



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 23, 2013

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

The meeting was called to order at 7:05 in the Town Building, large hearing room, when a quorum was available. B. Steinberg announced that the meeting was being recorded by WayCam.

1. **Public Comment:** None.
2. **Minutes:** The minutes of January 22nd were reviewed. A motion was made and seconded to approve. Vote: 6-0.
3. **Warrant Article Hearing for April 2013 ATM:** At 7:15pm, B. Steinberg called the hearing to order and explained the process for discussing the articles. Each article was named and the FinCom and BoS assignee was noted; sponsors were invited to speak and residents to ask questions. The articles were available online (http://www.wayland.ma.us/Pages/WaylandMA_Selectmen/DraftATM2013.pdf) and the same material was available as a handout at the meeting.

The following articles were spoken to by sponsors and/or residents:

C. Choose Town Officers: Anette Lewis asked if this article was needed. Fred Turkington, Town Administrator, reminded us of the discussion last year and said the moderator would likely include this article in the abbreviated presentation process.

M. Rescind Debt: F. Turkington explained that this was to rescind about \$1 million of unused HS debt authorization.

Q. Landfill Access Road Parcel: A. Lewis asked for background on this article. F. Turkington explained the road would be used to connect to the new DPW building and the 1978 vote needs to be modified to allow for transfer from Conservation to DPW. Andy Irwin, chair of ConCom, mentioned that other land would be transferred to Conservation as compensation for this road parcel. L. Segal requested maps on this and all land use articles.

R. DPW building: A. Lewis questioned why an amount was not listed on the article when submitted. The Town Administrator said that the final number will be entered when the review process is completed. The CIP submitted in October lists a cost of \$12.4 million.

T. Septage Facility Land: Sam Potter is the primary contact on this article. He offered to answer any questions; there were none at this time.

U. River's Edge Housing: Sam Potter is the primary contact on this article. He offered to answer any questions; there were none at this time.

V. Amend Town Code: F. Turkington explained that this would share responsibility for writing Warrant article comments amongst the FinCom, BoS and Planning Board depending on the intent of the article. George Harris asked whether pro and con comments would still be written.

W. Regulation of Dogs: L. Segal asked why this article was included in the Warrant. Mark Lanza, Town Counsel, explained that the State made amendments to their law in 2012 which causes Wayland's by-law not to be in alignment. This article corrects that.

Y. Accept Roads as Public Ways: A. Lewis commented that this was a long list, questioned work already done on Plainview Road and asked why the BoS has the responsibility of laying out the road. M. Lanza described the multi-step process to accept a road: a private road laid out by the BoPW, town meeting vote to accept the road, the BoS or BoPW acquires the land/road and the PB makes a recommendation on acceptance. This article is one step in the process. L. Segal asked if all work has been done or if there will be a cost to the Town.

Z. CPA Funds for Coch. Village Apts: Mary Antes, Housing Authority, explained this article's purpose. The Housing Authority does not have the funding to install sprinklers and they will meet with the CPC to determine if this historic building might be eligible for CPA funds. They will also contact the Historical Commission. If neither source of funding is available, the article will be withdrawn.

AA. Public Consumption of Marijuana: Lead petitioner Heidi Heilman spoke to this article. It includes language already approved by the AG and already enacted by over 80 towns to close loopholes in the law. G. Harris asked if it was legal to ban medical use in public places.

BB. Finnerty's: Jeff Horan spoke as lead petitioner. Petitioners are reaching out to Town boards to determine best use – whether a community center, open space, recreation, etc. Andy Irwin stated that the land was not on the Town's open space plan.

CC. Land Clearing: Tom Gully spoke for the lead petitioner Scott Machanic who could not attend. This is similar to the STM article last fall and still needs work. The study committee has only met once. A. Irwin, ConCom, said that ConCom has not yet reviewed the proposal and given the specific wording about altering land it might be better as a regulation than as a code. He encouraged FinCom to review the potential economic impacts and to look at implementation. L. Segal asked about the status of the study committee.

DD. Public Comment: Lead petitioner George Harris explained his reasons for petitioners requesting public comment at the start of each meeting. This revisits a 2006 Warrant article. John Bladon, BoS, and A. Irwin asked clarifying questions.

O. CPA Funds for Loker fields: Brud Wright, chair of the Rec Commission, explained this article. The funding also appears in the capital budget but town meeting vote is required for use of CPA funds. Work done with these funds includes wetlands delineation, historic artifact study and the feasibility and design stage for the fields. Sam Potter asked if soccer fields would be built and B. Wright explained those would go elsewhere in Town.

At 8:15pm, the FinCom completed the Warrant Article Hearing and took a short break.

4. **Chairman's Update:** B. Steinberg reviewed the upcoming meeting dates of January 28, 31 and February 4th and announced there would not be an executive session tonight.
5. **FinCom Members Reports and Concerns:** C. Karlson reported that the SC only has one more meeting before FinCom's presentation of the draft budget on Feb 4th. We need to let them know of any potential budget reductions by Monday.

Town Moderator, Dennis Berry, asked for a few minutes of time with the FinCom. He asked if we had any process questions. Discussion centered on how to present the budget and the abbreviated presentation procedure. B. Steinberg informed him that FinCom is reviewing the budget format for potential revision.

6. **Meeting with the Energy Committee:** Ellen Tohn and Anne Harris, both of the Energy Committee, Beth Greenblatt, Beacon Integrated Solutions, and John Moynihan joined the meeting. They presented information on the new Chapter 25A performance contract financing. A handout was provided. After outlining the program, the committee discussed the relative merits of the program. The Energy Committee will work with J. Moynihan to have a request for the next capital budget process and present it at 2014 ATM. FinCom suggested they look at all energy projects not just those that are budget neutral.
7. **FY14 Proposed Budget, capital budget review:** The FinCom discussed each item in the proposed capital budget to determine follow-up questions and to indicate whether or not it should stay in the budget. It was decided to review funding sources later. After reviewing all items, the changes/pending items are
 - a. ConCom land acquisition: the updated expense is needed.
 - b. Rice Road dam (Conservation): N. Funkhouser will follow-up for more information and potential for other sources of funding. No decision was made pending further information.
 - c. Town Building parking lot: this item was left in the budget but moved to lowest priority.
 - d. Town Building MEP system: this item was deferred to next year to be included in the performance contracting project.
 - e. DPW: updated number is needed when available.
 - f. Station 2 heating system: C. Karlson will follow-up with J. Moynihan to see if this can be deferred to next year for inclusion in the performance contracting project.
 - g. Loker fields development: it was decided to leave this item in the budget for now with CPA funding. FinCom would like to know CPC's interest in funding the whole project.
 - h. Athletic field maintenance: Following discussion, C. Karlson will ask Nancy McShea for more detail on the FY14 request – prioritization, breakdown of costs.
 - i. Claypit Hill tile: FinCom moved the FY15 request to FY14 to complete the project. C. Karlson will confirm the cost with J. Moynihan.
 - j. MS roof: FinCom wants the updated number. C. Karlson will follow-up with J. Moynihan.
 - k. School IT: FinCom is interested in moving up some of this funding. C. Karlson reported that the schools will provide an updated number and project list on January 25th.

1. Water – access road: the cost was adjusted to \$25,000 based on Don Ouellette’s comments at a prior meeting.

At 10:29pm, the meeting was adjourned.

Respectfully Submitted,
Cherry Karlson

Documents:

2013 ATM Warrant articles:

http://www.wayland.ma.us/Pages/WaylandMA_Selectmen/DraftATM2013.pdf

Handout from Beth Greenblatt, Beacon, and the Energy Committee, “Town of Wayland Energy Savings Performance Contracting” January 21, 2013