



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final City Council

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

Tuesday, September 22, 2026

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/rtp3pzpt>

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

3. ROLL CALL

4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

Representatives from the Hispanic Community will appear before the Council for a reading of a proclamation kicking off Hispanic Heritage Month.

5. PUBLIC COMMENT

6. CONSENT AGENDA

[379-26](#)

Minutes for the meeting of September 8, 2026

Recommendation is the previous Council minutes be approved

[380-26](#)

Petition: Livery Company: Ana Santos Transport, LLC located at 64 Linwood Street, 2, Malden for 1 vehicle (New)

[381-26](#)

Petition: Livery Driver: Ana Raque Dias Dos Santos of 64 Linwood Street, 2, Malden (New)

Recommendation is the previous two petitions be referred to the License Committee

7. APPOINTMENTS & ELECTIONS**[382-26](#)**

Mayoral Appointment: Michele Ferguson of 43 Boston Street, Malden, as a full member of the Planning Board, said term to commence upon confirmation by the City Council and expire March 1, 2031.

Sponsors: Peg Crowe

Attachments: [Mayor's Appointment Letter - Michele Ferguson](#)

[383-26](#)

Mayoral Reappointment: Lisa Picardi of 18 Phillips Street, Malden, as a member of the Disability Commission, said term to commence upon confirmation by the City Council and expire September 20, 2029.

Sponsors: Peg Crowe

Attachments: [Mayor's Reappointment Letter - Lisa Picardi](#)

8. MOTIONS, ORDERS, AND RESOLUTIONS**[384-26](#)**

Order: That the Malden City Council, pursuant to the authority granted under Massachusetts General Laws Chapter 44, Section 53F½, hereby adopts the local option to establish a Solid Waste Enterprise Fund beginning with the fiscal year FY2028 for the purpose of separately accounting for the revenues, expenditures, assets, liabilities, and retained earnings associated with the City's solid waste management program.

Sponsors: Stephen Winslow

[385-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 3 REVENUE AND FINANCE is hereby amended by adding 3.05 SOLID WASTE ENTERPRISE FUND

Sponsors: Stephen Winslow

[386-26](#)

Order: That the Malden City Council, pursuant to the authority granted under Massachusetts General Laws Chapter 40, Section 5B, hereby adopts the local option to establish a General Purpose Stabilization Fund.

Sponsors: Amanda Linehan

[387-26](#)

Order: That the Malden City Council, pursuant to the authority granted under Massachusetts General Laws Chapter 40, Section 5B, hereby adopts the local option to establish a Short-Term Capital Needs Special Purpose Stabilization Fund.

Sponsors: Amanda Linehan

[388-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 3 REVENUE AND FINANCE is hereby amended by adding 3.10 RESERVE AND STABILIZATION FUND FRAMEWORK

Sponsors:

Amanda Linehan

[389-26](#)

Order: That the Malden City Council, pursuant to the authority granted under Massachusetts General Laws Chapter 40, hereby ratifies the Public Works Commission's 2008 adoption of the local options of Sections 42A through 42F, as they pertain to Water/Sewer collection, abatement, appeal, and liens. In conjunction with said sections, a record of Certificate of Acceptance shall be filed with the Middlesex South Registry of Deed and certified copies of the recorded certificate shall be issued to the Treasurer/Collector, Department of Public Works Water Division, and any other relevant City departments.

Sponsors:

Carey McDonald and Stephen Winslow

[390-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 11.20.030(A) WATER BILLS; ANNUAL INSPECTION OF PREMISES is hereby amended by striking 'at least once each year' and replaced with 'monthly'.

Sponsors:

Stephen Winslow and Carey McDonald

[391-26](#)

Order: That the sum of Two Hundred Sixty-Six Thousand One Hundred Seventy-Four Dollars and Sixty Cents (\$266,174.60) is appropriated from the TNC Surcharge Municipal Distribution Account to cover the following expenses:

Sponsors:

Carey McDonald

[392-26](#)

Order: That the sum of Four Hundred Thousand Dollars (\$400,000) is transferred from Human Resources Group Insurance Miscellaneous to the Malden Public School Department.

Sponsors:

Carey McDonald

[393-26](#)

Order: That One Million Two Hundred Ninety-Two Thousand Forty-Five Dollars (\$1,292,045.00) of the funds that remain available from the adopted appropriation order authorized by Paper 139 Series of 2023 relative to the Roosevelt Park Revitalization Project be repurposed to pay costs of the Malden River Works Project.

Sponsors:

Carey McDonald

[394-26](#)

Order: That Nine Hundred Thirty-Eight Thousand One Hundred Seventy-Four Dollars and Fifty Cents (\$938,174.50) of the funds from the adopted appropriation order authorized by Paper 140 Series of 2023 relative to the Roosevelt Park Revitalization Project, of which are no longer needed to complete the project for which it was borrowed, be transferred to pay costs of the Malden River Works Project in accordance with the provisions of M.G.L. c. 44, §20.

Sponsors:

Carey McDonald

[395-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.16.150(A) TRANSPORTATION COMMISSION (ESTABLISHED) is hereby amended by:

Adding 'or their designee,' after Chief of Police.

Sponsors:

Amanda Linehan

[396-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.070(F) LICENSING OF MARIJUANA ESTABLISHMENTS is hereby amended by:

Adding ' , without first obtaining approval from the Cannabis Licensing and Enforcement Commission.' to the end of the section.

Sponsors:

Karen Colon Hayes

[397-26](#)

Resolved: That it is the sense of the Malden City Council that the state of Massachusetts must protect and strengthen the Mass Save program and clean energy grants.

Sponsors:

Carey McDonald, Michelle Luong and Stephen Winslow

[398-26](#)

Resolved: That it is the sense of the Malden City Council that the body wishes to work in conjunction with community partners to draft ordinances, rules, policies and educational programs to ensure the safe and responsible use of micromobility devices.

Sponsors:

Stephen Winslow and Michelle Luong

ENROLLED ORDINANCES

[263-26](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) Title 12 is hereby amended by the following regarding residential kitchens as is outlined in the body of this paper:

Sponsors:

Michelle Luong, Amanda Linehan, Carey McDonald, Ari Taylor, Ryan O'Malley and Peg Crowe

Attachments:

[263-26 June 23, 2026 Edits Retail Residential Kitchen Zoning](#)

[CCP 263-26 PB Report](#)

[CCP 263 2026 PBR 8.26 wAtt](#)

[Presentation for Council 263-26 Retail Residential Kitchens](#)

[263-26 cottage bakery comment](#)

[263-26 City council Meeting letter](#)

9. COMMITTEE REPORTS

[399-26](#)

Committee Report: The Standing Committee on License to whom was referred Papers 354 through 360 Series of 2026 having considered the same make the following report: Committee recommends these petitions out favorably to the full Council.

[354-26](#)

Petition: Extended Hours: LeGarde, LLC dba Big Daddy Doggie Daycare located at 10 Maplewood Street, Malden, Hours: 7 Days, 24 Hours (New)

[355-26](#)

Petition: Livery Company: Kuda's Premium Limo located at 244 Kennedy Drive, Apt. 103, Malden for 1 vehicle (New)

[356-26](#)

Petition: Livery Driver: Kudakwashg Kachere of 244 Kennedy Drive, Apt. 103, Malden (New)

[357-26](#)

Petition: Livery Company: AKLuxury Transport. LLC located at 252 Kennedy Drive, Apt. 612, Malden for 1 vehicle (New)

[358-26](#)

Petition: Livery Driver: Aboubacar Koulibaly of 252 Kennedy Drive, Apt. 612, Malden (New)

[359-26](#)

Petition: Outdoor Parking: Melrose Storage Facility, LLC located at 235 Washington Street, Malden for 72 spaces (New)

[360-26](#)

Petition: Outdoor Parking: Three C Realty Trust located at 54 Winter Street, Malden for 22 spaces (Renewal)

[400-26](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Papers 361 and 362 Series of 2026 having considered the same make the following report: Committee recommends these appointments out favorably to the full Council.

[361-26](#)

Mayoral Appointment: Julianne King of 29 Sterling Street, Malden, as a member of the Council on Aging, said term to commence upon confirmation by the City Council and expire June 12, 2029.

Sponsors:

Peg Crowe

Attachments:

[Mayor's Appointment Letter - Julianne King](#)

[362-26](#)

Mayoral Appointment: Arbin Timilsina, 8 Ingleside Avenue, Malden, as a member of the Commission on Climate Action and Sustainability, said term to commence upon confirmation by the City Council and expire July 20, 2028.

Sponsors:

Peg Crowe

Attachments:

[Mayor's Appointment Letter - Arbin Timilsina](#)

10. TABLED PAPERS[285-26](#)

Petition: Massachusetts Electric Company dba National Grid and Verizon New England, Inc. Plan No. 31115123 - National Grid to install 1 JO pole on Floral Avenue beginning at a point approximately 0 feet northeast of the centerline of the intersection of Floral Avenue and Gordon Street and continuing approximately 20 feet in a northeast direction. National Grid is petitioning to install new pole (P4799-84) and sidewalk guy wire fixture approximately 29 feet southeast off existing pole (P4799) on Floral Avenue Malden, MA.
(Hearing Required)

Attachments:

[88 Floral Avenue Petition](#)

[Abutters 88 Floral Avenue](#)

[Hearing Notice 88 Floral Avenue](#)

[Public Hearing Comment Agenda item 285-26](#)

11. PERSONAL PRIVILEGE**12. ADJOURNMENT**

CAROL ANN DESIDERIO, CITY CLERK

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www.cityofmalden.org/captions