

*Long Term Debt Committee  
October 5, 2015  
Minutes of the Meeting*

**Attendance**

|                       |         |
|-----------------------|---------|
| Councillor Darcy      | Present |
| Councillor Fowler     | Present |
| Councillor McLaughlin | Present |
| Councillor McMenimen  | Present |
| Chairman Waddick      | Present |

Chairman Waddick called the meeting to order at 6:30 p.m.

1. Request – Councillor McMenimen - Approved 8-3-15

That the CPW Director attend the September 21, 2015 meeting and provide additional project information, and potential cost associated with the future Bear Hill Road construction project.

Item not discussed on 9-21-15

Councillor McMenimen moved to hear from an off committee member. Motion was adopted on a voice vote. CPW Director Michael Chiasson appeared before the committee. Councillor McMenimen asked when Bear Hill Road was last paved. Mr. Chiasson said he would get back to the Committee with that information. Councillor McMenimen asked about water and sewer costs, whether the street was public or private, and if there were any plans to do sidewalks also. Mr. Chiasson said he wasn't sure about utility costs at this point, we must wait under the design phase is completed. Mr. Chiasson said Bear Hill is a public Street, and he was not sure about sidewalks at his point in the process. Councillor McMenimen made a motion to file. Motion was adopted on a voice vote.

2. I respectfully request an appropriation of funds in the amount of \$90,000 from the Stabilization Fund to account CPW - Tractor #001-420-5800-6444. These funds will be used to purchase a tractor with a mower attachment to maintain the Fernald and Mackerel Hill properties.

Councillor McMenimen recused herself from this matter. Councillor McLaughlin asked where this equipment would be stored, and if the CPW department had enough equipment to maintain this property. Mr. Chiasson said that some of the equipment would be stored on location and some would be stored in the CPW yard, and no, at this point he does not have enough equipment to maintain all the location. Councillor McLaughlin asked if he has spoken with State personnel who currently maintain property. Mr. Chiasson said he has not, but plans on doing so soon. Councillor McLaughlin asked if this tractor was sufficient to accomplish the current objective. Mr. Chiasson said yes.

Councillor Fowler asked if he had enough man power to maintain this property. Mr. Chiasson said that at this point the one new position that was added last year was sufficient, but he would need more employees in the future. Councillor Darcy stated that there is yard work that needs to be done currently at the property. Councillor Darcy made a motion for approval. Motion was adopted on a voice vote.

2. CPC recommendation for an appropriation of \$ 2,001,500 for the WATCH – WHA Tenant Rental Assistance proposal.

Councillor Fowler moved to take this matter off the table. Motion was adopted on a voice vote.

Attorney Diana Young, Waltham Housing Director Walter Maguire and Assistant Housing Director John Gollinger appeared before the committee.

Councillor McMenimen asked if this program was limited to Waltham residence, and people who work in Waltham. Attorney Young said yes. Federal and State laws require that you include both. Councillor McMenimen asked how we could help Waltham residents that are house rich and cash poor. Attorney Young said the CPC could put a low income restriction on their property, but then the property would have to sell at low income amount. Councillor McMenimen asked if the three year voucher could be renewed for longer. Attorney Young said that it is not the intention of the program, and that the extension would have to be justified. Attorney Young said language could be in the contract that the program was limited to just three years. Councillor Darcy asked about the voucher program run by the State. Mr. Maguire said that program is maxed out and is not taking any new applicants. Councillor Darcy requested that a draft contract, and rules to be administered of the proposed rental program, be provided to the committee electronically. Motion was adopted on a voice vote. Councillor Darcy asked if it makes sense to purchase condos outright. Attorney Young said that they are very hard to find. Councillor Darcy requested that the Law Department opine on the legality of the proposed rental voucher program, as well as the selection of candidates, residency requirements, the selection of vendors, funding/ payment mechanisms, as well as other legal issues. Motion was adopted on a voice vote. Councillor McLaughlin stated that both rental subsidies and affordable housing is needed in Waltham, and that landlords would need to participate in order for the rental program to work. Mr. Maguire said that they would continue to work with landlords. Councillor Waddick asked is someone could move within the three years. Mr. Maguire said yes, but the landlord would have to agree. Councillor McMenimen asked if in the current proposal does the money go to the recipient or the landlord. Attorney Young said the landlord. Off committee member Councillor Stanley stated that he hopes this proposal isn't delayed. He supports this program, and feels that it will help many people who are currently in need of housing. Councillor Stanley stated that the City of Waltham hasn't done anything to assist people with

housing needs. Councillor McMenimen made a motion to table. Motion was adopted on a voice vote.

3. The Long Term Debt Committee recommends a transfer of capital improvement funds totaling \$28,658.39 to be combined with existing funds of \$1,800 in account Fire-Hybrid Vehicle #310-220-2013-6411 and used towards the purchase of a hybrid vehicle for the Fire Prevention Office be approved.

Fire Chief Paul Ciccone appeared before the committee. Chief Ciccone said that two cars had to be surplused, they were thirteen and fifteen years old. Councillor McMenimen asked if these were requested in the CIP. Chief said one was in the FY15 CIP. Councillor Fowler asked how many employees and vehicles in the fire prevention division. Chief Ciccone said they have four employees and two vehicles. Councillor McMenimen made a motion for approval. Motion was adopted on a voice vote.

4. The Long Term Debt Committee recommends an appropriation of funds in the amount of \$24,650 from the Stabilization Fund to account Building – Hybrid Vehicle #001-192-5800-6411 to purchase a hybrid vehicle for the Building Dept. be approved.

Building Commissioner William Forte appeared before the committee. Councillor McMenimen asked what was a hybrid vehicle, and, do we have power supply location to re-charge vehicles. Mr. Forte said the vehicles run half on gas and half on electricity, and that the vehicles charge themselves. Councillor Fowler asked how many employees and vehicles are working in the inspection division. Mr. Forte said he has five inspectors and three vehicles. Councillor Fowler asked if three vehicles were enough. Mr. Forte said it is adequate for now. Councillor McMenimen made a motion for approval. Motion was adopted on a voice vote.

Councillor Darcy moved to adjourn. Motion was adopted on a voice vote.

Respectfully submitted,  
Thomas J Magno - Clerk