

Committee of the Whole
Minutes of the Meeting
May 3, 2021

1. Vice-President McMenimen called the meeting to Order at 8:00pm in the City Council Chamber.
2. Vice-President McMenimen requested that a roll call be taken to record the attendance for the meeting. The COW Clerk called the roll – President Brasco, Councillors Darcy, Dunn, Durkee, Harris, LaCava, LaFauci, LeBlanc, McLaughlin, O'Brien, Paz, Vidal, and Vice-President McMenimen were all present in-person. Councillors Mackin and Stanley were present remotely.
3. Councillor McLaughlin moved to approve the minutes of the COW meeting held on April 20, 2021. The motion was adopted on a voice vote and the minutes of the April 20, 2021 meeting were approved.
4. Vice-President McMenimen requested approval of the executive session minutes of the COW meeting held on March 15, 2021. A motion by Councillor Paz to approve the minutes was adopted on a roll call vote of 14 in favor (Brasco, Darcy, Dunn, Durkee, Harris, LaCava, LaFauci, LeBlanc, Mackin, McLaughlin, O'Brien, Paz, Stanley and Vidal), none opposed and Vice-President McMenimen presiding. Councillor Paz moved to send the minutes to the Law Department for review before taking a vote to release the minutes to the public. The motion was adopted on a voice vote, with no audible objection.
5. A request was received from the Mayor to appropriate \$137,000 from Unreserved Fund Balance to account #001-121-5800-6130-04 Mayor-Land Acquisition 1273 Main Street. The funds would be used to supplement the previously approved appropriation of \$75,000 for a total acquisition price of \$212,000. Councillor LaFauci spoke on the matter, stating the acquisition was a two-step process by first approving the funding, then approving the taking. Councillor LaFauci moved to approve the appropriation of \$137,000. The motion was Adopted on a roll call vote of 14 in favor (Brasco, Darcy, Dunn, Durkee, Harris, LaCava, LaFauci, LeBlanc, Mackin, McLaughlin, O'Brien, Paz, Stanley and Vidal), none opposed and Vice-President McMenimen presiding.
6. Councillor LaCava moved to take the matter of the CPA funding for the Leland Home project from the table. The motion was adopted on a voice vote. Councillor LaCava stated that a community meeting has been scheduled for May 5 at 6:30pm. Councillor LeBlanc had requested a copy of the contract and it had been provided to the COW members. A motion to hear from Attorney Michael Connors and representatives of the project Chris Sintros and Lizbeth Heyer was adopted on a voice vote. Attorney Connors stated the project would be a 40B and the developers would follow that process. Councillor LaCava moved to combine the Leland Home docket matters of 3/22 and 4/26 into the matter dated 5/3. The motion was adopted on a voice vote with no audible objection. Councillor LaCava moved to table the matter. The motion was adopted on a voice vote with nonaudible objection.

7. Councillor Paz moved to take the matter of the CPA project of the Armory (34 Sharon Street) (4/26/2021 from the table. The motion was adopted on a voice vote. Councillor Paz acknowledged the efforts of the Mayor to facilitate the creation of the contract. Councillor Paz moved to approve the contract. On the motion, Councillor LeBlanc expressed concern voting for a contract without all the information. Councillor Harris stated the CPC process needs to be followed and then the City Council should perform its due diligence. Councillor Paz moved to hear from the Mayor. The motion was adopted on a voice vote. The mayor stated the matter is tabled with the CPC pending a recommendation. The Mayor also stated the seller is going to do the zoning so there would be no need for an offset. Councillor Paz withdrew his motion. Councillor LaFauci stated the Mayor has taken steps to expedite the process and the Mayor is treating both the Leland Home project and the Armory project the same. Councillor Paz moved to table the matter. The motion was adopted on a voice vote with no audible objection.
8. A request was received from the Mayor to confirm the appointment of Stewart Woodward as a Trustee of the City of Waltham Municipal Affordable Housing Trust. Councillor LaCava moved to hear from Mr. Woodward. The motion was adopted on a voice vote. Upon questions from Councillor LaCava, Mr. Woodward gave a brief summary of his background and experience. Councillor LaCava moved to confirm the appointment of Mr. Woodward. The motion was adopted on a roll call vote of 15 in favor (Brasco, Darcy, Dunn, Durkee, Harris, LaCava, LaFauci, LeBlanc, Mackin, McLaughlin, O'Brien, Paz, Stanley, Vidal and McMenimen) and none opposed.
9. A request was received from the Mayor to rescind the appropriation of \$36,000 that was approved on Council Order #35041. Councillor Durkee moved to rescind Council Order #35041. The motion was adopted on a roll call vote of 14 in favor (Brasco, Darcy, Dunn, Durkee, Harris, LaCava, LaFauci, LeBlanc, Mackin, McLaughlin, O'Brien, Paz, Stanley and Vidal), none opposed and Vice-President McMenimen presiding.
10. A request was received from the Mayor to go into executive session to update the COW on the land acquisitions at 1273 Main Street and 1335 Main Street. Councillor LaFauci moved to go into executive session to discuss the matter, invite the Mayor and City Solicitor John Cervone, appoint Paul Centofanti as the Clerk of the executive session, invite Assistant City Clerk Joe Vizard to administer the ZOOM call and to reconvene open session at the conclusion of executive session. The motion was adopted on a roll call vote of 14 in favor (Brasco, Darcy, Dunn, Durkee, Harris, LaCava, LaFauci, LeBlanc, Mackin, McLaughlin, O'Brien, Paz, Stanley and Vidal), none opposed and Vice-President McMenimen presiding at 9:00pm.
11. Open session was reconvened at 9:55pm.
12. A motion by Councillor Harris to adjourn was adopted on a voice vote, and the Chair declared the Committee adjourned at 9:56pm.

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