



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 March 4, 2013

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

Also present Finance Director Brian Keveny

The meeting was called to order at 7:01 in the Town Building; Senior Center, Bill Steinberg announced that the meeting was being recorded by WayCam.

1. Public Comment:

Bruce Cummings (speaking as a private citizen) spoke in opposition to Article 14 - Appropriate CPA Funds for Study and Design of Athletic Fields at Loker Conservation and Recreation Area. He provided the Committee with three handouts: one listing various town fields and the users of those fields, one providing an analysis of revenue and expense of town athletic fields and one was an excerpt from the Gale Report.

Bruce believes there are three flaws in the Gale Report:

- 1) The Gale Report includes non-resident usage as well as resident usage which overstates the need for additional fields
- 2) The impact factor is either missing or mis-applied in certain areas
- 3) The usages estimates vary widely among very similar activities.

Brud Wright, Chair of the Recreation Commission, responded to Mr. Cummings' comments. Brud said to the best of his knowledge, Mr. Cummings had attended Recreation Commission meetings in the past, but was raising these issues for the first time tonight.

Mr. Wright went on to say that in the past, the Town had been asked to build fields without any master plan or design. Now the Town has a process to plan and design, then build.

Points made by Mr. Wright included:

- 1) It is important to distinguish between total use and peak use. The three Loker fields are needed to meet peak usage demand, not total demand
- 2) Fields are scheduled using the following priority
 - a. Schools
 - b. Resident youth groups
 - c. In Town adults/seniors
 - d. Non-Residents
- 3) Certain non-resident users have discussed the possibility of providing some of the funding for the three fields being proposed
- 4) The Community Pool was cited as an example of a private public partnership
- 5) The use factor is a technique used to quantify how much wear and tear a particular sport has on a field. Certain sports are harder on fields than other sports. This is more relevant for multi-use fields than single use fields. The concept of the use factor is less relevant for this article.

In response to questions, Mr. Wright said that it was too early in the process to seek CPC funding for the full project and that field usage has fluctuated over the last several years.

Bill Hearne questioned the entire five year plan that the Recreation Commission put forth. Mr. Hearne believes that the Town does not need any additional fields. He stated that the Gale Report has no forecasted usage, only impact of current usage and that the usage factor was selectively applied. If a forecast of future demographics were used, there is no need for additional fields. What is really needed is a better understanding of current and future use before proceeding with the five year plans. Also, a better understanding of the cost/benefit, revenue/expense analysis of renting the fields to non-resident users is needed. Is the Town being appropriately compensated for the wear and tear the Town fields are subjected to by the non-resident users?

2. Executive Session:

At 7:55pm, B. Steinberg asked for a motion that the FinCom enter into executive session pursuant to MGL Ch 30A, Section 21(a)(3) to discuss strategy with respect to collective bargaining with regard to the unions representing employees of the Wayland schools and any other such bargaining units whose contracts expire at the end of this fiscal year, as an open meeting may have a detrimental effect on the bargaining position of the Town. The Board will also discuss meeting minutes from the executive session held on November 26, 2012 and January 10, 2013 for the purpose of approving such minutes. Mr. Steinberg also said that John Senchyshyn and Brian Keveny would join the session. Mr. Steinberg expected that the executive session would last around 30 minutes, at which time the Committee would reconvene in open session to continue its regular meeting. The motion was moved and seconded. A roll call vote was taken:

Gutschenritter: Yes
Karlson: Yes
Steinberg: Yes
Lesser: Yes
Greenaway: Yes
Martin: Yes
Funkhouser: Yes

At 9:10 pm, the Committee returned to open session.

3. FY 14 Budget:

Tom Greenaway proposed the following changes to the FY14 Budget:

- 1) Correct the School Department line item by increasing it \$65,000
- 2) Update the Minutemen line item to \$212,427
- 3) Remove OPEB. It is appropriated separately as a warrant article.
- 4) Unclassified line item is now \$9,017,859
- 5) Update the Pension appropriation to \$3,507,480

General Fund line item is now \$67,982,833.

Wastewater District Commission line item is now \$687,880.

Omnibus Budget amount is now \$72,288,870

It was moved and seconded to recommend that the Town approve the Budget as discussed. It was noted that the General Fund amount was increasing by 3.27% year over year and that the cumulative two year increase in the tax rate is approximately 0.8%. The Committee voted 7-0 in favor.

4. Review and vote on article write-ups for Annual Town Meeting:

Article 16 - Transfer and Dispose of Septage Facility Land and Adjacent Town-Owned land on Boston Post Road: Cherry Karlson discussed the purpose of this article which is to more clearly define the boundaries within which the Board of Selectmen can act.

Article 17 – Amend Zoning Bylaw Chapter 198: River’s Edge Housing Overlay District: Cherry Karlson discussed the history of the project, relevant facts, valuations and revenue projected for the project. Becky Stanizzi added additional comments on the revenue projections. The Committee discussed the potential impact the project may have on school enrollment and other town services, the revenue projections and the impact on Wayland’s affordable housing requirement. The Sudbury Wayland Septage agreement had been included in the analysis.

Cherry Karlson moved that the Finance Committee recommend that the Town approve the transfer and disposition of Septage Facility land and adjacent Town-owned land on Boston Post Road. Carol Martin seconded the motion. There was no additional discussion. The Committee voted 7-0 in favor.

Cherry Karlson moved that the Finance Committee recommend that the Town amend Zoning Bylaw Chapter 198: River’s Edge Housing Overlay District. Carol Martin seconded the motion. There was no additional discussion. The Committee voted 7-0 in favor.

Article 14 – Appropriate CPA Funds for Study and Design of Athletic Fields at Loker Conservation and Recreation Area: Steve Lesser updated the Committee on the status of the article. He referenced the comments made by residents during public comment earlier in the meeting. Nancy Funkhouser questioned the source of funding for the project. Brud Wright reiterated that, in his view, the core issue is meeting the peak usage demand. Bruce Cummings reiterated that he has raised his concerns about this project with the Recreation Commission. Steve Lesser moved that the Finance Committee defer action on this article until a later meeting. Nancy Funkhouser seconded the motion. There was no additional discussion. The Committee voted 7-0 in favor.

Article 1 – Recognize Citizens and Employees for Particular Service to the Town: Nancy Funkhouser moved that the Finance Committee recommend that the Town recognize citizens and employees for particular service to the Town. Cherry Karlson seconded the motion. The Committee voted 7-0 in favor.

Article 3 – Current Year Transfers: Dave Gutschenritter moved that the Committee recommend the Town approve the transfer of \$150,000 to fund snow removal and \$35,000 for the Wastewater District Commission for FY 13. Cherry Karlson seconded the motion. The Committee voted 7-0 in favor.

Article 4 – OPEB Funding: Dave Gutschenritter moved to reopen Article 4 because new information had become available to the Committee subsequent to its voting on this article. Cherry Karlson seconded the motion. The Committee voted 7-0 in favor.

Mr. Gutschenritter reported that the Segal Group had updated the actuarial analysis of Wayland's OPEB Liability. The updated analysis suggests an appropriation of \$744,202 in FY2014 to fund a contribution in the same amount in order to fully fund Wayland's Actuarial Accrued Liability by 2038. The primary reason for the lower amount is the significant progress the Town had made in controlling the costs included in OPEB.

Dave Gutschenritter moved that Finance Committee recommend that the Town appropriate \$744,202 to fund a contribution in the same amount to Wayland's OPEB Trust Fund. Cherry Karlson seconded the motion. Carol Martin asked about certain assumptions used in the analysis and agreed to follow up at a later time. The Committee voted 7-0 in favor.

Article 10 – Appropriate Funds for Construction of New DPW Maintenance and Storage Facility: Tom Greenaway moved that the Finance Committee recommend that the Town appropriate \$11,400,000 to fund the construction of the new DPW maintenance and storage facility. Nancy Funkhouser seconded the motion.

The Committee offered suggestions to Tom to enhance the article write-up. The Committee discussed whether the correct amount was for the appropriation, \$11,400,000 (the full amount) or an amount that is lower because of other sources of funding. It was decided to appropriate the full amount and then fund it in the most advantageous way for the Town. It was noted that the Board of Selectmen voted 3-2 in favor of putting a debt exclusion question on the Town Ballot during the spring election. The vote requires a 2/3rds majority so it did not pass.

The Committee voted 7-0 in favor.

Article 9 – Amend 1978 Annual Town Meeting Vote Regarding Landfill Access Road Parcel and Designate Conservation Land: Tom Greenaway moved that the Finance Committee recommend that the Town approve amending the 1978 Annual Town Meeting Vote regarding the landfill access road. Cherry Karlson seconded the motion.

Tom summarized the key points in the article and the Committee discussed the merits of the article.

The Committee voted 7-0 in favor.

Article 11 – Amend Town Code Sec. 19-3 Finance Committee Reports and Sec. 36-5 Quantum of Vote; Reports: Carol Martin moved that the Committee reopen this Article as new information

had become available subsequent to its voting this article previously. Bill Steinberg seconded the motion.

Carol reported that she had had further discussions with Fred Turkington, Town Administrator, the purpose of which was to see if the article could be changed to make it more acceptable to the Finance Committee. The Committee discussed this approach and reached a consensus that we would continue to work with the Town Administrator and other parties to improve the process. However, the Committee did not feel that there was enough of a change at this time to change our position.

The Committee voted 0-7 not to reopen the article.

Article 12 – Amend Town Code Sec. 36-18: Attendance and Participation of Non-Resident Town Officials: Cherry Karlson moved that the Committee take no action on Article 12. Dave Gutschenritter seconded the motion. The Committee discussed the article, focusing on the fact that this article expands the list of individuals included from 7 to 9. The Committee vote 6-1 in favor.

Article 13 – Set Aside Community Preservation Funds for Later Spending: Nancy Funkhouser moved that the Finance Committee recommend that the Town set aside Community Preservation Funds for later spending. Cherry Karlson seconded the motion. The Committee voted 7-0 in favor.

Article 18 – Amend Zoning Bylaw Chapter 198: Definition of Medical Marijuana Facilities: Tom Greenaway moved that the Finance Committee take no position on this Article. Nancy Funkhouser seconded the motion. The Committee voted 7-0 in favor.

Article 19 – Accept Roads as Public Ways: Dave Gutschenritter moved that the Finance Committee defer action on this article until a later meeting. Carol Martin seconded the motion. The Committee voted 7-0 in favor.

Article 20 – Amend Town Code Chapter 193A: Land Clearing, Grading and Protection of Specimen Trees: Steve Lesser moved that the Finance Committee take no action on this article. Carol Martin seconded the motion. The Committee voted 7-0 in favor.

Article 21 – Public Consumption of Marijuana: Tom Greenaway moved that the Finance Committee take no position on this Article. Cherry Karlson seconded the motion. The Committee voted 7-0 in favor.

Article 22 – Amend Town Code Section 91: Regulation of Dogs: Steve Lesser moved that the Finance Committee take no position on this Article. Cherry Karlson seconded the motion. The Committee voted 7-0 in favor.

Article 23 – Choose Town Officers: Bill Steinberg moved that the Finance Committee recommend to the Town that they support this Article. Nancy Funkhouser seconded the motion. The Committee voted 7-0 in favor.

Article 24 – Sell or Trade Vehicles and Equipment: The Committee took no action on this Article.

5. Chairman's Update:

Bill Steinberg reviewed the upcoming meetings on March 6th, March 27th and the dates of Annual Town Meeting. Discussion centered on the importance of completing the Committee's work on the articles to meet the printing deadline for the Town Warrant

6. FinCom Members Reports and Concerns:

None noted.

7. Minutes:

The minutes of February 25th were reviewed. Nancy Funkhouser moved that the minutes of the meeting held on February 25th be approved as amended. Cherry Karlson seconded the motion. The Committee voted 7-0 in favor.

At 11:40pm, the meeting was adjourned.

Respectfully Submitted,
David Gutschenritter

Documents:

Bruce Cummings hand outs

List of various town fields and uses

Analysis of Athletic Field revenue and expense

Excerpt from the Gale Report

Draft Warrant Article write-ups

16, 17, 14, 1, 3, 4, 10, 9, 11, 12, 13, 18, 19, 20, 21, 22, 23, 24

Draft minutes of February 25th