



Appropriations & Oversight Committee

Monday, June 29, 2026, 7:15 PM
City Council Chamber, 1st Floor
562 Main Street, Melrose, MA 02176

MINUTES

I. CALL TO ORDER

Kimberly Vandiver	Vice Chair
Jason Chen	
Cal Finocchiaro	
Maya Jamaledine	
Manjula Karamcheti	
Elizabeth Kowal	
John Obremski	
Christopher Park	
Ryan Williams	
William Bradley Freeman	President, Ex Officio
Devin Romanul	Chair

Meeting was called to order by Chair Romanul at 7:15 PM
Councilor Chen was in remote attendance

Attendee Name	Title	Status	Arrived
Kim Vandiver	Vice Chair	Present	
Jason Chen	At-Large	Present-remote attendance	
Cal Finocchiaro	Ward 6	Present	
Maya Jamaledine	At-Large	Present	
Manjula Karamcheti	Ward 1	Present	
Elizabeth Kowal	At-Large	Absent	
John Obremski	Ward 2	Present	
Christopher Park	Ward 3	Present	
Ryan Williams	At-Large	Present	
William Bradley Freeman	President, Ex Officio Member	Present	
Devin Romanul	Chair	Present	

II. MINUTES APPROVAL

A. Appropriations & Oversight Committee-Budget Hearing June 8, 2026 6:00 PM

Appropriations & Oversight Committee-Budget Hearing June 11, 2026 6:00 PM

Motion to Approve the minutes without reading made by Vice Chair Vandiver

Seconded by Councilor Finocchiaro

All were in favor and motion passed

RESULTS:	ACCEPTED [UNANIMOUS]
AYES:	Jason Chen, Cal Finocchiaro, Bradley Freeman, Maya Jamaledine, Manjula Karamcheti, John Obremski, Christopher Park, Devin Romanul, Kim Vandiver, Ryan Williams
NAYS:	None
ABSENT:	Elizabeth Kowal

III. PUBLIC COMMENT

This meeting is a HYBRID MEETING

When: Jun 29, 2026 07:15 PM Eastern Time (US and Canada)

Topic: Appropriations & Oversight Committee Meeting

Join from PC, Mac, iPad, or Android:

<https://cityofmelrose->

[org.zoom.us/j/93435010319?pwd=Eo7cTpbzou5P1GRT3ypOQTY7oBE4ck.1](https://cityofmelrose-org.zoom.us/j/93435010319?pwd=Eo7cTpbzou5P1GRT3ypOQTY7oBE4ck.1)

Passcode:693773

Webinar ID: 934 3501 0319

Motion to Open public comment made by Councilor Finocchiaro at 7:16 PM

Seconded by Councilor Karamcheti

All were in favor and motion passed

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Jason Chen, Cal Finocchiaro, Bradley Freeman, Maya Jamaledine, Manjula Karamcheti, John Obremski, Christopher Park, Devin Romanul, Kim Vandiver, Ryan Williams

There were no comments on the floor or via Zoom

Motion to Close public comment made by Vice Chair Vandiver at 7:17 PM

Seconded by Councilor Karamcheti

All were in favor and motion passed

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Jason Chen, Cal Finocchiaro, Bradley Freeman, Maya Jamaledine, Manjula Karamcheti, John Obremski, Christopher Park, Devin Romanul, Kim Vandiver, Ryan Williams

IV. APPROPRIATIONS

- A. **(ID # 2026-1334):** Appropriation from Peg Access Fund #2922 in the amount of \$167,277.80 to MMTV and \$55,759.27 to Melrose Public Schools (#1803).

Motion to Recommend made by Councilor Jamaledine
 Seconded by Councilor Karamcheti
 All were in favor and motion passed

RESULTS:	ACCEPTED [UNANIMOUS]
TO:	City Council
AYES:	Jason Chen, Cal Finocchiaro, Bradley Freeman, Maya Jamaledine, Manjula Karamcheti, John Obremski, Christopher Park, Devin Romanul, Kim Vandiver, Ryan Williams
NAYS:	None
ABSENT:	Elizabeth Kowal

Mary Beth McAteer-Margolis, the Outreach Director and financial person at MMTV, thanked the council for considering the order and provided information about their services, including three stations at 360 Main Street.

V. ORDERS

- A. **(ID # 2026-1382):** Authorization to Amend Solid Waste Facility Operating Agreement by and between the City of Melrose and Waste Management of Massachusetts.

Motion to Recommend made by President Freeman
 Seconded by Councilor Finocchiaro
 All were in favor and motion passed

RESULTS:	ACCEPTED [UNANIMOUS]
TO:	City Council
AYES:	Jason Chen, Cal Finocchiaro, Bradley Freeman, Maya Jamaledine, Manjula Karamcheti, John Obremski, Christopher Park, Devin Romanul, Kim Vandiver, Ryan Williams
NAYS:	None
ABSENT:	Elizabeth Kowal

Jim Nocella from Waste Management and Jim Troup from Melrose DPW explained that this is a critical part of the DPW's operation, as well as a critical component to the services that we provide

and the costs that are associated with the solid waste and recycling curbside pickup program for the City of Melrose. The proposed 20-year agreement would result in Waste Management constructing a new transfer station on the Route 99 site at no cost to the city, with estimated annual benefits of \$450,000-\$500,000 from host payments and reduced costs. Councilor Williams inquired about permit requirements, with the response indicating that the current facility needs relocation due to non-compliance with updated stormwater regulations, and Waste Management would handle the re-permitting process. The facility would serve Melrose and surrounding areas, with Melrose using about 20% of capacity, and would meet current environmental regulations. The agreement includes a \$75,000 annual host community payment that increases by 3.3-3.5% annually, with no interruption of service during construction. Snow dumping would not materially impact the plan.

VI. ADJOURNMENT

Motion to Adjourn made by Councilor Finocchiaro at 7:45 PM

Seconded by Councilor Jamaledine

All were in favor and meeting was adjourned

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Jason Chen, Cal Finocchiaro, Bradley Freeman, Maya Jamaledine, Manjula Karamcheti, John Obremski, Christopher Park, Devin Romanul, Kim Vandiver, Ryan Williams



CITY OF MELROSE

Auditor's Office

City Hall, 562 Main Street
Melrose, Massachusetts 02176
Telephone - (781) 979-4110

To: Melrose City Council

From: Kerriann Golden, CFO/City Auditor

Date: June 9, 2026

Re: Appropriation 2026-1334

The requested appropriation is requested semi-annually to distribute fees collected from Comcast and Verizon. The grant agreement executed 6/24/25 distributes 75% of the cable revenues to MMTV and 25% to Melrose Public Schools.

Date Received	Company	Total Payment	75% MMTV	25% Melrose Public Schools
2/12/2026	Comcast	60,542.17	45,406.63	15,135.54
3/3/2026	Verizon	50,835.74	38,126.81	12,708.94
5/13/2026	Comcast	63,565.88	47,674.41	15,891.47
5/15/2026	Verizon	48,093.28	36,069.96	12,023.32
Total to be appropriated			167,277.80	55,759.27

FIRST AMENDMENT TO SOLID WASTE FACILITY OPERATING AGREEMENT

This first amendment (“Amendment”) is made and entered into as of May ___, 2026 by and between the City of Melrose (the “City”) and Waste Management of Massachusetts, Inc. (“Contractor”).

WHEREAS, City and Contractor have entered into an agreement titled Solid Waste Facility Operating Agreement, dated September 6, 2019 (the “Agreement”);

WHEREAS, City and Contractor desire to modify certain terms of the Agreement through this Amendment to reflect a longer term commitment to allow for Contractor to construct and operate a new SWF at a new location on the Premises (“New SWF”);

WHEREAS, Contractor intends to begin the process necessary to construct a New SWF at a new location on the Premises as contemplated in Section 3 of the Agreement, to modify the existing site plan for the New SWF to allow for a more efficient use, expansion (permitted SWF tonnage limits and hours of operation) and operation of the New SWF while maximizing the City’s use of the property surrounding the New SWF to allow for alternative uses.

Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. Section 2.1. Conveyance of SWF. Section 2.1 is amended by adding new paragraph 2.1(a) as follows:
 1. If Contractor completes construction of the New SWF on the Premises, Contractor shall convey title in the New SWF to the City upon Contractor’s receipt of the Authorization to Operate as issued by the Massachusetts Department of Environmental Protection.
 2. All other terms and provisions in Section 2 of the Agreement shall apply to the New SWF.
2. **Section 3. Cooperation Between Contractor and City.** Section 3 is amended by adding a new paragraph as follows:
 1. Contractor and the City agree that Contractor shall seek required permits, licenses and necessary government approvals to advance the construction of a New SWF at a new location on the Premises for the acceptance, processing, loading and outbound transfer of solid waste in accordance with said permits and governmental approvals. In connection with the construction of the New SWF, Contractor intends to demolish and remove the former SWF and return the area of property for the City’s use. Given the uncertainties of the permitting and governmental approvals process, the Parties’ obligations under

this Amendment are contingent upon the Contractor receiving all necessary permits, licenses and necessary approvals for the Project, and the construction of the New SWF remaining legally, financially (project cost not exceeding more than 10% of current cost estimates) and operationally feasible to the Contractor. Should Contractor be unable to obtain all necessary approvals and permits, despite using diligent efforts and good faith to obtain the same, or determine that the construction of the New SWF is no longer legally, financially or operationally feasible, it shall provide all such documents as necessary evidencing as much to the City, and this Amendment shall be null and void and all terms and provisions of the Agreement shall remain in force and effect.

3. **Section 4. Term.** City and Contractor agree to exercise the two Renewal Terms set forth in Section 4 of the Agreement and extend the Agreement for a period of twenty years, by deleting Section 4 (Term) in its entirety and substituting therefor the following:

1. Section 4. TERM. The Agreement shall begin on the Effective Date and continue through September 5, 2049. Upon expiration or termination of this Agreement, Contractor shall be relieved of further obligations hereunder, except as may be expressly set forth or reserved herein.

4. **Section 4.1. Early Termination.**

Section 4.1 (Early Termination) of the Agreement shall be replaced with the following:

1. **Taking.** The term "**Taking**" as used in this section shall mean an appropriation or taking under the power of **eminent domain** by any public or quasi-public authority or a voluntary sale or conveyance in lieu of condemnation but under threat of condemnation. In the event of a Taking of the Premises after construction of the new SWF, necessitating the early termination of this Agreement and Amendment prior to its end date in 2049, both shall terminate and expire as of the date possession is delivered to the condemning authority, and the parties hereto shall each be released from any liability accruing pursuant to the Agreement or this Amendment after the date of termination. In the event of a Taking, both the City and WM shall have a right to their fair and reasonable share of compensation awarded as a result of any condemnation proceedings, or agreed to as part of any settlement in lieu thereof, in the amount of damages that have resulted to the respective parties from the Taking. The parties agree to work together in good faith to defend against such any such action and if necessary negotiate a resolution that provides fair compensation to both parties in consideration of WM investment in the construction of the new SWF.

2. The City may terminate this Agreement and Amendment for cause pursuant to the conditions and process outlined in Section 10.
5. **Section 5.2. Host Fees.** City and Contractor agree to continue Host Fee increases of 3.5% annually throughout the Term of the Agreement through September 5, 2049, effective July 1 of each year, pursuant to the terms of the Agreement. Upon receipt of the “Authorization to Operate” the New transfer station, in the event Contractor’s Additional Payments set forth in Section 5.4 exceeds \$75,000 in a fiscal year, adjusted annually by 3.3%, the amount of such excess above \$75,000 shall be applied as a credit against, and shall reduce dollar-for-dollar, the Host Fee payments otherwise payable by Contractor to the City during that same fiscal year. In no event shall any credit be taken against the Host Fee payments when the year-over-year increase in payments as set for in the Agreement fall below 3.3%.
6. All other terms and provisions of the Agreement shall remain in full force and effect and shall apply to the operation of the New SWF.
7. This Amendment may be executed in counterparts, and each counterpart shall be deemed an original, and all counterparts shall constitute one and the same instrument.
8. This Amendment constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous understandings, whether oral or written. This Amendment may not be amended or modified except in writing signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

CITY:

CONTRACTOR:

CITY OF MELROSE

**WASTE MANAGEMENT OF
MASSACHUSETTS, INC.**

By: _____

By: _____

Name:

Name:

Title:

Title:



- Streets
- MBTA Commuter Rail Station
- MBTA Commuter Rail
- Easements
- Hist Lines
- Parcels
- Buildings
- Pools
- MA Highways
- US Highway
- Interstate
- Numbered Routes
- Abutting Town Labels
- Bathymetry
- 0-5 ft
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70+ ft
- Town Boundary
- Abutting Towns
- Mask

99

MT HOOD GOLF COURSE

PASSAGEWAY

BROADWAY

BROADWAY

PENNEY ROAD

PENNEY ROAD

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



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