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TOWN OF WAYLAND

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Approve and
release with
Redactions

BOARD OF SELECTMEN

LEA T. ANDERSON
MARY M. ANTES
THOMAS J. FAY
CHERRY C. KARLSON
DOUGLAS A. LEVINE

**Board of Selectmen
Meeting Minutes
Executive Session
February 3, 2020
7:00pm**

**Wayland Town Building, Selectmen's Meeting Room
41 Cochituate Road, Wayland**

Attendance: Lea Anderson, Mary Antes, Tom Fay, Cherry Karlson, Doug Levine

Absent: None

Also Present: Louise Miller, Town Administrator; Elizabeth Doucette, Assistant Town Administrator

Purpose: At 9:19 p.m. C. Karlson called the session to order in the Selectmen's Meeting Room, Wayland Town Building by unanimous roll call vote of the Board (YEA: T. Fay, M. Antes, C. Karlson, D. Levine, L. Anderson. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0) in open session as permitted by Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to collective bargaining with the New England Police Benevolent Association (NEPBA)/Wayland Police Officers Union (WPOU) Local 176, and pursuant to Massachusetts General Laws Chapter 30A, Section 21(a) (6) to consider the purchase, exchange, taking, lease or value of real estate in regard to the Rivers Edge Project at 484-490 Boston Post Road and pursuant to Massachusetts General laws, Chapter 30A, Section 21 (a) (2), (3), and (6), to review and approve the executive session minutes of November 25, 2019; December 9, 2019; December 16, 2019; January 6, 2020; and January 13, 2020. It is anticipated that the same minutes will be approved and held.

River's Edge: L. Miller and C. Karlson summarized the work since the last executive session report on January 13, 2020. In keeping with the Board's discussions, agreement was reached with Wood Partners for soil costs capped at \$3.2 million and additional compensation of \$300,000 for the additional units. Soil removal costs below \$3.2 million will be shared 50/50 in order to incentivize Wood Partners to minimize those expenses. However, Wood Partners then provided language that allowed utilization of an additional \$324,267 of contingency towards soil removal. Follow up discussions with Wood Partners covered topics of project timing, local uses for soils to reduce removal and disposal costs for clean soil, anticipated building permit fees of roughly \$750,000 and Wood Partners continued uneasiness with the unknown costs to remove the soils.

The Board discussed the relative value to be gained in each situation, the value to the Town of adding the rental units, the one-time significant building permit fee, and the timeframe for the overall project aiming for an August 2020 closing. M. Antes moved, seconded by T. Fay, to authorize L. Miller to work with special counsel on legal documentation for an 11th amendment to the Land Disposition Agreement including the following items: updating all dates, updating the financial aspects related to the water main work, compensation for additional units, soil costs amended to \$3.2 million with authorization to utilize up to \$325,267 of contingency and cost sharing of soil savings below \$3.2 million. Roll call vote of the Board. YEA: M. Antes, T. Fay, C. Karlson, D. Levine, L. Anderson. NAY: none. ABSENT: None. ABSTAIN: none. Adopted 5-0.

The Board stated the importance of moving on to discussions about wastewater disposal and potentially using the Town's wastewater treatment facility to process wastewater to be disposed of at the River's Edge site. There was agreement that this topic could leave executive session after the 11th amendment is signed.

Police: L. Miller reported that the Police and Town are close to settlement. She reviewed the proposed language changes and explained the financial components, if applicable: uniform allowances, testing requirements for hirings and promotions, shift work, holidays, stipends, detail work, education and vacation accruals. Many of these proposed language changes improve workflow and controls for both the Police union staff and Town administrative and financial staff.

The union has requested 6.5% over a three year contract: 2%, 2%, and 2.5% across the board increases. This is the same increase as the last contract cycle. It was the consensus of the Board to support the language components and the across the board increase. Before settling, the Board will call a joint meeting of the Board of Selectmen, Personnel Board, School Committee and Finance Committee to review this proposed settlement and affirm the financial goals for the remaining contract discussions.

Executive Session Minutes: The Board reviewed the draft executive session minutes and suggested edits. L. Anderson moved, seconded by M. Antes, to approve the executive session minutes of November 25, 2019; December 9, 2019; December 16, 2019; January 6, 2020; and January 13, 2020 as amended and to hold said minutes. Roll call vote of the Board. YEA: M. Antes, T. Fay, C. Karlson, D. Levine, L. Anderson. NAY: none. ABSENT: None. ABSTAIN: none. Adopted 5-0.

Exit Executive Session: At 10:03 pm, T. Fay moved, seconded by D. Levine, to exit Executive Session. Roll call vote of the Board. YEA: M. Antes, T. Fay, C. Karlson, D. Levine, L. Anderson. NAY: none. ABSENT: None. ABSTAIN: none. Adopted 5-0.

Documents provided:

[REDACTED]