

Committee of the Whole
Minutes of the Meeting
Tuesday – April 21, 2026

1. Vice-President LeBlanc called the meeting to Order at 8:00pm in the City Council Chamber.
2. Vice-President LeBlanc requested that a roll call be taken to record the attendance for the meeting. The COW Clerk called the roll – Councillors Bradley-MacArthur, Dunn, Durkee, Hanley, Harris, King, LaCava, LaFauci, President Logan, Tzioumis, Vidal and Vice-President LeBlanc were all present in-person. Councillors Brasco, Katz and McLaughlin were absent.
3. President Logan moved to approve the minutes of the COW meeting held on April 6, 2026. The motion was adopted on a voice vote and the minutes of the COW meeting on April 6, 2026 were approved.
4. President Logan rose to give a remembrance of former Public Works Director John Snedeker who had recently passed away. President Logan requested a moment of silence to honor Mr. Snedeker.
5. A request was received from the Mayor concerning authorization language for the Waltham Public Library Renovation Project. A request to hear from the Library Director Kelly Linehan, Assistant Library Director Deb Fasulo and OPM Tom Gatzumis of CHA Consulting was adopted on a voice vote. Ms. Linehan attended the meeting remotely. The Clerk of the COW read a statement from Councillor Katz concerning the parking plan for the project. Ms. Linehan gave an introductory statement expressing the reasons and need for the authorization vote, stating it was not an approval of the project but a procedural step towards securing the \$19M grant available to the City to offset the “not to exceed” project cost of \$79,050,136. Councillor Bradley-MacArthur asked questions about the space that would occupy the top floor of the building. Councillor Vidal asked several questions about the total cost, the grant amount, the City’s financial obligation, and if there were safeguards in place to stay within the “not to exceed” amount. Ms. Linehan and Mr. Gatzumis responded that the construction cost included an allowance for inflation and there was an amount included for contingency. Councillor Vidal asked if the grant was a fixed amount. Ms. Linehan stated the project cost could drop as low as \$50M but the square footage of the project would be impacted. Councillor Hanley raised concerns about the parking capacity, as it appeared the plans only provided 17 parking spaces. Councillor Hanley requested the Library Building Committee consider increasing the parking capacity. The request was approved on a roll call vote of 10 in favor (Dunn, Durkee, Hanley, Harris, King, LaCava, LaFauci, President Logan, Tzioumis, Vidal), 1 opposed (Bradley-MacArthur), 3 absent

(Brasco, Katz, McLaughlin), and LeBlanc presiding. Councillor LaFauci asked questions about the differences between Design Concept 6 and Design Concept B. Councillor LaFauci asked questions about the construction cost of the Belmont Library and how it compares to the proposed Waltham project. Councillors LaFauci and Vidal asked questions about the status of the grant if the project did not go forward. Councillor Vidal asked about which costs are covered by the grant. Mr. Gatzumis indicated the list was provided in the communication and briefly stated several of the non-eligible items. Councillor LaCava asked Ms. Linehan to explain her statement about the 30-year growth projection. Councillor Tzioumis asked several follow up questions about the reduction in the square footage of the project and its impact on the grant. Councillor Durkee made several closing comments about the project, noting once the design is complete it will determine what the additional space will look like. Councillor Hanley moved to approve the authorization language. President Logan expressed concern the authorization language did not reference the project. The Clerk of the COW stated a draft order had been prepared. The motion for the draft order was read as follows:

To secure and advance the state grant funding, Massachusetts Public Library Construction Program (MPLCP) requires the following authorization language.

That the City Council authorizes the Total Project Cost not to exceed \$79,050,136. The total amount authorized to be borrowed pursuant to this order shall be reduced by (i) any grants received for the project, and (ii) any other unrestricted grants or gifts received by the City from any other source on account of this project. The Mayor is hereby authorized to apply for, contract for, accept, and expend any federal and/or state grants available for this project to be used to reduce the within appropriation.

The motion was adopted on a voice vote.

6. A request was received from the Mayor to approve the restrictive covenant for the HOME project at 298-324 Grove Street/Beaverbrook Apartments for ADA upgrades. A motion to hear Housing Director Colette Casey-Brenner was adopted on a voice vote. Upon questions from Councillor LaCava, Ms. Casey-Brenner explained the purpose of the item and the scope of work that was proposed for the property, including the sources of funding. Councillor LaCava moved to approve the restrictive covenant. The motion was adopted on a roll call vote of 11 in favor (Bradley-MacArthur, Dunn, Durkee, Hanley, Harris, King, LaCava, LaFauci, President Logan, Tzioumis, Vidal), none opposed, 3 absent (Brasco, Katz, McLaughlin), and LeBlanc presiding.
7. A motion by Councillor LaFauci to adjourn was adopted on a voice vote and VP LeBlanc declared the meeting adjourned at 9:11 pm.

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