



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, May 14, 2013

Attendance: C. Karlson, T. Greenaway, C. Martin and B. Steinberg (Chair) and Finance Director Brian Keveny. D. Gutschenritter, N. Funkhouser and S. Lesser were not in attendance.

I. Call to Order

The meeting was called to order at 7:05 PM in the Senior Center of the Wayland Town building.

II. Public Comment

Don Bustin – stated that he believes FinCom makes distortions in its reporting by defining OPEB as a liability and not as a future expense similar to other future expenses. He would like to be able to see the town's general ledger and an actuarial report for pensions.

III. Finance Committee Members Comments and Questions Regarding Public Comment

Tom Greenaway pointed out to Mr. Bustin that OPEB is reported as a liability because it is, by definition, a liability.

Cherry Karlson informed Mr. Bustin that the December 2008 and the December 2010 actuarial reports for pensions are available on the Town's web site. The report for FY 2012 is available from Middlesex Retirement Plan.

IV. Discussion and potential vote on the request for funding from the Finance Committee Reserve Funds by the Permanent Municipal Building Committee and approved by the Board of Selectmen for supplemental funding to support additional studies and due diligence relative to site and site access issues for a DPW facility on River Road parcel.

Wayland's facilities director, John Moynihan, met with the Committee to explain the memorandum dated May 1, 2013, outlining the request for funds for additional studies and due diligence for the proposed DPW building in the amount of \$170,000, with such funds being allocated from the FinCom Reserve Fund. The purpose of the studies include the following: a) wetlands studies in conjunction with the proposed road into the site; and b) the methane studies are to define the means for preventing methane gas from escaping the landfill site – John added that significant work has already been done with regard to the methane mitigation and that the location of the methane mitigation is under the area of the proposed road and not the area of the proposed building. It is anticipated that the studies will be completed within six to eight weeks subsequent to the commencement thereof.

Tom Greenaway asked Mr. Moynihan if the proposed budget had been vetted and he responded that they are confident that the work will be completed within the proposed budget.

Cherry Karlson asked whether other boards and committees have voted to support the project at the proposed site along River Road. DPW Commissioner Tom Abdella responded that the Board of Selectmen “owns” the project and they need to endorse it. He believes that delays in the project may cost the town as much as \$500,000. Another DPW Commissioner, Mike Lowery, noted that the Board of Public Works voted unanimously to transfer the land under the proposed road to the Conservation Commission.

FinCom members discussed the fact that the Committee is generally uncomfortable allocating funding for these studies unless the Board of Selectmen are supportive of the project at the River Road site. It was noted that the town has already spent almost \$1 million on this project to develop plans and specifications and that money, plus any new monies allocated, would be thrown away if the town did not go forward with the project at this site.

Bill Steinberg made a motion that the memorandum from Mr. Moynihan be approved subject to a vote by a minimum of 2/3 of the Board of Selectmen by June 30, 2013 that they are supportive of the project at the River Road site, subject to the completion of the work in the May 1st memorandum demonstrating that there are no material impacts to the development of the project at this site. Cherry Karlson seconded the motion. The motion was approved by a vote of 4 – 0.

V. Other Monies Required From Reserve Fund

The Chair made a motion that FinCom approve the allocation from the Reserve Fund \$12,500 for the payment of costs associated with the special election for United States Senate to occur in June. The motion was approved by a vote of 4 – 0.

VI. Discussion regarding the funding for OPEB for Fiscal Year 2015 from the schools and the various enterprise funds (water, recreation, transfer station, etc.). We will look at the contributions from 2008-2012 for the fee for service areas and we will discuss whether these various entities should hold reserves for OPEB funding in their FY '15 budgets.

Cherry Karlson requested that the Committee consider several items regarding OPEB for FY'15. First, she recommended that FinCom should consider collecting funding for OPEB from these funds for prior years and that they should be given notice that funds for this should be incorporated into their budgeting for FY'15. Brian Keveny stated that he will inform these departments of the need to incorporate such costs into their budgets for next year.

On another OPEB topic, Bill Steinberg notified the Members that Selectmen Boschetto had emailed him requesting that a FinCom member be recommended to serve on the newly formed OPEB Committee. FinCom members agreed that Dave Gutschenritter would be the FinCom representative, to be backed up as an alternate by Carol Martin.

VII. Chairman's Update

Brian Keveny hired a new staff accountant to fill the open position. Brian also reported that the audit by the Town's auditor will soon take place. On the reporting side, he said that turnbacks for FY'13 are trending in line with projections.

VIII. FinCom Members' reports and concerns

Carol Martin reported that she and Nancy Funkhouser have been meeting with the Finance Director on the expanded capital expense report. They expect to present the new report at our meeting in June.

IX. Meeting Minutes

The minutes from the Finance Committee meeting of April 22, 2013 were submitted for approval. A motion was made by Tom Greenaway and seconded by Cherry Karlson to approve them as amended. The motion was approved by a vote of 4-0.

X. Vote to Enter into Executive Session

At 8:17 PM, Bill Steinberg asked for a motion to enter into executive session to discuss negotiations between the Town of Wayland and the collective bargaining units representing employees of the school department and the Town whose contracts expiring at the end of the current fiscal year. Executive session is required, as discussing such information in a public session could be detrimental to the outcome of such negotiations. In addition, approve minutes from previous executive sessions that have not been previously approved, including those from April 22, 2013. Adjourn for the sole purpose of adjourning the regular meeting of the Finance Committee. The motion was made and seconded and approved by a roll call vote of 4 – 0.

Karlson – Yes
Greenaway – Yes
Martin – Yes
Steinberg - Yes

XI. Adjourn

The meeting was adjourned at 8:43 PM.

Respectfully submitted,

William Steinberg

Documents: Memorandum dated May 1, 2013 from John Moynihan to Fred Turkington re: Access Road through Transfer Station/Lanfill for River Road DPW Site



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JOSEPH F. NOLAN

MEMORANDUM

To: Fred Turkington, Town Administrator

From: John Moynihan, Public Buildings Director 

Date: May 1, 2013

Re: Access Road through Transfer Station/Landfill for River Road DPW Site

On behalf of the Permanent Municipal Building Committee, I am requesting the Selectmen consider allocating \$170,000 in funding from the Reserve Fund for continued design work regarding the access road to the proposed River Road DPW site.

The design work would include:

- Wetlands mitigation
- Methane mitigation
- An archeological survey
- A ceremonial landscape survey
- Printing costs
- Bidding services
- An independent cost estimate for the entire DPW project

The completion of these tasks will answer questions raised during the April 2013 Annual Town Meeting regarding road design and the site selection at River Road. The request for funding an independent cost estimate prior to a Fall Town Meeting will provide the Committee with the best up-to-date pricing when the job is bid. The request also includes a 10% contingency for the tasks outlined above.

Attached also please find a cost comparison chart for the River Road site versus the Boston Post Road site as a location for the DPW facility.

Siting Factor	River Rd	Boston Post Rd
Road Work Costs (including wetlands mitigation, Methane mitigation design)*	Moderate \$911,461	Moderate \$500,000
Demolition of Septage Facility, Direct Cost	None \$0	Moderate \$300,000
Demolition of Septage Facility, Delay Cost to Start of Project due to Negotiations with Sudbury	None \$0	Est. Per Each Year of Delay, Current agreement in place until 2017** \$456,000
Need for Redesign of Sitework, Septic, Bldg Configuration, Geotech, Survey, Traffic Phasing	No \$0	Yes \$300,000
Potable Water Line Availability	Yes \$0	No \$758,400
Archeological/ Ceremonial Landscape Investigation	Yes \$45,000	No \$0
Cost to Rebid Project	Yes \$25,000	Yes \$25,000
Proximity to Salt Shed	Excellent \$0	Demo Existing and Build on New Site \$650,000
		\$2,989,400

* This cost was carried in the projected 11.4 Million dollar Project budget

** assumes a 4% construction inflation rate per year

Other Economic Impact	Commercial Value, Sale [note: assume a conservation cluster development of 6 units on River Rd.] \$2,100,000	Loss of Commercial Value, Sale (\$5,000,000)
Other Economic Impact	Potential Annual Tax Revenue, per year \$ 80,000 - \$ 100,000	Loss of Potential Annual Tax Revenue, per year (\$600,000)
Opposition (Known)	Various (No to Road Construction; No to Comm Development on Rt 20; Fear of Methane; etc)	EDC Supporters
Cost Risk for Bldg & Site Work	Unknown	Unknown
Size	8 Acres	13 Acres
Floodplain/ Wetlands	No/ No	No/ Yes
Site approved at 2012 Annual Town Meeting	Yes	No