

Waltham City Council
Executive Session
November 7, 2022
Approved as Minutes: November 28, 2022
Approved for release: October 24, 2023

President McMenimen called the Executive Session to order at 7:57 pm.

Councillors Present: Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, McLaughlin, McMenimen, O'Brien, Paz, Stanley and Vidal

Councillors Absent: None

Non-council members present: Mayor Jeanette McCarthy, Asst. Clerk Kara Wilson

Clerk: City Clerk Joseph Vizard

The Mayor said she was here on 2 real estate matters 101 School Street and 0 Prospect Hill Road.

The Mayor began with 101 School Street. The Mayor reviewed the history of the property and provided the Council with an appraisal of the property. The Mayor said she supports paying the appraised price of \$2,995,000 and that the City needs the parking and can use the building as well.

Councillor LeBlanc asked how much of the lot was needed for parking. The Mayor said all or the current parking would be used as a municipal parking lot. Councillor Durkee spoke in favor of purchasing the parcel and asked about the parking use and potential uses for the building. Councillor Vidal asked questions about the appraisal and the methodology used by the appraiser. The Mayor reviewed the deeds involved and the total square footage in response to Councillor Vidal's questions. Councillor Dunn asked if we are paying the asking price. The Mayor said the City can only pay the appraised amount which is the asking price. The Mayor said she had received a communication from Elks Member Chis Jensen. Councillor Bradley-MacArthur expressed concern about buying another parking lot. Councillor Harris spoke in support of buying the parcel.

Councillor Durkee moved for the Mayor to proceed with a purchase and sales agreement at the appraised price

In favor: Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, McLaughlin, O'Brien, Paz, Stanley and Vidal

Opposed: None

Absent: none

Presiding: McMenimen

Motion was approved 14-0-0

The Mayor then reviewed the matter of 0 Prospect Hill Road. The Mayor said the City has been working on this matter since 2018. The Mayor reviewed her letter of November 23, 2021. The Mayor reviewed a communication from Attorney Philp McCourt regarding the property. Councillor LaFauci said he would like to see the City purchase the land because it

is contiguous to Prospect Hill Park. The Mayor said she had offered two million dollars for the property in the past. Based on the current appraisal the Mayor believes she could offer four million.

Councillor LaFauci moved for the mayor to move forward with purchasing the property with a purchase price of up to 4 million dollars. Councillor LeBlanc expressed concern about the purchase price. Councillor Dunn expressed concern about the impact of development on the land to the parkland and the neighborhood. Councillor Dunn said she believes this price has come down over time and she is more comfortable with it now. Councillor Bradley-MacArthur asked about funding sources including the CPC. Councillor Durkee said the neighborhood supports this purchase and that many residents are concerned about the impact this development would have on Prospect Hill Park and the neighborhood. The Mayor asked for a member of the Council Leadership and the Ward 1 Councillor to join the negotiating team. Councillor Darcy suggested that Councillor Durkee join the mayor. The Mayor explained that she wanted the President or Vice President to join her as well as the Ward Councillor. Councillor LaFauci accepted a friendly amendment from Councillor LeBlanc to his motion to allow Councillor LaFauci and Vice President McLaughlin to join the negotiating sessions.

A vote was taken on Councillor LaFauci's motion which was for the mayor to move forward with purchasing the property with a purchase price of up to 4 million dollars and for the Mayor to be joined by Councillor LaFauci and Councillor McLaughlin in the negotiating sessions.

In favor: Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, McLaughlin, O'Brien, Paz, Stanley and Vidal

Opposed: None

Absent: none

Presiding: McMenimen

Motion was approved 14-0-0

Councillor LaFauci moved that both matters remain tabled in executive session.

In favor: Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, McLaughlin, O'Brien, Paz, Stanley and Vidal

Opposed: None

Absent: none

Presiding: McMenimen

Motion was approved 14-0-0

Councillor McLaughlin moved to adjourn the executive session.

In favor: Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, McLaughlin, O'Brien, Paz, Stanley and Vidal

Opposed: None

Absent: none

Presiding: McMenimen

Motion was approved 14-0-0

President McMenimen adjourned the Executive Session at 9:18 pm.

Respectfully submitted,
Joseph W. Vizard, City Clerk
November 22, 2022