



# Town of Wayland Massachusetts

## **Finance Committee**

David Watkins (Chair)

Gordon Cliff

Nancy Funkhouser

Jen Gorke

Carol Martin

Klaus Shigley

George Uveges

## **Finance Committee Draft Minutes September 26, 2016 Wayland Town Building School Committee Conference Room**

Attendance: D. Watkins, G. Cliff, K. Shigley, G. Uveges, C. Martin, N. Funkhouser, J. Gorke

Others in attendance: Brian Keveny, Chris Brown, Mike Lowery, Annette Lewis

### **Call to Order:**

The meeting was called to order by Chairman David Watkins in the School Committee conference room at the Town Building at 7:00pm. Mr. Watkins announced that the meeting was being taped by WayCam. Mr. Watkins then reviewed the agenda for the meeting.

**Public comment:** None

**Chair updates:** None

### **Finance Director's report:**

#### Surveyor Request for Transfer:

Mr. Keveny distributed a Request for Transfer from the Reserve Fund from the Surveyor. Mr. Keveny indicated that the Surveyor's office is requesting a transfer of \$4,262.10. Mr. Keveny noted that he recommends that the Finance Committee approve the transfer of funds now rather than waiting until a future time. The committee discussed the request and Mr. Keveny's recommendation. Ms. Funkhouser moved to approve a transfer of \$4262.10 from the reserve fund to fund the Surveyor's request. Mr. Uveges seconded. Motion passed 7-0.

#### Board of Assessors FY15 excess overlay:

Mr. Keveny alerted committee members that the Board of Assessors released \$200,000 of excess overlay from FY15. Mr. Keveny noted that he would provide more information on this in November.

### **FY18 Budget update:**

Mr. Keveny updated the committee on the status of the FY18 capital budget requests and noted that the committee will review the requests and see Ms. Balmer's recommendations at a future meeting.

Mr. Keveny briefly discussed the number of open projects on the town ledger and informed the committee that 23 of those open projects can be closed.

### **Review of Warrant Articles for the Nov 15, 2016 Special Town Meeting Articles**

#### Article K: Town-wide Recreation Facilities Strategic Plan

The committee discussed Article K including the purpose, cost and funding source of the proposed article. The committee also discussed whether the proposed strategic planning exercise was duplicative of work already undertaken by the Recreation Commission or currently being done by the Wayland Real Asset Planning Committee (WRAP).

Mr. Cliff moved that the committee recommend approval of Article K: Town-wide recreation facilities strategic plan.

Ms. Funkhouser seconded.

During the discussion, Ms. Martin noted that she believes this type of request should go through the CIP process and not the article process. The committee also discussed their role in making recommendations on the articles as there are many new Finance Committee members.

Committee rejected the motion 3-4.

#### Article L: Middle School Feasibility Study

The committee discussed this article. Mr. Cliff noted that the article was amended since first discussed at the warrant hearing. At the warrant hearing, the Article included two items: 1) a potential field next to a future library and 2) a potential artificial turf field near where the grass fields currently are located. The revised article only contemplates a study of #2, the artificial turf field.

Mr. Cliff informed the committee that we do not have input from the schools on this Article and recommended waiting to vote on this pending their input. Ms. Martin suggested that the committee vote on this tonight and revisit it at a later date if necessary once we get input from the school committee.

Mr. Cliff moved that the committee recommend approval of article L: Middle School Feasibility study.  
Mr. Watkins seconded.

Commission rejected the motion 0-6-1.

Article N: Appropriate Funds to purchase 8 Glezen Lane for Water Resource Protection

Mr. Chris Brown and Mr. Michael Lowery attended the meeting from the Board of Public Works.  
Ms. Martin summarized the request for the committee: to purchase 8 Glezen Lane which is currently on the market for \$1.25M with a failed septic. This property abuts Baldwin treatment plant.

Ms. Martin, Mr. Brown and Mr. Lowery summarized Zone I and Zone II at a high level for the Committee.

Ms. Martin alerted the committee that a new state grant program has been announced for drinking water supply protection grants. The grants would cover up to 50% of purchase price with a maximum grant of \$350,000. The Board of Public Works plans to apply for this grant for this property and feels that it is a good candidate because of its location in zone I. Mr. Brown and Mr. Lowery noted that there has been no appraisal done on this property and there is no purchase and sales agreement. They also informed the Committee that when the town purchases property we can only pay the average of the last three years assessed value + 25% which would be \$886,500 in this instance.

The Committee discussed the proposal. Many members expressed concern voting on this without an appraisal and therefore an understanding of the cost to the town. The committee also noted that there may be other properties in zone I of interest in the future.

Mr. Watkins and Ms. Martin suggested holding off voting until we have an appraisal.

Mr. Brown noted that Massachusetts state law does not allow the town to spend more than the average of the previous three years assessed value + 25%.

Mr. Watkins suggested that the committee defer voting on this until the Board of Public Works has voted. Committee agreed to hold on the Article until a future meeting.

Article M: Appropriate funds to purchase 107 Old Sudbury Road for Water Resource Protection

Ms. Martin presented the proposed Article to appropriate funds to purchase 107 Old Sudbury Road for Water Resource Protection. Ms. Martin summarized that the Board of Public Works has signed a purchase and sale agreement for \$500,000. The current assessed value is \$470,000. The purchase and sale stipulates that the purchase price be approved by a Town Meeting vote prior to November 30, 2016. There is no current appraisal of the property.

Mr. Lowery explained the Zone II capture zone to the committee.

The committee discussed the proposal and Article write-up. Committee members expressed concerns that the committee lacks an appraisal and estimates for closing and clean-up costs and therefore a complete understanding of the cost to the town of this purchase. Committee members also suggested that the Board of Public Works should address their five-year priorities for property acquisition so committee members and the town have more context.

Ms. Cherry Karlson from the Board of Selectman entered the meeting at 8:53pm. Ms. Karlson updated the committee on the Board of Selectman meeting and votes.

Mr. Cliff moved that the committee recommend approval of Article M: Appropriate funds to purchase 107 Old Sudbury Road for Water Resource Protection.

Mr. Shigley seconded.

Committee approved the motion 4-2-1.

Article O: Municipal Field Irrigation Waiver By-Law Change

The committee agreed to hold on this Article because committee member did not have copies.

Article E: Authorize Land Acquisitions for Natural Diversity (LAND) Grant Program Funding to Purchase Conservation Restriction on Mainstone Farm

Mr. Watkins provided an overview of the Article noting that for the town to apply for a land grant for Mainstone Farm, town meeting needs to re-address Mainstone Farm to 1) allow the town the apply for the LAND grant 2) state the full cost of the conservation restriction and 3) to get permission from town meeting to receive the funding if it is awarded. Mr. Watkins explained that the petitioners are requesting to put the \$400,000 reimbursement in the Uncommitted Balance of Community Preservation Fund instead of using the reimbursement to pay down the Mainstone Conservation Restriction.

Committee members suggested that the article state clearly that the \$400,000 is an additional \$400,000 for the town.

Committee members discussed the use of the funds by the petitioners and decided to simplify the Article write up so it focuses only on what is needed by law.

Mr. Cliff moved to that the committee recommend approval of Article E: Authorize Land Acquisitions for Natural Diversity (LAND) Grant Program Funding to Purchase Conservation Restriction on Mainstone Farm.

Mr. Uveges seconded.

Committee approved the motion 7-0.

Article P: Amend FY2017 Capital Budget to Eliminate Funding for Stonebridge Water Access Road and Water Main

The committee reviewed a petitioner's article to eliminate funding for Stonebridge Water Access Road and water main. The petitioners state that the town can save \$900,000 by sending trucks down the High School access road. The committee discussed the petitioners' arguments.

Mr. Cliff moved that the Finance Committee recommend approval of Amend FY2017 Capital Budget to Eliminate Funding for Stonebridge Water Access Road and Water Main.

Mr. Uveges seconded.

Committee opposed the motion 0-7.

Article C: Amend Chapter 36, Section 18 of Town Code, Attendance and Participation of Nonresident Town Officials

The committee discussed this article which would amend the town bylaws to allow town counsel to speak at town meeting like other non-resident town officials in Section 18 of Chapter 36. The committee discussed the pros and cons of this article.

Mr. Cliff moved that the Finance Committee recommend approval of

FinCom recommends approval of Article C: Amend Chapter 36, Section 18 of Town Code, Attendance and Participation of Nonresident Town Officials.

Ms. Martin seconded.

Committee approved the motion 5-2.

Article D: Petition State Legislature to remove all police personnel from the provisions of civil service without affecting the civil service rights of incumbents

The committee discussed the article and the pros and cons.

Mr. Cliff moved that the Finance Committee recommend approval of Article D: Petition State Legislature to remove all police personnel from the provisions of civil service without affecting the civil service rights of incumbents.

Mr. Shigley seconded

Committee approved the motion 7-0.

Article F: Landscaping in Parking Areas Zoning Bylaw

The committee discussed Article F and the pros and cons. Committee members expressed concerns with the limited information from the planning board on this proposal.

Mr. Cliff moved that the Finance Committee recommend approval of Article F: Landscaping in Parking Areas Zoning Bylaw

Ms. Martin seconded.

Committee approved the motion 6-1-0.

#### Article G: Home Occupation Zoning Bylaw

The committee discussed the changes proposed in this article to the definition of “home occupation.” The committee discussed the pros and cons and the ability of the planning board to make a determination of an acceptable home business.

Mr. Cliff moved that the Finance Committee recommend approval of Article G: Home Occupation Zoning Bylaw

Mr. Uveges seconded.

Committee rejected the motion 1-5-1.

#### Article H: Conservation Cluster Developments Zoning Bylaw

Committee members noted that we may not have the most up to date language for this Article. Committee members agreed to hold on this until we confirm that we have the right language.

#### Article I: Assisted/Independent Living and Nursing Home Zoning Bylaw

Committee members discussed this Article which would prohibit Assisted/Independent living and nursing homes from being sited in residential districts. The committee discussed needing to add more to this article and agreed to hold off on voting until the Article was further developed.

Ms. Martin discussed next steps for the committee on the warrant articles. Committee members should clean up the Articles that were voted on and send to MaryAnn, and copy Brian Keveny and Chairman Watkins. The committee reviewed formatting and other logistical issues with submitting final Article write ups.

#### **Annual report**

The Committee discussed their Annual Report which is due by Friday of this week. The committee discussed some edits to the document.

Ms. Martin moved to approve the Finance Committee Annual Report as amended in the meeting.  
Ms. Funkhouser seconded.  
Committee approved the motion 7-0.

**Action Items List:**

Chair Watkins requested that committee members review the action list and follow up with any questions or edits.

Chair Watkins reviewed the October schedule and confirmed future meetings on October 5<sup>th</sup> and October 24<sup>th</sup>.

Ms. Martin moved to adjourn.

Ms. Gorke seconded.

Committee approved the motion 7-0.

The meeting adjourned at 10:46pm.

**Adjourn:** At 10:40 PM Ms. Martin made a motion to adjourn, Mr. Uveges seconded. Vote: 6-0 to adjourn.

Respectfully submitted,  
Jen Gorke

**Attachments:**

Request for Transfer from the Reserve Fund

Article K: Town-wide Recreation Facilities Strategic Plan

Article L: Middle School Feasibility Study

Article N: Appropriate Funds to purchase 8 Glezen Lane for Water Resource Protection

Article M: Appropriate Funds to Purchase 107 Old Sudbury Road for Water Resource Protection

Article E: Authorize Land Acquisitions for Natural Diversity (LAND) Grant Program Funding to Purchase Conservation Restriction on Mainstone Farm

Article P: Amend FY2017 Capital Budget to Eliminate Funding for Stonebridge Water Access Road and Water Main

Article C: Amend Chapter 36, Section 18 of Town Code, Attendance and Participation of Non-resident Town Officials

Article D: Petition State Legislature to Remove all Police Personnel from the Provisions of Civil Service without Affecting the Civil Service Rights of Incumbents

Article F: Landscaping in Parking Areas Zoning Bylaw

Article G: Home Occupation Zoning Bylaw

Article H: Conservation Cluster Development Zoning Bylaws

Article I: Assisted/Independent Living and Nursing Home Zoning Bylaw

Finance Committee Annual Report Draft

Finance Committee Action List