

Waltham City Council
Minutes of the Meeting of
January 12, 2026

President Logan called the meeting to order at 7:30 p.m.

Artie Kronenfeld of the Waltham Times was recognized as recording the meeting.

Present: Bradley-MacArthur, Brasco, Dunn, Durkee, Hanley, Harris, Katz, King, LaCava, LaFauci, LeBlanc, McLaughlin, Tzioumis, Vidal and President Logan.

Absent: None.

City Clerk Vizard recited the Council Prayer followed by President Logan leading all present in the Pledge of Allegiance. Councillor Durkee asked for a moment of silence for all the military that have served past and present.

Councillor McLaughlin rose to acknowledge an issue with the seating assignments. Councillor McLaughlin stated that the seat he had selected had been taken by another Councillor. Councillor McLaughlin asked President Logan to instruct Councillor LeBlanc to move to the seat he was assigned. Councillor LeBlanc rose and stated he had checked the Council Rules, Zoning Code, General Ordinances and nothing had any information of having to move your seat and that he was not willing to move and if President Logan could explain how seating works. President Logan explained that the seat assignments are a tradition and based on seniority. Councillor LeBlanc asked President Logan to explain the seniority of the Council. President Logan read the list of Councillors by seniority. Councillor LeBlanc asked to take Councillor Vidal's seat. President Logan instructed him that Councillor Vidal had more seniority than him. Councillor LeBlanc asked if Councillor Brasco had seniority to move. President Logan instructed him that Councillor Brasco had more seniority than him. Councillor LeBlanc asked if he could take Councillor LaCava's seat. Councillor LaCava rose and moved his seat to the vacated seat. Councillor LeBlanc took Councillor LaCava's seat and Councillor McLaughlin moved to his selected seat. President Logan thanked the Councillors for working together and settling the seating.

Councillor LeBlanc moved approval of the City Council meeting minutes of 12/22/2025. The motion was adopted by a voice vote and the minutes were approved. Councillor LeBlanc moved approval of the Special City Council meeting minutes of 1/4/2026. The motion was adopted by a voice vote and the minutes were approved.

Clerk Vizard read Rule 86

President Logan spoke on the importance of Rules 85 and 86.

First Public Hearing: Special Permit for MICOL, LLC. at 220 Moody Street (Recessed 11/24/25)
Clerk Vizard read the public hearing notice. Attorney Phillip McCourt of 272 Bacon Street, Waltham, MA representing the petitioner, Architect for the petitioner Paul Finger 14 Spring Street Waltham, MA and the petitioner Michael Columba, all spoke in favor of the petition. 4 people stood in favor of the petition. J. Bernsee, 86-0 Orange Street, Waltham, MA, spoke in opposition of the petition. 1 person stood in opposition of the petition. With no one else in favor, no one else in opposition and no one in a neutral position of the petition President Logan closed that part of the public hearing and opened the hearing up to questions from Councillors. Councillors Harris, Vidal, Tzioumis, Bradley-MacArthur, Katz, Hanley, McLaughlin, LaFauci,

Dunn, Durkee and King asked questions. Attorney McCourt, Mr. Finger and Mr. Columba provided answers. With no further questions from Councillors, Ms. Bernsee spoke in rebuttal of the petition. President Logan recessed the public hearing to a date certain of February 23, 2026, and referred the matter to the Ordinances and Rules Committee. The Ordinances and Rules Committee will be meeting Tuesday, January 20, 2026. The City Clerk will forward all information to the Law Department.

Second Public Hearing: Special Permit for TTGROUP WALLEX, INC. at 864 Lexington Street Clerk Vizard read the public hearing notice. Attorney Michael Connors of 689 Main Street, Waltham, MA representing the petitioner, and petitioner Tyler Tombs 13 Seaport Blvd, Boston, MA, and Zachary Bourque 132 Lake Street, Waltham, MA spoke in favor of the petition. With no one else in favor, no one in opposition and no one in a neutral position of the petition President Logan closed that part of the public hearing and opened the hearing up to questions from Councillors. Councillors Dunn, Vidal, LaFauci, Bradley-MacArthur, Tzioumis and McLaughlin asked questions. Attorney Connors, Mr. Tombs, Rob Nagi and Nick Skoly of 260 Arsenal Place, Watertown, MA provided answers. With no further questions from Councillors and no rebuttal of the petition, President Logan recessed the public hearing to a date certain of February 9, 2026, and referred the matter to the Ordinances and Rules Committee. The Ordinances and Rules Committee will be meeting Tuesday, January 20, 2026. The City Clerk will forward all information to the Law Department.

Communications from the Mayor

1. The Mayor respectfully requested the acceptance of a gift of various historic papers/memorabilia (1800's) from the estate of Rueben H. Caughey and Arlene Richards. Referred to the Finance Committee.
2. The Mayor respectfully requested the acceptance of a gift of 300 toys from the U. S. Marines Toys for Tots to the City of Waltham for families next year. Referred to the Finance Committee.
3. The Mayor respectfully requested the acceptance of a rebate incentive grant from Eversource Energy in the amount of \$183,432. These funds will be used for the conversion of public roadway streetlights. Referred to the Finance Committee.
4. The Mayor respectfully requested approval of a loan authorization in the amount of \$771,600 for the design/architectural services required for the relocation of the Department of Public Works (DPW) at 200 Trapelo Road. Referred to the Long-Term Debt and Capital Planning Committee.
5. The Mayor respectfully requested approval of a loan authorization in the amount of \$5,100,000 for the Koutoujian Playground and Woerd Avenue Environmental Mitigation Project. Referred to the Long-Term Debt and Capital Planning Committee.
6. The Mayor respectfully requested an Executive Session on Monday, January 12, 2026, to provide an update on a communication regarding a potential real estate matter. Councillor LeBlanc made a motion to table this matter to the end of the meeting. The motion was approved by a voice vote and the matter was tabled.

Applications and Licenses

All Applications and Licenses referred to the Licenses and Franchises Committee.

1. Class II License Renewal — 279R Crescent Street – Waltham Auto Tow, Inc.

Resolutions, Orders and Ordinances

- Resolution Requesting Amendments to Inclusionary Zoning to Align with MAPC Recommendations and Regional Beat Practices
Clerk Vizard read the Resolution. Councillor Harris spoke on the matter. Councillor Brasco rose to correct the Be it Resolved. Referred to the Ordinances and Rules Committee.

Unfinished Business & Other Business

Tabled Items

- 66 Brewster Road (Tabled 6/9/25)
- Loan authorization in the amount of \$6,800,000 for the Utility Rehabilitation and Roadway Reconstruction Project at the 200 Trapelo Road property. (first reading 12/22/25)
Councillor Vidal made a motion that was approved by a voice vote to take the matter off the table. Councillor Vidal moved for a second and final reading of the matter. Roll call required. In favor: Councillors Bradley-MacArthur, Brasco, Dunn, Durkee, Hanley, Harris, Katz, King, LaCava, LaFauci, LeBlanc, Logan, McLaughlin, Tzioumis and Vidal.
Opposed: None.
Absent: None.
Presiding: Logan
Approved 14-0-0-1.
- Noise Ordinance Amendment be approved (first reading 12/22/25).
Councillor Harris made a motion that was approved by a voice vote to take the matter off the table. Councillor Harris moved approval of a second reading. The motion was approved by a voice vote. Councillor Harris moved to suspend Rule 45 to act on the matter without committee reference. The motion was approved by a voice vote. Councillor Harris moved approval for a third and final reading. Roll call required.
In favor: Councillors Bradley-MacArthur, Brasco, Dunn, Durkee, Hanley, Harris, Katz, King, LaCava, LaFauci, LeBlanc, Logan, McLaughlin, Tzioumis and Vidal.
Opposed: None.
Absent: None.
Presiding: Logan
Approved 14-0-0-1.

Appointment of Committees

President Logan announced the 2026 Waltham City Council Committee Assignments

Economic and Community Development Committee: William Hanley, Cathyann Harris, Tim King, Joseph LaCava and Colleen Bradley-MacArthur.

Public Works and Public Safety Committee: Caren Dunn, Paul Katz, Tim King, Anthony LaFauci, and Emma Tzioumis.

Ordinances and Rules Committee: Caren Dunn, William Hanley, Cathyann Harris, Robert Logan and John McLaughlin.

Veterans Services Committee: Paul Brasco, Sean Durkee, Randall LeBlanc, John McLaughlin and Carlos Vidal.

Long Term Debt and Capital Planning Committee: Sean Durkee, William Hanley, Tim King, Joseph LaCava and Colleen Bradley-MacArthur

Licenses and Franchises Committee: Paul Brasco, Paul Katz, Robert Logan, Emma Tzioumis and Carlos Vidal.

Finance Committee: Sean Durkee, Paul Katz, Tim King, Anthony LaFauci and Randall LeBlanc.

Kevin Ritcey Award Committee: William Hanley, Cathyann Harris and John McLaughlin

Cable Committee: Caren Dunn, Sean Durkee and Cathyann Harris

Rule 58

- Mayor's Communication regarding the Capital Improvement Program

Councillor LeBlanc made a motion to take the Mayor's Communication regarding the Executive Session off the table. The motion was approved by a voice vote. Councillors Durkee and Harris escorted Mayor McCarthy into the chamber. Councillor LeBlanc moved that the City Council go into Executive Session for the purpose of discussing a real estate matter. Councillor LeBlanc moved that the City Clerk be the Clerk of the executive session. The City Council will reconvene only for the purpose of adjourning the executive session. Roll call required.

In favor: Councillors Bradley-MacArthur, Brasco, Dunn, Durkee, Hanley, Harris, Katz, King, LaFauci, LeBlanc, McLaughlin, and Tzioumis.

Opposed: LaCava, Vidal.

Absent: None.

Presiding: Logan

Approved 12-2-0-1. City Council convened in Executive Session at 10:33 p.m.

The City Council reconvened at 11:30 p.m.

With no further matters Councillor LaFauci made a motion to adjourn. The motion was approved by a voice vote. President Logan declared the meeting adjourned at 11:32 p.m.

Respectfully submitted by:

Cathy Magliarditi

Executive Assistant to the City Clerk

January 20, 2026