CITY OF WOBURN
CITY COUNCIL
COMMITTEE ON FINANCE
COMMITTEE ROOM
WOBURN CITY HALL
MONDAY, AUGUST 10, 2026, at 6:02 p.m.

Voting Members present: Chair pro tem Joseph E. Demers, Councilor Yano Amara, Councilor Robert J. Ferullo Jr., and Councilor Darlene A. Mercer-Bruen. Absent: Chair Charles Viola.

Non-voting Members present: Councilor Jeffrey P. Dillon**,** Councilor Lou DiMambro, Councilor William J. Pappalardo, and President Robert F. Toro Jr.

Also present: Mayor Michael P. Concannon, City Auditor Charles E. Doherty, DPW Acting Supt. Anthony Parziale, City Engineer Alex Rozycki, DPW Highway Foreman Christopher Doherty, and Water Treatment Plant Manager Anthony Blazejowski

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Reading and approval of previous meeting minutes: Motion made by Councilor Mercer-Bruen and seconded by Councilor Ferullo to dispense with the reading of and approve the minutes of the meetings of May 26, 2026; May 28, 2026; and June 1, 2026; all in favor, 4-0-1.

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Order that the amount of $100,000 be appropriated from Downtown Parking Acct# 232558-580000 to Magazine Hill Parking Lot Acct# 382258-580000: Mayor Concannon said the city has been working to prepare Magazine Hill for additional parking and they have been able to do a lot of the work in-house with the DPW, which specific credit to Foreman Doherty. He said they now need to finish the project with curbing, sidewalks, the final coat of pavement and striping. He said the Engineering Dept. is working on a contract to finish the job so the project can be put out to bid. He said the money will come from the downtown parking fund which has accumulated over the years. Councilor Ferullo asked if the mayor anticipates there will be any steps undertaken to clean up Manns Court. Mayor Concannon said there will be improvements to the parking situation, including the installation of a bump out and the installation of curbing from Main Street. Councilor Mercer-Bruen asked if it will be granite curbing. Mayor Concannon answered affirmatively. Motion made by Councilor Ferullo and seconded by Councilor Amara to suspend the City Council's rules to allow any non-voting member of the council to address the order; approved, 4-0-1. Councilor Pappalardo said he 100 percent support the project. He asked where the money is coming from. Mayor Concannon said the money is coming from the downtown parking fund. Councilor Pappalardo asked if there will be enough in that account to cover the costs of what needs to be done. Mayor Concannon said he believes there is adequate funding. Councilor Dillon said he would like to echo what officials have previously said about the efforts of the DPW. He encouraged anyone to go up to Magazine Hill. He said it takes two minutes to walk downtown. He said he is really excited to see this project come to completion. He said he supports the order 100 percent. He said Chair Viola contacted him and asked him to convey Chair Viola's support in his absence. Councilor DiMambro said he is glad to see this project is in the ninth inning. He asked what is left to do.

Mayor Concannon said in addition to the installation of curbing, there will be plantings of trees and shrubs. Mr. Rozycki said all the landscaping will be done in-house. He said there will be a couple of areas of green space they can use for snow storage. He said the lighting is in place. He said they hope to finish this fall. Chair pro tem Demers said when he joined the City Council, Magazine Hill was located in Ward 4. He said he is pleased to see it come to fruition. Motion made by Councilor Mercer-Bruen and seconded by Councilor Amara that the order "ought to pass;" approved, 4-0-1.

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Order for Loan Order in the amount of $15,000,000 for sewer improvements throughout the City: Mayor Concannon said this order and the next order are companions that if approved will be spent on enhancements to the water and sewer infrastructure. He said every five or six years the city needs to make this type of investment so the water and sewer system will continue to be where it needs to be. Councilor Mercer-Bruen asked on which water and sewer lines the $15 million loan order will be spent. Mayor Concannon said the administration has a plan that can be shared with the City Council. Councilor Mercer-Bruen said she would like to see which areas the city is going to address. Mr. Rozycki said the city would typically like to spend $2 million a year on water and sewer infrastructure. He said the downtown area does need some upgrades but he cannot say for certain what particular streets will be addressed in the coming year. Councilor Mercer-Bruen said she would like an understanding of what the plan is. Chair pro tem Demers asked if there is a list of priorities. Mr. Rozycki said they do have a 3-year priority list. Councilor Pappalardo asked where the $15 million is coming from. City Auditor Doherty said the administration is asking for a bond authorization. He said the city is also working with the MWRA for grants and loans. He said the cleaning and relining program is going to be spread over five years and the city won't have to borrow money until the projects are in hand. He said it will be the same for the sewer projects. Councilor Pappalardo asked why the city wouldn't ask for this money are part of the budget. Auditor Doherty said it will be part of the budget once they get the bond. He said what the administration needs is the City Council's authorization to seek the bond. He said using bond money for this work gives the city more flexibility. Councilor Pappalardo asked if the bond should go through the budget. Auditor Doherty said it will show up on the debt page. Mayor Concannon said the city will be working with the MRWA on financial options. He said a bond authorization gets the city in the game as far as loans and grants are concerned. He said the city can seek the least expensive option. Councilor DiMambro said there are issues with the water and sewer system on New Boston Street and asked if work in that area will be part of this $15 million bond authorization or if there will be a separate appropriation fort that work. Mayor Concannon said work on New Boston Street could be part of the bond authorization. He said that area would involve a significant project in and of itself. Councilor Dillon said he was contacted by Chair Viola who asked him to speak in favor of this order. Councilor Dillon said he is in favor as well. He said another community to the north of Woburn had a rupture with a water and sewer line and it created major problems. He said he appreciates the administration being proactive. Chair pro tem Demers said he thinks the committee would appreciate a little more clarity about where the work will take place and asked if the mayor could put something together by next week. He said a list of eligible projects would go a long way. Motion made by Councilor Ferullo and seconded by Councilor Mercer-Bruen to send the order "back for action," pending the receipt of the requested

documentation from the mayor's office. Councilor Mercer-Bruen said she thinks the committee would want to know exactly where the cleaning and relining will take place. Mayor Concannon said by the time the project gets to year five, the priorities may have shifted. President Toro said he thinks a 3-year schedule would be sufficient. Mr. Rozycki said he would love to have a concrete 5-year plan. President Toro said he does not believe the administration has to identify every single street. Mr. Rozycki said he can show the committee what a typical year will look like. Chair pro tem Demers said the committee would at least like a list of things that might be eligible for repair. Mayor Concannon said he can provide that. Motion approved, 4-0-1.

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Order for Loan Order in the amount of $10,000,000 for water main improvements throughout the City: Councilor Mercer-Bruen said she would like to see where the water main improvements are going to be. Motion made by Councilor Ferullo and seconded by Councilor Amara to send the order "back for action," approved, 4-0-1.

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MOTION made by Councilor Mercer-Bruen and seconded by Councilor Ferullo to adjourn; all in favor, 4-0-1. Chair pro tem Demers adjourned the meeting at 6:20 p.m.

A TRUE RECORD ATTEST _____

Gordon Vincent
Clerk of Committees