

# Town Manager's Report Monday, April 29, 2013

**To:** Board of Selectmen  
**From:** Christopher Whelan, Town Manager

**Following are some of the matters reported on this week by various Town Departments:**

## **DEPUTY TOWN MANAGER**

**Town House Project:** Filed sub-bids for the Town House exterior restoration project are due this Thursday, May 2, with general bids due next Thursday, May 9. The project architect, McGinley Kalsow & Associates, Inc. is preparing exterior paint samples for review as the Town contemplates their recommendation - based upon the completed historic structure report - that the exterior wood be returned to its original brown color in conjunction with the masonry restoration.

**Starmet / NMI Site Activities:** The contractor responsible for conducting the demolition of the buildings will start shipping waste materials (building contents) for off-site disposal the week of May 6, 2013. We expect a maximum of 6 trucks per weekday will depart the site, head east on Rt 62, and turn north on Rt 2 to get to Rt 495. Loaded trucks will avoid rush hours and school bus hours. Removal of building contents will continue through the end of 2013. The EPA-approved work plan describing this work is posted on [www.NMISite.org](http://www.NMISite.org) as the "Phase 1 Construction Submittal". If there any questions, please contact the Project Coordinator, Bruce Thompson at [brucet@demaximis.com](mailto:brucet@demaximis.com) or at 860 298 0541.

## **FINANCE**

**Audited Financial Statements for June 30, 2012 Posted on Website:** The Town's audited financial statements for the year ended June 30, 2012 have been placed on the website for public review, at:

[http://www.concordma.gov/pages/ConcordMA\\_Finance/financial-statements/Concord-Financial-Statements-FY12.pdf](http://www.concordma.gov/pages/ConcordMA_Finance/financial-statements/Concord-Financial-Statements-FY12.pdf)

Questions may be forwarded to the Finance Director at: [finance@concordma.gov](mailto:finance@concordma.gov)

**PUBLIC NOTICE - Town of Concord \$3,360,000 Million Bond Issue Scheduled for Sale on Thursday:** The Town of Concord has scheduled a bond sale for Thursday, May 16, 2013 at 11 A.M. Sealed bids will be accepted at First Southwest Company, 54 Canal Street, 3<sup>rd</sup> floor, Boston, Massachusetts, on \$3,360,000 of General Obligation debt with serial maturities from June 1, 2014 through June 1, 2021 as detailed in the Preliminary Official

Statement dated May 2, 2013. In connection with the sale, the Town has applied for a rating on the bonds from Moody's Investors Service, Inc. The Town has not contracted for the issuance of any policy of municipal bond insurance or any other credit enhancement facility. The most recent sale of long-term debt was a \$2,785,000 issuance bid on May 16, 2012. In connection with that sale, Moody's Investors Service assigned its highest rating of Aaa and concurrently affirmed the Aaa rating assigned to the town's outstanding rated long-term debt. The Town's credit rating has been unchanged at Aaa since 1987.

The bonds will finance the following projects pursuant to authorizations approved by the Concord Town Meeting:

**A. Debt service to be paid within the property tax levy limit**

- **School Building Improvements** \$ 725,000

*Pursuant to Article 27 of the 2011 Annual Town Meeting*

- **Road engineering and design – Main Street** \$ 50,000

*Pursuant to Article 36 of the 2011 Annual Town Meeting*

- **Road Improvement Program** \$ 950,000

*Pursuant to Article 26 of the 2012 Annual Town Meeting*

- **Police/Fire Station Improvements** \$ 700,000

*Pursuant to Article 27 of the 2012 Annual Town Meeting*

- **Land Acquisition – 51 Laws Brook Road** \$ 535,000

*Pursuant to Article 2 of the April 24, 2012 Special Town Meeting*

**B. Debt service supported from enterprise fund revenues**

- **Water System Improvements** \$ 400,000

*Pursuant to Article 23 of the 2010 Annual Town Meeting*

Approximately \$1,325,000 of the bond proceeds will reimburse the general treasury for project expenditures incurred to date and for which no short-term Bond Anticipation Notes had been issued.

The bonds will be awarded to the underwriter offering the lowest true interest cost to the Town over the life of the bonds through June 1, 2021. The award will be made upon the recommendation of the Treasurer and the approval of the Board of Selectmen at the May 20 meeting of the Board.

The Credit Review statement from Moody's Investors Service will be available on the Town website ([concordma.gov](http://concordma.gov)) as soon as it is received, expected by Tuesday, May 14. The Preliminary Official Statement prepared in connection with the bond issue is available on the Town website at: [http://www.concordma.gov/pages/ConcordMA\\_Finance/financial-statements/Concord-Financial-Statements-FY12.pdf](http://www.concordma.gov/pages/ConcordMA_Finance/financial-statements/Concord-Financial-Statements-FY12.pdf) or use the link under "News and Notices"). Questions concerning this document can be addressed to Anthony T. Logalbo, Treasurer, Town of Concord, by telephone at 978-318-3090, or by e-mail at [alogalbo@concordma.gov](mailto:alogalbo@concordma.gov).

**Quarterly Property Tax Payments Due Wednesday:** Quarterly tax payments are due at the Treasurer's Office by the 4:30 PM closing time on Wednesday, May 1, 2013. By State law, postmarks do not establish timely payment. Payments received after the due date are subject to interest charges, with the penalty calculated from and including May 2. Payments made online up to 11:59 PM on May 1 will be considered as being made on time.

## **FIRE**

**Station 1 Renovation:** The Station 1 vehicle exhaust system bidding received a bid challenge which has now been resolved in the Town's favor. Award documents are being prepared.

**Other Items:** The Concord Fireman's Relief Association (CFRA) provided lunch to approximately 80 seniors last Wednesday at Harvey Wheeler. This is a wonderful community service provided by Concord's Firefighters and the lasagna was enjoyed by all!

## **LIBRARY**

**MLA Presentation:** Leslie Wilson and Bob Hall made a presentation at last week's Massachusetts Library Association Conference entitled, "Big Description, Big Access, Modest Resources."

**New Displays...And a Gift:** A new Special Collections display on West Concord landscape images by Herbert Wendell Gleason will be forthcoming at the Fowler Branch soon.

Susan Dee recently delivered the second installment of a gift of Dee family World War II-related papers. Special Collections colleagues will draw on this gift to prepare a lobby display for Memorial Day.

**Earth Day Program...And a Launch:** In celebration of Earth Day, Chris Curtis, tornado chaser and hurricane interceptor, gave a dynamic talk about his avocation. He shared stories and showed photographs of tornadoes that his crew members have followed.

The Concord Seed Lending Library officially opened on Earth Day, 4/22. The launch has been a tremendous success with patrons coming in daily to check out seeds.

**Custodial Recruitment:** Second round interviews for the Building Maintenance Custodian position will take place with the four finalists this Friday, May 3.

## LIGHT DEPARTMENT

**Concord Light's Business Customers Install High Efficiency Lighting:** Concord Light congratulates the following customers who have completed lighting upgrades in their facilities:

Monument Square Realty Trust replaced outdated lighting with more efficient T5 lamps, ballasts and fixtures throughout the building at 30 Monument Square. They also installed controls that turn lights off in hallways when they are not occupied. Monument Square Realty Trust received a \$21,000 rebate from Concord Light.



Monument Square Realty Trust  
30 Monument Square



Newbury Court

Newbury Court replaced the metal halide lights in their underground parking garage with LED retrofit kits, and replaced incandescent bulbs in hallway wall sconces with compact fluorescent bulbs. They received a \$7,100 rebate from Concord Light.

**Home Energy Audits:** In 2012, Concord Light provided no-cost home energy audits to 71 customers. As of March 2013, these customers had implemented energy efficiency measures that are projected to reduce their annual energy consumption by 643 million BTUs and their annual energy costs by \$84,000.

**2013 Tree Trimming:** The Concord Light Department has awarded its annual tree trimming bid for power line clearances to Mayer Tree Service of Essex, MA, who will also be working with Marquis Tree Service of Burlington, MA. The scope of the work will entail trimming back trees around the town's electrical overhead lines and infrastructure in the following areas as determined for 2013: Fitchburg Tpk., Garfield Rd, Old Marlboro Rd (From Harrington Ave to the Town Line), Old Road to 9 Acre Corner (From Route 2 to the Town Line), Powder Mill Rd, Sudbury Rd (From Riverdale Rd to the Town Line), and Williams Road. This project also includes the adjacent side streets to the aforementioned roads; please see the area map titled "2013 Tree Trimming Map". Both the Concord Public Works and Concord Police Departments have coordinated with the Light Department in order to effectively minimize project scheduling conflicts and to manage police details. As the work will commence on Monday, April 29<sup>th</sup>, in the Sudbury & Fairhaven Road area, homeowners may be contacted by the contractor's as the project includes both the trimming of overhead electrical lines in the roadway and along individual electric services. The project is expected to take

