



# Town of Wayland Massachusetts

## **Finance Committee**

Carol Martin (Chair)

Steven Correia (Vice Chair)

Jen Gorke

Kelly Lappin

Klaus Shigley

George Uveges

Dave Watkins

## **FINANCE COMMITTEE**

### **Minutes**

**Wednesday, February 27, 2019**

**Wayland Town Building**

**Senior Center Room**

**7:00 P.M.**

**Attendance:** C. Martin, S. Correia, D. Watkins, K. Lappin, K. Shigley, J. Gorke, and G. Uveges.

**Call to Order:** The meeting was called to order by Chair C. Martin in Senior Center Room at 7:00p.m. when a quorum was present. C. Martin reviewed the agenda and announced the meeting was being taped by WayCam. She noted some of the agenda items could be taken out of order.

**Announcements:** None.

**Public Comment/Members' Response to Public Comment:** None

**Finance Director's Report:** None

### **2019 ATM Article Review and possibly Vote Recommendation to include:**

**HS Athletic Complex Renovation:** School Committee Chair Jeanne Downs came before the FinCom to discuss the article. She described the history of the article and said the cost would be \$7.75MM. B. Keefe came before the Committee to discuss the estimate, costs and the process.

A list of questions had been compiled by the committee (see attached) and sent to the parties ahead of the meeting. Responses to the questions included: Mr. Uveges noted that the provision for contingencies and inflation had been cut since the last cost estimates were submitted for the project and did the PMBC make adequate provision for risk. Mr. Keefe responded that this was normal as project inception gets nearer and unknowns begin to get resolved. He referred to this as variance theory. Ms. Downs added that 3 different engineering firms had now reviewed the cost estimates and concluded that the numbers were solid.

Mr. Uveges also asked about the cost estimates for phase 3 of the projects and suggested those estimates be added to the Article write up, so voters would get the full cost picture.

Mr. Uveges asked if all Conservation Commission Orders of Condition issues had been resolved. Ms. Downs responded that the School Committee was committed to meeting all Orders of Condition and have budgeted \$48,000 per year for compliance monitoring.

Mr. Shigley asked if there were estimates for reconstruction that left the stadium footprint unchanged. The point of the question was whether expenses had gotten so high that it was now worth living with the inconvenience of grandfathered and sub optimal tennis courts and under sized softball field. Ms. Downs gave reasons for the expense increase and implied that similar expense increases would pertain to a fixed footprint.

Mr. Uveges then asked whether there was a strategy to deal with potential cost overruns. Mr. Keefe responded that the project has base components and alternate components (about 9% of the budget). If bids for the base exceed the estimates, then the alternates will be sacrificed.

Mr. Uveges asked if we received the variance from the State Plumbing Board for the number of bathrooms. Answer was yes.

Mr. Uveges asked if we could reduce costs by selling naming rights for the stadium. For example “The Herb Chambers” Warrior Stadium??? Answer was that it was doubtful, but Mr. Keefe would look into it. Ms. Gorke opined that this might not be legal.

Sherry Greenbaum, head of the Conservation Commission, gave details on the \$48,000 annual compliance monitoring program.

Ms. Martin delivered an “Atta boy” for a well written article. Mr. Shigley offered that it was a joint effort with Ms. Downs.

S. Correia moved that the Finance Committee recommend approval of *Article R High School Athletic Complex Renovation*. Seconded by G. Uveges. Motion was passed. Vote: 7-0-0

**Loker Turf Field Construction:** Recreation Commission Chair Asa Foster and Recreation Director Katherine Brenna came before the Board to briefly discuss the article and to answer questions. Ms. Brenna stated that the estimated cost was \$3.7MM. The design was minimal: it included lighting, but no restrooms. Size was regulation for soccer, but not meant for football.

Mr. Uveges ran through a list of questions that the Committee had compiled and shared ahead of time:

How reliable were the cost estimates. Answer: the cost estimates went through the same due diligence as was the case for the HS project. Ms. Gorke opined that there was a high degree of confidence in the cost estimates. The PMBC manages the project and they have built in some cushions.

Had all the Conservation Commission issues been resolved? Answer: Orders of Condition will be issued on March 14.

Has ZBA voted? Answer ZBA has all the documentation they require, will meet on March 26, 2019, Planning Board recommendation is on the Town web site.

Mr. Uveges asked if the site will be subject to new environmental testing. His thinking is that the testing on the site had been done 20 years ago. And standards have changed. The Chair recognized John Sax from the audience, who offered some clarification on why new testing was needed. Answer: No new testing is anticipated.

Questions were raised about the septic system. Will it be tested or built over?

Why spend this much on a turf field when it would be less costly to resurface with turf at another grass location. Answer: the field deficit is best covered with a new turf field and grass field typically don't have lights. And lights have become more important because of the changing HS hours.

Mr. Correia asked if consideration had been given to a year round indoor facility. Whether a public/private partnership had been considered. Mr. Foster said that private partnership had not been considered because there's excess demand just for School/Wayland needs.

Why doesn't the Rec. Dept. offer a greater contribution since they have adequate amounts in their Funds? Short answer is they need the money to run their programs.

Mr. Watkins asked if renting fields was a viable alternative to such an expensive project. Answer, Regis College could be rented, but only when the College is not in session. Hence renting is not a viable alternative.

Question was raised about parking. Did the renderings of the Loker Project clearly delineate the distinction between funds requested in Article AA for trailhead parking and Loker Athletic parking? Answer: that needs to be clarified.

Ms. Martin asked where the data for deficit hours comes from. Ms. Brenna responded that the Rec. Department develops them based on permits requested. She stated that the field deficit in 2019 was expected to be 6000 hours. The completion of the HS and Loker would reduce the deficit to 1500 hours.

Mr. Foster reinforced the need for turf by stating that the Rec. Dept. is committed to maintaining field integrity by avoiding overuse in the future.

Mr. Louis Jurist, member of the BOS, advised that we can't currently meet field demands from the Town alone. Without this field we will need to curtail participation.

Ms. Carol Plumbe, Bald Rock Rd, asked how field permits are rationed. Ms. Brenna answered that there is a 7 tiered system. With Children receiving priority. She also asked about the height of the lights. Answer: 60-75 feet.

Mr. John Sax explained that the level of the field is being raised by 4 feet to avoid hitting the remains of the septic system. He stated there had been an insufficient number of environmental soil samples taken from the septic system areas. And that it would be irresponsible to build over the septic because this was the area of potentially the worst contamination.

Ms. Martin expressed concern that the Committee was being asked to make a recommendation with missing deliverables: orders of condition and a suitable map of the trailheads.

K. Lappin moved that the Finance Committee recommend approval of *Article Q: The Loker Turf Field Construction*. Seconded by J. Gorke. Motion passed. Vote 5-0-2 with G. Uveges and C. Martin abstaining.

**Loker Grass Field** John Sax came before the Committee to briefly discuss the article. He indicated that the grass filed proposal is the same as the one proposed at the STM with the exception of the requirement to remove the septic system remains.

He distributed a spreadsheet that derived the cost of the grass field at Loker. He stated that unlike last time he had trouble coming up with an estimate of the cost of a grass field because unlike the Rec Dept. he doesn't have access to engineers. His costs were derived from the turf field estimates which had undergone numerous changes, and were difficult to follow.

His estimates include the cost of removing the septic system remains still buried at Loker. This element is not included in the Loker Turf Proposal. He made the case that this was necessary because:

- Hazardous waste testing done by Weston and Sampson was inadequate.
- Linda Segal confirmed that the remains of the septic system were left in place.
- A peer review of the Weston and Sampson plans specifically mentions that the septic system remains should be treated as potentially containing hazardous waste.
- He stated that he did not believe in 20 year old cleanups because they were not all adequately supervised and because current tests include new chemicals.
- Wayland already has an expensive example of a hazardous waste cleanup at River's Edge that should act as a lesson of the consequences of ignoring a potential problem.
- The cost of removing the septic system remnants will be limited because the equipment to remove them will already be on site.
- Flushing chemicals down the drain, into the septic, was a standard technique for hazardous waste disposal back in the day.
- He stated that burying potentially hazardous waste in an area to be used for a children's soccer field is irresponsible. The soil will be disturbed and the drainage system will concentrate more rainwater under the field. Since there is no provision to contain hazardous chemicals in the septic system areas there is no guarantee any hazardous waste still there will remain where it is.

Mr. Watkins commended Mr. Sax for proposing an alternative that would cost only 1/3 as much as turf. Mr. Sax indicated that he was a committed "Green Giant" and that it was the right thing to do.

Mr. Uveges asked Mr. Foster if the Rec. Dept. could support the grass alternative. Mr. Foster said no.

Ms. Gorke made the observation that this article had not been vetted by the Conservation Commission or the Town Planning Board. She commended Mr. Sax for his research, but suggested that the missing deliverables might affect the recommendation.

Ms. Martin asked for a clarification on why this project was characterized as a compromise. She requested this be clarified in the write up.

Mr. Correia moved to take a vote on the article.

In the subsequent discussion, Mr. Lowery, Chair of the DoPW, asked if the article would be funded with exempt debt. The text of the article is silent on this. Mr. Watkins suggested that a recommendation be contingent on the use of exempt debt. Mr. Lowery asked whether the text needed to be amended to specifically mention the need for the removal of the septic. If so, there would need to be a wide range of potential costs. Ms. Anderson, Chair of the BOS, pointed out that any change to the text would require new signatures.

S. Correia moved that the Finance Committee recommend approval of *Article HH Build a Grass Athletic Field on Loker Recreation and Conservation Area Property*. Seconded by J. Gorke. Motion does not pass. Vote: 0-5-2 with G. Uveges and C. Martin abstaining.

**Review Draft Budget Presentation:** The Committee went through the budget presentation slide by slide and a discussion ensued among members regarding edits and suggestions on how to improve the presentation.

**ATM Articles:**

- **Resolution: Create Committee to Organize Wayland Music Festival:** S. Correia briefly discussed the article.  
S. Correia moved that the Finance Committee recommend approval of *Article EE Resolution to Create a Committee to Organize a Wayland Music Festival*. Seconded by J. Gorke. Motion passed. Vote: 7-0-0
- **Town Clerk Compensation:** K. Shigley briefly discussed the article.  
K. Shigley moved that the Finance Committee recommend approval of *Article F Town Clerk Compensation*. Seconded by J. Gorke. Motion passed. Vote: 7-0-0
- **CPA: Recreation Projects: Restore Walking Trails at Loker Conservation Area** Tabled to a future meeting
- **CPA: Partial Funding for Construction of Part 2 of WHS Athletic Plan** Tabled to a future meeting

**FY20 Capital Budget**

**Discuss and Vote Recommended Capital Budget Funding Changes, if any** Tabled to a future meeting

**FY20 Omnibus Budget**

**Review/Vote Budget Adjustments, if any. Vote FY20 Omnibus Budget, if necessary** Tabled to a future meeting

**2019 ATM Article Review**

**CPA: Housing Consultant** Tabled to a future meeting

**OPEB Funding** Tabled to a future meeting

**Personnel Bylaws and Wage Classification** Tabled to a future meeting

**Chair and Vice-Chair's Update including Schedule** Tabled to a future meeting

**Members' Reports, Concerns, and Topics:** Tabled to a future meeting

**Tweets of the Week:** Tabled to a future meeting

**Topics Not Reasonably Anticipated by Chair 48 Hours in Advance of Meeting, If Any:** Tabled to a future meeting

**Meeting Minutes: Review & Vote to Approve:** 1/28<sup>th</sup>, 2/4<sup>th</sup>, 2/11<sup>th</sup> Tabled to a future meeting.

**Adjournment:** G. Uveges moved to adjourn at 9:59 pm. K. Shigley seconded. Motion passed. Vote: 7-0-0.

Respectfully Submitted,

Klaus Shigley and Katelyn O'Brien

Documents:

Agenda

Q&A Loker

Q&A High School

Article R: HS Athletics

Article Q: Loker Turf Field Construction

Article HH: Loker grass field construction