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TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

BOARD OF SELECTMEN

LEA T. ANDERSON
MARY M. ANTES
LOUIS M. JURIST
CHERRY C. KARLSON
JOSEPH F. NOLAN

Board of Selectmen

Meeting Minutes

March 27, 2017

Wayland Town Building, Large Hearing Room
41 Cochituate Road, Wayland

Attendance: Lea T. Anderson, Mary M. Antes, Louis M. Jurist, Cherry C. Karlson

Absent: Joseph F. Nolan

Also Present: Town Administrator Nan Balmer

A1. Call to Order by Chair Chair C. Karlson called the meeting of the Board of Selectmen to order at 6:42 p.m. in the Large Hearing Room of the Wayland Town Building and noted that the meeting will likely be broadcast and videotaped for later broadcast by WayCAM. M. Antes announced that Election Day is tomorrow, the LOWV "Big Financial Picture" is scheduled for March 30, and the Civics Bee will be held on April 2. C. Karlson announced that the 2017 Annual Town Meeting begins at 1:00 p.m. on Sunday, April 2 in the Field House.

A2. Public Comment There was no public comment.

A8. Review and Approve Consent Calendar (See Separate Sheet) L. Anderson moved, seconded by M. Antes, to approve the consent calendar. YEA: L. Anderson, M. Antes, C. Karlson. NAY: none. ABSENT: L. Jurist, J. Nolan. ABSTAIN: none. Adopted 3-0.

A3. Vote to Award Bonds Town Treasurer, Zoe Pierce, informed the Board that the bond sale took place today. A total of \$13,010,000 in bonds were sold. Eastern Bank is the underwriter as they offered the lowest True Interest Cost of 2.9863197%. Z. Pierce reported that this is an excellent rate. N. Balmer thanked Zoe, and Financial Advisors, Clark Rowell and Kristy Genga from Unibank for their effort. L. Anderson moved, seconded by M. Antes, to award bonds as presented. YEA: L. Anderson, M. Antes, C. Karlson. NAY: none. ABSENT: L. Jurist, J. Nolan. ABSTAIN: none. Adopted 3-0.

A7. Minutes: Review and Vote to Approve Minutes of March 13, 2017 M. Antes moved, seconded by L. Anderson, to approve the minutes of March 13, 2017, as amended. YEA: L. Anderson, M. Antes, C. Karlson. NAY: none. ABSENT: L. Jurist, J. Nolan. ABSTAIN: none. Adopted 3-0.

A9. Review Correspondence (See Separate Index Sheet) The Board reviewed the week's correspondence. L. Anderson stated that the letter to Mass Housing was greatly improved. She also found the WRAP minutes very helpful and informative.

A10. Report of the Town Administrator N. Balmer discussed drafts of two agreements. The first is the agreement between the BOS and the WWMD for the PILOB (payment in lieu of betterment) and the second is the agreement between Wayland Meadows, WWMD and the Conservation Commission for the transfer or wastewater capacity for 5 Concord Road and the donation of Lot 8 to the Conservation Commission. She said the only thing left now is to figure out how much Wayland Meadows owes. She told the Board they will see it again after Town Meeting and to let her know if they have any questions.

A4. Annual Town Meeting Warrant Hearing, Including Review of Motions

The Board was joined by Town Counsel, Carolyn Murray, and Town Moderator, Dennis Berry. C. Karlson led the attendees through a page by page review of the warrant and motions for Annual Town Meeting. Residents made suggestions and asked questions. C. Karlson noted that corrections will be included in an updated errata sheet.

(Louis Jurist arrived at 7:17 p.m.)

A5. Annual Town Meeting: Discussion of Business Related to Town Meeting including Motions, Errata, and Voting on Articles

N. Balmer suggested the Board meet half an hour before Town Meeting on Sunday and meet 15 minutes before on the rest of the days.

L. Anderson moved, seconded by M. Antes, that the Board support Article 6 (FY 2018 Omnibus Budget). YEA: L. Anderson, M. Antes, C. Karlson. L. Jurist. NAY: none. ABSENT: J. Nolan. ABSTAIN: none. Adopted 4-0.

The Board decided to wait to vote on Street Acceptance until they see the Finance Committee's write-up.

A6. Receive and Discuss Report from Listening Session Subcommittee; Vote to Disband

L. Anderson discussed the Listening Session Subcommittee report and went into some details about the process, the experience, and the results. M. Antes went over the recommendations of the Subcommittee. She said one of the main concerns is the lack of communication. Vision and lack of coordination were also brought up as concerns. M. Antes said she is looking for permission to send people the report. She said she would also like to send it to the staff. N. Balmer suggested that one Board of Selectmen member attend a department heads meeting after the report is sent out to staff. L. Anderson said she is happy to attend the next meeting so the report can be posted online sooner rather than later.

L. Jurist moved, seconded by M. Antes, to disband the Listening Session Subcommittee. YEA: L. Anderson, M. Antes, C. Karlson. L. Jurist. NAY: none. ABSENT: J. Nolan. ABSTAIN: none. Adopted 4-0.

A11. Selectmen's Reports and Concerns M. Antes noted the letter looking for support for MetroWest Health Foundation that is due this Friday. C. Karlson said they want a letter stating what the town's organizational contribution would be. M. Antes said she would hope the town would do this. L. Jurist said the deadline is too soon.

M. Antes moved, seconded by L. Anderson, for The Town of Wayland to send a letter of support to Karen Adelman from the MetroWest Regional Collaborative for an application for funding from the MetroWest Health Foundation. YEA: L. Anderson, M. Antes, C. Karlson. NAY: none. ABSENT: J. Nolan. ABSTAIN: L. Jurist. Adopted 3-0-1

M. Antes asked her fellow Board members if they were aware of the upcoming Commonwealth Conversations event on April 4th. The other Board members said they were not aware of it. M. Antes said she would look into it.

C. Karlson asked N. Balmer to explain the change in the errata that refers to the changes in the Selectmen's office about staff and titles. N. Balmer said E. Doucette's title has changed from Finance Analyst to Finance Administrator and has increased a grade as well. She said her responsibilities have increased and she went in

front of the Personnel Board. C. Karlson asked N. Balmer to cite changes like that in the Town Administrator's report in the future.

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

A13. Enter into Executive Session Pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(3), a Discussion of Strategy with Respect to and in Preparation for Collective Bargaining with Police, Fire, AFSCME 1, AFSCME 2, Library, Teamsters, Wayland Teachers' Association, Wayland Educational Secretarial Association, Custodians Union and Food Service Association Representing Town and School Employees, and Pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(2), to Conduct Strategy with Respect to School and Town Non-Union Personnel; and Pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(7), to Review and Consider for Approval the Potential Release of the Following Executive Session Minutes on the Following Topics: Pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(3), a Discussion of Strategy with Respect To Whether the Town should Pursue Legal Proceedings with Respect to the Town's Agreement with Twenty Wayland, LLC, Relative to Property and Development Located off 400-440 Boston Post Road; and a Discussion of Strategy with Respect to a Pending Action Regarding 150 Main Street LLC v. Zoning Board of Appeals, Pending with the Land Court; and a Discussion of Strategy with Respect to Pending Actions Regarding Boelter et al v. Wayland Board of Selectmen, and a Discussion of 20 Millbrook Road, and a Discussion of Strategy with Respect to Collective Bargaining and Pending Litigation in regard to Sams-Lynch v. Town of Wayland, and a Discussion of Strategy with Respect to and in Preparation for Collective Bargaining with Police, Fire, AFSCME 1, AFSCME 2, Library, Teamsters, Wayland Teachers' Association, Wayland Educational Secretarial Association, Custodians Union and Food Service Association Representing Town and School Employees; and, Pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(6), a Consideration of the Purchase, Taking, Lease or Value of Real Property in Regard to the Rivers Edge Project at 484-490 Boston Post Road because a Public Discussion of these Matters may have a Detrimental Effect on the Negotiating, Litigating or Bargaining Position of the Town: **APPROVE FOR RELEASE WITH REDACTIONS: January 30, 2017 APPROVE AND HOLD: January 23, 2017, February 6, 2017, February 13, 2017, March 6, 2017, and March 13, 2017 At 8:40 p.m., C. Karlson moved, seconded by M. Antes, that the Board of Selectmen enter into executive session pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(3), a to discuss strategy with respect to and in preparation for collective bargaining with Police, Fire, AFSCME 1, AFSCME 2, Library, Teamsters, Wayland Teachers' Association, Wayland Educational Secretarial Association, Custodians Union and Food Service Association representing town and school employees, and pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(2), to conduct strategy with respect to school and town non-union personnel; and pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(7), to review and consider for approval the potential release of the following executive session minutes on the following topics: pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(3), a discussion of strategy with respect to whether the Town should pursue legal proceedings with respect to the Town's agreement with Twenty Wayland, LLC, relative to property and development located off 400-440 Boston Post Road; and a discussion of strategy with respect to a pending action regarding 150 Main Street LLC v. Zoning Board of Appeals, pending with the land court; and a discussion of strategy with respect to pending actions regarding Boelter et al v. Wayland Board of Selectmen, and a discussion of 20 Millbrook Road, and a discussion of strategy with respect to collective bargaining and pending litigation in regard to Sams-Lynch v. Town of Wayland, and a discussion of strategy with respect to and in preparation for collective bargaining with Police, Fire, AFSCME 1, AFSCME 2, Library, Teamsters, Wayland Teachers' Association, Wayland Educational Secretarial**

Association, Custodians Union and Food Service Association representing town and school employees; and, pursuant to Massachusetts General Laws Chapter 30A, Section 21 (a)(6), a consideration of the purchase, taking, lease or value of real property in regard to the Rivers Edge Project at 484-490 Boston Post Road: APPROVE FOR RELEASE WITH REDACTIONS: January 30, 2017; APPROVE AND HOLD: January 23, 2017, February 6, 2017, February 13, 2017, March 6, 2017, and March 13, 2017. The Chair declared that a public discussion of these matters may have a detrimental effect on the litigating, bargaining or negotiating position of the Town. Roll call vote: YEA: L. Anderson, M. Antes, L. Jurist, C. Karlson. NAY: none. ABSENT: J. Nolan. ABSTAIN: none. Adopted 4-0. Chair C. Karlson invited attendance by Town Administrator Nan Balmer and Assistant Town Administrator/Human Resources Director John Senchyshyn. The Board will reconvene in open session in approximately thirty minutes.

The Board returned to open session at 9:26 p.m.

C. Karlson stated that the Board is currently up to date with executive session minutes. She said she has reviewed all executive session minutes being held and stated that the Board has released all executive session minutes with topics that have been concluded.

A14. Executive Session Minutes: Approve for Release with Redactions January 30, 2017, and Approve and Hold January 23, 2017, February 6, 2017, February 13, 2017, March 6, 2017, and March 13, 2017

L. Anderson moved, seconded by M. Antes, to approve for release with redactions the executive session minutes of January 30, 2017. YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist. NAY: none. ABSENT: J. Nolan. ABSTAIN: none. Adopted 4-0. L. Anderson moved, seconded by M. Antes, to approve and hold the executive session minutes of January 23, 2017, February 6, 2017, February 13, 2017, March 6, 2017, and March 13, 2017. YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist. NAY: none. ABSENT: J. Nolan. ABSTAIN: none. Adopted 4-0.

A15. Adjourn There being no further business before the Board, L. Jurist moved, seconded by L. Anderson, to adjourn the meeting of the Board of Selectmen at 9:30 p.m. YEA: L. Anderson, M. Antes, C. Karlson, L. Jurist. NAY: none. ABSENT: J. Nolan. ABSTAIN: none. Adopted 4-0.

Items Distributed for Information and Use by the Board of Selectmen at the Meeting of March 27, 2017

1. Record of Vote of the Wayland Board of Selectmen, March 20, 2017, to Extend the Period for Execution of the River's Edge Land Development Agreement
2. Revised Draft Errata for the Annual Town Meeting
3. Revised Draft Motions for the Annual Town Meeting
4. Email of 3/27/17 from Metropolitan Area Planning Council to Board of Selectmen re: Request for Letter of Collaboration for a MetroWest Health Foundation Grant
5. Report of the Board of Selectmen Listening Session Subcommittee

Items Included as Part of Agenda Packet for Discussion During the March 27, 2017 Board of Selectmen's Meeting

1. Memorandum of 3/23/17 from Zoe Pierce, Treasurer/Collector, to Nan Balmer, Town Administrator, re: Board of Selectmen Meeting, Bond Issuance
2. Board of Selectmen Listening Session Subcommittee, Meeting Minutes of February 22, 2017
3. Draft Meeting Minutes, Board of Selectmen, March 13, 2017
4. Report of the Town Administrator for the Week Ending March 24, 2017

VOTE OF THE BOARD OF SELECTMEN

I, the Clerk of the Board of Selectmen of the Town of Wayland, Massachusetts (the "Town"), certify that at a meeting of the board held March 27, 2017, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

Voted: that the sale of the \$13,010,000 General Obligation Municipal Purpose Loan of 2017 Bonds of the Town dated April 6, 2017 (the "Bonds"), to Eastern Bank at the price of \$13,556,128.85 and accrued interest is hereby approved and confirmed. The Bonds shall be payable on May 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>
2018	\$560,000	5.00%	2027	\$580,000	3.00%
2019	630,000	5.00	2028	390,000	2.50
2020	630,000	3.00	2029	395,000	2.50
2021	635,000	3.00	2030	400,000	3.00
2022	635,000	5.00	2034	1,555,000	3.00
2023	595,000	5.00	2039	1,690,000	3.25
2024	580,000	5.00	2043	1,200,000	3.375
2025	580,000	5.00	2046	1,015,000	3.375
2026	580,000	3.00	2047	360,000	3.50

Further Voted: that the Bonds maturing on May 1, 2034, May 1, 2039, May 1, 2043 and May 1, 2046 (each a "Term Bond") shall be subject to mandatory redemption or mature as follows:

Term Bond due May 1, 2034

<u>Year</u>	<u>Amount</u>
2031	\$405,000
2032	415,000
2033	370,000
2034*	365,000

*Final Maturity

Term Bond due May 1, 2039

<u>Year</u>	<u>Amount</u>
2035	\$375,000
2036	380,000
2037	390,000
2038	270,000
2039*	275,000

*Final Maturity

Term Bond due May 1, 2043

<u>Year</u>	<u>Amount</u>
2040	\$285,000
2041	295,000
2042	305,000
2043*	315,000

*Final Maturity

Term Bond due May 1, 2046

<u>Year</u>	<u>Amount</u>
2044	\$325,000
2045	340,000
2046*	350,000

*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 March 17, 2017, and a final Official Statement dated March 27, 2017 (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.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b). At least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Bonds were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended.

Dated: March 27, 2017



Clerk of the Board of Selectmen

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