

TOWN OF CONCORD
SELECT BOARD
MINUTES
APRIL 26, 2021

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting via video conference on April 26, 2021 at 4:00pm.

Present were Linda Escobedo, Chair; Susan Bates, Clerk; Jane Hotchkiss, Terri Ackerman, and Matthew Johnson. Also present was Stephen Crane, Town Manager.

Call to Order

Roll call vote

Ms. Escobedo: Present
Ms. Bates: Present
Ms. Ackerman: Present
Ms. Hotchkiss: Present
Mr. Johnson: Present

Consent Agenda

- Town Accountant Warrants: April 15, 2021; April 26, 2021
- Minutes to approve: March 15, 2021; March 22, 2021
- Gift Acceptance: The Friends of Sleepy Hollow Cemetery Inc \$4,000 to the Town of Concord for the revitalization of the H. Thurston Handley Commemorative Garden in Sleepy Hollow Cemetery

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the consent agenda.

Roll call vote

Ms. Escobedo: Aye
Ms. Bates: Aye
Ms. Ackerman: Aye
Ms. Hotchkiss: Aye
Mr. Johnson: Aye

Town Manager's Report

The Library has put together a draft reopening plan. There are a number of vacancies that will be posted in the coming weeks that need to be filled before full reopening can happen so a subsequent announcement about when the Library will reopen should be made soon. Additionally, the Town is engaging a consultant to assist in the search for a new director.

Town Manager Stephen Crane and Police Chief Joseph O'Connor jointly made the following statement after the Chauvin verdict was announced:

TOWN OF CONCORD
SELECT BOARD
MINUTES
APRIL 26, 2021

As we noted in our statements shortly after George Floyd's murder, the Town of Concord and Police Department condemned the actions by the officers involved and today's verdict is an affirmation that our system of justice deserves our faith. In condemning the actions that resulted in Mr. Floyd's death, we also highlight the professionalism of our Police Department who embrace best practices and have long-practiced de-escalation techniques and disavowed unnecessary force. The Police Department is committed to treating all people with dignity and respect at all times. We will continue to work to increase trust and transparency so that all who live, attend school, work or visit our town have confidence in our Police Department.

The 2021 Roadway Improvements Project is primarily for the reconstruction of 1.3 miles of streets in the Perter Spring Rd neighborhood that underwent a water main replacement last year and includes milling and filling of certain sections of roads that need immediate repairs. Five bids were received with costs ranging from \$648,000 to \$974,000. The low bidder, Newport Construction of Nashua, NH that also has the 2020 Roads Project is expected to be awarded the 2021 contract. The engineer's cost estimate was approximately \$1.2 million and these favorable bid results make available additional funding needed for the Complete Streets projects – Hubbard St, Commonwealth Ave and Sudbury Rd crosswalk and the Stowe St municipal parking lot repairs. Remaining funds will potentially allow the adding back of a few streets initially scheduled for 2021 but were cut due to a funding shortage.

The spring water main flushing program has been scheduled to take place the weeks of April 26th and May 3rd. Outreach preparation is underway, and residents have been notified of the schedule and targeted areas to be flushed on the Town's website, in the Concord Journal, and via News & Notice.

The Middle School Building Committee has put together a [list of FAQ's](#) for residents to review.

The CPC Application for funding for FY23 will be up on the website by early next week. Applications will be due September 17, 2021 by 4:00pm. The CPC also discussed the possibility of requiring a Preservation Restriction for the Wright Tavern project as a condition for funding.

The Bruce Freeman Rail Trail Advisory Committee is continuing a discussion with residents in the area of the last ½ mile of the trail in Concord regarding questions about the fencing to be shown on the 75% design plans. Additionally, Phase 2B construction of the wildlife corridor under Route 2 will commence this weekend and will be completed next weekend.

Chair's Remarks

Ms. Escobedo noted that the Select Board received a letter from the Finance Committee summarizing their meeting on the previous week regarding the middle school building project. The Finance Committee requested and recommended that the Middle School Building Committee stay under the \$100,000,000 mark for the project. There was also discussion of

TOWN OF CONCORD
SELECT BOARD
MINUTES
APRIL 26, 2021

whether or not the escalation cost should have been built in to the projected costs in the last budget. Finally, the Finance Committee's letter asked the Select Board to identify any additional funding sources for the project, particularly if it is projected to cost more than \$100,000,000. The Select Board will discuss the middle school building project in depth at their upcoming meeting on May 3.

Notice of Intent to Sell & Convert Use: Monument Street Parcel 1371-4

At their recent meetings, the Planning Board and the Natural Resources Commission reviewed the Notice of Intent to Sell & Convert Use for Parcel 1371-4 on Monument Street. Both the Planning Board and Natural Resources Commission have recommended that the Select Board not exercise or transfer the Town's right of first refusal as provided under M.G.L. Ch. 61A, Section 14 because the property is not adjacent to any other permanently protect open space or trail connections, the remoteness of the property from the village center does not make it ideal for affordable housing, and the purchase price is approximately \$3,500,000.

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to not exercise the Town's right of first refusal on Monument Street Parcel 1371-4.

Roll call vote

Ms. Escobedo: Aye
Ms. Bates: Aye
Ms. Ackerman: Aye
Ms. Hotchkiss: Aye
Mr. Johnson: Aye

**Review of 2021 General Obligation Bond Issue, Potential Refunding Opportunity and Vote
Maximum Useful Life**

Chief Financial Officer Kerry Lafleur introduced the topic by explaining the Town needs to prepare for the annual bond issuance to finance previously approved capital purchases and improvements. In order to move forward in this process, the Town must obtain a legal opinion from bond counsel confirming that all the legal requirements to issue bonds have been met. Ms. Lafleur also explained that the maximum useful life for any equipment must be identified. Ms. Lafleur expects the bond sale to occur the week of May 17, 2021. The details of the proposed bond issuance are included in the [meeting materials](#) and in the motion below.

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of (i) the \$275,000 borrowing authorized by the vote of the Town passed September 13, 2020 (Article 11); (ii) the \$900,000 borrowing authorized by the vote of the Town passed April 10, 2019 (Article 12);

TOWN OF CONCORD
 SELECT BOARD
 MINUTES
 APRIL 26, 2021

(iii) the \$550,000 library equipment borrowing authorized by a vote of the Town passed April 8, 2019 (Article 7, Item No. 6); and (iv) a portion of the \$1,000,000 borrowing allocable to Telecommunications equipment authorized by a vote of the Town passed April 26, 2017 (Article 24) is hereby determined pursuant to G.L. c. 44, §7(1) to be as follows:

Item	Amount Borrowed ¹	<u>Maximum Useful Life</u>
Ambulance #2, Replacement	\$ 275,000	10 years
Energy Recovery Units (CPS)	\$ 690,000	25 years
A/C Chiller Replacement (Willard)	\$ 40,000	5 years
Infrastructure Replacement (CPS)	\$ 100,000	5 years
Library, Audio Visual Equipment	\$ 275,000	5 years
Library, Furniture & Equipment	\$ 275,000	5 years
Telecom, Underground Conduit	\$ 150,000	20 years

Roll call vote

Ms. Escobedo: Aye
 Ms. Bates: Aye
 Ms. Ackerman: Aye
 Ms. Hotchkiss: Aye
 Mr. Johnson: Aye

Select Board Schedule for Reviewing Warrant Article Positions

There are public hearings over the course of the next several weeks regarding articles for the 2021 Annual Town Meeting. Each year, the Select Board takes positions on warrant articles following their presentation at the public hearings. Ms. Escobedo proposed that the Select Board take positions on these articles at the following regularly scheduled meetings, rather than holding an additional meetings the same evening as the public hearing. The Select Board members agreed that this was the right approach. Residents can review the public hearings and get more information about Town Meeting on [the website](#).

Assign Select Board Narratives on Warrant Articles

The Select Board will provide a written narrative of their positions on certain warrant articles. The Select Board will discuss this further at the next meeting on May 3, 2021.

TOWN OF CONCORD
SELECT BOARD
MINUTES
APRIL 26, 2021

Select Board Appointment to Affordable Housing Trust

The Concord Municipal Affordable Housing Trust was created by the passage of a bylaw at the 2020 Town Meeting. As part of their charge, the Housing Trust must appoint a Select Board member as a trustee. The Select Board members agreed the Linda Escobedo would be the best fit to serve as the Select Board representative.

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to nominate Linda Escobedo as the Select Board representative to the Concord Municipal Affordable Housing Trust for a term to expire April 30, 2023.

Roll call vote

Ms. Escobedo: Aye
Ms. Bates: Aye
Ms. Ackerman: Aye
Ms. Hotchkiss: Aye
Mr. Johnson: Aye

Committee Nominations

Jennifer Hurley-Wales of 66 Old Marlboro Road to the West Concord Junction Cultural District Committee for a term to expire on April 30, 2024. Bridget Neale of 241 Prairie Street, Anne Fortier of 150 Old Pickard Road, and Paul Horwitz of 173 Hayward Mill Road to the Board of Registrars for terms to expire April 30, 2024. Karlen Reed of 83 Whits End Road to the PEG Access Advisory Committee for a term to expire on April 30, 2024. Town Manager Stephen Crane, Keith Bergman of 56 White Avenue, and Michael Lawson of 1695 Lowell Road to the Concord Municipal Affordable Housing Trust for terms to expire April 30, 2023

Town Manager Appointment with Select Board Approval

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to accept the Town Manager Appointment of Mera Krishnan Tilley of 65 Woodland Road to the Board of Assessors for a term to expire on April 30, 2024.

Roll call vote

Ms. Escobedo: Aye
Ms. Bates: Aye
Ms. Ackerman: Aye
Ms. Hotchkiss: Aye
Mr. Johnson: Aye

TOWN OF CONCORD
SELECT BOARD
MINUTES
APRIL 26, 2021

Committee Liaison Reports

Mr. Johnson reported that the Public Ceremonies and Celebrations Committee successfully ran the virtual Patriot's Day celebration. The PCCC is now turning their focus to the Memorial Day celebration. Details will be subject to further changes in the state's reopening plan. The Concord Housing Authority's leading candidate for Executive Director has accepted a position at the Boston Housing Authority. The Housing Authority will be meeting to discuss next steps. The Middle School Building Committee voted to direct the architect to show design options that would increase the size of the gym and auditorium not to exceed the amount of \$108,000,000 for the total project cost. The Community Preservation Committee gave an update on the status of their 2021 projects.

Ms. Hotchkiss reported that the Natural Resources Commission has postponed the discussion of the Middlesex School's proposed turf fields to the next meeting. The Town of Concord received emergency certifications for a beaver dam breach on Cambridge Turnpike and on Monument Street ROW where the culvert has been impacted. They propose to clear the areas and Beaver deceivers are being implemented, which will eliminate the blockage of water.

Ms. Ackerman reported that Concord Municipal Light Plant employees have increasingly been returning to work in person rather than remotely. They will still have the ability to work remotely if needed. Broadband installs will be resumed on May 3rd to deal with the backlog caused by the pandemic. The Light Board also discussed the impacts of the recently signed [climate bill](#) on their operations. The Capital Planning Task Force unanimously determined that they will create a compromise between the option of a standing capital committee, and an enhanced planning process. This will be presented in a report to the Select Board in June. The Public Works Commission discussed investments to water infrastructure and the implementation of equipment for outdoor seating.

Ms. Bates reported that the Council on Aging discussed their in-person reopening schedule. The COA Board is still looking for one full and two associate members. The Planning Board discussed zoning and parking requirements related to the MAPC's Thoreau Depot project. They also discussed preparations for the warrant article presentations at the May 13 public hearing.

Ms. Escobedo reported that the Junction Village Open Space Task Force met for the first time. Ms. Escobedo also announced that BJ Dunn will be leaving his role as the Director at Minuteman Historical National Park.

Miscellaneous Correspondence

The correspondence was included in the packet.

Public Comments

TOWN OF CONCORD
SELECT BOARD
MINUTES
APRIL 26, 2021

There were no further public comments.

Adjourn

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to adjourn.

Roll call vote

Ms. Escobedo: Aye

Ms. Bates: Aye

Ms. Ackerman: Aye

Ms. Hotchkiss: Aye

Mr. Johnson: Aye

Minuteman Media Network Coverage: <https://www.youtube.com/watch?v=jKcHnYl6VnQ>

Meeting Materials: <https://concordma.gov/DocumentCenter/View/29036/April-26-SB-Packet>