



**Finance Committee**

Carol Martin (Chair)  
Steven Correia (Vice Chair)  
Jen Gorke  
Kelly Lappin  
Klaus Shigley  
George Uveges  
Dave Watkins

**FINANCE COMMITTEE  
Minutes  
Thursday, October 11, 2018  
Wayland Town Building  
9:30 A.M.**

**Attendance:** C. Martin, S. Correia, K. Lappin, K. Shigley, G. Uveges, D. Watkins (remotely)

**Call to Order:** The meeting was called to order by Chair C. Martin in the Selectmen's Hearing Room at 9:33am when a quorum was present. C. Martin reviewed the agenda for the meeting. C. Martin announced the meeting was not being taped by WayCam. She noted some of the agenda items would be taken out of order.

**Announcements:** None.

**Public Comment:** Chair C. Martin recognized Board of Selectman (BoS) Chair, Lea Anderson, who gave an update on the Board of Selectman's position and updates on the status of several Special Town Meeting articles.

D. Galbi, Stonebridge Road, questioned where money would come from for the proposed advanced water meter reading system project, how we ended up with \$1.5M in free cash, how it got from free cash.

P. Patton, Plain Road, requested materials handed out by the Board of Public Works Chair at the October 4<sup>th</sup> Finance Committee Meeting. She indicated that she had been told by at least two sources that reading water meters does not take as much time as the Department of Public Works has been indicating publically and expressed concern at obtaining accurate information.

**Members' Response to Public Comment:** K. Shigley questioned why there is a potential issue with debt exclusion vote since ballot question didn't include amounts and L. Anderson responded that the warrant included the scope and amounts for the fields and is linked to the ballot vote.

G. Uveges asked if prohibition of Marijuana article would be modified to account for the BoS update and C. Martin indicated S. Correia would update the committee when warrant articles were discussed.

In response to D. Galbi's inquiry, C. Martin and Finance Director, B. Keveny explained that it is not free cash, but rather the Water Enterprise Fund, which is accumulated when actual water revenues are greater than actual expenses.

In response to P. Patton's records inquiry, C. Martin indicated that the requested water meter reading materials had been posted on the Finance Committee page of the town's website in Public Meeting Documents.

**Finance Director's Report:** None.

**Special Town Meeting articles: Discussion, Review and Possible Vote:**

- **Prohibition of Marijuana** - S. Correia indicated that the article comments may need to be modified depending on the determination regarding a ballot re-vote. FinCom opted to allow S. Correia to make necessary modifications and not to re-open discussion. Planning Board Director, S. Sarkisian noted that the Planning Board would be issuing a new report on Monday reflecting the issues around the ballot re-vote.
- **Marijuana Establishment District A - Boston Post Road** – K. Lappin outlined purpose of article and potential need to modify pending determination regarding ballot revote for the Prohibition of Marijuana article. Planning Board Director, S. Sarkisian, provided further explanation of article purpose and potential that this article would proceed the Prohibition of Marijuana article to limit establishments until prohibition can be re-voted on the ballot. Discussion ensued to clarify the article language and associated implications. S. Sarkisian requested language mirror Prohibition of Marijuana article. Chair, C. Martin indicated major changes would not be made. S. Correia moved to recommend approval, as amended. Seconded by K. Shigley. Motion passed 5-0-1 with roll call vote as follows: C. Martin - yes, S. Correia - yes, K. Lappin - yes, K. Shigley - yes, G. Uveges - yes, D. Watkins – abstain.
- **Pre-existing Nonconforming Land with More Than Six Dwelling Units** – D. Watkins summarized article purpose and suggested committee may want to forgo comments until clarification can be made that home improvements (e.g. deck) to impacted properties are not prohibited entirely. Discussion ensued and Planning Director, S. Sarkisian, and BoS member, C. Karlson expanded on intent and reach of article including identification of impacted properties. Edits to arguments for and opposed were requested to address concerns raised. S. Correia moved to recommend approval, as amended. Seconded by K. Shigley. Motion passed 4-1-1 with roll call vote as follows: C. Martin - yes, S. Correia - yes, K. Lappin - yes, K. Shigley - yes, G. Uveges - abstain, D. Watkins – no.
- **HS Athletic Complex Renovations** – C. Martin and BoS member, C. Karlson, reported that State Plumbing Board approved waiver on number of bathrooms needed at the complex but did not allow use of the field house bathrooms towards the total required count. Additional costs to meet requirements may be necessary but are unknown at this time. K. Shigley summarized changes in draft since the previous version and discussion. Discussion ensued and edits were requested. G. Uveges outlined current status of Town debt for context. C. Martin suggested conservation and exempt debt conditions to be attached to the Finance Committee's recommendation. S. Correia moved to recommend approval, as amended. Seconded by K. Shigley. Motion passed 5-1-0 with roll call vote as follows: C. Martin - yes, S. Correia - yes, K. Lappin - yes, K. Shigley - yes, G. Uveges - yes, D. Watkins – no.
- **Appropriate Partial Construction Funds for WHS Athletic Facilities (CPC)** – K. Lappin noted minor changes to correct typos since previous version and discussion. S. Correia moved to recommend approval, as amended. Seconded by K. Shigley. Motion passed 5-1-0 with roll call vote as follows: C. Martin - yes, S. Correia - yes, K. Lappin - yes, K. Shigley - yes, G. Uveges - yes, D. Watkins – no.

- **Loker - Turf Field** – K. Shigley noted changes since previous version and discussion. Discussion ensued and clarifying edits were requested including conditions as discussed for WHS fields article. C. Martin inquired whether G. Uveges, as an abutter, will abstain and a discussion ensued. Concerns were expressed regarding timing of the project a year earlier than as planned for in the capital budget. S. Correia moved to recommend approval, as amended. Seconded by K. Shigley. Motion failed 2-3-1 with roll call vote as follows: C. Martin - no, S. Correia - yes, K. Lappin - yes, K. Shigley - no, G. Uveges - abstain, D. Watkins – no.
- **Loker - Grass Field** - K. Shigley noted changes since previous version and discussion. Discussion ensued and clarifying edits were requested including conditions as discussed for WHS fields article, in particular, that the article has not undergone the typical review process and if approved at Special Town Meeting would still need the approval of a number of Town boards and committees to proceed. S. Correia moved to recommend approval, as amended. Seconded by K. Shigley. Motion failed 0-5-1 with roll call vote as follows: C. Martin - no, S. Correia - no, K. Lappin - no, K. Shigley - no, G. Uveges - abstain, D. Watkins – no.
- **Advanced Water Meter Reading System** – C. Martin summarized historical background and open questions. Chair of the Board of Public Works, M. Lowery, distributed cost analysis and illustration of the potential acceleration of cash flow due to quarterly billing. Discussion was held regarding the distributed information as well as sources of funding, and the status of/possible impact to the water enterprise fund balance. S. Correia moved to recommend approval, as amended. Seconded by K. Shigley. Motion passed 4-2-0 with roll call vote as follows: C. Martin - no, S. Correia - yes, K. Lappin - yes, K. Shigley - yes, G. Uveges - yes, D. Watkins – no.

**Chair and Vice-Chair’s Discussion:** C. Martin recognized the committee members collectively for all of their effort preparing the articles.

**Review Schedule:** C. Martin noted the next two meetings are scheduled for October 22<sup>nd</sup>, November 5<sup>th</sup> and Special Town Meeting on November 13<sup>th</sup>.

**Members’ Reports, Concerns, and Topics:** None.

**Tweets of the Week:** None.

**Topics Not Reasonably Anticipated by Chair 48 Hours in Advance of Meeting, If Any:** None.

**Meeting Minutes – Review and Vote to Approve: September 5<sup>th</sup>; September 17<sup>th</sup>:** G. Uveges moved to approve the minutes of September 5, 2018, as amended. Seconded by K. Lappin. Motion passed 6-0-0 with roll call vote as follows: C. Martin - yes, S. Correia - yes, K. Lappin - yes, K. Shigley - yes, G. Uveges - yes, D. Watkins – yes.

G. Uveges moved to approve the minutes of September 17, 2018, as amended. Seconded by K. Shigley. Motion passed 5-0-1 with roll call vote as follows: C. Martin - yes, S. Correia - yes, K. Lappin - yes, K. Shigley - yes, G. Uveges - abstain, D. Watkins – yes.

**Adjourn Meeting:** G. Uveges moved to adjourn the meeting at 12:40pm. Seconded by K. Shigley. Motion passed 6-0-0 with roll call vote as follows: C. Martin - yes, S. Correia - yes, K. Lappin - yes, K. Shigley - yes, G. Uveges - yes, D. Watkins – yes.

Respectfully Submitted,  
Kelly Lappin

**Documents:**

Agenda October 11, 2018

Article Drafts:

- Marijuana Establishment District A - Boston Post Road
- Pre-existing Nonconforming Land with More Than Six Dwelling Units
- Advanced Water Meter Reading System
- HS Athletic Complex Renovations
- Loker - Turf Field
- Loker - Grass Field
- Appropriate Partial Construction Funds for WHS Athletic Facilities
- Rivers Edge Asbestos Abatement

Annual AMI fees

Appendix Article C Historical Information Estimate

Draft minutes September 5, 2018

Draft minutes September 17, 2018

PMBC status report to BoS