

PACKET

APRIL 12

5:45 PM



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

STEPHEN CRANE
ACTING TOWN MANAGER
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SELECT BOARD

THOMAS J. FAY
ADAM G. GUTBEZAHL
CHERRY C. KARLSON
CAROL B. MARTIN
DAVID V. WATKINS

SELECT BOARD

Tuesday, April 12, 2022

5:45 p.m.

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

Proposed Agenda

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate.

One may watch or may participate remotely with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>.

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and via remote means, in accordance with applicable law. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

- 5:45 pm 1. Call to Order, Review Agenda for Public
- 5:47 pm 2. Executive Session
 - I. Pursuant to Massachusetts General Laws, Chapter 30A, Section (a) (2), (3), and (6) to review and approve the executive session minutes of March 21, 2022 and April 4, 2022;
Approve and Hold: Executive Session minutes of March 21, 2022 and April 4, 2022
 - II. Pursuant to Massachusetts General Laws Chapter 30A, Section (a) (2) to conduct a strategy session in preparation for contract negotiations with non-union personnel (Acting Town Manager);
- 6:30 pm 3. Public forum to review and discuss ATM Article 21, Council on Aging/Community Center Project
- 8:00 pm 4. Public joint forum with Recreation Commission to review and discuss ATM Article 25, Loker Grass Field Construction
- 9:30 pm 5. Consent: review and vote to approve
- 9:35 pm 6. Minutes: review and vote to approve the minutes of April 4, 2022

2022 APR 12 AM 11:35
WAYLAND TOWN CLERK

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- 9:40 pm 7. Correspondence
- 9:45 pm 8. Topics not Reasonably Anticipated 48 hours in advance, if any
- 9:50 pm 9. Adjourn

Article 25. Loker Grass Field Construction

Proposed by: Select Board, Recreation Commission
\$3,000,000

Estimated Cost:

To determine whether the Town of Wayland (“town”) will vote to:

1. Appropriate a sum of money of not more than \$3,000,000 to be expended under the direction of the Permanent Municipal Building Committee for designing, permitting, engineering and constructing a multi-purpose natural grass athletic playing field at the Loker Conservation & Recreation Area including playing surfaces, lighting, drainage, landscaping, recreational amenities, access and parking areas; and any and all other costs incidental or related thereto;
2. Provide for said appropriation by borrowing, taxation, transfer from unappropriated funds, transfer from available funds appropriated for other purposes, or otherwise, provided not more than \$189,160.59 of the funds appropriated shall be transferred from the Recreation Stabilization Fund;
3. Authorize the Town Treasurer, with the approval of the Select Board, to borrow up to said sum in accordance with Massachusetts General Laws Chapter 44, section 7 and 8 and any other enabling authority, and issue bonds or notes of the Town therefor; and
4. Authorize any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved hereunder in accordance with Massachusetts General Laws Chapter 44, section 20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs

PROPOSERS COMMENTS: Since 2000, Wayland has invested over \$2,000,000 in the purchase and design of the Loker site. The land is deeded specifically for recreational use and continues to lie vacant for over 20 years. Recreation studied and pursued over a dozen other suitable options to alleviate the over-usage of its grass fields and Loker was deemed most suitable for a field. The addition of this field will alleviate the overuse of fields by allowing for the rest and rehabilitation of existing recreation fields that need repair. Existing conditions of Wayland grass fields are deteriorating and deficient. Rehabilitation would ensure safer playing fields for all Town residents. The addition of a field with lighting will become increasingly more important since Wayland Public Schools shifted school start times later in the day. Access to outdoor recreation is valuable to both individuals and the Wayland community at large, now more than ever.

FINANCE COMMITTEE COMMENTS: This article would authorize up to \$3 million for construction of a natural grass field at the Loker Conservation & Recreation area. The Loker Grass Field project includes the permitting, engineering, and construction of a multi-purpose natural grass athletic playing field at the Loker Conservation & Recreation Area (414 Commonwealth Road), at the northeast corner of the intersection of Route 30 (Commonwealth Road) and Rice Road in Wayland (**map included in Appendix H**). The project would include grass playing surfaces, lighting, drainage, landscaping, recreational amenities and equipment, spectator areas, access and parking areas and trailheads for use by the community. This project will provide an outdoor land-based recreation venue for passive and active recreation. It is estimated that thousands of participants and or residents would use a field at Loker each year for sports, camps, community events and trail access. The project would provide better parking and access to the abutting conservation trails and new plantings could be used to better protect and preserve the natural, wetlands and historical features of the property.

The Recreation Commission has stated the need for additional athletic fields in Wayland for many years and several studies that have been undertaken since 2010 have documented this need. The Town cannot

currently meet demand at our present field capacity, has been unable to find fields in other towns with capacity to rent, and, as a result, may need to turn kids away from youth sports. Studies have provided data regarding both the insufficiency in the number of fields and overuse of the existing fields (see the following: Wayland Town Master Plan from June 2010; report by Gale Associates, Inc., dated July 15, 2010 (the "Gale Report"); Town of Wayland Open Space & Recreation Plan from 2016; and Wayland Town wide Recreation Facilities Plan by Weston & Sampson in January 2018). All of these studies and the need for additional athletic fields were reiterated and reinforced during a public forum held on August 30, 2021, by the Select Board.

This project would serve the needs for youth athletics as well as the community at large. It is estimated that more than 6,000 children, adults, and seniors use Wayland Recreation sites annually. It is also expected that public school student enrollment and Wayland's senior population will both grow over the next decade and this additional field will help serve burgeoning needs. Reports indicate that there is currently a deficit of seven to ten-field grass fields in Town. The proposed Loker grass field could reduce the deficit and provide a field, likely with lights that could be used later in the day to accommodate students' later school days.

The field would be built on an area that the Town purchased for \$1.7 million in 2000. At a Special Town Meeting in November 2017, the Town approved design funds for a turf field project, of which \$154,000 was expended. At Annual Town Meeting in 2004, 8.37 acres of the vacant 28.20 acres of property was delineated for recreational use, the remainder for conservation land. This project would result in a multi-purpose natural grass athletic venue on the parcel designated for recreation.

The location of the project, the former Dow Chemical facility, was cleaned up approximately twenty years ago according to the required standards at that time. In 2019, the Select Board contracted with CMG Environmental, Inc. to conduct a third-party independent environmental review to assess any potential hazards when comparing present-day standards to those in place at the time of the cleanup. A representative of CMG Environmental, Inc. attended a Select Board meeting in February 2020 to present the findings and stated that he had no hesitation allowing his own family members to play on a turf field at this location.

At the October 3, 2021, Special Town Meeting, Town voted first in favor of Article 1, for a three-year moratorium on synthetic/artificial turf fields (353-77) and then in favor of Article 2, specifically to spend up to \$125,000 to design a grass field at the Loker site (327-120). The site was previously designed as a synthetic turf field, but not approved by voters (the proposed turf field did not obtain the 2/3rd threshold needed to approve the project at 2019 or 2021 Annual Town Meetings despite voter approval of the use of excluded debt for the project at the polls in the April 2019 election). Design for the natural grass field is expected to be complete and the project put out to bid to determine the costs before the 2022 Annual Town Meeting.

PROPOSED TIMELINE

- 1) Design & Development - Underway, October 2021 to May 2022
- 2) Bid & Contract - To be completed by May 2022
- 3) Permitting - To be completed in 2022
- 4) Build - if approved at 2022 ATM, the field would be built between May and September 2022
- 5) Grow - Grass roots establish for minimum of 2 growing seasons until Spring 2023
- 6) Open for Play - Possible play in late summer/early fall 2023
- 7) Operate and Maintain - Loker field will allow restoration/rehabilitation of an existing field in 2023 - 2024

8) +1 Additional field footprint will be effectively added to the total field inventory by spring 2025.

FUNDING: \$118,000 of CPA Funds Parking Area and Trail head improvements was already approved at 2019 ATM. \$189,160 possible transfer from the Recreation Stabilization Fund (requires 2/3 vote), up to \$200,000 possible transfer from Recreation Field Revolving Fund Total TBD: Any balance of the low bid that is otherwise not funded by CPA, Stabilization Funds, or Recreation Funds would be requested from 2022 ATM (Total less -\$507,160.)

The Select Board recommends approval. Vote: 5-0-0

The Recreation Commission recommends approval. Vote: 5-0-0

ARGUMENTS IN FAVOR:

- A vote in favor of this article will accelerate the addition of a new playing field in Wayland; a need that has been voiced by the Recreation Commission and many residents and has been substantiated by the reports noted above.
- The Loker Recreation area has been studied and planned for many years. Moving ahead with this project would be a step in the direction of putting to use an asset on which the Town has spent significant monies over the past two decades and for a use that is consistent with its designation as a recreation area.
- Constructing a natural grass field at this location should satisfy many in Wayland who supported the development of a new athletic field but expressed concerns with artificial turf.
- A new athletic field at this location will enhance the overall Loker Recreation area; not only will it provide a much-needed athletic field, but it may also make the property more appealing and accessible to those using the Conservation trails.
- Because it is a natural grass field, the proposed project is estimated to be less costly than recent years' proposals for synthetic turf fields.

ARGUMENTS OPPOSED:

- Development of an athletic field at the Loker Recreation area is seen by some as an expensive place for the Town to develop a new athletic facility; rather, the Town should explore other areas that may be developed with similar or additional facilities before spending the funds to develop this site.
- Neighbors have stated concerns with an athletic field at this site due to the possibility of increased traffic and the potential to add lights over the field for evening athletic events.
- Opponents believe that the high slopes and uneven ground present a less-than-ideal piece of land on which to develop a rectangular regulation size field.
- Although a state conservation expert recommended re-routing trails around a certified vernal pool located on the property, opponents remain concerned with the anticipated removal of a large number of trees that could affect wildlife habitats and significantly change the landscape of the property.

RECOMMENDATION: The Finance Committee recommends approval. Vote: 4-2-0

QUANTUM OF VOTE: Two-thirds – see G.L. Chapter 44, Sections 2, 7 and 8.

For more information about this article, contact Recreation Director Katherine Brenna at kbrenna@wayland.ma.us

SELECT BOARD
Tuesday, April 12, 2022
5:45 p.m.
Wayland Town Building, Council on Aging Room
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CONSENT CALENDAR

- .1 Vote the question of designating and approving signing authority to Stephen Crane, Acting Town Manager on items listed below.
2. Vote the question of delegating approval of the weekly payroll and expense warrants.
3. Vote to authorize the Town Manager to execute and award all contracts up to \$100,000 in annual value pursuant to Section 6 (f) of Chapter 33 of the Acts of 2022 (the Select Board-Town Manager Act).
4. Vote the question of approving the Proposed Request for Proposals (RFP) document-Town Manager Recruitment Services. The appropriation number is 10122002-52100, and the line item is Select Board expenses, contractual service.
5. Vote the question of approving the three (3) year contract with Melanson, Heath, and Co., P.C. for financial audit services. The appropriation number is 10135002-52100, and the line item is Contractual Services Expense.
6. Vote the question of approving a new Task Order #19 for contract number 18-2003 with TEC, Inc. for On-Call Engineering Services regarding stormwater drainage. The appropriation number is 40457300-54199, and the line item is stormwater.
7. Vote the question of approving invoice #135264 with KP Law for legal services through December 31, 2021 in the amount of \$3,266.27.
8. Vote the question of approving invoice #135265 with KP Law for legal services through December 31, 2021 in the amount of \$60.00.
9. Vote the question of approving invoice #135442 with KP Law for legal services through January 31, 2022 in the amount of \$9,440.26.
10. Vote the question of approving the Unicon School Student Storage Contract to perform all work required for the project known as "22-1078-IFB Wayland Elementary Schools Student Storage". The appropriation number is 41607964-54199-3881, and the line item is FY22 School Capital.