

SELECT BOARD
MINUTES
SEPTEMBER 9, 2019

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in the Select Board Room of the Town House on September 9, 2019 at 7PM.

Present were Michael Lawson, Chair, Linda Escobedo, Clerk, and Terri Ackerman. Jane Hotchkiss attended telephonically. Stephen Crane, Town Manager, also attended.

CALL TO ORDER

Mr. Lawson called the meeting to order and announced that it was being broadcast and recorded.

CONSENT AGENDA

- Town Accountants Warrants
- Minutes to approved: June 17, July 1, and July 15 2019
- Climate Preparedness Week Proclamation
- One Day Special Licenses
 - The Umbrella Center 9/14 6:30pm-9:30pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 9/27 8pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 9/28 8pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 9/29 3pm-6pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/3 7:30pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/4 8pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/5 8pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/6 3pm-6pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/10 7:30pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/11 8pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/12 8pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/13 3pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/15 6:30pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/17 7:30pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/18 8pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/19 8pm-11pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/20 3pm-6pm 50 Stow St. Wines & Malt Only
 - The Umbrella Center 10/25 6:30pm-11PM 50 Stow St. Wines & Malt Only
 - Luke Hill Media 10/21 12pm-9pm Concord Country Club All Alcoholic Beverages

TOWN MANAGER'S REPORT

1. Mr. Crane announced that in consultation with the Board of Health and School Committees, the Town has decided to cancel all outdoor recreational activities after 6PM and to close town-owned recreation facilities between 6PM and 6AM. This is in response to notice of EEE in the towns of Bedford and Sudbury. Updates will be available on the Town website and social media.
2. The Town has been notified that the State Police have completed their investigation at Walden Pond over the weekend and they have re-opened the facility to the public.

Call to Order

Consent Agenda

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3. The Planning Department has received an MAPC Technical Assistance Grant to study a transit-oriented development zone at the Thoreau Depot.
4. The Senior Management Team has had a thorough discussion of the recently completed TBA Facilities Report. The Town Manager will issue a report regarding additional operational concerns such as response time and surrounding use considerations for Board review.
5. Concord's legislators have submitted the two Home Rule Petitions approved by 2019 Town Meeting to the Legislature. The petitions are a tool to generate funding for affordable housing and will likely take a long time to conclude.
6. Town Planner Elizabeth Hughes has reported that a likely site has been identified for a pedestrian bridge over the Assabet River in West Concord close to the commuter rail bridge. Next steps include design and funding.

CHAIR'S REMARKS

Mr. Lawson noted that activities on September 14 will include Agricultural Day in Concord Center as well as the Reopening of the Emerson Umbrella for the Arts building on Stow St.

Mr. Lawson stated that he has met with representatives of the National Park, Concord Museum, and the Public Ceremonies and Celebrations Committee to begin planning for the 250th celebration of the Revolutionary War. This will be the Semiquincentennial to commemorate the establishment of our country and is likely to occur throughout the country and throughout 2026.

Mr. Lawson also noted that Board went into Executive Session at the August 26th meeting to consider matters of litigation. Residents stated during public comment that more information, i.e. which litigation, should have been specified. Mr. Lawson stated that the litigation referred to was regarding Estabrook Road.

Planning is underway for the annual board and committee education/training event. Likely dates are October 12 or 26. Open Meeting Law, Ethics, and Policies & Procedures will be considered.

DIRECTOR OF FINANCE REQUEST FOR REFUNDING OF GENERAL OBLIGATION MUNICIPAL 2010 BONDS

Chair Remarks

Refund Bonds

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Finance Director Kerry LaFleur was present to seek approval from the Board for refunding/refinancing \$6.1M callable bonds on one of two Willard School bonds. Typically, Concord had considered these opportunities in May or June, but due to a law change must now take up these opportunities whenever they are callable, in this case next month. Analysis has shown that there is \$621,000 (or 9.75%) present value savings; or \$85 on the average tax bill. Generally, the Town would take advantage of opportunities of at least 3% savings before refinancing. Should bids not materialize there is no need to go forward.

On a motion made and duly seconded, it was UNANIMOUSLY:

VOTED: That in order to reduce interest costs, the Treasurer is authorized to issue refunding bonds, at one time or from time to time, pursuant to Chapter 44, Section 21A of the General Laws, or pursuant to any other enabling authority, to refund the Town's \$15,100,000 General Obligation Municipal Purpose Loan of 2010 Bonds dated January 15, 2010, maturing on and after January 15, 2021 in the aggregate principal amount of \$6,100,000 (collectively, the "Refunded Bonds") and that the proceeds of any refunding bonds issued pursuant to this vote shall be used to pay the principal, redemption premium and interest on the Refunded Bonds and costs of issuance of the refunding bonds.

MINUTEMAN ARC UPDATE – Jean Goldsberry, CEO

Jean Goldsberry of Main St. and CEO of Minuteman ARC of 35 Forest Ridge Rd was present to update the Board on the many and varied activities of the ARC. During her PowerPoint presentation, she noted that the ARC was formed 61 years ago with the mission to improve the lives of children and adults with disabilities by increasing independence, personal choice, and self-advocacy. ARC started as a family nursery school for disabled children and has grown into an organization that supports the life experiences of 850 individuals, both adult and children, in 9 communities along Route 2, and 7 programs including early intervention, outdoor learning, day habitation programs, employment, and residential accommodation.

Ms. Goldsberry reported that ARC is the 4th largest employer in Concord with 240 employees. ARC clients go places in the 32 vans that make 85 round trips per day. ARC is proud to be in Concord and aims to not only fit in, but to make a difference and give back. Local organizations can make use of conference rooms at the headquarters on Forest Ridge Road; ARC clients volunteer at Open Table and Gaining Ground. Recently some folks worked with Bonnie Wilbur, the Concord Community Services Coordinator, on a back to school activity to fit out 17 backpacks with school supplies for less fortunate youngsters using the profits of a dance they planned and hosted.

ARC update

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Mr. Lawson thanked Jean for the update and acknowledged his surprise at the employment statistics. Ms. Goldsberry stated that local employers have been very open, supportive, and adaptable to work with ARC staff to make a good match. In response to a question, Ms. Goldsberry stated that the primary funding sources for the program comes from state and federal programs, private insurance, and private donations. She stated that the Community Chest has been very generous in their support for enhanced staffing and recreation programs. Mr. Lawson expressed his appreciation for the update.

REVIEW MUNICIPAL FY21 COMMUNITY PRESERVATION ACT GRANT APPLICATIONS

Town Manager Crane summarized information from Deputy Town Manager Kate Hodges, Planning Director Marcia Rasmussen, Natural Resources Director Delia Kaye, and Public Works Director Rich Reine who have been reviewing municipal needs that are eligible for funding from the annual Community Preservation appropriation. Proposed recommendations include projects at White Pond Beach, the Gerow land, Warner Pond, affordable housing, Regional Housing Services, Assabet River Pedestrian Bridge, Wheeler/Harrington House, Chamberlin Park Bridge, and Emerson Field improvements. In total this would cost more than \$2.5M, much more than the appropriation is likely to be.

Discussion included: The items have not been prioritized; all are laudable; past practice by the CPC calls for matching funds, hopefully appropriate organizations will be contacted to participate; there is some money left in Article 23 that can be expended on Gerow; Regional Housing Director will be meeting with the Board in October to discuss housing issues; earlier funding for Assabet Bridge was spent on a feasibility study and site selection. It was the consensus of the Board that the Town Manager develop priorities for Board consideration.

DRAFT BUDGET CALENDAR REVIEW

Town Manager Stephen Crane and Finance Director Kerry LaFleur were present to update the Board on the draft budget planning calendar to alert the Board that the process is underway and will include meetings to discuss pressure points and benchmarks for submission with the goal of being ready for Town Meeting on April 27. Mr. Lawson asked that the Board see a draft proposal before it goes to the Finance Committee so that it is in a better position to be supportive and offer input. At this time, the Finance Committee anticipates receiving the budget in November. That indicates that Mr. Crane should present the budget to the Board on November 4.

LIAISON REPORTS

CPA

Draft Budget
Calendar

Liaison Reports

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Ms. Escobedo reported that the Recreation Commission needs one member and is hoping for a parent of a youngster using the programs. The Commission reviewed the first year of the White Pond program. 650 household passes were sold but daily attendance was less, probably due to the 7 days of algae bloom. The Commission intends to make improvements to the site to reduce and prevent run-off as well as improvements to Rideout and Emerson. The annual Tree-Lighting is scheduled for December 1.

The Concord Housing Authority continues to work on gathering information on repositioning HUD properties. The meeting of the four Housing groups approved new 5-year HOME grant for Junction Village. The Starmet Reuse Committee has scheduled a public forum on October 17 to consider the repurposing of the 44-acre property in West Concord. Ms. Escobedo reported that the Junction Village project did not received the grant it was hoped for. They have begun to apply for the next round of funding.

Ms. Hotchkiss stated that she attended the Natural Resources Commission meeting at which the Planned Residential Development, Concord Culinary Cottages on 430 Old Bedford Rd was approved. This would entail 4 single family residences and 2 two-family residences. The Commission denied the Lot 2A Keuka Rd subdivision.

She also reported that the Historic Districts Commission informally approved with conditions the application for the Concord Free Public Library addition. Ms. Hotchkiss reported that she has received numerous contacts from residents who expressed appreciation for the Town's proactive policy regarding EEE.

Ms. Ackerman reported that she attended the West Concord Cultural Council meeting where she learned that the council will request to the Select Board approve four signs to mark the boundaries of the district. In addition, there will be a Porchfest in West Concord on September 21 where 24 acts are expected. The Bruce Freeman Rail Trail Advisory Committee is inviting the community to the ribbon cutting of the 2C phase of the trail on September 27 at 2PM in West Concord.

Ms. Ackerman attended a meeting of interested folk from MAPC MAGIC communities to develop a transportation services pilot program called Making the Connection. This is envisioned similar to the Regional Housing Services Program. In this case, Sudbury intends to take the lead. Cooperating towns could apply for transportation grants and perhaps Concord could tie in the Depot Development Grant. One main purchase of the grant is to gather data regarding the demographics of potential users.

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Mr. Lawson attended a meeting of the Tax Fairness Committee and learned that they are engaged in reworking the Senior Tax Exemption program that has a three-year life before needing to renew it. They hope to amend it in such a way as to not be required to go through the entire legislative process.

COMMITTEE NOMINATIONS

Ms. Escobedo nominated Brian Davidson of 86 Peter Bulkeley Rd to the Cemetery Committee

ADJOURNMENT

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to adjourn Open Session and conclude business for the evening.

Respectfully Submitted,

Linda Escobedo, Clerk
Approved: 10/21

Meeting Documents

<https://concordma.gov/DocumentCenter/View/21446/Sept-9-2019-Select-Board-supporting-materials>

Minuteman Media Network Coverage:

<https://www.youtube.com/watch?v=a1OjKSF4IRU&list=PL1TTzrWEKOOKHKXNLQprEz0f0ofHYKj8-&index=3&t=2265s>

Nominate

Exec Sess.