



Town of Wayland Massachusetts

Finance Committee

Nancy Funkhouser
Thomas Greenaway
David J. Gutschenritter
Cherry C. Karlson
Steve Lesser
Carol Martin
Bill Steinberg (Chair)

Finance Committee Meeting Minutes January 7, 2013

Attendance: B. Steinberg (Chair), C. Karlson, D. Gutschenritter, C. Martin, T. Greenaway, S. Lesser, N. Funkhouser

The meeting was called to order at 7:01 in the Town Building, second floor conference room when a quorum was available. B. Steinberg announced that the meeting was being recorded by WayCam.

1. Public Comment:

- Linda Segal, Aqueduct Road: L. Segal provided a handout of the Town Center green CIP (available online), minutes from the Town Center Green committee and from the BoS (both available online) and a copy of her OML complaint dated December 27, 2012. After reviewing her concerns about record keeping, L. Segal stated that she wants the project to be funded with non-taxpayer dollars, not even CPC funds.
- Tony Boschetto, Brook Trail Road: B. Steinberg read for the record an email received from T. Boschetto on January 6, 2013 pertaining to funding of the requested DPW building debt. He requests that the building debt be funded from the existing levy capacity rather than through a debt exclusion.
- Kent George, Indian Dawn Road: B. Steinberg read for the record an email received from K. George on January 7, 2013 pertaining to the FY2014 budget. K. George has three concerns: further funding of OPEB without understanding the projected liability and investment returns, the “scare tactics” approach of the SC’s 10% reduction budget, and permanent hires.

2. **FinCom Comments on Public Comment:** C. Karlson requested an update from the Town Administrator on the OPEB trust investment so that the FinCom has information to consider K. George’s OPEB investment concern. There was general discussion of T. Boschetto’s request to fund building debt within the levy. T. Greenaway reviewed the merits of using levy for debt. C. Karlson referred to the FinCom’s debt policy (available online) and explained that if the available tax levy was used for building debt that operating expenses would need to be funded above the levy – resulting in an operating override that permanently increases the levy. FinCom’s Debt Policy calls for buildings to be financed with debt exclusions.

3. Review of the proposed FY2014 Capital Budget

- a. **Conservation:** Bryan Monahan, Conservation Administrator, and Andy Irwin, ConCom chair, presented the two Conservation capital requests.
 - i. **Land acquisitions, \$485,800.** There are three areas totaling about 40 acres that ConCom is assessing for interest in selling. CPC approved \$5,000 for an appraisal of each parcel. The parcels tie to the Open Space Plan and the assessed values were used on the CIP form. CPC also voted to fund the acquisitions up to the assessed values if the owners are interested in selling.
 - ii. **Snake Brook dam repairs, \$25,000.** The dam is rated fair due to issues with structural integrity, outflows and condition of the gatehouse. The ConCom is in the process of spending the previous appropriation of \$100,000 and is also researching CPC funding based on the historic merits of the structure. C. Martin gave B. Monahan a copy of a Boston Globe article on State grants on dam repairs. He stated that he would look into this grant, but that most programs are for dams in poor condition.

- b. **Recreation:** Nancy McShea, Director, and Brud Wright, Rec Commission chair, presented the two capital requests.
 - i. **Loker Rec area field development, \$92,000.** These funds would be used for wetlands delineation, review for artifacts and identifying any historic significance in an area to construct two 60' baseball diamonds. The end product would be construction ready documents for construction in FY2015. This represents a change in the prioritization of the capital plan projects and amounts.
 - ii. **Capital field maintenance projects, \$125,000.** This item was moved from the DPW (prior fiscal years) to Rec to offer more direct control of the maintenance of fields they supervise. This request is up from \$75,000 budgeted in FY13 after it was reduced by FinCom from the \$125,000 request. After discussion, FinCom requested a list of the FY13 projects (completed and underway), planned FY14 projects and a rough estimate of what it would cost to bring a recreation site to full ADA accessibility.

Update on Beach House project: N. McShea gave an update on the multi-year project to improve the Town beach area and beach house. Many improvements were completed for last summer and the ADA accessible docks will go in this year with additional handicapped accessible areas and new beach sand.

- c. **Town Center green:** committee members and staff were not available to meet tonight. B. Steinberg will contact them to reschedule.

4. **Minutes:** The draft minutes of December 10, 2012 were reviewed. A motion was made and seconded to approve as amended. Vote: 6-0-1 (Lesser).

5. **FinCom Members Reports and Concerns:** N. Funkhouser asked for guidance on how best to approach the organization and review of budget projects. Members offered suggestions.

6. **Review of the proposed FY2014 Capital Budget, continued.**
 - a. **Department of Public Works:** Don Ouellette, Director, and Mike Lowery, chair of BoPW, attended to present the capital requests. D. Ouellette started with an overview of DPW efforts including an example of a water main being replaced, a prioritized list of vehicle replacements over the next 20 years, a discussion of road paving projects and a potential

future project of a natural gas station site at the old landfill. In April the BoPW will conduct a water rate study sometime after ATM.

- i. **Ford F550 truck, \$80,000.** This is being replaced as scheduled. Any residual value will return to the general fund.
- ii. **Road reconstruction program, \$200,000.** This continues the new approach implemented last year with large road projects being funded from the capital budget.
- iii. **Cemetery improvements:** FY13 approved study of impact on ground water is underway and should be completed by the end of January. Depending on the outcome of this first study, the second one on archeological significance will be completed. No funds requested for FY14.
- iv. **Backhoe replacement, \$150,000.** Being replaced as scheduled with any residual value returning to the general fund.
- v. **Replacement compactor, \$40,000 (Transfer Station):** This item will be funded from Transfer station sticker fees.
- vi. **Final Design of Rts 27 and 30 Intersection, \$180,000:**Funds to be used to complete the design and obtain the easements to complete the Town's work on this State funded project. Breakdown is \$100,000 for design; \$80,000 for easements.
- vii. **Water, Pump Station Upgrades, \$300,000:** Continuation of a multi-year, multi-site project to bring pump stations into compliance. These funds will be used to complete work on the Happy Hollow well (more expensive than anticipated) and to address the Campbell station.
- viii. **Water, Water Main Replacement Projects, \$700,000:** Continuation of a multi-year, multi-site project to update and replace water mains throughout Town. The water main along Rt 20 (Weston line to Pinebrook Road) will be replaced with these funds.
- ix. **Water, Vehicle Replacement, \$70,000:** The plan is to replace one vehicle every 10 years paid through water receipts. This vehicle is a 2003 Ford 350 in poor condition and it is a scheduled replacement. Any residual value will return to the water fund.
- x. **Water, Happy Hollow wells access improvement, \$50,000:** These are funds for design of a better access road that does not go through the HS property or cross a stream. After discussion it was agreed that this request could be reduced to \$25,000.

7. **Chairman's Update:** B. Steinberg lead a discussion of the timing of the next executive session. It was agreed to hold one at the next meeting on Thursday, January 10. B. Steinberg reported that Gordon Cliff of the Audit Committee would attend our meeting on January 28 to give an update on the Town's audit results.

At 10:00pm, the meeting was adjourned.

Respectfully Submitted,
Cherry Karlson

Documents:

Handout from Linda Segal related to Town Center green
Email from Tony Boschetto to Bill Steinberg dated January 6, 2013
Email to Finance Committee from Kent George dated January 7, 2013
Finance Committee Debt Policy