



Town of Wayland Massachusetts

Finance Committee

Paul Grasso
Thomas Greenaway
David J. Gutschenritter
Cherry C. Karlson (Chair)
Sam H. Peper
Richard M. Stack
Bill Steinberg

Finance Committee
Meeting Minutes, January 9, 2012

Attendance: C. Karlson (Chair), B. Steinberg, T. Greenaway, P. Grasso (8:25 – 8:55), R. Stack (attended BoS meeting from 9:23 – 9:44), D. Gutschenritter, S. Peper (at 7:20 – end of Public Comment)

Also in Attendance: Mike DiPietro, Finance Director

I. Call to Order

The meeting was called to order at 7:02 PM in the Wayland Town building.

II. Public Comment

- Jennifer Pearlman, 34 Pequot Rd. – she made a request that the Town of Wayland consider a playground at the Town Center development along Rte 20. She discussed the opportunity to create a place where families can gather in Wayland. She has made a similar request to the Board of Selectmen and presented a petition for such a playground that has been signed by approximately 225 residents. She said that there is some consideration to present an article at Town Meeting in April 2012.
- Anette Lewis, Claypit Hill Road – first, she commented that there is no information regarding the proposed FY'13 budget available on-line. She would like to see how monies have been expended in the current fiscal year and how they will be spent in the future. Next, she gave to Tom Greenaway information regarding the current DPW and the departments that preceded it. According to her, the DPW is costing the Town \$1mm more than the cost of the individual business units. On the school side, she feels that the schools are not accounting for all of their costs (i.e. nursing in the Town budget and fields in the Town budget).
- Linda Segal, Aqueduct Road – could not find budget information on-line until today. Would like clarity in the process.
- Mike Lowery – would like the entire Town Building to have wifi availability.
- Anette Lewis, Claypit Hill Rd. – indicated that \$170k has been spent on the Hannah Williams playground, but only \$120,000 was allocated by Town Meeting. She said she received this information from the DPW.

III. Capital Requests for Fiscal Year 2013

- Facilities, John Moynihan - IT requests of \$185k (a decrease from the CIP form, which requests \$230k). Includes networking, wifi (including Town Bldg) and disaster recovery, which is estimated to cost \$77k and includes school and Town disaster recovery. The appropriation from the prior year was \$265k, of which all but \$43k has been spent, and that work, which includes computers and email service transfers, is in process. The decrease from \$230k to \$185k is in the cost of document management (saving documents on-line). John will provide FinCom with an analysis of how the new data center at the high school will provide overall savings to the Town.
- Police, Chief Irving – Video security upgrade. Includes video in police cruisers and in the Public Safety Building. Video in the cruisers will be helpful in OUI cases and will provide the Town with better officer safety and liability protection. The two areas needing this in the building are the jail and the evidence room. Similar equipment is being used by the Towns of Bedford and Northborough, among others.
- Conservation, Brian Monahan –

- a. Need for a Ford 150 replacement truck. Would have a lift gate and 4-wheel drive to service their needs.
- b. Land acquisition - \$490k. Situated at 74 Plain Rd. near Mill Brook. This amount is the current assessed value of the property, which contains a house. It was suggested that this be a separate article to be funded with the use of CPA monies.
- Recreation, Nancy McShea –
 - a. Town Beach/Bath House - \$550k approved at 2008 Town Meeting; however construction bids are for \$388k. The cost savings should allow for construction of the splash pad. The \$50k allocated in 2011 for drainage work at the beach is out for bid. The allocation in FY'2012 for \$75k will provide for new sand for \$50k and an area for volleyball, horseshoes, etc., for a cost estimate to be less than \$25k. The request for FY'2013 is for \$130k for an ADA accessible dock. That is projected to be added after the 2012 Beach Season. Nancy provided a handout that shows the revenues at the Town Beach.
 - b. Stage at the Town Building – this work will be included in the allocation of \$80k that was approved in May 2012. The need for upgrades to the electrical for the stage may provide for a request for \$25k, which would be requested in a warrant article.
 - c. Fields – awaiting an update on the Gale report, which provides the long-term recommendations for new fields and field maintenance. Recreation is meeting on 1/17/12 and anticipates requesting funding for fields other than the proposed Middle School fields, per the CIP forms that were submitted. \$275k was allocated for improvements to the fields in prior years, of which all but \$77k has been spent. The Riverview ball field is out for bid at an estimated cost of 65k, which will leave \$12k from the approved funds. For FY'2013, \$125k is being requested for work recommended in the Gale Report. Don Ouellette will provide FinCom with a prioritized list of projects to be done from FY'2013 funding.
- Fire Department, Chief Loomer – wireless fire alarm boxes. This work would cover the library, Town Building, the three elementary schools, fire station #2 and the Middle School. The current system is a telegraph across a copper line, which would be expensive to replace and is quite old. The wireless system tells firefighters exactly where a fire is located within a building. It can be tested off-site and is viewed as a significant upgrade to the current system.
- Facilities, John Moynihan –
 - a. Middle School Roof – has been on the Town's "to do" list since 2008. Looking into the cost of just repairing seams; however the roof would still need to be replaced in the next few years. Spent about \$8 - \$10k in 2011 on seam repairs.
 - b. Whacker, vs. Bobcat for the schools – will confirm that a Whacker also costs approximately \$50k.
 - c. Parking lot repair at the Town Building. Includes new pavement and improving the drainage under the parking lot. Will work with ConCom for approvals for the work. It was suggested that ConCom might provide their opinion on the proposed project. It is anticipated that the work could be approved and completed within FY'13.
 - d. Mechanical and Electrical study of Town Building. It was suggested that an overall assessment of the long-term use for Town Building be done prior to continuing with a number of individual repairs and replacements within the building over the next several years. John agrees with that approach and this item is expected to be removed from the FY'2013 budget.
 - e. Fire Station #2 driveway and septic. The septic has not yet failed; however it is aging and it should be replaced at the same time as the paving at the rear of the building is replaced. The paving is in current need of repair. John was asked to find out if the cesspool complies with Title V requirements, and he said he will do so.
 - f. Transfer Station Shed – FinCom would like to know what the use is for this building. While the cost is relatively inexpensive for a small storage facility, there was question of the need for it.
 - g. DPW Garage – John was asked what the cost would be to make the current facility usable for the next 3 – 5 years. His overall estimate is \$2.5mm - \$3.0mm, as the building would need to be upgraded to current code requirements. At that cost, the Town would have a building that is expensive and does not meet the needs of the DPW. If the Town approves the new building, it is estimated that the Town will spend \$50k to \$100k per year over the next two years to maintain the current facility. The building committee is scheduled to meet on 1/18/12 to discuss the preferred location for a new facility. In 2011, \$175k was allocated to study a new DPW garage, and \$161k has been spent thus far on preliminary plans and studies. This will be a separate article at Town Meeting.
- DPW, Don Ouellette –
 - a. Vehicles – prices are based upon information provided by the Commonwealth.
 - b. Vehicle H13 – this is the refurbishment of a truck that will provide the Town with the comparable of a new \$200k vehicle for \$70k, by swapping the chassis and the body.
 - c. FinCom spent some time going through the inventory of vehicles provided by Don.

- d. North Cemetery - \$100k was allocated in 2009 for landscaping and new plots. There is ongoing landscaping work being done from those funds. FinCom would like to see how revenues from the sale of plots would offset the cost of the development of this new area of the cemetery. Mike DiPietro will provide information on this.
 - e. Water Items – the Commonwealth mandates upgrades to the pump station. The proposed work will move wellheads out of or above flood plains. The \$100k approved by Town Meeting in for FY'2012 has provided for design, and the work on the Happy Hollow wells is out for bid. Proposed work on Pemberton Road is a continuation of the proposed annual upgrade of water pipes in Wayland. This is part of a 2-yr. project at this location and is anticipated to require an additional \$250k in Fy'14.
 - f. FinCom discussed the fact that MWRA towns pay water fees and real estate taxes to cover the infrastructure costs within their Towns. This is sometimes a misleading item, as it can make Wayland appear to be charging users more for water infrastructure than the cost to users in MWRA towns, which is not the case.
 - g. Water meters – DPW has hired an outside consultant for \$3,000 to provide a recommendation. Cash would be used to pay for the cost of installation of the meters. The estimated cost would be \$100/household.
 - h. It is anticipated that the Water Dept' will use approximately \$500k/annum of cash for water pipe improvements for the next several years.
 - i. Water Department Backhoe – the current one has broken several times. It is used daily. The current backhoe will go to the highway department. Highway will give their current backhoe to the transfer station.
- DPW, Don Ouellette and Mike Lowery – DPW would like to be the sponsor the article for water to become an enterprise fund. The DPW Board has voted on this and is in favor.

VI. Meeting Minutes

- The minutes from the Finance Committee Meeting of January 3, 2012 were submitted for approval and were approved by a vote of 6-0-(Paul Grasso left prior to this vote).

VII. FinCom Members' and Finance Director Reports and Concerns

- There was a discussion regarding the potential need for more support within the Town Building for financial reporting and responses to public records requests. FinCom asked Mike DiPietro to consider this within his or other department's operating budgets.
- Tom Greenaway will provide further study of the final cost of the high school and funds that may be either turned back or not drawn from the bonds.
- FinCom added 1/26/2013 as an additional meeting date to our schedule.

A motion was made and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 10:57 PM.

Respectfully submitted,

William Steinberg