

COMMITTEE OF THE WHOLE  
Minutes of the Meeting  
Tuesday, February 21, 2023

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, LaFauci, LeBlanc, President McMenimen, O'Brien, Paz, Stanley, and VP McLaughlin were present in-person. Councillor Vidal was absent.
3. President McMenimen moved to approve the minutes of the meeting held on February 6, 2023. The motion was adopted on a voice vote and the minutes of the February 6, 2023 meeting were approved.
4. Councillor Darcy moved to take the matter of 240 Beaver Street (12/12/2022) from the table. The motion was adopted on a voice vote. Councillor LeBlanc recused himself due to the proximity of his residence to the property. Councillor Darcy distributed a handout to the Committee and gave a power point presentation pertaining to the community input meeting held on February 16, 2023. Councillor Katz raised an objection, stating the community meeting was not a City sponsored event, not all Councillors were invited nor received a notice of the meeting. Councillor Katz moved to request the names of the attendees and any information distributed and/or discussed be made available to all Councillors. The motion was adopted on a roll call vote of 12 in favor (Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, President McMenimen, O'Brien, Paz, Stanley), none opposed, LeBlanc recused, Vidal absent and VP McLaughlin presiding. Councillor Darcy continued on with his presentation and proposed several changes to the Mayor's RFPs for the property. Councillor LaFauci requested an electronic copy of Councillor Darcy's presentation. Councillor Paz stated there is a recording of the community meeting. A motion to place the matter back on the table was adopted on a voice vote.
5. A communication was received from the Mayor concerning the farm plot survey results from City residents pertaining to the 240 Beaver Street property. A motion to hear from the Mayor was adopted on a voice vote. Councillor LeBlanc recused himself due to the proximity of his residence to the property. The Mayor stated and explained the results of the survey. Upon questioning from Councillor Darcy to disclose the names of the respondents, the Mayor stated the Councillors had been provided with the survey results and that the respondents did not expect to have their names made public. Councillor Bradley-MacArthur asked several questions about the number and size of the plots, emphasizing if the use of the area is being maximized, since there appears to be more

demand than supply. The Mayor stated most communities have waiting lists. Councillor Durkee asked several questions of the Mayor to elicit responses that the Mayor sends out the RFP and that public input on the property was often discussed at the various Master Plan meetings held throughout the City. Councillor Harris stated she would not support any efforts to delay the RFP process and implored all Councillors to work together for the benefit of the Waltham residents. The Mayor reiterated the RFP process has begun and did not want the process corrupted for Councillors or potential bidders. President McMenimen moved to place the matter on the table. The motion was adopted on a voice vote.

6. A communication was received from the Mayor concerning the MBTA Communities Action Plan. A motion to hear from the Mayor was adopted on a voice vote. President McMenimen, Councillors Darcy, Paz and Bradley-MacArthur made several comments/suggestions concerning the report. The Mayor stated Assistant City Solicitor Azadi was involved in the preparation of the response. President McMenimen moved to request Attorney Azadi attend the next COW meeting to discuss the matter. The motion was adopted on a voice vote. President McMenimen moved to place the matter on the table. The motion was adopted on a voice vote.
7. A communication was received from the Mayor concerning the RFP for the property located at 92 Felton Street. A motion to hear from the Mayor was adopted on a voice vote. The Mayor explained the specifics of the RFP, including the terms and requirements the City was seeking from potential bidders. Councillors Katz, Bradley-MacArthur, Paz and Dunn asked several follow up questions concerning the building capacity, use of the interior space and the financial responsibilities of the tenant. President McMenimen moved to place the matter on the table. The motion was adopted on a voice vote.
8. President McMenimen moved to collectively discuss the three matters pertaining to the RFPs for the property located at 240 Beaver Street. The motion was adopted on a voice vote. A motion to hear from the Mayor was adopted on a voice vote. Councillor LeBlanc recused himself due to the proximity of his residence to the property. The Mayor summarized the terms and requirements of each of the three RFP's. The Mayor stated some of the information included in the RFP was derived from the license agreements provided from the State. Councillor Bradley-MacArthur asked several questions about the map provided by the Mayor and how the property had been divided. The Mayor stated the split in the property was her policy decision. Councillor Darcy asked several questions about the acreage calculation amounts and the future of the climate experiment program. The Mayor stated the City Engineer will confirm the acreage and the RFP would be updated. The Mayor stated the Administration Building would be bid on a square foot basis. Councillor O'Brien read a communication from the Mayor concerning conflict of interest that impact elected officials. Councillors Paz and Dunn

asked questions about the acreage of the entire parcel and Area 2. A motion by President McMenimen to continue the meeting past midnight was adopted on a voice vote. In closing, the Mayor gave a detailed history of the Cornelia Warren acquisition and its relevance to the City. The Mayor also distributed a copy of her communication from 6/11/2021 in which she solicited any suggestions/comments from the City Council for the RFP documents. The Mayor gave an overview of the RFP process, citing the obligations of the City to ensure it is properly conducted and to remind Councillors of their responsibility to abide by the rules on conflict of interest so the RFP process is not compromised. President McMenimen moved to place the matter on the table. The motion was adopted on a voice vote.

9. A motion by Councillor Harris to adjourn was adopted on a voice vote and VP McLaughlin declared the meeting adjourned at 12:10am on Wednesday, February 22, 2023.

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