

IN BOARD OF SUDBURY SELECTMEN
WEDNESDAY, NOVEMBER 3, 2010
EXECUTIVE SESSION
(9:22 P.M – 9: 50 P.M.)

Present: Chairman John C. Drobinski, Vice-Chairman Lawrence W. O'Brien, Selectman Robert C. Haarde
Town Manager Maureen Valente and Assistant Town Manager Maryanne Bilodeau

Collective Bargaining – Firefighter's Union - Update



Wayland-Sudbury Septage Facility – Update

The Board was previously in receipt of a memorandum from Town Manager Valente dated October 22, 2010, regarding the upcoming sale of the Septage Facility to Wayland and a copy of the relevant warrant article authorization from last year's Town Meeting. Copies of Wayland's draft warrant article language for its 2010 Special Town Meeting regarding acquiring the Town of Sudbury's interest in the Septage Facility were also circulated to the Board for review.

Town Manager Valente highlighted "Page 10" of Wayland's draft warrant article, wherein the cost of employee liabilities is addressed, stating she asked Assistant Town Manager Bilodeau to verify the information.

Assistant Town Manager Maryanne Bilodeau stated that the Facility had three former employees ages 73, 79 and 74 and that actuarial studies were carried out for a nine-year life expectancy with a 5% annual increase. Ms. Bilodeau concluded that the figure noted by Wayland seems appropriate. It was also noted that Wayland is willing to assume the risk if these employees live longer than another nine years.

Ms. Valente and Wayland Town Administrator Fred Turkington have discussed proceeding with an orderly liquidation of the other equipment valued at \$150,000 and splitting the proceeds equally. Ms. Valente further noted that she has made it clear that the estimate of \$500,000 to demolish the building is not Sudbury's concern. Ms. Valente further stated that the Town's assessors have looked at the proposal, but the final appraisal report is expected within a week. She also clarified that monies received will be deposited to the General Fund. Additionally, Ms. Valente has proposed that if Wayland uses the site in the future for septage purposes, Sudbury should receive a percentage of revenue generated and that provision is not included by Wayland at this time.

Selectman Haarde asked why Wayland is doing this. Chairman Drobinski stated it is believed Wayland wants to build a Department of Public Works (DPW) building on the property and did not want to wait until the agreement expiration date of 2017 to do so.

Selectman Haarde also asked if the land could be used as a leaching field. Town Manager Valente clarified that the land the Facility is on belongs to Wayland. She further stated that previous reports suggest that the better land in this area for leaching capacity is already owned by Sudbury.

Chairman Drobinski stated that the Wayland land has high levels of nitrate in the ground water. He suggested Director of Planning and Community Development Jody Kablack be consulted regarding information which might be available from work done by the Technical Advisory Committee (TAC). Town Manager Valente suggested that language could be added to also request that Sudbury be contacted if Wayland were to consider using the site in the future for leeching. Vice-Chairman O'Brien requested that the additional language also request that Sudbury be contacted if Wayland were ever to consider converting

the site into a sewage processing plant. Chairman Drobinski stated that the Curtis School location has more treatment capacity and is in a better location to cover the downtown Sudbury area on Route 20. He reiterated that Ms. Kablack should be consulted for TAC information regarding these issues.

Vice-Chairman O'Brien requested that the Memorandum of Understanding developed include that Sudbury be contacted if Wayland considers a processing, storage or transfer facility in the future.

Selectman Haarde opined that he feels as though he is missing something because the proposal seems almost too favorable. Vice-Chairman O'Brien opined that although the costs presented to demolish the building might seem excessive, if Wayland needs a new DPW building, it may be viewing this cost favorably for acquisition versus demolition. Selectman Haarde also opined that perhaps the demolition figure has been intentionally inflated.

Selectman Haarde suggested, and the Board concurred, that, if needed, Chairman Drobinski could call an additional Board meeting regarding resolution of these issues.

It was on motion unanimously

VOTED: To authorize Town Manager Valente to accept the offer by Wayland to acquire Sudbury's interest in the Septage Facility, and requiring that Sudbury be invited to participate as a partner if Wayland considers putting a treatment, leaching, processing, storage or transfer facility on the site, and/or that an arrangement for revenue sharing between Wayland and Sudbury be established if Wayland considers using the site in the future for septage purposes.

There being no further business, the meeting adjourned at 9:50 p.m.

Attest: _____
Maureen G. Valente
Town Manager-Clerk