



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final-revised 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, February 10, 2026

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/mr2w3nvd>

1. CALL TO ORDER

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

3. ROLL CALL

4. PUBLIC COMMENT

5. CONSENT AGENDA

[83-26](#)

Mayoral Appointment: Keith Jackson of 103 Woodland Road, Malden, as a full member of the Historical Commission, said term to expire February 4, 2029.
(Confirmation not required)

Attachments:

[Mayor's Appointment Letter - Keith Jackson](#)

Recommendation is the previous Appointment be placed on file

[84-26](#)

Petition: Class II: Malden Auto Center LLC, 189 Eastern Avenue, Malden, 31 vehicles
(New)

[85-26](#)

Petition: Livery Company: JML Luxury, 500 Broadway Apt. 5158, Malden, 1 vehicle
(Renewal)

[86-26](#)

Petition: Livery Driver: Joel M. Lopez, 500 Broadway Apt. 5158, Malden (Renewal)

- [87-26](#) Petition: Livery Company: Kassahun T. Damita, 411 Salem Street, Malden, 1 vehicle (Renewal)
- [88-26](#) Petition: Livery Driver: Kassahun T. Damita, 411 Salem Street, Malden (Renewal)
- [89-26](#) Petition: Taxi Driver: John DiDomenico, 5 Admirals Way, Chelsea (Renewal)
- [90-26](#) Petition: Taxi Driver: Albert Frost, 679 Broadway Apt. 2R, Chelsea (Renewal)
- [91-26](#) Petition: Taxi Driver: Christopher Jackson, 24 Surfside Road Apt. 6, Lynn (Renewal)
- [92-26](#) Petition: Taxi Driver: Stephen A. Lauber, 3 Meredith Way, Rockland (Renewal)
- [93-26](#) Petition: Taxi Driver: David McNamara, 51 Melrose Street #2A, Melrose (Renewal)
- [94-26](#) Petition: Taxi Driver: Donald F. Porter, 500 Broadway Apt. 4110, Malden (Renewal)
- [95-26](#) Petition: Taxi Driver: Valentin Tchaly, 30 Washington Street Apt. 508, Brighton (Renewal)
- [96-26](#) Petition: Taxi Driver: Carlos F. Vargas, 290 Mishawum Road Apt. 2039, Woburn (Renewal)
Recommendation is the previous thirteen petitions be referred to the License Committee

[97-26](#)

Communication: During the meeting of February 3, 2026, the Council unanimously voted to enter into Executive Session with legal counsel for the City, in accordance with Exemption Seven Massachusetts General Laws Chapter 30A Section 21(a)(7), to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, in order to act on the periodic review of those Executive Session minutes listed herein; Council vote is required prior to release of the Executive Session minutes of the following dates:

September 30, 2025, Paper 365-25

January 20, 2026, Paper 39-26

A motion was made by Councillor Sica, seconded by Councillor O'Malley, to release the September 30, 2025 minutes whole and unredacted upon the court's acceptance of the settlement agreement between Tufts Construction and City of Malden. The motion passed by a unanimous roll call vote.

A motion was made by Councillor O'Malley, seconded by Councillor Crowe, to release the January 20, 2026 minutes as redacted, due to the determination that unredacted minutes would defeat the lawful purpose of M.G.L. c. 30A, s. 22(f), upon the court's acceptance of the settlement agreement between Tufts Construction and City of Malden. The motion passed by a unanimous roll call vote.

Sponsors:

Amanda Linehan

Recommendation is the previous Communication be placed on file

6. APPOINTMENTS & ELECTIONS[98-26](#)

Mayoral Reappointment: Catherine Price of 30 Tufts Street, Malden as a member of the Affordable Housing Trust Fund Board, said term to commence upon confirmation by the City Council and to expire on January 31, 2028.

Attachments:

[Mayor's Reappointment Letter - Catherine Price](#)

[99-26](#)

Mayoral Reappointment: Kirk Zmijewski of 569 Fellsway East as a member of the Conservation Commission, said term to commence upon confirmation by the City Council and to expire on February 13, 2029.

Attachments:

[Mayor's Reappointment Letter - Kirk Zmijewski](#)

7. MOTIONS, ORDERS, AND RESOLUTIONS[103-26](#)

The Malden City Council will address the Open Meeting Law Complaint submitted on January 30, 2026 by John Saia of 37 Pierce Street, Malden against the Council related to the wording of Paper 72-26.

Sponsors:

Amanda Linehan

Attachments:

[OML on Paper 72-26 from January 27 2026](#)

8. COMMITTEE REPORTS

[100-26](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper 52 Series of 2026 having considered the same make the following report: Committee reports the paper out favorably with the following recommendation: that it is requested of the Mayor to seek a financial management review from the Massachusetts Division of Local services.

[52-26](#)

Order: That the Finance Committee meet in conjunction with the Mayor's financial team to research the feasibility of submitting an application to the Massachusetts Department of Revenue, Division of Local Services' Financial Management Resource Bureau for a Financial Management Review of the City of Malden. The purpose of such a review shall be to evaluate municipal operations, financial practices, and organizational efficiency. Be it further ordered, that upon successful completion of the review the Finance Committee will come back to the Full Council to report on the Bureau's findings.

Sponsors:

Michelle Luong

[101-26](#)

Committee Report: The Standing Committee on Finance to whom was referred Paper 53 Series of 2026, having considered the same make the following report: Committee recommends reporting the paper out to the Full Council to be placed on file.

[53-26](#)

Order: That the Finance Committee engage in discussions regarding the costs involved, and procedures required for, requesting the Office of the State Auditor to conduct a municipal audit on the City of Malden. The purpose of the audit shall be to identify any inefficiencies or irregularities in financial management within the city; to ensure that public funds are being used effectively and in accordance with Malden's goals and policies; to enhance transparency and public confidence; and for the State Auditor's Office to provide recommendations for improving financial controls and safeguarding against waste or loss while complying with relevant laws and regulations.

Sponsors:

Karen Colon Hayes

9. EXECUTIVE SESSION

102-26

Order: That the City Council will vote whether to go into Executive Session with legal counsel for the City, in accordance with Exemption Seven Massachusetts General Laws Chapter 30A Section 21(a)(7), to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, in order to act on the periodic review of those Executive Session minutes listed herein to determine if release of records is appropriate at this time or if continued non-disclosure is warranted.

Council vote is required prior to release of the Executive Session minutes of the following dates:

- April 29, 2025, Paper 222-25
- March 11, 2025, Paper 142-25
- March 4, 2025, Paper 117-25
- February 25, 2025, Paper 116-25
- February 11, 2025, Paper 83-25
- February 4, 2025, Paper 61-25
- September 26, 2023, Paper 335-23
- September 12, 2023, Paper 316-23
- October 25, 2022, Paper 425-22

(Roll Call Required)

Sponsors: Amanda Linehan

10. PERSONAL PRIVILEGE**11. ADJOURNMENT**

CAROL ANN DESIDERIO, CITY CLERK

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

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www.cityofmalden.org/captions