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TOWN OF WAYLAND

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BOARD OF SELECTMEN
MARY M. ANTES
ANTHONY V. BOSCHETTO
EDWARD J. COLLINS
CHERRY C. KARLSON
JOSEPH F. NOLAN

Board of Selectmen Meeting Minutes February 3, 2015

Attendance: Mary M. Antes, Tony V. Boschetto, Edward J. Collins, Cherry C. Karlson, Joseph F. Nolan
Also Present: Town Administrator Nan Balmer

A1. Convene in Open Session and then Enter into Executive Session Pursuant to Massachusetts General Laws Chapter 30A, Section 21a(3), with the Wastewater Management District Commission, to Discuss Pending Litigation in Matter of Twenty Wayland, LLC v. Town of Wayland and Wayland Wastewater Management District Commission; and to Discuss Collective Bargaining Strategy Pertaining to OPEB Recommendation At 6:00 p.m., J. Nolan moved, seconded by M. Antes, to enter into executive session pursuant to Massachusetts General Laws Chapter 30A, Section 21a (3), with the Wastewater Management District Commission, to discuss strategy with respect to pending litigation regarding the case of Twenty Wayland, LLC and the Town of Wayland et al; and to discuss collective bargaining strategy pertaining to the OPEB recommendation in regard to the AFSCME Clerical Union, the AFSCME Professional Union, the Teamsters, the Library Association, the Police Union, the Fire Union, the Wayland Teachers Association, the Wayland Educational Secretarial Association, the School Custodians Union, and the Food Service Association. The Chair declares that a public discussion of strategy with respect to pending litigation regarding the case of Twenty Wayland, LLC and the Town of Wayland et al; and the discussion of collective bargaining strategy pertaining to the OPEB recommendation in regard to the AFSCME Clerical Union, the AFSCME Professional Union, the Teamsters, the Library Association, the Police Union, the Fire Union, the Wayland Teachers Association, the Wayland Educational Secretarial Association, the School Custodians Union, and the Food Service Association, will have a detrimental effect on the bargaining, litigating or negotiating position of the Town. Roll call vote: YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0. Chair J. Nolan invites attendance by Wastewater Management District Commission members Fred Knight, Sam Potter and Rick Greene, Town Administrator Nan Balmer, Assistant Town Administrator/HR Director John Senchyshyn, and Town Counsel Mark Lanza. The Board will reconvene in open session in approximately one hour.

The Board returned to open session at 7:24 p.m.

A2. Call to Order by Chair Chair J. Nolan called the open meeting of the Board of Selectmen to order at 7:25 p.m. in the Selectmen's Meeting Room of the Wayland Town Building and noted the meeting will likely be broadcast and videotaped for later broadcast by WayCAM. He reviewed the agenda for the public. C. Karlson left the meeting at 7:26 p.m. to join the Finance Committee.

A3. Public Comment There was no public comment.

A4. Meet with Treasurer/Collector Paul Keating for Potential Vote to Approve Sale of 2015 Bonds and Execute and Deliver Documents; and Discussion and Potential Vote on Position on Article to Create Treasurer's Revolving Fund, and Recommend Withdrawal of Warrant Article to Rescind Debt Treasurer/Collector Paul Keating reviewed the sale of 2015 bonds. He recommended the withdrawal of the article to rescind authorized but unexpended debt. He discussed his support for a warrant article to

adopt the local option for a Treasurers Revolving Fund to match tax title expenses and revenues; he said it will be budget neutral, taking revenues and expenses out of the General Fund.

T. Boschetto moved, seconded by E. Collins, to approve and authorize the sale of the \$6,917,000 General Obligation Municipal Purpose Loan of 2015 Bonds of the Town dated February 12, 2015 (the "Bonds"), to Roosevelt & Cross, Inc., at the price of \$7,379,210.23, and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on February 1 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2016	\$572,000	3.00%	2023	\$315,000	3.00%
2017	570,000	3.00	2024	315,000	3.00
2018	550,000	3.00	2025	315,000	3.00
2019	545,000	3.00	2029	1,050,000	3.00
2020	510,000	3.00	2031	510,000	3.00
2021	335,000	3.00	2033	500,000	3.00
2022	330,000	3.00	2035	500,000	3.25

Further Voted: that the Bonds maturing on February 1 in each of the years 2029, 2031, 2033 and 2035 (each, a "Term Bond") shall be subject to mandatory redemption or mature as follows:

Term Bond due February 1, 2029

<u>Year</u>	<u>Amount</u>
2026	\$265,000
2027	265,000
2028	260,000
2029*	260,000

Term Bond due February 1, 2031

<u>Year</u>	<u>Amount</u>
2030	\$260,000
2031*	250,000

Term Bond due February 1, 2033

<u>Year</u>	<u>Amount</u>
2032	\$250,000
2033*	250,000

Term Bond due February 1, 2035

<u>Year</u>	<u>Amount</u>
2034	\$250,000
2035*	250,000

*Final Maturity

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated January 16, 2015 and a final Official Statement dated January 29, 2015 (the "Official Statement"), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.

Further Voted: that we authorize and direct the Treasurer to establish post issuance federal tax compliance procedures in such form as the Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds.

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

Roll call vote: YEA: M. Antes, T. Boschetto, E. Collins, J. Nolan. NAY: none. ABSENT: C. Karlson. ABSTAIN: none. Adopted 4-0.

A5. Recess to Attend Finance Committee Warrant Article Hearing At 7:38 p.m., the Board recessed to attend the Finance Committee Warrant Article Hearing.

A6. Reconvene and Review Community Preservation Committee Articles Submitted for 2015 Annual Town Meeting with Chair, Community Preservation Committee At 9:25 p.m., the Board members T. Boschetto, E. Collins, C. Karlson, and J. Nolan reconvened the regular meeting. Board member M. Antes remained at the Finance Committee Warrant Article Hearing.

Gretchen Schuler, Chair, Community Preservation Committee, discussed with the Board the articles submitted by the committee for the 2015 Annual Town Meeting. She noted that the article to transfer the Dudley Woods parcels must be ordered before the article for the construction of trails and signage at Dudley Woods. She provided an estimate for the funding of the rail trail project, considered the re-evaluation of the ten-year plan, the possibility of borrowing up to the town's portion (1.5% of tax of town) over twenty years, and the acquisition of Mainstone Farms. She discussed the transfer of community housing funds to the Municipal Affordable Housing Trust Fund. E. Collins expressed his concern that diversity and dispersion of housing should be a goal of affordable housing; he said he would like to ensure that the funding is not spent in one place. C. Karlson said the town is bound by the Affordable Housing Trust, and the Community Preservation Committee articles will not address how the fund finances its projects. The Board discussed the grass playing field at Oxbow Meadows (the former Nike Site), noting that the deed requires it be used for recreation; if the Board of Public Works supports the article, there is no need to transfer the custody of the land. The Board discussed its concerns that prior projects approved by the Community Preservation

Committee for fields were not complete. The Board requested a drawing from the Recreation Commission that explains what the expenditure of \$85,000 would provide in terms of trails and signage at Dudley Woods.

A7. Discussion and Potential Approval of Appointment of Special Counsel to Represent the Board of Health before the Department of Environmental Protection re: Septage Property Site Assignment

E. Collins moved, seconded by T. Boschetto, to approve and authorize the appointment of Special Counsel to represent the Board of Health before the Department of Environmental Protection in regard to the septage property site assignment. YEA: T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: M. Antes. ABSTAIN: none. Adopted 4-0.

A8. Review and Approve Consent Calendar (See Separate Sheet) T. Boschetto moved, seconded by C. Karlson, to approve the consent calendar. YEA: T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: M. Antes. ABSTAIN: none. Adopted 4-0.

A9. Review Correspondence (See Separate Index Sheet) The Board reviewed the correspondence of the weeks of January 26 and February 3, 2015. C. Karlson noted the goals of the Police Department. E. Collins asked about the next steps in regard to the letter from the Sudbury Board of Selectmen about the septage facility. J. Nolan noted the increase in Chapter 90 funds and discussed the impact of the weather. C. Karlson said the Board needs a better understanding of the wastewater article. She said it was unclear if Betty Salzberg was expressing the need for a part-time land manager on behalf of the Conservation Commission or in her personal capacity. The Board discussed the impact of withdrawal from the Minuteman Regional School, and the report of Wayland Cares.

A10. Report of the Town Administrator N. Balmer updated the Board on a land use meeting regarding the AMERESCO project, the funding of Wayland Cares, a meeting with the Finance Committee and the Recreation Commission regarding the formation of a revolving fund, municipal space planning, and the presentation of the FY16 budget by the Finance Committee on February 9. The Board discussed future agenda items and the timeline to town meeting. The Board advised N. Balmer to post an additional meeting for February 17 if necessary.

A11. Selectmen's Reports and Concerns T. Boschetto thanked the DPW staff for their hard work in the midst of a series of snowstorms. C. Karlson and M. Antes reported on the Massachusetts Municipal Association annual conference.

A12. Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting, If Any J. Nolan said, "I know of none."

A13. Adjourn There being no further business before the Board, C. Karlson moved, seconded by M. Antes, to adjourn the meeting of the Board of Selectmen at 10:50 p.m. YEA: M. Antes, T. Boschetto, E. Collins, C. Karlson, J. Nolan. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

Items Distributed for Information and Use by the Board of Selectmen at the February 3, 2015, Meeting

1. Wayland Rail Trail Cost Estimate

Items Included as Part of Agenda Packet for Discussion During the January 26, 2015/February 3, 2015 Board of Selectmen's Meeting

1. Proposed Vote of the Board of Selectmen to Approve the Sale of General Obligation Municipal Purpose Bonds
2. Articles Submitted for the 2015 Annual Town Meeting (January 26 Packet)
3. Memorandum of 1/26/15 from Nan Balmer, Town Administrator to Board of Selectmen
re: Rivers Edge Project: Special Counsel to Board of Health for Site Assignment (January 26 Packet)