



Town of Concord
Minutes of the March 12, 2026
Public Hearing and Meeting of Finance Committee
Hybrid Meeting

Members Present:, Brian Conway (on line), John Garofalo, Pat Geyer (on-line), Gerard Jansen, Don Kupka, Lyndsey Lis, Karlen Reed, Paul Rodriguez, Lois Wasoff.

Members Absent: Suresh Bhatia, Peggy Briggs, Kathy Cuocolo, Eric Dahlberg, Quazi Sadruzzaman, Sri Tupil.

Others Attending: Kerry Lafleur (Town Manager), Megan Zammuto (Deputy Town Manager), Jennifer Barrett (CFO), Ryan Ferrara (Assistant CFO); Mark Howell, Wendy Rovelli, Mary Hartman, Cameron McKennitt, Paul Boehm (Select Board); Jason Bulger (Concord Municipal Light Plant); Alan Cathcart, Steve Dookran, Darin LaFalam, Aaron Miklosko (Public Works Department); Julie Manoogian (Minuteman Media Network); Jessica Porter (Assistant Town Manager), Leigh Jackson (Recreation Director), Jenny Saccardo (Beede Center); Carmin Reiss (Town Moderator).

1. Call to Order: of the Finance Committee Meeting at 7:00 p.m. by Chair Wasoff, who then described the purpose and the flow of tonight's meeting. Slide presentations of today's Articles are in the FinCom meeting packet.

2. Finance Committee Annual Town Meeting Public Hearing: Chair Wasoff opened the public hearing, beginning with Article 40.

Article 40, Light Plant Expenditures and PILOT – Mr. Bulger presented a high-level summary of the Light Plant's sales, net income, power costs, operating expenses, capital outlay, rate of return, and \$453,500 PILOT (payment in lieu of taxes). He also covered the Light Plant's broadband service offerings, subscription, revenues and net income, revenue sources, and expenses.

Committee members inquired about the rate of return use, depreciation, retained earnings, PILOT calculation, transmission costs, battery storage; broadband net revenue, subscription rate, and competitors.

Article 41, Stormwater System Expenditures – Mr. Dookran led the discussion on this Article, which provided a brief background on the need for this new enterprise fund, budget drivers, prior authorizations by Town Meeting and the Public Works Commission, rate hearing procedure, FY27 budget and uses, projected revenues, rate schedule of fees for residents, non-residents, and multi-family units, credits, and appeal procedures.

Members asked about prior funding of stormwater efforts, catch basin cleaning, revenue funds, budget details, enterprise book listing, addressing deferred maintenance, future budget projections and big projects.

Article 43, Solid Waste Disposal Fund Expenditures – Mr. Miklosko provided an overview of the trash and recycling program, subscribership, FY27 expenditures and revenues, fund balance.

Members asked about the current subscription rate and the 10% increase in participation since moving from dual stream to single stream disposal.

Article 44, Sewer System Expenditures and Article 45, Sewer Improvement Fund Expenditures – Mr. LaFalam began by noting that his presentation will combine information for Articles 44 and 45. He provided an overview of the sewer system, FY27 projected revenues and sources, projected expenses and purposes, FY27 capital improvement plan, 10-year capital plan, and 5% sewer rate increase.

Members asked about the penetration rate of the sewer system, management contract review, constraints on capacity, and value ratio.

Article 46, Water System Expenditures – Mr. LaFalam presented an overview of the Town’s water system and supply wells, regulatory challenges including PFAS and cybersecurity, FY27 capital plan, proposed operating expenses, projected revenues, 10-year capital plan, and 12.5% residential water rate increase.

Members asked about the impact of Article 24 PFAS funding on the FY27 capital plan and the status of the prior \$50M borrowing authorization by Town Meeting.

Article 47, Authorize Expenditures from PEG Access and Cable-Related Fund – Ms. Manoogian gave an overview of the PEG function and budget which funds the services of Minuteman Media Network (TV studio), expected revenues and sources, special revenue fund status, subscribership, Comcast franchise agreement renewal terms, success points, goals, FY27 and 5-year capital plan.

Members inquired about upgrading the audio-visual capabilities of the Fowler Library and Harvey Wheeler Community Center, possible sources of additional revenue, and funding from streaming services.

Article 29, Betterments for Temporary Improvements to a Private Way – Darton and Dover Streets – Mr. Cathcart noted that the Town is acting as a funding mechanism for street repairs on private ways to reduce flooding. He stated that the 13 abutting property owners will pay \$15K as betterments assessed as liens on their properties for these improvements, and the Town owns one of the affected parcels. He reviewed the estimated cost (\$195K), scope of work, and Town Meeting action.

Members asked whether the Public Works Commission supported this Article, the repayment terms, number of affected parcels, water discharge location, French drains, and benefits to White Pond water quality and neighborhood.

Article 48, Beede Swim and Fitness Center Enterprise Fund Expenditures – Ms. Porter, Ms. Jackson, and Ms. Saccardo noted the Beede’s FY26 accomplishments and FY27 budget goals, expected FY27 revenues and sources, FY27 budgeted expenses, and membership breakdown.

Members asked about revenue changes, membership trends, summer membership increases, retained earnings balance (\$4.33M) and \$1.17M transfer for capital plans, roof replacement schedule, financial sustainability project model, recreation revolving fund, and competition.

Article 39, Authorization of Revolving Funds Under Mass General Laws C. 44, Sec. 53 E1/2 – Ms. Barrett described the revolving fund process under MGL c. 44, Sec. 53E ½ and its cap on certain revolving funds (ambulance, regional housing, road repair, senior services, tree preservation, and visitor center), and the need for Town Meeting to authorize these expenditures.

Members asked about the contribution sources for the Regional Housing Office fund, whether the Ambulance fund would exceed a \$1M cap in FY27, and whether the Recreation Revolving Fund is covered by this statute.

3: Close the Finance Committee Annual Public Hearing – With no further testimony, comment, or public input, Mr. Rodriguez moved to close the public hearing. Mr. Jansen seconded the motion. **Vote: 9 Yes, 0 No, 0 Abstain.** Chair Wasoff closed the public hearing at 9:21 p.m. The Committee took a short break.

4: Finance Committee Meeting: Chair Wasoff reconvened the Finance Committee at 9:31 p.m. to consider and vote on the Articles presented. After discussion, the Committee agreed to combine the motions on Articles 40, 43, 44, 45, 46, 47, 29, and 39. Article 41 was considered separately. Article 48 was deferred until the March 19 meeting, as Committee members sought additional information regarding the balance of retained earnings, capital expenditures, membership, programming, and spending trend lines. Also deferred to March 19 are Articles 11 and 12 for more information on the Town's Article 11 capital plan and debt approach and the expenditure breakdown for Article 12. Ms. Reiss opined that Article 41, Stormwater Enterprise Fund, would most likely not be on the Town Meeting consent calendar as Article 41 is the newest Enterprise Fund.

Article 40, Light Plant Expenditures and PILOT – Mr. Rodriguez moved to recommend affirmative action on this motion. Mr. Jansen seconded the motion. **Vote: 9 Yes, 0 No, 0 Abstain. The motion passed.**

Article 43, Solid Waste Disposal Fund Expenditures – Mr. Rodriguez moved to recommend affirmative action on this motion. Mr. Jansen seconded the motion. **Vote: 9 Yes, 0 No, 0 Abstain. The motion passed.**

Article 44, Sewer System Expenditures – Mr. Rodriguez moved to recommend affirmative action on this motion. Mr. Jansen seconded the motion. **Vote: 9 Yes, 0 No, 0 Abstain. The motion passed.**

Article 45, Sewer Improvement Fund Expenditures – Mr. Rodriguez moved to recommend affirmative action on this motion. Mr. Jansen seconded the motion. **Vote: 9 Yes, 0 No, 0 Abstain. The motion passed.**

Article 46, Water System Expenditures – Mr. Rodriguez moved to recommend affirmative action on this motion. Mr. Jansen seconded the motion. **Vote: 9 Yes, 0 No, 0 Abstain. The motion passed.**

Article 47, Authorize Expenditures from PEG Access and Cable-Related Fund – Mr. Rodriguez moved to recommend affirmative action on this motion. Mr. Jansen seconded the motion. **Vote: 9 Yes, 0 No, 0 Abstain. The motion passed.**

Article 29, Betterments for Temporary Improvements to a Private Way – Darton and Dover Streets – Mr. Rodriguez moved to recommend affirmative action on this motion. Mr. Jansen seconded the motion. **Vote: 9 Yes, 0 No, 0 Abstain. The motion passed.**

Article 39, Authorization of Revolving Funds Under Mass General Laws C. 44, Sec. 53 E1/2 – Mr. Rodriguez moved to recommend affirmative action on this motion. Mr. Jansen seconded the motion. **Vote: 9 Yes, 0 No, 0 Abstain. The motion passed.**

Article 41, Stormwater System Expenditures --- Mr. Kupka moved to recommend affirmative action on this motion. Ms. Reed seconded the motion. Committee members further discussed the authority of Town Meeting (as opposed to the Public Works Commission via rate hearings) to set stormwater rates, the Public Works Commission's rate hearing process, whether this Article will be on the Town Meeting consent calendar, and prior Town Meeting authorizations of the structure and budget of the new Stormwater Enterprise Fund. **Vote: 8 Yes, 1 No, 0 Abstain. The motion passed.**

5. Minutes: Ms. Reed noted the minutes of March 10 and March 12 should be ready for review at the March 19 meeting.

6: Recap of Action Items and Adjournment of Meeting: The next FinCom meeting is March 19, 2026, 6:30 p.m. (regular meeting), at which time the Committee will consider Articles 11, 12, and 48. Chair Wasoff adjourned this meeting at 10:06 p.m.

YouTube: Ctrl+Click to follow link: https://www.youtube.com/watch?v=_7duhzpE-fw

Meeting Documents Link: <https://concordma.gov/DocumentCenter/View/60165/Agenda-Packet-Finance-Committee-13-March-2026>