

COMMITTEE OF THE WHOLE  
Minutes of the Meeting  
December 19, 2022

1. Vice-President McLaughlin called the meeting to order at 8:00pm in the City Council Chamber.
2. VP McLaughlin asked the Clerk to call the roll to record the attendance for the meeting. The Clerk called the roll – Councillors Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LeBlanc, President McMenimen, O'Brien, Paz, Vidal and VP McLaughlin were present in-person. Councillors LaFauci and Stanley were absent.
3. President McMenimen moved to approve the minutes of the meeting held on December 5, 2022. The motion was adopted on a voice vote and the minutes of the December 5, 2022 meeting were approved.
4. A resolution was submitted by Councillor LaCava concerning the Commercial/Industrial/Personal Property (CIP) tax rate. Councillor LaCava stated the matter could be addressed at the first meeting of 2023. Councillor LaCava moved to table the matter. The motion was adopted on a voice vote and the matter was tabled.
5. A communication was received from the Mayor concerning a review of the documents she submitted concerning the property located at 240 Beaver Street. Councillor LeBlanc recused himself from the discussion and vote on the matter due to the proximity of his residence to the property. Councillor Durkee moved to hear from the Mayor. The motion was adopted on a voice vote. The Mayor gave a detailed chronology of the purchase of the property, including the appraised value of \$20 million, offset by \$2.6 million for the environmental issues for a reduced sale price of \$17.4 million. The Mayor also stated the Council has been provided with the phase 1 and phase 2 environmental studies performed during July 2019 and January 2020. The Mayor distributed a map of the site, stated her appearance this evening is to address Parcel 1 of the site and that the scope of services for the environmental remediation was ready to bid. The Mayor specified that access to the site would need to be limited to one entrance and exit point. The Mayor emphasized the need to address the environmental issues and expressed concern for the impact on having other activities simultaneously occurring on the 12.7 acres parcel that is presumed environmentally clean. Councillor Durkee asked several questions of the Mayor, including what is being sought from the Council. Councillor Durkee moved to authorize the Mayor to limit access to the site to one entrance/exit point and to put out to bid the environmental remediation on the southerly and westerly portion of the site. Councillor Vidal asked the Mayor if license agreements could be discussed. To allow discussion, Councillor Durkee withdrew his motion. Councillor Vidal expressed concern about the arrangement with the current licensees and why no rental payment was being contemplated for future rental agreements. Upon questions from Councillor Bradley-MacArthur, the Mayor explained the RFP process for future rental of the property, including the need for it to be declared surplus. The Mayor stressed the need to conduct the environmental remediation first. Upon a question from Councillor Bradley-

MacArthur, the Mayor stated a timeline for the environmental remediation would be part of the bid document. Upon questions from Councillor Dunn, the Mayor stated that the 12.7 acres portion of the property could be sent out as an RFP simultaneously with the environmental remediation bid. Councillor Paz expressed his support of the motion of Councillor Durkee and stated his support for the farming and other activities that have occurred at the site. Councillor Harris expressed her support for the Mayor's recommendation and confirmed/summarized the talking points of the Mayor. Councillor Durkee repeated his motion to authorize the Mayor to limit access to the site to one entrance/exit point and to put out to bid the environmental remediation on the southerly and westerly portion of the site. On the motion, Councillor Darcy asked the Mayor for a plan that details the contaminated portion of the site, to which the Mayor stated it had been provided. Councillor Darcy also requested a more detailed map, which the Mayor stated it was handed out earlier. Councillor Darcy expressed concern over the lack of a public meeting for citizen input on the use of the property. President McMenimen gave a detailed history of the environmental impacts from surrounding properties to the 240 Beaver Street site. President McMenimen stated very strongly about the need to deal with the environmental remediation and it should be the focal point. President McMenimen moved the question. It was approved on a roll call vote of 11 in favor (Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, McMenimen, O'Brien, Paz, and Vidal), none opposed, LeBlanc recused, LaFauci and Stanley absent and McLaughlin presiding. The motion of Councillor Durkee was approved on a roll call vote of twelve in favor (Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, McMenimen, O'Brien, Paz, and Vidal, McLaughlin), none opposed, LeBlanc recused, LaFauci and Stanley absent. Councillor Bradley-MacArthur moved to request the Mayor to provide a timeline for the environmental remediation. The motion was adopted on a voice vote. Councillor Darcy moved to hold a citizen input public meeting by March 2023. The motion was approved on a roll call vote of 11 in favor (Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, McMenimen, O'Brien, Paz, and Vidal), none opposed, LeBlanc recused, LaFauci and Stanley absent and McLaughlin presiding. A motion to table the matter of 240 Beaver Street was adopted on a voice vote.

6. A motion by Councillor Harris to take the matter of the lease of 58 Chestnut Street from the table and to hear from the Mayor was approved on a voice vote. Upon questions from Councillor Harris, the Mayor explained the terms and conditions of the lease. It was expressed by both the Mayor and Councillor Harris of the good character of the tenant organization and their commitment to providing services to their constituency. Councillor Harris moved to approve the lease for the 58 Chestnut Street property. The motion was adopted on a voice vote.
7. A motion by Councillor Durkee to take the matter of the lease of 25 Lexington Street from the table and to hear from the Mayor was approved on a voice vote. Upon questions from Councillor Durkee, the Mayor explained the terms and conditions of the lease. It was expressed by both the Mayor and Councillor Durkee the importance of the tenant organization and their commitment to preserving historical artifacts of the City of Waltham. Councillor Durkee moved to approve the lease for the 25 Lexington Street property. The motion was adopted on a voice vote.

8. Councillor Darcy moved to take the matter of the MBTA "Better Bus Project" from the table. The motion was adopted on a voice vote. Councillor Darcy had provided a copy of the draft letter to the MBTA and was seeking support from the City Council to send it to the MBTA. Councillor Darcy again highlighted the adverse impacts to the City of Waltham and its residents. Councillor Vidal stated he could not support the letter and expressed his dissatisfaction with several of the generalizations concerning brown/black persons. President McMenimen suggested several changes to the language which Councillor Darcy accepted as a friendly amendment. Councillor Harris also suggested adding language about the impacts to services and housing which Councillor Darcy accepted as a friendly amendment. Councillor Darcy moved to accept the letter as amended and that it be sent to the MBTA on behalf of the City Council. The motion was adopted on a voice vote with Councillor Vidal audibly voting no.
9. A motion by Councillor Darcy to adjourn was adopted on a voice vote and VP McLaughlin declared the meeting adjourned at 10:40pm.

Paul G. Centofanti – Clerk to the Committee of the Whole