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TOWN OF WAYLAND

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RELEASED 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

July 13, 2020

5:00 p.m.

Wayland Town Building, Council on Aging Room
41 Cochituate Road, Wayland, MA

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

Absent: None

Also Present: Louise Miller, Town Administrator; Seath Crandall, Management Analyst.

Purpose: At 8:31 pm. C. Karlson called the session to order in the Council on Aging room, Wayland Town Building by unanimous roll call vote of the Board (YEA: M. Antes, L. Anderson, T. Fay, C. Karlson, D. Levine. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0-0.) in open session as permitted by Massachusetts General Laws Chapter 30A, Section 21, (a) (6) to consider the purchase, exchange, taking, lease or value of real estate with regards 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 July 7, 2020 with the intent to hold said minutes.

All members participated remotely via Zoom and confirmed that they were alone and could discuss confidential matters in privacy.

Minutes: The Board reviewed the draft executive session minutes of July 7, 2020. *(Note: date at top incorrectly states June 25, 2020; motion was correct, and content is for July 7, 2020. Will be corrected at a future meeting.)* L. Anderson moved, seconded by D. Levine, to approve and hold the minutes of July 7, 2020. Roll call vote of the Board: YEA: M. Antes, T. Fay, C. Karlson, L. Anderson, D. Levine. NAY: none. ABSENT: None. ABSTAIN: none. Adopted 5-0.

River's Edge: L. Miller and C. Karlson reviewed the language of the proposed 12th Amendment to the River's Edge Land Disposition Agreement (LDA). This is a substantive negotiated amendment which will impact the purchase price of the land. The primary components discussed:

Purchase Price Increase: Buyer is allowed to build 28 additional units; in consideration, the gross purchase price is increased by \$300,000. This is equivalent to the additional value per unit in the LDA.

Permits: Buyer continues to work with Mass Dept of Transportation and MassDEP for site permits. This has been discussed in open session and is mentioned here only as part of the document review.

Water Main Extension: Town will provide documentation for completed work; River's Edge will formally request water service for the site. This topic has been discussed in open session and is mentioned here only as part of the document review.

Demolition of Septage Facility: estimate still holds at \$560,317. Buyer does not have updated information.

Soil Removal: this paragraph contains language yet to be reviewed by Wood Partners. Maximum soil removal cost will be \$3,525,267 including a contingency of \$325,267. For soil removal costs less than \$3.2 million, the Town and Wood Partners will share savings to incentivize Wood Partners to minimize costs.

Wastewater Treatment Plant: Town is pursuing a MassWorks grant for piping infrastructure to allow the Town's Wastewater Treatment plant at Town Center to process the River's Edge project wastewater. The grant deadline has been moved multiple times during the COVID-19 emergency, most recently from the beginning to the end of August. This impacts the timing and ability to finalize the language in this section. Both parties are interested in having the Town provide the wastewater service; this could result in an increase to the net purchase price of up to \$2,543,303 if the Buyer does not incur the cost to build a treatment plant. It is anticipated that the Buyer will have some on site costs which will reduce this number. Wood Partners is also pursuing permitting with Mass DEP as mentioned above. The Buyer has requested that the Town provide language in the LDA of its intent to apply for the MassWorks grant. Aspects of this have been discussed in open session and this is mentioned here as part of the document review.

Easement: an access and drainage easement by Town Meeting is required. This has been discussed in open session and is mentioned here only as part of the document review.

Following the review of the proposed terms, the Board stated its intent to move forward with this discussion and supported the negotiations and language presented. L. Miller has a call scheduled with Wood Partners on July 22 to review the proposed language. D. Levine moved, seconded by L. Anderson, to support continued negotiations with Wood Partner to complete the 12th Amendment to the LDA as discussed. Roll call vote of the Board: YEA: M. Antes, T. Fay, C. Karlson, L. Anderson, D. Levine. NAY: none. ABSENT: None. ABSTAIN: none. Adopted 5-0.

Exit Executive Session: At 8:57 pm, D. Levine moved, seconded by T. Fay, to exit Executive Session and adjourn the meeting. Roll call vote of the Board: YEA: M. Antes, T. Fay, C. Karlson, L. Anderson, D. Levine. NAY: none. ABSENT: None. ABSTAIN: none. Adopted 5-0.

Documents provided:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]