](#)

Order: That the Malden City Council establish a Food Policy Council

**Sponsors:** Peg Crowe

**Attachments:** [FPC draft ordinance](#)  
[Mayor's Admin Policy on Food Council Policy](#)

[180-23](#)

Communication: From Mayor Gary Christenson presenting his Administrative Policy to establish a Food Policy Council

**Attachments:** [Mayor's Admin Policy on Food Council Policy](#)

[181-23](#)

Committee Report: The Standing Committee on Rules & Ordinance, in a joint session with Finance Committee, to whom was referred Paper 136 Series of 2023, having considered the same make the following report: Joint committees unanimously recommend Paper 136 out favorably for a vote of the Full City Council.

**Sponsors:** Peg Crowe and Carey McDonald

[136-23](#)

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 07/01/2022 to the Officer, Specialist, Clerk, and Unclassified salary schedules.

**Sponsors:** Peg Crowe and Carey McDonald

**Attachments:** [Non Union Salary Ordinances 2.20.030 Officers.pdf](#)  
[Non Union Salary Ordinances 2.20.040 Specialist.pdf](#)  
[Non Union Salary Ordinances 2.20.050 Clerks.pdf](#)  
[Non Union Salary Ordinances 2.20.060 Unclassified.pdf](#)

[182-23](#)

Committee Report: The Standing Committee on Finance, to whom was referred Papers #137, 138, 160, and 161 Series of 2023, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council.

**Sponsors:**

Carey McDonald

[137-23](#)

Order: That the City Council approve an additional 2% COLA for FY23 retroactive to July 1, 2022 for all retirees and survivors of the Malden Retirement System.

**Sponsors:**

Carey McDonald

**Attachments:**

[Retirement Board Recommendation](#)

[138-23](#)

Order: That the sum of Two Million Dollars (\$2,000,000) is appropriated from available water sewer enterprise fund retained earnings to be used for continued lead line replacement throughout the City.

**Sponsors:**

Carey McDonald

[160-23](#)

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:**

Carey McDonald

**Attachments:**

[Mayor's CDBG Budget Letter](#)

[Mayor's Proposed FY24 CDBG Budget](#)

[161-23](#)

Order: 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 2024, 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:**

Carey McDonald

**Attachments:**

[Mayor's CDBG Budget Letter](#)

[Mayor's Proposed FY24 CDBG Budget](#)

[183-23](#)

Committee Report: The Standing Committee on License to whom was referred Papers 99, 100, 124 through 134, 153 through 156, and 158 of Series 2023, having considered the same, make the following report that the petitions be recommended out favorably to the Full City Council.

**Sponsors:**

Jadeane Sica

[99-23](#)

Petition: Livery: David G. Ulysse, 230 Bryant St. # 3, Malden, MA - 1 vehicle (Renewal)

[100-23](#)

Petition: Lodging House: Top Tier Properties, LLC dba Sir Carlton, 33 Maple St. Malden, MA (Renewal)

[124-23](#)

Petition: Livery: Kassahun T. Damita, 411 Salem Street, 1 vehicle (Renewal)

[125-23](#)

Petition: Outdoor Parking: AGM Auto Sales, 135 Eastern Ave. - 24 spaces (Renewal)

[126-23](#)

Petition: Outdoor Parking: Andreas Tsitos, 25-37 Florence Street, Malden, 34 spaces (Renewal)

[127-23](#)

Petition: Outdoor Parking: Andreas Tsitos, 29 Madison Street, Malden, 40 spaces (Renewal)

[128-23](#)

Petition: Pawnbroker: Art Carl Jewelers & A.C. Loan, 56 Pleasant Street, Malden (Renewal)

[129-23](#)

Petition: Pawnbroker: Gold & Diamonds Etc. Inc. 27-29 Pleasant Street, Malden (Renewal)

[130-23](#)

Petition: Second-Hand Dealer: Art Carl Jewelers & A.C. Loan, 56 Pleasant Street (Renewal)

[131-23](#)

Petition: Second-Hand Dealer: Gold & Diamonds Etc. Inc. 27-29 Pleasant Street, Malden (Renewal)

[132-23](#)

Petition: Self-Service Gas Station: Snap Mart, Inc. 245 Main Street, Malden (Renewal)

[133-23](#)

Petition: Self-Service Gas Station: Speedway #2504, 214 Broadway, Malden (Renewal)

[134-23](#)

Petition: Self-Service Gas Station: Wash Depot I, Inc. 333 Eastern Avenue, Malden (Renewal)

- [153-23](#) Petition: Outdoor Parking: Rigano's, Inc. 1081 Fellsway, Malden, 20 spaces  
(Renewal)
- [154-23](#) Petition: Outdoor Parking: Rigano's, Inc. 1152 Eastern Avenue, Malden, 10 spaces  
(Renewal)
- [155-23](#) Petition: Outdoor Parking: Rigano's, Inc. 1176 Eastern Avenue, Malden, 15 spaces  
(Renewal)
- [156-23](#) Petition: Outdoor Parking: Robert McNulty, 28 Cedar Street, Malden, 14 spaces  
(Renewal)
- [158-23](#) Petition: Second-Hand Dealer: GameStop #6263, 44 Broadway Suite A-110  
(Renewal)

## **10. 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 and Carey McDonald

- [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](#)

## **11. PERSONAL PRIVILEGE**

## **12. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**