Town of Concord
Finance Committee 22 Monument Square
P.O. Box 535
Concord, Massachusetts 01742-0535

AGENDA

Concord Finance Committee

January 17, 2019

Select Board Room
Town House
7:00PM

1. **Approval of Minutes – as available at the time of the meeting**
2. **Review of 2019 Warrant Articles: Middle School Feasibility Study**
3. **Review of 2019 Warrant Articles: FY20 Budget Request for CCRSD; Capital Article**
4. **Review of 2019 Warrant Articles: FY20 Budget Request for CPS; Capital Article**
5. **Review 2019 Articles: Others, as needed**
6. **Citizen comments**

Reminders

- ***Public Hearings:** Monday, February 11, 2019 – Town Budget, warrant articles, inc. Capital and Monday, February 25, 2019 – Education Budgets and Articles; CPA. Both Hearings at the Town House, Select Board Hearing Room.*
- ***Next Regular Meeting: Thursday, January 24, 2019 at 7:00 PM, Select Board Room.***
- ***When Finance Committee members anticipate being absent from a meeting, it would be appreciated if they would notify Chair Tom Tarpey by email at: tarpey@massgravity.com***

Town of Concord
Finance Committee
Meeting Minutes – January 10, 2019

Present: Thomas Tarpey, Dean Banfield, Peter Fischelis, Mary Hartman, John Hickling, Richard Jamison, Christine Reynolds, Phil Swain, Brian Taylor and Andrea Zall

Absent: Grace Hanson, Karle Packard, Scott Randall and June Rzepczynski (one vacancy)

Others Present: School Committee Member Robert Grom; Select Board Chair Tom McKean; Finance Director Kerry Lafleur; PEG Access Committee Chair Karlen Reed; LWV Observer Maureen Kemeza; Recording Secretary Anita Tekle

Meeting Opened

Mr. Tarpey called the meeting to order at 7:05 pm in the Select Board Room at the Town House. He noted that the meeting was being recorded and broadcast live on MMN.

Approval of Minutes

On a **MOTION** made by Mr. Swain and seconded by Mr. Hickling, the minutes of December 20, 2018 were unanimously **APPROVED** with one amendment.

Meeting with Chair of PEG Access Committee (PAC)

Karlen Reed, Chair of the PAC was present and explained that the PAC is a citizen advisory committee. She noted that PEG funds are now under the jurisdiction of the Town Manager, and she asked whether the Finance Committee (FC) members had any questions or concerns about the upcoming article on the 2019 Annual Town Meeting Warrant. She explained that the $500,000 appropriation reflects about $400,000 from Comcast (4.8% of subscriber fees) and $100,000 from the fund balance in the PEG Fund. The PEG Fund has a current total fund balance of $1,172,807. She explained that the PAC has a three-person budget subcommittee that will meet in February/early March for the purpose of making a recommendation to the PAC Committee as to the specific recommendation about the PEG warrant article. At this point, the PEG article will be heard at the Enterprise Fund public hearing on March 11. She asked the FC to alert her if there are any concerns either before or after the public hearing. It was noted that non-controversial articles tend to be placed on the consent calendar, with the decision as to which articles to place there made by the Moderator following the conclusion of the public hearings. Therefore, it is possible that the PEG article will be on the consent calendar, as it has in the recent past.

Mr. Fischelis asked whether the PEG fund had seen a decline in receipts from Comcast, given the decrease in Comcast subscribers with the advent of the Town's Internet service. Ms. Reed noted that while there has been a decline in Comcast subscribers, the rates charged by Comcast have increased, so the Town has actually seen a slight increase in receipts. In response to a question from Mr. Hickling, Ms. Reed explained that the 4.8% rate paid to the Town will remain for the term of

the Comcast contract, which is to 2024. She noted that negotiations on the cable contract will begin in 2021. The FC thanked Ms. Reed for coming, and she left the meeting at 7:15.

Preliminary Review of 2019 Annual Town Meeting (ATM) Warrant

The FC reviewed the preliminary draft form of the ATM Warrant. Ms. Lafleur noted that a preliminary meeting was held yesterday with Town Counsel, and the Select Board (SB) will meet on Jan. 14 to finalize the language and sequence order of the Warrant. The purpose of the FC review at this point was to determine whether any proponents of articles should be invited to meet with the FC prior to the public hearings. It was agreed that the School Superintendent and School Committee (SC) Chair would be invited to the January 17 FC meeting. Mr. Hickling asked whether the changes proposed in Article 4 (Ratify Personnel Board Classification Actions) have financial implications that the FC should review. Ms. Lafleur noted that the cost of these changes have already been incorporated into the Town Manager's budget. She noted that the Town Manager's budget is now in compliance with the FC budget guideline. She explained that compliance was possible due to the settlement of the Police contract (a reduction in the salary reserve) and an adjustment of the capital budget appropriation ($75,000 reduction). In response to a question, Ms. Lafleur noted that the four new firefighter positions are still within the proposed FY20 budget, although the bulk of the appropriation comes from a draw-down of the MEWS fund. This draw-down will decline in the coming years, with more of the appropriation coming from the Town budget. The impact of the full cost of these new positions will become clearer in subsequent years. Mr. Hickling noted that benefits for these positions fall within the non-guidelines budget, but it still all adds up as an impact on the taxpayer.

In anticipation of the meeting with the SC on January 17, Mr. Banfield suggested that the focus of that meeting should be on CCHS capital projects and the Middle School Feasibility Study. He suggested that discussion of other school-related topics be deferred until following the public hearings.

Free Cash – Ms. Lafleur noted that the anticipated certified balance in free cash is $11.6 million. If $1 million is apportioned to reduce the tax levy, the remaining balance will hover around 10%. Mr. Banfield inquired whether there are any available funds to move to a Stabilization Fund to be used to mitigate tax increases. Mr. Banfield briefly summarized issues that came up at the January 8 SC meeting. The SC is interested in conducting a feasibility study for a new middle school. In preparation for that, the SC is planning to "engage" with the community. A number of organizations have been identified to target in an effort to market the idea of a new middle school and to gather information from taxpayers. It is the SC's intent to move forward without the benefit of MSBA assistance. He noted that the MSBA has rejected the CMS project for funding for a second time. There will be an opportunity to re-apply for a third time in the fall of 2019, noting that it was clear that at this time Concord's project does not rise to the needs level of other communities. He noted that the Willard School project was completed without any MSBA funds, and was approved by Town Meeting on the basis of "equity" rather than urgent need, since two other elementary schools were either already built or were in the process of being built. He noted that the current request for $1.5 million is a proposal for a serious amount of design work, without partnering with the MSBA. The SC un-

derstands that the $1.5 million is at risk, since a separate feasibility study would be required if MSBA funding were to be approved in the future.

In response to a question, Mr. McKean commented that the SB plans to appoint a Permanent Building Committee within the next six months, and this committee would be responsible for overseeing any new school building project. Mr. Banfield noted that the SC had explained that any new building must conform to the education program that is being delivered in Concord—i.e., the education program that Concord delivers and the way Concord teaches must fit into the new building, optimizing the teaching environment. In response to a question from Mr. Taylor, Mr. Banfield confirmed that the SC's intention is to build a new middle school with or without MSBA funding, although an effort will be made to try to fit the design of the new building within the MSBA guidelines. It is recognized that this strategy is risky.

Ms. Hartman questioned whether Concord's "one of a kind" school would preclude Concord choosing to use one of the model school designs. It was explained that the plan would be to start with a basic model school, and then customize it to suit Concord's needs. In response to a question from Mr. Hickling as to whether a new feasibility study would be required if Concord were to use a model school design, Mr. Swain responded that he believes a new feasibility study would be required. He also noted that a feasibility study in general helps to establish the need for a new building. Mr. Swain noted that the SC expressed a desire to conduct the feasibility study now, in anticipation of the possibility of being turned down for MSBA funding in 2019. He noted that the SC understands that the "why now" question needs to be answered, given the risk of the $1.5 million expenditure without MSBA funding approval. In response to a question from Ms. Reynolds, it was noted that Concord would receive 40% reimbursement for a model school and about 26% reimbursement for a customized school, if MSBA funding were to be approved. Ms. Hartman noted that Governor Baker is considering a change in the Chapter 70 funding formula, steering more operating funds into urban schools and less into suburban schools.

At the January 17 meeting, Mr. Swain suggested that the SC be asked to explain the proposed $2 million in capital improvements at the high school. Ms. Lafleur was asked to share with the FC the high school engineering report that was recently completed. Concern was expressed about the expense of the proposed parking lot ($7,000/space). Mr. Swain agrees that more parking is needed, but he questioned the cost. He suggested that the Town's public works/engineering staff be consulted for assistance with cost estimates for paving the ring road and constructing a new parking lot.

Authorization to Accept MGL Ch. 71, δ71E Use of School Property Fund – This is a proposed new revolving fund providing for the expenditure of receipts from incidental rental of school facilities. It was explained that Town Meeting approval is not required for the school to have access to receipts from pre-school tuition (currently going into the General Fund), which is why this proposal is not on the Warrant. The Municipal Capital Projects ($3,950,000) will be discussed with the Town Manager when he meets with the FC meeting on January 24.

Authorize Adoption of MGL Ch. 32B, δ20 – Ms. Lafleur explained that this article re-establishes Concord's OPEB Trust Fund in accordance with current state law. She further explained that Concord established an OPEB Trust Fund in 2008 through special legislation, prior to the existence of enabling state-wide legislation. Changes in state law in 2016 have called into question whether Concord's pre-dated Trust Fund complies with revised state law, and the Town's Auditor and Town Counsel recommend that Concord adopt this statute.

Sustainable Growth Rate – Mr. Tarpey noted that at the SB meeting it was suggested that the explanation box for this article be revised to better describe how the SGR would be defined and calculated.

Three Articles for Affordable Housing Development – Ms. Hartman explained that one article asks for $500,000 from free cash to fund affordable housing; one asks for the adoption of a real estate transfer tax, with the proceeds allocated for affordable housing; and one authorizes special legislation to adopt a building permit fee surcharge for affordable housing. Ms. Hartman suggested that following the hearings, the FC take a position on all three of these articles. She does not feel that free cash should be used for this purpose, noting that this would result in an increase in the tax rate, which seemed to work against the goal of increasing the affordability of housing in Concord. Under the real estate transfer tax proposal, she noted that buyers would be paying this new tax. She suggested that the FC request more specifics about the building permit fee surcharge, and how this has changed from the proposal made previously. With 50-90 home sales/year in Concord, averaging $720,000 each, the estimated income from this surcharge would be about $400,000.

Mr. Tarpey noted that the above three articles are currently slated for the SB public hearing, and questioned why they are not on the FC hearing, since all involve financial matters. Ms. Lafleur agreed to ask the Town Manager this question.

> **Follow-Up:** Ms. Lafleur will ask the Town Manager about scheduling the three affordable housing articles for the Finance Committee public hearing.

Amendment of the Records Management Bylaw – Mr. McKean explained that the proposed changes are to improve Concord's ability to comply with the new Public Records Law and related statutes, with a new municipal archivist reporting to the Town Clerk. This person would assist the Town Clerk in managing the Town's records and archives. It has not been finalized how this change in the bylaw would affect the staffing at the Library in the Special Collections Department.

In response to an inquiry about new state legislation about Airbnbs, Ms. Lafleur explained that Concord has already adopted the state law for a local hotel tax, MGL Ch. 64G, δ3A. She is reviewing this legislation to determine how this can be used to collect a local tax for Airbnbs in Concord. This will be accomplished following the public hearings.

In response to a question about the shortened length of the Warrant, it was noted that only one petition article was submitted this year, which is a departure from the recent past.

Citizen Comments

Ms. Reed asked what the SGR number would be if it were to be implemented this year, and was told that it would be approximately 2.77%.

Mr. Hickling asked whether the SGR policy should consider a goal of avoiding overrides. An override vote requires approval of the electorate at the ballot, following a positive Town Meeting vote. It is a lot easier to pack Town Meeting than to pass an override at the ballot. Mr. Banfield noted that if a community has a history of approving overrides, then there is generally not a negative effect on a community's bond rating. In general, a negative effect results not because of the need for an override, but rather as a result of a community's unwillingness to approve an override.

Adjournment

The meeting adjourned at 8:42 pm.

Respectfully submitted,

Anita S. Tekle
Recording Secretary

Documents Used or Referenced at Meeting:

- Draft 2019 Annual Town Meeting Warrant, including a one-page list of Warrant Articles
- Chart of PEG Fund Balances January 2018-January 2019
- Tentative List of "to do" sections of the Finance Committee Report

CPS Capital Needs

Project Description	FY20	FY21	FY22	FY23	FY24	Comments / Building Total	Level of Importance
Alcott							
ERU Replacement						See CPS Green Initiatives	
VCT and carpet Replacement through facility. Replacement of stairwell Floor covering			475,000			VCT is lifting from slab throughout the facility and carpeting in the library and classrooms will need to be replaced.	1-FY22 (keeps getting pushed off)
New lead condensing boiler and controls						See CPS Green Initiatives	2-FY23; 3-FY24 (for energy efficiency and will save money)
Sidewalk repairs					25,000		
Total Alcott	**0**	**0**	**475,000**	**0**	**25,000**	**500,000**	
Thoreau							
Replacement of ERU for upper level						See CPS Green Initiatives	
Heat trace for Sloped roofs to prevent ice damming		55,000				To correct ice dams in 94 wing. This is a safety issue since ice is damning above doorways	1-FY20
New lead condensing boiler and controls						See CPS Green Initiatives	
Security updates	15,000						
Total Thoreau	**15,000**	**55,000**	**0**	**0**	**0**	**70,000**	

Project Description	FY20	FY21	FY22	FY23	FY24	Comments / Building Total	Level of Importance
Willard							
Carpet Replacement		55,000	55,000	55,000		Carpet is in need of replacement in various rooms due to use	1 through FY22
RTU Exterior insulation replacement		45,000				Insulation is delaminating from duct work which reduces energy efficiency	2-FY21
Walkway repairs					20,000	Repair damaged concrete walks	3-FY24
Boiler exhauster height increase		18,000				The current exhaust was installed too low to the roof and the exhaust gases drop down and can reenter the building through the door from the loading dock. This is a health and safety issue	1-FY20
Exterior lighting replacement bollard style				25,000			3- FY23
Security updates	15,000						
Total Willard	**15,000**	**118,000**	**55,000**	**80,000**	**20,000**	**288,000**	
Peabody Building							
Reserved for life safety and health	50,000	50,000	50,000	50,000	50,000	Contingency for aging facilities	1 through FY24
Carpet installation throughout the facility	133,000					Replace worn carpeting in halls and classrooms. This cost includes the removal and installation of new carpetting , minor abatement of VAT (vinyl asbestos tiles), design, bidding and contingency costs of 20%	
Painting	40,000						
Total Peabody	**223,000**	**50,000**	**50,000**	**50,000**	**50,000**	**423,000**	

Project Description	FY20	FY21	FY22	FY23	FY24	Comments / Building Total	Level of Importance
Sanborn Building							
Reserved for life safety and health	50,000	50,000	50,000	50,000	50,000	Contingency for aging facilities	1 through FY24
Railing installation in center courtyard		18,000				Safety issue, railing will prevent possible fall from courtyard	1-FY20
New Lab science lab for Room 106	150,000					To accommodate the new class configuration (7&8th grade at Sanborn). Final price dependent on feasibility study results	1-FY20
Classroom reconfigurations and Kiln installation	67,000					Move wall in art room to increase size of room due to loss of store room for kiln installation	
Carpeting of various classroom spaces	140,000					Replace worn carpeting in halls and classrooms. This cost includes the removal and installation of new carpetting , minor abatement of VAT (vinyl asbestos tiles), design, bidding and contingency costs of 20%	
Painting throughout facility	40,000						
Total Sanborn	**447,000**	**68,000**	**50,000**	**50,000**	**50,000**	**665,000**	
District Wide							
New Telephone System	200,000					Replacement of outdated telephone infrastucture	1-FY20
Total District Wide	**200,000**	**0**	**0**	**0**	**0**	**200,000**	

Project Description	FY20	FY21	FY22	FY23	FY24	Comments / Building Total	Level of Importance
Ripley Building							
Boiler Replacement/mechanical equipment replacement						See CPS Green Initiatives	
ADA updates		30,000				Lockset replacement project ADA Compliance	2-FY21
Installation of split A/C Units in copy center		25,000				Copy center A/C replacement of existing window units with floor units	3-FY21
Exterior door replacement				21,000	21,000	Ripley exterior door replacement	2-FY23 & FY24
Paving Parking lot					150,000	Repaving of existing parking lot.	2-FY24
Domestic water piping replacement		450,000				Antiquated 1950's and early 60's piping with lead free piping	3-FY21
Replace heating water piping				500,000		TBD-Based on boiler replacement project. Will include asbestos abatement	2-FY23
Integrated Preschool Glazing			375,000			Aluminum frames not thermally broken, single pane glazing with asbestos caulking	3-FY22
Replace flooring throughout					300,000	Removal of and replacement of Vinyl Asbestos Flooring	2-FY24
Exterior repairs, painting repointing		50,000		50,000		General cosmetic	3-FY23
Chimney repointing		25,000				Repoint chimney installed in 1957	1-FY20
Install connection to sewer system					250,000	Connect the building to town sewer due to aging 1957 septic system. This will need to be revisited with the Town.	3-FY24
Total Ripley	**0**	**580,000**	**375,000**	**571,000**	**721,000**	**2,247,000**	
Yearly Totals	**900,000**	**871,000**	**1,005,000**	**751,000**	**866,000**	**4,393,000**	

*Estimated cost for smoke detectors at elementary schools is $160,000

Warrant #16:
Article includes
Items #1 & 4A

Concord Carlisle Regional High School
Gale JN 717870
Revised 12/17/18

Conceptual Order of Magnitude Cost Estimate

Item	Description	Unit	Quantity	Unit Cost	Cost	Total Cost
1	**Access Road Reconstruction (Included in Option A, B, C)**					**$ 1,224,812.92**
a	Bonds, Insurance, Contractor Overhead & Profit (10%)	LS	1	$ 85,293.78	$ 85,293.78	
b	Mobilization/Demobilization	LS	1	$ 30,000.00	$ 30,000.00	
a	Pulverize & Reclaim Existing Pavement	SY	8793	$ 12.00	$ 105,520.00	
b	Prepare sub-base, shape and compact	SY	8,793	$ 2.00	$ 17,586.67	
c	Place and compact processed gravel (4")	CY	2,931	$ 70.00	$ 205,177.78	
d	Pavement (2 1/2" Binder Course and 1 1/2" Top Course	SY	8,793	$ 28.00	$ 246,213.33	
e	Striping	LS	1	$ 2,000.00	$ 2,000.00	
f	Install new paved sidewalks	SY	444	$ 10.00	$ 4,440.00	
g	Misc. drainage repairs	LS	1	$ 20,000.00	$ 20,000.00	
h	New timber guardrail	LF	0	$ 17.00	$ -	
i	Replace bit curbing with cape cod berm	LF	800	$ 40.00	$ 32,000.00	
j	Replace bit curbing with granite curb	LF	0	$ 50.00	$ -	
k	Lights along Access Drive- Installed with Power	EA	22	$ 10,000.00	$ 220,000.00	
	15% Contingency				$ 145,234.73	
	10% Soft Costs				$ 111,346.63	
2	**Amenities Building (Included in Option A, B, C)**					**$ 1,297,927.26**
a	Bonds, Insurance, Contractor Overhead & Profit (10%)	LS	1	$ 88,882.50	$ 88,882.50	
b	Mobilization/Demobilization	LS	1	$ 30,000.00	$ 30,000.00	
c	Concessions, Restrooms, Storage	SF	1809	$ 425.00	$ 768,825.00	
d	Utility Connections	LS	1	$ 120,000.00	$ 120,000.00	
	15% Contingency				$ 151,156.13	
	12% Soft Costs				$ 139,063.64	

Concord Carlisle Regional High School
Gale JN 717870
Revised 12/17/18

3	**6/8 Lane Track (Included in Option A)**					**$ 1,981,082.86**
a	Bonds, Insurance, Contractor Overhead & Profit (10%)	LS	1	$ 139,643.04	$ 139,643.04	
b	Mobilization/Demobilization	LS	1	$ 30,000.00	$ 30,000.00	
a	Aggregate Base for Track area	Ton	2,165	$ 32.00	$ 69,280.00	
b	Prepare sub-base, shape, compact and fine grade	SY	6,230	$ 1.50	$ 9,345.00	
c	Import Fill to Level	CY	7,500	$ 25.00	$ 187,500.00	
d	Pavement (1.5" Binder course and 1.5" Wearing course	SY	6,230	$ 26.00	$ 161,980.00	
e	Track Surfacing (BSS-100) with Waterborn Spray	SY	6,230	$ 45.00	$ 280,350.00	
f	Retaining Wall	SF	1,500	$ 45.00	$ 67,500.00	
g	geogrid stabilization	SF	56,070	$ 1.50	$ 84,105.00	
h	Soil Management	LS	1	$ 100,000.00	$ 100,000.00	
i	Relocation of Skatepark	LS	1	$ 100,000.00	$ 100,000.00	
j	Natural Turf Field (within Track)					
k	Prepare Sub-base, Shape, and Compact	SY	9472	$ 2.25	$ 21,312.50	
l	Gravel Drainage Base Under Field (4")	TON	1,579	$ 30.00	$ 47,361.11	
m	Place and Amend Root Zone Materials (8")	CY	3,157	$ 35.00	$ 110,509.26	
n	Sod Athletic Field and Fine Grade	SF	85,250	$ 1.25	$ 106,562.50	
o	Turf Establishment Requirements	LS	1	$ 8,000.00	$ 8,000.00	
p	Irrigation for Field	SF	85,250	$ 0.50	$ 42,625.00	
	15% Contingency				$ 234,911.01	
	10% Soft Costs				$ 180,098.44	

Concord Carlisle Regional High School
Gale JN 717870
Revised 12/17/18

4a	**Parking Lot- 104 Space Lot (Included in Option A)**					**$ 775,723.30**
a	Bonds, Insurance, Contractor Overhead & Profit (10%)	LS	1	$ 53,020.00	$ 53,020.00	
b	Mobilization/Demobilization	LS	1	$ 30,000.00	$ 30,000.00	
c	Parking (base, pavement, striping, curb)	Space	104	$ 3,000.00	$ 312,000.00	
d	Light Fixtures	EA	9	$ 10,000.00	$ 90,000.00	
e	Conduit / power	LF	940	$ 30.00	$ 28,200.00	
f	Drainage	LS	1	$ 100,000.00	$ 100,000.00	
	15% Contingency				$ 91,983.00	
	10% Soft Costs				$ 70,520.30	
4b	**Parking Lot- 80 Space Lot (Included in Options B, C)**					**$ 556,793.20**
a	Bonds, Insurance, Contractor Overhead & Profit (10%)	LS	1	$ 41,288.00	$ 41,288.00	
b	Mobilization/Demobilization	LS	1	$ 30,000.00	$ 30,000.00	
c	Parking (base, pavement, striping, curb)	Space	80	$ 3,000.00	$ 240,000.00	
d	Light Fixtures	EA	8	$ 10,000.00	$ 80,000.00	
e	Conduit	LF	596	$ 30.00	$ 17,880.00	
f	Drainage	LS	1	$ 75,000.00	$ 75,000.00	
	15% Contingency				$ 72,625.20	
	10% Soft Costs				$ 55,679.32	
5	**Site Irrigation (Included in Options A, B, C)**					**$ 295,377.50**
a	Bonds, Insurance, Contractor Overhead & Profit (10%)	LS	1	$ 18,500.00	$ 18,500.00	
b	Mobilization/Demobilization	LS	1	$ 30,000.00	$ 30,000.00	
a	Well/Pump/Testing	Ea	1	$ 50,000.00	$ 50,000.00	
b	Site Irrigation	SF	90,000	$ 1.50	$ 135,000.00	
	15% Contingency				$ 35,025.00	
	10% Soft Costs				$ 26,852.50	

Concord Carlisle Regional High School
Gale JN 717870
Revised 12/17/18

6	**Field House (Included in Option B)**					**$ 21,982,159.38**
a	Bonds, Insurance, Contractor Overhead & Profit (10%)	LS	1	$ 1,595,942.50	$ 1,595,942.50	
b	Mobilization/Demobilization	LS	1	$ 30,000.00	$ 30,000.00	
c	Ice Rink (one sheet of ice)	SF	25,418	$ 350.00	$ 8,896,300.00	
d	Multipurpose field house	SF	15,625	$ 275.00	$ 4,296,875.00	
e	Support Spaces/Locker Rooms	SF	10,265	$ 250.00	$ 2,566,250.00	
f	Soil Management	LS	1	$ 200,000.00	$ 200,000.00	
	15% Contingency				$ 2,398,413.75	
	10% Soft Costs				$ 1,998,378.13	
7	**Field House (Included in Option C)**					**$ 25,623,193.75**
a	Bonds, Insurance, Contractor Overhead & Profit (10%)	LS	1	$ 1,860,745.00	$ 1,860,745.00	
b	Mobilization/Demobilization	LS	1	$ 30,000.00	$ 30,000.00	
c	Ice Rink (2 Sheets of Ice)	SF	47,907	$ 350.00	$ 16,767,450.00	
d	Support Spaces/Locker Rooms	SF	6,560	$ 250.00	$ 1,640,000.00	
e	Soil Management	LS	1	$ 200,000.00	$ 200,000.00	
	15% Contingency				$ 2,795,617.50	
	10% Soft Costs				$ 2,329,381.25	
8	**Outdoor Learning Center(Included in Options A, B, C)**					**$ 316,250.00**
a	Bonds, Insurance, Contractor Overhead & Profit (10%)	LS	1	$ 20,000.00	$ 20,000.00	
b	Mobilization/Demobilization	LS	1	$ 30,000.00	$ 30,000.00	
c	Budget	LS	1	$ 200,000.00	$ 200,000.00	
	15% Contingency				$ 37,500.00	
	10% Soft Costs				$ 28,750.00	

Site Layout Options

Schematic Layout- Option A

3

Cost Summary

Scope Options		Cost
1	Access Road Reconstruction (Included in Option A, B, C)	$ 1,224,812.92
2	Amenities Building (Included in Option A, B, C)	$ 1,297,927.26
3	6/8 Lane Track with Natural Turf Field (Included in Option A)	$ 1,981,082.86
4a	Parking Lot- 104 Space Lot (Included in Option A)	$ 775,723.30
4b	Parking Lot- 80 Space Lot (Included in Options B, C)	$ 556,793.20
5	Site Irrigation (Included in Options A, B, C)	$ 295,377.50
6	Field House (Included in Option B)	$ 21,982,159.38
7	Field House (Included in Option C)	$ 25,623,193.75
8	Outdoor Learning Center	$ 316,250.00

Concord Middle School History

Sanborn Building

- Built in 1964
- 84,438 square feet on 31.29 acres of land
- Elevator and ADA upgrades 1989
- Roof replaced 1997
- Windows replaced 2003-2005
- Boilers and water heaters replaced in 2015
- All seventh and eight grade building for the 2019-2020 academic year
- To address overcrowding, 3 module buildings with 2 classrooms each where added in 2004, 2010, and 2016

Peabody Building

- Opened in 1970 to address overcrowding of Sanborn Middle School
- Located approximately .75 miles from Sanborn
- 56,388 square feet on 7.99 acres of land
- Elevator and ADA upgrades 1994
- Roof replaced 1999-2002
- Windows replaced 2003-2005
- Boilers and water heaters replaced in 2014
- All sixth grade building for the 2019-2020 academic year
- Originally designed and built as an open concept elementary school
- Converted to a middle school by adding partitions to create classrooms and corridors

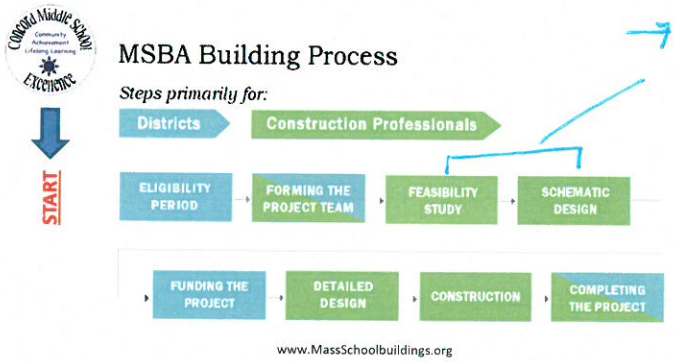
Peabody/Sanborn Inefficiencies

- Maintaining educational and service equity between the two buildings results in operational inefficiencies
- Redundant positons and utilities savings estimated to be $548,000

Peabody/Sanborn Current Conditions

- The infrastructures are beyond their useful lifespan, except for the boilers, hot water heaters and circulation pumps
- The original heating lines are showing signs of corrosion, especially at the Peabody Building where lines were buried directly in the concrete
- The majority of mechanical and electrical equipment is original to the building and is also 50 plus years old and beyond its useful life
- The larger pieces of mechanical equipment are running but the equipment is showing sign of it age
- The plumbing lines are original to the buildings and the joints are made of lead solder, although multiple rounds of testing has proven that the lead is not leaching into the water in detectable levels at this time
- The Sarnafil pvc roofs are at the end of the projected lifespan

MSBA Building Process



→ warrant article will cover both of these item.

- *Once invited to the MSBA program*, the estimated time to project completion is 5-6 years
- *The District applied in 2017 and 2018 and was not invited in to the MSBA pool*
- Out of 70 applications submitted to MSBA in 2018, 12 projects were invited to the eligibility period (17%)

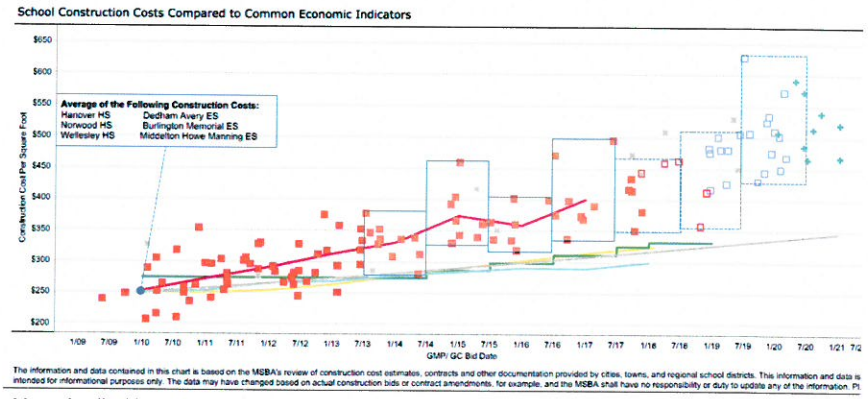
2016 MSBA School Survey

- 270 schools require moderate to extensive renovation and/or subsist in generally poor condition
- 131 schools over 100 years old
- 105 schools over capacity
- 98 schools use temporary spaces, i.e. portable classrooms, for more than 10% of total classroom space

Project Cost Growth

- From 2010 to 2016 cost growth for MSBA funded projects averaged 6.93% per year
- If trends continue, the cost of waiting to build a new middle school will increase substantially
- Each year the project is delayed adds between 2 million and 7 million to the total project cost
- This amount is in addition to the $548,000 in identified inefficiencies of running two buildings
- Total cost of waiting is between 2.5 million and 7.5 million per year

Project Cost Growth

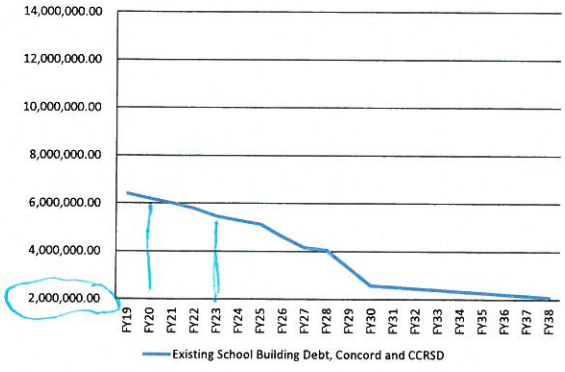


Massschoolbuildings.org

Red: School Construction trend line
Grey: 3% growth baseline
Green: MSBA funding limit
Yellow and Blue: Various inflation measures

Town Fiscal Factors

- FY19 debt service for the elementary building projects, as well as CCRSD building project, continue to decline



Debt Retirement

- Alcott-FY2025
- Thoreau-FY2026
- Williard-FY2029
- Concord-Carlisle High School-FY2038

Benefits of moving forward w/o MSBA funding

- Accelerates the construction timeline of a new middle school by up to 2 years
- Potential saving from 5 million to 15 million could be realized through the elimination of 2 years construction cost escalations and existing building inefficiencies

TABLE OF CONTENTS - 2019 TOWN MEETING

Article #	Article Name	Sponsor	Public Hearing	Page #
1	Choose Town Officers	Select Board	SB	4
2	Hear Reports	Select Board	SB	4
3	Meeting Procedure	Finance Committee	FC	4
4	Ratify Personnel Board Classification Actions	Personnel Board	FC	5
5	Classification & Compensation Plan for Regular Status Positions	Personnel Board	FC	6
6	Town Budget	Town Manager	FC	12
7	Appropriate Funds -- Municipal Capital Projects	Town Manager	FC	15
8	Authorize Expenditure of Revolving Funds under MGL Chapter 44, Section 53E ½	Finance Director	FC	16
9	Acceptance of M.G.L. ch.32B, §20 -- Other Post-Employment Benefits (OPEB) Liability Trust Fund	Town Manager	FC	16
10	Minuteman Regional Technical High School District Budget	Minuteman Regional School Committee	FC/SC	17
11	Concord Public Schools Budget	School Committee	FC/SC	17
12	Concord Public Schools Capital Projects	School Committee	FC/SC	18
13	Authorization to Accept M.G.L. ch.71 §71E -- School Property Fund	School Committee	FC/SC	18
14	Concord Feasibility Study for Concord Middle School	School Committee	FC/SC	19
15	Concord-Carlisle Regional High School Budget	Regional School Committee	FC/SC	18

TABLE OF CONTENTS - 2019 TOWN MEETING

16	Concord-Carlisle Regional High School Capital Projects	Regional School Committee	FC/SC	19
17	Use of Free Cash	Finance Committee	FC	20
18	General Bylaw Amendment - Sustainable Growth Rate	Finance Committee	FC	20
19	General Bylaw Amendment - Town Meeting Notice	Select Board	SB	20
20	General Bylaw Amendmennt - Records Management	Town Manager	SB	21
21	Acceptance of M.G.L. ch.54, §16A -- Election Vacancy Appointments	Town Manager	SB	21
22	Community Preservation Committee Appropriation Recommendations	CPC	FC/CPC	21
23	Appropriate Funds -- Affordable Housing Development	Select Board	SB & FC	23
24	Authorization to Accept M.G.L. ch. 44 § 55C -- Municipal Affordable Housing Trust Fund	Select Board	SB & FC	23
25	Authorize Special Legislation -- Real Estate Transfer Tax for Affordable Housing	Select Board	SB & FC	23
26	Authorize Special Legislation - Building Permit Fee Surcharge for Affordable Housing	Select Board	SB & FC	25
27	Authorize Transfer of a Portion of the Property at 369 Commonwealth Avenue for Affordable Housing	Town Manager	SB	25
28	PETITION: Adopt a Moratorium of Synthetic Turf on Town Property	Beverly Ridepath	SB	26
29	Zoning Article Amendment - Formula Business	Planning Board	PB	26
30	Zoning Article Amendment - Personal Wireless Communications Facility Overlay District Map	Planning Board	PB	28

TABLE OF CONTENTS - 2019 TOWN MEETING

31	Zoning Article Amendment - Handicapped Parking	Planning Board	PB	29
32	Zoning Bylaw Amendment - Groundwater Conservancy District	Planning Board	PB	29
33	Zoning Bylaw Amendment - Marijuana Establishment Temporary Moratorium	Planning Board	PB	30
34	Zoning Article Amendment - Nonconforming Single & Two Family Residential Structures	Planning Board	PB	30
35	Zoning Article Amendment - Fairs, Bazaars, Antique Shows etc.	Planning Board	PB	31
36	Zoning Article Amendment - Flood Plain Conservancy District Map	Planning Board	PB	31
37	Zoning Article Amendment - Large Ground Solar Table of Uses	Planning Board	PB	32
38	Light Plant Expenditures & Payment In Lieu of Taxes	Town Manager	ENT	33
39	Solid Waste Disposal Fund Expenditures	Town Manager	ENT	33
40	Sewer System Expenditures	Town Manager	ENT	33
41	Sewer Improvement Fund Expenditures	Town Manager	ENT	34
42	Water System Expenditures	Town Manager	ENT	34
43	Debt Authorization: Water Main Replacement	Town Manager	ENT	34
44	Beede Swim & Fitness Center Enterprise Fund Expenditures	Town Manager	ENT	35
45	Authorize Expenditure from PEG Access and Cable-Related Fund	Town Manager	ENT	35
46	Unpaid Bills	Finance Director	FC	35

THE COMMONWEALTH OF MASSACHUSETTS
WARRANT FOR THE ANNUAL TOWN MEETING 2019

Middlesex, ss.

To any of the Constables of the Town of Concord, in said County, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify the legal voters of said Town of Concord, qualified to vote at Town Meeting for the transaction of Town affairs, to meet at the Concord-Carlisle Regional High School at 500 Walden Street, in said town, on Monday, the eighth day of April, 2019, at 7:00 o'clock in the evening, by posting a printed copy of this Warrant by you attested, at the Town House and in at least one public location in each precinct in Concord. Further a copy thereof shall be mailed to every household at least fourteen days before the Town Meeting, then and there to act upon the following Articles:

CHOOSE TOWN OFFICERS

ARTICLE 1. To choose all necessary Town Officers and Committees.

HEAR REPORTS

ARTICLE 2. To hear and act upon the reports of Town Officers and Committees.

MEETING PROCEDURE

ARTICLE 3. To determine whether the Town will adopt a rule of the meeting governing requirements on Motions and amendments to Motions made at this meeting under Articles concerned with expenditures, in order to assure compliance with the requirements of Massachusetts General Laws c. 59, § 21C (generally referred to as "Proposition 2½"), or take any other action relative thereto.

The motion to be made by the Finance Committee will specify that every motion to appropriate funds will be required to identify the source of funding. Town Meeting has adopted this meeting procedure for a number of years.

RATIFY PERSONNEL BOARD CLASSIFICATION ACTIONS

ARTICLE 4. To determine whether the Town will vote to ratify the Personnel Board's actions to amend the Classification and Compensation Plan as follows, or take any other action relative thereto:

1. Add the title "Public Works & Engineering Director" to Grade MP-9 effective July 1, 2018
2. Remove the title "Civil Engineer" from Grade MP-3 effective December 19, 2018
3. Add the title "Associate Financial Manager" to Grade MP-3 effective December 19, 2018
4. Remove the title "Utility Software Coordinator" from Grade MP-2 and replace it by adding the title "Customer Service Supervisor" to Grade MP-3 effective December 19, 2018
5. Add the title "Municipal Archivist/Records Manager" to Grade MP-3 effective December 19, 2018
6. Remove the title "Facilities Manager" from Grade MP-5 and replace it by adding the title "Facilities Director" to Grade MP-6 effective December 19, 2018
7. Add the title "HVAC Technician" to Grade TCL-7 effective December 19, 2018
8. Move the title "Senior Services Director" from Grade MP-4 to Grade MP-5 effective December 19, 2018
9. Remove the title "Senior Services Programs Supervisor" from Grade MP-2 and replace it by adding the title "Assistant Senior Services Director" to Grade MP-3 effective December 19, 2018
10. Add the title "Tourism & Visitor Services Manager" to Grade MP-1 effective December 19, 2018
11. Add the title "Station Manager" to Grade MP-1 effective December 19, 2018
12. Remove the title "Public Information Officer" from Grade MP-1 and replace it by adding the title "Public Information & Communications Manager" to MP-2 effective December 19, 2018
13. Add the title "Deputy Town Manager" to Grade MP-9 effective December 19, 2018
14. Make all other changes to the Classification and Compensation Plan voted by the Personnel Board between January 3, 2019, and April 8, 2019

The Town Manager has authority to create and modify positions throughout the fiscal year. Titles and salary ranges are determined using the Town's established classification system. Under the Personnel Bylaw, the Personnel Board is authorized to approve temporary changes in the Classification and Compensation Plans, pending ratification of such actions at the next Town Meeting. Actions already taken appear in the Warrant; if additional actions are taken by the Personnel Board after the close of the Warrant, notice will be filed with the Town Clerk and details will be presented at Town Meeting.

CLASSIFICATION & COMPENSATION PLAN FOR REGULAR-STATUS POSITIONS

ARTICLE 5. To determine whether the Town will vote to amend the Classification and Compensation Plan for regular-status Town positions by adopting the following schedules to become effective July 1, 2019, or take any other action relative thereto:

CLASSIFICATION AND COMPENSATION PLAN
Effective July 1, 2019

ADMINISTRATIVE-CLERICAL

Grade Number & Class Title		Minimum	Mid-Point	Maximum
AC-1 Receptionist/Clerk Recreation Clerk	**Hourly**	**17.38**	**20.91**	**24.43**
AC-2 Account Clerk Department Clerk Senior Recreation Clerk Utility Account Clerk	**Hourly**	**19.41**	**23.35**	**27.28**
AC-3 Customer Services Representative Senior Account Clerk Senior Department Clerk	**Hourly**	**22.02**	**26.48**	**30.93**
AC-4 Administrative Assistant Collections Assistant Retirement Assistant Treasury Assistant	**Hourly**	**23.79**	**28.61**	**33.42**
AC-5 Human Resources Assistant Project & Procurement Coordinator Senior Administrative Assistant	**Hourly**	**25.43**	**30.57**	**35.70**
AC-6 Finance Assistant Senior Human Resources Assistant	**Hourly**	**26.30**	**31.63**	**36.95**

TRADES-CRAFTS-LABOR

Grade Number & Class Title		Minimum	Mid-Point	Maximum
TCL-1 Building Custodian	**Hourly**	**17.16**	**20.74**	**24.32**
TCL-2 Building Maintenance Custodian	**Hourly**	**19.38**	**23.43**	**27.47**

TCL-3	**Hourly**	**21.33**	**25.79**	**30.24**

Facilities Maintainer
Maintenance & Inventory Coordinator
Water/Sewer System Maintainer

TCL-4	**Hourly**	**23.86**	**28.87**	**33.88**

Custodial Maintenance Supervisor
Equipment/Line Operator
Master Craftsperson

TCL-5	**Hourly**	**26.42**	**31.95**	**37.47**

Assistant Public Works Supervisor
Crew Leader
Licensed Electrician/Skilled Carpenter
Senior Master Mechanic
Treatment Systems Operator

TCL-6	**Hourly**	**29.68**	**35.90**	**42.11**

Senior Treatment Systems Operator

TCL-7	**Hourly**	**32.92**	**39.82**	**46.72**

HVAC Technician
Public Works Supervisor

MANAGERIAL-PROFESSIONAL

Annual rates are controlling and are based on 52.2 weeks at 40 base hours per week; compensation will be prorated for part-time schedules.

Grade Number & Class Title		Minimum	Mid-Point	Maximum
MP-1	**Annual**	**47,238**	**59,248**	**71,257**

Associate Engineer
Engineering Technician
Media Technician
Recreation Supervisor
Station Manager
Tourism & Visitor Services Manager

MP-2	**Annual**	**53,309**	**66,860**	**80,410**

Administrative & Special Projects Coordinator
Administrative Manager
Administrative Systems Analyst
Assistant Local Inspector
Assistant Natural Resources Director
Budget Analyst
Energy Specialist
Environmental Health Inspector
Environmental & Regulatory Coordinator
Facilities Operations Coordinator
Field Lister
GIS Technician/Analyst
Information Systems Technician
Office Accountant
Public Health Inspector
Public Information & Communications Manager
Water Conservation Coordinator

MP-3	Annual	62,901	78,893	94,885

Assistant Assessor
Assistant Human Resources Director
Assistant Public Health Director
Assistant Public Works Engineer
Assistant Senior Services Director
Assistant Town Accountant
Assistant Town Clerk
Assistant Treasurer
Associate Financial Manager
Childcare Services Manager
Customer Service Supervisor
Energy Conservation Coordinator
Local Inspector
Management Analyst
Municipal Archivist/Records Manager
Operations Manager
Recreation Programs & Events Manager
Retirement System Administrator
Senior Budget & Operations Analyst
Senior Environmental & Regulatory Coordinator
Senior Information Systems Technician
Senior Planner

MP-4	Annual	67,247	84,344	101,440

Assistant Highway & Ground Superintendent
Assistant Recreation Director
Customer Service Administrator
Environmental Services Program Administrator
GIS & Application Integration Program Manager
Operations Engineer
Public Works Engineer

MP-5	Annual	72,334	90,722	109,110

Assistant Library Director
Assistant Town Engineer
Budget & Purchasing Director
Deputy Treasurer/Collector
Director of Sustainability
IT Services Manager
Financial Manager/Accountant
Natural Resources Director
Police Lieutenant
Public Health Director
Senior Services Director
Town Clerk
Town Planner

MP-6	Annual	83,992	105,343	126,694

Assistant Fire Chief
Building Commissioner
Facilities Director
Highway & Grounds Superintendent
Police Captain
Recreation Director

Town Accountant
Town Assessor
Town Engineer
Water/Sewer Superintendent

MP-7	**Annual**	**91,277**	**114,481**	**137,685**
Director of Planning & Land Management Human Resources Director Library Director				
MP-8	**Annual**	**101,692**	**127,544**	**153,396**
Assistant Town Manager Chief Information Officer Fire Chief Police Chief Public Works Director				
MP-9	**Annual**	**111,449**	**139,784**	**168,118**
Deputy Town Manager Finance Director Public Works & Engineering Director				

ELECTRICAL LABOR

Grade Number & Class Title		Minimum	Mid-Point	Maximum
EL-1	**Hourly**	**18.91**	**22.87**	**26.83**
(Reserved for future use)				
EL-2	**Hourly**	**24.59**	**29.74**	**34.88**
Lineworker, Grade 3 Meter Technician				
EL-3	**Hourly**	**31.20**	**35.27**	**39.33**
Lineworker, Grade 2 Utility Electrician				
EL-4	**Hourly**	**38.73**	**43.80**	**48.87**
Lineworker, Grade 1				
EL-5	**Hourly**	**40.56**	**45.86**	**51.16**
Lead Lineworker				
EL-6	**Hourly**	**43.68**	**49.39**	**55.09**
Line Supervisor				

ELECTRICAL MANAGEMENT

Annual rates are controlling and are based on 52.2 weeks at 40 base hours per week; compensation will be prorated for part-time schedules.

Grade Number & Class Title		Minimum	Mid-Point	Maximum
EM-1	**Annual**	**64,575**	**77,504**	**90,432**
Meter Supervisor Senior Engineering Technician				
EM-2	**Annual**	**82,530**	**99,015**	**115,500**
Electrical Engineer				

EM-3 Lead Electrical Engineer	**Annual**	**88,668**	**106,434**	**124,200**
EM-4 Power Supply & Rates Administrator	**Annual**	**103,600**	**124,300**	**145,000**
EM-5 Assistant CMLP Director	**Annual**	**108,780**	**130,515**	**152,250**
EM-6 CMLP Director	**Annual**	**125,457**	**150,591**	**175,725**

MEDIA SPECIALISTS

Grade Number & Class Title		Minimum	Mid-Point	Maximum
MS-1 Education Coordinator Lead Producer	**Hourly**	**18.00**	**24.00**	**30.00**

SWIM & FITNESS

Grade Number & Class Title		Minimum	Mid-Point	Maximum
SF-1 Swim/Fitness Specialist	**Hourly**	**12.00**	**36.00**	**60.00**

HUMAN SERVICES

Grade Number & Class Title		Minimum	Mid-Point	Maximum
HS-A Human Services Assistant	**Hourly**	**12.00**	**21.00**	**30.00**
HS-1 Human Services Specialist	**Hourly**	**15.25**	**30.13**	**45.00**
HS-2 Child Care/Education Specialist	**Hourly**	**15.25**	**28.63**	**42.00**

TELECOMMUNICATIONS TECHNICIANS

Grade Number & Class Title		Minimum	Mid-Point	Maximum
TT-1 Telecommunications Technician	Hourly	29.37	34.50	39.63
TT-2 Senior Telecommunications Technician	Hourly	33.56	39.45	45.34
TT-3 Lead Telecommunications Technician	Hourly	35.24	41.43	47.61

TELECOMMUNICATIONS MANAGEMENT

Annual rates are controlling and are based on 52.2 weeks at 40 base hours per week; compensation will be prorated for part-time schedules.

Grade Number & Class Title		Minimum	Mid-Point	Maximum
TM-1 Network Administrator	Annual	73,698	86,562	99,425
TM-2 Network Engineer Telecommunications Coordinator	Annual	83,948	98,657	113,365
TM-3 Telecommunications Director	Annual	97,014	114,000	130,986
TM-4 Chief Information & Technology Officer	Annual	148,113	174,046	199,978

With annual adjustments and periodic comprehensive reviews, the Classification & Compensation Plan keeps Town salaries competitive in the employment market, maintains internal equity of salary ranges, maintains comparability with salaries of unionized employees, and keeps pace with changes in the cost of living. This article does not control the amount of the actual salary increases to be received by employees in FY20. The Town Manager and Personnel Board set actual salary increase amounts after Town Meeting, based upon the approved budget.

TOWN BUDGET

ARTICLE 6. To determine whether the Town will vote to raise and appropriate or transfer from available funds, the sum of $49,052,504, or any other sum, for the following necessary and expedient purposes of the Town for the fiscal year ending June 30, 2020, or take any other action relative thereto:

General Fund Operating Budget				
Item No.	**Department**	**Fiscal 2018 Expenses**	**Fiscal 2019 Appropriation**	**Fiscal 2020 Proposal**
	General Government $4,446,474 is 9.1% of Total			
1	Town Manager's Office			
	A. Town Manager	$ 644,865	$ 680,357	$ 702,371
	B. Human Resources	407,929	449,579	473,700
	C. Facilities Management	287,227	320,205	434,773
	D. Resource Sustainability Fund	152,467	198,025	229,388
	E. Visitor's Center and Restroom	43,881	19,292	105,760
	F. 37 Knox Trail	43,168	29,430	29,192
	G. 55 Church Street	-	106,031	116,714
	H. Parks & Playgrounds	-	-	124,334
	Subtotal	**1,579,538**	**1,802,918**	**2,216,233**
2	Legal Services	458,002	250,000	250,000
3	Elections and Registrars			
	A. Elections	24,809	52,997	42,653
	B. Registrars	8,677	11,421	7,374
	Subtotal	**33,486**	**64,418**	**50,027**
4	Town Meeting and Reports	44,787	100,250	100,250
5	Planning			
	A. Planning Administration	458,426	492,601	518,336
	B. Natural Resources	284,744	288,657	296,000
	C. Inspections	484,642	483,683	487,309
	D. Health	406,111	431,577	453,886
	Subtotal	**1,633,923**	**1,696,517**	**1,755,531**
6	141 Keyes Road	70,373	72,994	74,433
	Total General Government	**$ 3,820,109**	**$ 3,987,097**	**$ 4,446,474**
	Finance and Administration $3,577,897 is 7.3% of Total			
7	Finance Committee	3,306	3,410	3,410
8	Finance			
	A. Finance Administration	$ 547,770	$ 580,307	$ 696,555
	B. Treasurer-Collector	518,976	519,609	510,733
	C. Town Accountant	333,805	469,009	321,271
	D. Assessors	434,827	431,786	438,001
	E. Town Clerk	242,881	256,004	266,738
	Subtotal	**2,081,566**	**2,256,716**	**2,233,298**
9	Information Systems	936,762	1,133,259	1,189,082
10	Town House	139,927	144,973	152,107
	Total Finance and Administration	**$ 3,161,562**	**$ 3,538,357**	**$ 3,577,897**

Item No.	Department	Fiscal 2018 Expenses	Fiscal 2019 Appropriation	Fiscal 2020 Proposal
	Public Safety			
	$10,452,959 is 21.3% of Total			
11	Police Department	4,500,980	4,887,870	4,906,210
12	Fire Department	4,653,745	4,879,241	5,206,056
13	West Concord Fire Station	39,268	36,323	35,769
14	Police-Fire Station	284,656	284,816	261,627
15	Emergency Management	16,637	16,937	16,060
16	Animal Control Officer	24,730	26,000	27,236
	Total Public Safety	**$ 9,520,017**	**$ 10,131,187**	**$10,452,959**
	Public Works and Facilities			
	$5,284,323 is 10.8% of Total			
17	Public Works			
	A. CPW Administration	410,943	423,957	424,718
	B. Engineering	697,924	739,561	726,156
	C. Highway Maintenance	1,437,428	1,438,381	1,479,266
	D. Parks and Trees	731,588	806,781	826,590
	E. Cemetery	187,959	241,010	241,533
	Subtotal	**3,465,842**	**3,649,690**	**3,698,264**
18	Snow and Ice Removal	918,375	610,001	625,000
19	Street Lighting	54,569	57,400	57,400
20	CPW Equipment	325,000	325,000	325,000
21	Drainage Program	205,000	205,000	205,000
22	Sidewalk Management	110,000	115,000	125,000
23	Road Improvements	100,000	100,000	100,000
24	133/135 Keyes Road	152,806	153,753	148,660
	Total Public Works and Facilities	**$ 5,331,592**	**$ 5,215,844**	**$ 5,284,323**
	Human Services			
	$3,441,007 is 7.0% of Total			
25	Library	2,021,801	2,286,820	2,351,798
26	A. Human Services	38,191	96,045	68,335
	B. Senior Services	394,226	583,425	577,880
	C. Recreation Services	101,761	108,376	108,376
27	Harvey Wheeler Community Ctr.	126,491	125,905	115,133
28	Hunt Recreation Ctr.	132,901	122,633	113,759
29	Veterans	97,629	107,970	86,696
30	Ceremonies and Celebrations	19,012	22,624	19,030
	Total Human Services	**$ 2,932,011**	**$ 3,453,798**	**$ 3,441,007**

Item No.	Department	Fiscal 2018 Expenses	Fiscal 2019 Appropriation	Fiscal 2020 Proposal
	Unclassified $1,503,988 is 3.0% of Total			
31	Town Employee Benefits			
	A. Unused Sick Leave	92,000	90,000	90,000
	B. Public Safety Disability	122	2,500	2,500
	C. Employee Assistance Program	7,177	7,500	7,500
	Total	**99,299**	**100,000**	**100,000**
32	Reserve Fund*	-	225,000	225,000
	* Transfers totaling $225,000.00 were made to other accounts in Fiscal Year 2018.			
33	Salary Reserve**	793,923	265,909	1,168,988
	** Transfers totaling $792,923 in Fiscal Year 2018 and $1,361,974 in Fiscal Year 2019 were made to other accounts.			
34	Land Fund	15,000	10,000	10,000
	Total Unclassified	**$ 908,222**	**$ 600,909**	**$ 1,503,988**

	TOWN GOVERNMENT SUBTOTAL Account 1-34	**$25,673,513**	**$ 26,927,191**	**$28,706,648**
	Joint (Town - CPS) $20,345,856 is 41.5% of Total			
35	Insurance			
	A. Group Insurance	4,800,000	5,526,100	5,966,069
	B. OPEB	1,470,000	1,617,000	1,697,850
	C. Property/Liability	250,000	275,000	288,750
	Subtotal	**6,520,000**	**7,418,100**	**7,952,669**
36	Unemployment/Workers' Comp.			
	A. Unemployment Comp.	56,946	110,000	110,000
	B. Workers' Comp.	143,054	100,000	100,000
	Subtotal	**200,000**	**210,000**	**210,000**
37	Retirement	3,667,000	3,777,010	3,965,861
38	Social Security and Medicare	810,000	814,713	800,000
39	Debt Service			
	A. Long-Term Debt			
	Town Principal and Interest	3,015,800	3,277,862	3,450,625
	CPS Principal and Interest	700,350	679,283	715,520
	Subtotal	**3,716,150**	**3,957,145**	**4,166,145**
	Interest on Notes	135,000	30,000	25,000
	Other Debt Expense	8,850	7,500	5,000
	Subtotal Within Levy Limit	**3,860,000**	**3,994,645**	**4,196,145**
	B. Excluded Debt			
	Town Principal and Interest	99,794	392,294	350,794
	CPS Principal and Interest	3,507,713	2,992,575	2,870,387
	Less: Use of Stabilization Funds	(785,000)	(275,000)	-
	Subtotal Excluded Debt	**2,822,507**	**3,109,869**	**3,221,181**
	Total Debt Service	**6,682,507**	**7,104,514**	**7,417,326**
	Total Joint (Town - CPS)	**$17,879,507**	**$ 19,324,337**	**$20,345,856**
	Total Appropriation	**$43,553,020**	**$ 46,251,528**	**$49,052,504**

That the Town Manager is authorized to turn in or sell at public auction surplus equipment, the amount allowed or received therefore to be applied against the purchase of new equipment;

That the Town appropriate and transfer the sum of $1,000 from the Dog Inoculation Fees Reserve Account for the cost of the Board of Health's Rabies Clinic;

That the appropriation for Salary Reserve under Line Item 33 shall be transferred by the Town Manager to the various salary line items in accordance with salary levels established at July 1, 2019 and thereafter pursuant to the salary schedules adopted under Article 5, the implementation of the merit pay plan in accordance with Section 10.2 (2) of the Personnel Bylaws, and collective bargaining agreements. Any such transfer shall be reported periodically by the Town Manager to the Select Board and the Finance Committee, and a final report shall be issued when all such transfers have been completed for the fiscal year;

That the Town authorize the funds to be expended from the Title 5 Septic Loan Betterment Reserve Account to meet the loan payments to the Massachusetts Clean Water Trust due and payable during FY2020:

Amount	Loan Number	Original Loan	Date of Issue	Final Maturity	Town Authorization
$ 10,828.73	T5-97-1070	$ 200,000	12/22/99	FY21	Art. 46 (1997)
$ 29,705.00	T5-05-1243-A	$ 296,830	06/13/12	FY23	Art. 50 (2004)
$ 32,471.00	T5-05-1243-B	$ 324,715	05/22/13	FY23	Art. 42 (2009)
$ 19,745.70	T5-05-1243-C	$ 197,457	01/07/15	FY25	Art. 42 (2009)

The Town Budget Article provides for all General Fund (Tax-Supported) Town operations and activities organized by Town Charter under the direction of the Town Manager. The total appropriation presented here for consideration for Town Meeting approval meets the Finance Committee's guideline set on November 30, 2018. The text above also makes certain other appropriations from Stabilization and Enterprise Funds, as well as authorizes certain other transfers. In prior years, funds to cover the cost of services provided by the General Fund to individual Enterprise Funds were made through inter-fund transfers, however, best practices are to request specific Town Meeting authorization through appropriation of these funds. As such, the table above has been updated for FY18 and FY19 to show individual line items, including both appropriation and inter-fund transfer so that a true comparison may be made.

APPROPRIATE FUNDS – MUNICIPAL CAPITAL PROJECTS

ARTICLE 7. To determine whether the Town will vote to raise and appropriate, or transfer from available funds, or authorize the Town Treasurer with the approval of the Select Board to borrow by the issuance of bonds or notes under the provisions of Massachusetts General Laws c. 44, § 7, the sums of money specified below in the FY20 Debt Plan, or any other sum, said funds to be expended under the direction of the Town Manager, and further that any premium received by the Town upon the sale of any bonds or notes approved by the vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Massachusetts General Laws c. 44, § 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; or take any other action relative thereto.

FY20 Debt Plan

Item No.	Department	Project	Amount	Authorization Clause
1	Town Manager	Renovation/ Construction/ Acquisition of Town Buildings	$500,000	1
2	Town Manager	Park Improvements	$1,400,000	1
3	Planning	Land Acquisition for Open Space	$100,000	1
4	Public Works	Road and Parking Lot Reconstruction	$800,000	1
5	Public Works	Cambridge Turnpike Reconstruction	$600,000	1
6	Human Services	Library, Furniture, Fixtures and Equipment	$550,000	1
		Total:	**$3,950,000**	

This article authorizes the FY20 Debt Plan, all of which will be funded within the existing Levy Limit. Item 1 authorizes the Treasurer to borrow $500,000 to be used to repair various town buildings. Item 2 authorizes the Treasurer to borrow $1,400,000 for park improvements. Item 3 authorizes the Treasurer to borrow $100,000 for Land Acquisition for Open Space purposes. Item 4 authorizes the Treasurer to borrow $800,000 for the repair, reconstruction or renovation of Concord's roads and public parking areas. Combined with Chapter 90 funding (State Road Aid), funds will be used to protect and replace Concord's 107 miles of public roads, including drainage and sidewalk construction and renovation. Item 5 will authorize the Treasurer to borrow $600,000 to supplement the existing funding available for the Cambridge Turnpike Reconstruction project. Item 6 will authorize the Treasurer to borrow $550,000 to fund the cost of original equipment and furnishings of the expansion at the Main Library.

AUTHORIZE EXPENDITURE OF REVOLVING FUNDS UNDER M.G.L. c. 44, § 53E ½

ARTICLE 8. To determine whether the Town will vote to authorize the total expenditures for the following revolving funds pursuant to Massachusetts General Laws c. 44, § 53E½ for the fiscal year ending June 30, 2020, to be expended in accordance with the bylaw previously approved; or take any other action relative thereto.

Revolving Fund	Annual Spending Limit
Regional Housing Services	$265,000
Road Repair	$120,000
Senior Services	$45,000
Tree Preservation	$100,000

This article authorizes the annual spending limits for each of the Revolving Funds identified above. Spending from these funds may only occur for the stated purposes identified in the Town's Revolving Fund Bylaw, and only with the approval of the Town Manager.

AUTHORIZATION TO ACCEPT M.G.L. c. 32B, § 20 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) LIABILITY TRUST FUND

ARTICLE 9. To determine whether the Town will vote to adopt Massachusetts General Laws c. 32B, § 20, Other Post-Employment Benefits Liability Trust Fund, for the purpose of establishing on its books and accounts the Other Post-Employment Benefits Liability Trust Fund, the assets of which shall be held solely to meet the current and future liabilities of the governmental unit for group health insurance benefits for retirees and their dependents, and to establish the Town Treasurer as the sole Trustee, or take any other action relative thereto.

This article seeks Town Meeting approval to establish a new OPEB Trust Fund in accordance with Massachusetts General Laws c. 32B, § 20. In 2008, the MA Legislature adopted a Special Act authorizing an OPEB Trust Fund for the Town of Concord. In 2016, the Legislature revised the existing law relative to OPEB Trust Funds. The Department of Revenue, the Town's Auditor, and Town Counsel have recommended that the Town adopt Massachusetts General Laws c. 32B, § 20 in order to provide a clear legal structure, make this fund irrevocable, and ensure that monies held in the trust would be used solely to pay the OPEB liability. Further, Massachusetts General Laws c. 32B, § 20 requires the appointment of a sole Trustee or Board of Trustees to oversee this fund. The recommendation is that a sole Trustee be appointed, but that the Trustee have a formalized reporting requirement to an existing board.

MINUTEMAN REGIONAL TECHNICAL HIGH SCHOOL DISTRICT BUDGET

ARTICLE 10. To determine whether the Town will vote to raise and appropriate, or transfer from available funds, the sum of $1,066,841, or any other sum, for the following necessary and expedient purposes of the Minuteman Regional Technical High School District for the fiscal year ending June 30, 2020, or take any other action relative thereto.

MINUTEMAN REGIONAL TECHNICAL HIGH SCHOOL DISTRICT BUDGET			
Department/Description	**Fiscal 2018 Adopted**	**Fiscal 2019 Adopted**	**Superintendent's Proposed Budget & Fiscal 2020 Assessment**
Minuteman Regional High School Budget	**$19,449,466**	**$21,331,204**	**$22,768,830**
Concord's Assessment	**$599,313**	**$752,938**	**$1,066,841***

*includes $768,846 for operations & $297,995 for shared debt and capital

This article provides Concord's assessed share of the annual operating budget for the Minuteman Regional Technical High School District. Concord's assessment increase is due in part to an increased enrollment share, but also because of increased debt service due in FY20 for costs associated with the new high school building project, now nearing completion. Each of the member town assessments is calculated by a formula established pursuant to the regional agreement. Concord's enrollment at Minuteman increased from 17 regular high school students and 1 post graduate in the fall of 2017 to 25 regular students and no post graduate enrollees in the fall of 2018. The formula for assessments relies in part upon a rolling 4-year average of enrollment for member communities, and Concord's relevant figure increased from 15.75 to 19.0.

CONCORD PUBLIC SCHOOLS BUDGET

ARTICLE 11. To determine whether the Town will vote to raise and appropriate, or transfer from available funds, the sum of $39,390,163, or any other sum, for the following necessary and expedient purposes of the public schools of the Town for the fiscal year ending June 30, 2020, or take any other action relative thereto:

SCHEDULE A - PUBLIC SCHOOL BUDGET			
Department	**Fiscal 2018 Adopted**	**Fiscal 2019 Adopted**	**Fiscal 2020 School Committee** Vote of Dec. 11, 2018
Concord Public Schools Budget/Appropriation	$36,810,111	38,246,895	39,390,163

This article provides the annual operating budget for the Concord Public Schools. The appropriation presented for Town Meeting approval is above the spending guideline set by the Finance Committee in November 2018 in the amount of $145,024, but can be funded without a Proposition 2-½ Override. The appropriation to be presented for Town Meeting approval of $39,390,163 is at the Concord School Committee Adopted Budget level voted on December 11, 2018.

CONCORD PUBLIC SCHOOLS CAPITAL PROJECTS

ARTICLE 12. To determine whether the Town will vote to raise and appropriate, or transfer from available funds, or authorize the Town Treasurer with the approval of the Select Board to borrow money by the issuance of bonds or notes under the provisions of Massachusetts General Laws c. 44, §7, the sum of $900,000, or any other sum, to be expended under the direction of the School Committee for remodeling, construction, reconstructing or making extraordinary repairs, including original equipment and related work at various Concord Public School buildings, and further that any premium received by the Town upon the sale of any bonds or notes approved by the vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Massachusetts General Laws c. 44, § 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, or take any other action relative thereto.

This article authorizes the Treasurer to borrow $900,000 for construction, renovations, repairs, and related work at various Concord Public School facilities. This borrowing is part of the Town Manager's five-year Capital Plan, with the debt service cost to be funded within the Levy Limit.

AUTHORIZATION TO ACCEPT M.G.L. c. 71, § 71E – SCHOOL PROPERTY FUND

ARTICLE 13. To determine whether the Town will vote to accept Massachusetts General Laws c.71 § 71E, Use of School Property Fund, or take any other action relative thereto.

This article authorizes the Town to establish a Use of School Property Fund. Facility use fees charged to outside organizations will be credited to the fund and expended under the direction of School Committee for expenses related to making the facility available. Any unspent balance at the end of the fiscal year will carry forward to the next fiscal year.

CONCORD MIDDLE SCHOOL FEASIBILITY STUDY

ARTICLE 14. To determine if the Town will vote to raise and appropriate, or transfer from available funds, or authorize the Town Treasurer with the approval of the Select Board to borrow money by the issuance of bonds or notes under the provisions of Massachusetts General Laws c. 44, the sum of $1,500,000, or any other sum, to be expended under the direction of the School Committee for a feasibility study to consider the construction of a new middle school, which may be located at 835 Old Marlboro Road, Concord, Massachusetts (the present site of the Sanborn Middle School), provided, however, that this approval shall be contingent upon passage of a Proposition 2½ debt exclusion referendum under Massachusetts General Laws c. 59, § 21C(k), and further that any premium received by the Town upon the sale of any bonds or notes approved by the vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Massachusetts General Laws c. 44, § 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, or take any other action relative thereto.

This Article authorizes the Treasurer to borrow up to $1,500,000 for a feasibility study to consider construction of a new middle school at the existing Sanborn site.

CONCORD-CARLISLE REGIONAL HIGH SCHOOL BUDGET

ARTICLE 15. To determine whether the Town will vote to raise and appropriate, or transfer from available funds, a sum of $23,344,987, or any other sum, for the following necessary and expedient purposes of the Concord-Carlisle Regional School District for the fiscal year ending June 30, 2020, or take any other action relative thereto.

SCHEDULE A – CONCORD-CARLISLE REGIONAL HIGH SCHOOL BUDGET

Department	Fiscal 2018 Adopted	Fiscal 2019 Adopted	Fiscal 2020 School Committee Vote of Dec. 11, 2018
Concord-Carlisle Regional High School Budget	$33,027,108	$33,749,420	34,687,733
Concord's Assessment	$21,599,072	$22,654,028	23,344,987*

*includes $19,996,874 assessment for operating budget and $3,348,113 assessment for debt.

This article provides Concord's share of the annual operating budget for the Concord-Carlisle Regional High School. The appropriation presented for Town Meeting approval meets the spending guideline set by the Finance Committee in November 2018.

CONCORD-CARLISLE REGIONAL HIGH SCHOOL CAPITAL PROJECTS

ARTICLE 16. To determine whether the Town will vote to approve $2,000,000, or any other sum, of debt authorized by the Concord-Carlisle Regional School Committee for the reconstruction of the access road and the design and construction of the parking lot; provided, however, that this approval shall be contingent upon passage of a Proposition 2½ debt exclusion referendum under Massachusetts General Laws c. 59, § 21C(k) to exempt the Town's allocable share of the amounts required for the payment of interest and principal on said borrowing, or take any other action relative thereto.

This article provides Concord's share of the cost for paving the campus entrance road, the design and construction of a parking lot on Concord-Carlisle Regional School District land. These costs will be assessed annually over a period of years consistent with the term of bonds to be issued by the District with debt service expected to commence in FY21.

USE OF FREE CASH

ARTICLE 17. To determine whether the Town will vote to transfer from free cash, the sum of $1,000,000, or any other sum, to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2020, or take any other action relative thereto.

This article seeks Town Meeting approval to allocate a portion of the available General Fund balance to support the FY20 budget. The proposed amount is consistent with the Finance Committee's FY20 Guideline Budget Plan.

GENERAL BYLAW AMENDMENT – SUSTAINABLE GROWTH RATE

ARTICLE 18. To determine whether the Town will vote to amend the **Finance Committee Bylaw** to add a new Section 4 as follows: "To help the Town plan for and achieve a sustainable financial future, each years Finance Committee report shall also include, for the upcoming fiscal year and for each of the five following fiscal years: (1) a projection of the likely total tax burden on citizens, and (2) based on that burden, a recommended sustainable growth rate, so that said Section 4 reads as follows:

Section 4.

To help the Town plan for and achieve a sustainable financial future, each years' Finance Committee report shall also include, for the upcoming fiscal year and for each of the five following fiscal years: (1) a projection of the likely total tax burden on citizens, and (2) based on that burden, a recommended sustainable growth rate.

or take any other action relative thereto.

This article seeks Town Meeting approval to amend the Finance Committee Bylaw, adding two tasks to the Finance Committee's responsibilities. The first task instructs the Finance Committee to publish an annual five-year projection of the likely burden on the Town's taxpayers. This task was originally adopted by the 2009 Town Meeting, through the passage of a citizen petition. The inclusion of that task in the Finance Committee Bylaw formalizes that 2009 TM action. The second task instructs the Finance Committee to publish an annual statement of its recommendations regarding sustainable growth rates for the upcoming fiscal year and for each of the five following fiscal years. The Finance Committee considers sustainable growth in taxation and budgets to be that which balances over the long term the desirability of socio-economic diversity in the Town, the quality of our schools and municipal services, and the unique position of Concord in our nation's history.

GENERAL BYLAW AMENDMENT – TOWN MEETING NOTICE

ARTICLE 19. To determine whether the Town will vote to amend the Town Meeting Notice Bylaw by deleting the phrase "in at least one public location in each precinct in Concord" and inserting in place thereof the phrase: "and electronically on the town's website" from the first sentence of that Bylaw, so that the Bylaw reads as follows *(changes are shown in bold and strikeout for emphasis only)*:

Notice of Town Meeting shall be given by posting an attested copy of the Warrant calling the same at the Concord Town House ~~in at least one public location in each precinct in Concord~~ **and electronically on the town's website**, at least seven days before the day appointed for an annual Town Meeting, and at least fourteen days before the day appointed for any special Town Meeting. A copy of the Warrant of any Town Meeting shall also be sent by mail or otherwise to every household in Concord, and upon request, to places of religious assembly in Concord, at least seven days before an annual Town Meeting, and at least fourteen days before a special Town Meeting, and the return of the officer that he or she has complied by this bylaw shall be conclusive that he has done so.

or take any other action relative thereto.

This article provides for a more effective form of notice to the general public as well as many residents by requiring electronic posting of the warrant on the Town's website. The Warrant will continue to be mailed to every household to ensure that all residents have access to the Warrant. The Warrant will also continue to be posted at the Town House.

GENERAL BYLAW AMENDMENT – RECORDS MANAGEMENT

ARTICLE 20. To determine whether the Town will vote to amend the Records Management Bylaw by deleting the second paragraph and inserting in place thereof the following: "The Town Manager shall appoint a Municipal Archivist who shall report to the Town Clerk and shall assist the Town Clerk in managing the town's records and archives, including complying with the Public Records Law and all other applicable laws.", so that the second paragraph of the Bylaw reads as follows *(changes are shown in bold and strikeout for emphasis only)*:

> ~~The Board of Selectmen, upon recommendation of the Director of the Concord Free Public Library, shall designate a Library employee as Municipal Archivist. The Municipal Archivist shall have the responsibility for the physical oversight of the Town Records stored in the Library vault, including access to the records.~~ The Town Manager shall appoint a Municipal Archivist who shall report to the Town Clerk and shall assist the Town Clerk in managing the Town's records and archives, including complying with the Public Records Law and all other applicable laws.

or take any other action relative thereto.

The Town recognizes that there is a need for records management and preservation across all town departments, boards and committees that require the professional attention of a full time Municipal Archivist. The legal responsibility of town archives preservation lies with the Town Clerk so this position is best suited to report directly to the Town Clerk. Recent amendment to the State Public Records Law has increased the importance of a municipal archivist.

AUTHORIZATION TO ACCEPT M.G.L. c. 54, § 16A – ELECTION VACANCY APPOINTMENTS

ARTICLE 21. To determine whether the Town will vote to accept the provisions of Massachusetts General Laws c. 54, § 16A authorizing the Town Clerk to fill vacant election officer positions if an election officer is unexpectedly absent at the time the polls open for voting, or take any other action relative thereto.

Election officers play an important role in town elections, checking registered voters in and out to document voter activity and providing voters with ballots. The appointing authority for election officers is the Select Board. On occasion, however, there are last minute cancellations leaving polling locations understaffed due to the timing of Select Board Meetings. Accepting this local option would give the Town Clerk the ability to fill vacancies due to cancellations in order to keep elections running smoothly.

COMMUNITY PRESERVATION COMMITTEE APPROPRIATION RECOMMENDATIONS

ARTICLE 22. To determine whether the Town will vote to appropriate the sum of $1,811,419, or any other sum, from the Concord Community Preservation Fund, of which up to $194,503 shall be appropriated from the prior year undesignated fund balance as of June 30, 2018; $80,000 shall be appropriated from the Land Acquisition Reserve Fund; $125,497 shall be appropriated from the Housing Reserve Fund; and up to $1,411,419 shall be appropriated from projected Fiscal Year 2020 Fund Revenues, in accordance with Massachusetts General Laws c. 44B, to be expended under the direction of the Town Manager as follows:

Item	Project/Description	Category	Sources				Total Amount Recommended
			Land Acquisition Reserve Fund	Housing Reserve Fund	Prior Year Undesignated Fund Balance	FY20 CPA Fund Revenues	
A	Town of Concord – Regional Housing Services Program	Community Housing				19,000	19,000
B	Town of Concord – Junction Village Assisted Living	Community Housing		125,497	174,503	-	300,000
C	Concord Free Public Library Corporation - Expansion and Renovation of the Main Library and the Heywood-Benjamin House	Historic Preservation			20,000	480,000	500,000
D	Concord Home for the Aged - 110 Walden Street Preservation Project	Historic Preservation				20,800	20,800
E	Town of Concord - Gerow Recreation Area Improvements	Open Space				100,000	200,000
		Recreation				100,000	
F	Town of Concord - White Pond Beach Access Improvements	Open Space				75,000	250,000
		Recreation				175,000	
G	Town of Concord – Warner's Pond Dredging Project	Open Space				50,000	75,000
		Recreation				25,000	
H	Town of Concord – Emerson Land Acquisition	Open Space	80,000			10,000	90,000
I	Town of Concord – Heywood Meadow Stone Wall Extension	Open Space				21,619	21,619
J	Town of Concord – Old Calf Pasture Habitat Restoration	Open Space				5,000	5,000
K	Town of Concord Public Works – Emerson Field Improvements	Recreation				300,000	300,000
L	Staff and Technical Support	Administration				30,000	30,000
			80,000	**125,497**	**194,503**	**1,411,419**	**1,811,419**

or take any other action relative thereto.

This article authorizes the appropriation of funds from the Community Preservation Fund for the completion of specific projects as listed in the above chart and allowed under the Community Preservation Act. These projects will expend a total of $319,000 for Community Housing, $520,800 for Historic Preservation, $341,619 for Open Space, $600,000 for Recreation, and $30,000 for Administration. Town Meeting may reduce or reject but may not increase the appropriation from the Community Preservation Fund for any item proposed by the Committee

APPROPRIATE FUNDS FOR AFFORDABLE HOUSING DEVELOPMENT

ARTICLE 23. To determine whether the Town will vote to raise and appropriate, or transfer from available funds the sum of $500,000, or any other sum, for the purpose of developing affordable housing within the Town, said funds to be expended under the direction of the Town Manager on such terms and conditions as the Select Board may determine, or take any other action relative thereto.

The Affordable Housing Funding Committee has recommended in its 2018 report to the Select Board that the town appropriate Free Cash to support affordable housing within Concord when the town's Free Cash balance is higher than five-percent of the annual operating budget. The Town's financial policies have long considered five-percent to be a floor below which the Free Cash balance should not fall. The Select Board anticipates annually requesting an appropriation of Free Cash to support affordable housing until such time as other housing revenues are generated should Articles 24, 25 and 26 be approved and the necessary special legislation enacted. The Affordable Housing Funding Committee's report can be reviewed on the Town's website at: (https://concordma.gov/DocumentCenter/View/16975/Affordable-Housing-Funding-Committee---Preliminary-Report-10-29-2018)

AUTHORIZATION TO ACCEPT M.G.L. c. 44, § 55C – Municipal Affordable Housing Trust Fund

ARTICLE 24. To determine whether the Town will vote to accept Massachusetts General Laws c. 44 § 55C, to authorize the creation of a Municipal Affordable Housing Trust Fund, or take any other action relative thereto.

Massachusetts General Laws Chapter 44, section 55C is a local-option statute intended to promote the development and management of affordable housing. Voting to accept the statute will create a Concord Affordable Housing Trust, which will have the board of trustees appointed by the Select Board exercising a variety of powers including:
(1) to accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the trust in connection with any ordinance or by-law or any general or special law or any other source...".
The creation of the Concord Affordable Housing Trust will create a town entity that will manage revenues generated for affordable housing if Articles 25 and 26 are approved and the necessary special legislation is enacted.

AUTHORIZE SPECIAL LEGISLATION – REAL ESTATE TRANSFER TAX FOR AFFORDABLE HOUSING

ARTICLE 25. To determine whether the Town will authorize the Select Board to petition the General Court for special legislation substantially in the form below that that would impose a real estate transfer fee to be used by the Town for the purposes of acquiring, creating, preserving, rehabilitating, restoring and supporting affordable housing in the Town, or take any other action relative thereto:

"An act establishing a real estate transfer fee upon the transfer of property in the Town of Concord."

SECTION 1. There is hereby imposed a real estate transfer fee, hereafter "the fee," equal to 1 per cent of the purchase price upon the transfer of (i) any real property interest in any residential property situated in the Town of Concord, or (ii) a controlling interest in a trust, limited liability company, or other entity that directly or indirectly holds an interest in any class residential real property situated in the Town of Concord. The fee shall be the liability of the purchaser of such property interest, and any agreement between the purchaser and the seller or any other person with reference to the allocation of the liability for the fee shall not affect such liability of the purchaser to the Town. The Town may define by bylaw what constitutes a controlling interest and the calculation of the fee.

SECTION 2. The following transfers of real property interests shall be exempt from the fee established in Section 1:

(i) purchases by first time buyers that reside in the residential property for at least 5 years, provided that a lien shall accompany the deed equal to 1 per cent of the purchase price, plus accumulated interest and penalties, and provided further that the lien shall run with the land until such time as all conditions of this subsection are met;

(ii) transfers to the federal government, the commonwealth, the Town, and any of their instrumentalities, agencies or subdivisions, including the Concord Housing Authority;

(iii) transfers to the Concord Housing Development Corporation;

(iv) transfers made without additional consideration to confirm, correct, modify or supplement a transfer previously made;

(v) transfers with consideration under $100.00;

(vi) transfers to a charitable organization, as defined in clause Third of section 5 of chapter 59 of the General Laws, or a religious organization, provided, however, that the real property interests so transferred will be held solely for public charitable or religious purposes; and

(vii) transfers between family members, including spouses, parents and children, grandparents and grandchildren, step-parents and step-children, siblings or step-siblings.

SECTION 3. The fee shall be paid to the Town. The Town shall have such remedies to collect the fee as provided by law with respect to the collection of real property taxes. The Town may, by bylaw, adopt additional requirements, exemptions, and regulations to implement or enforce said fee, consistent with this act. The Town may not, by bylaw or otherwise, eliminate or reduce any exemption set forth in this act.

SECTION 4. All fees received pursuant to this act shall be dedicated to the Concord Housing Development Corporation established by the Town or deposited in the Concord Affordable Housing Trust Fund established pursuant to section 55C of chapter 44 of the General Laws.

SECTION 5. A copy of the deed or other instrument evidencing such transfer shall be provided to the Town and shall be accompanied by (i) an affidavit signed under oath or under the pains and penalties of perjury by the purchaser and seller attesting to the purchase price; (ii) the applicable fee owed or, if applicable, an affidavit of intent to seek one of the permissible exemptions, as described in Section 2, for that property by the purchaser; and (iii) the basis, if any, upon which the transfer is claimed to be exempt in whole or in part from said fee. Upon receipt of the transfer fee or satisfactory evidence of exemption, the Town or its designee shall promptly thereafter issue a certificate indicating that the fee has been paid or that the transfer is exempt from the fee. The Middlesex South Registrar of Deeds shall not record or register a deed unless the deed is accompanied by such certificate.

SECTION 6. The Town Manager or designee shall prepare and issue an annual report that (i) identifies fee receipts; (ii) quantifies affordable housing programs funded, including type and purpose; and (iii) evaluates the impact of said affordable housing programs, including but not limited to, to the extent reasonably possible and permitted by applicable law, the number and demographics of individuals and families served as well as measures of housing stability and wealth generation in the community.

SECTION 7. This act shall take effect upon its passage.

The Town voted under Article 49 of the 2017 Annual Town Meeting to urge the Select Board to appoint a committee "...to study the affordable housing goals of the Town and recommend appropriate measures to fund those goals". In September of that year, the Select Board appointed the Affordable Housing Funding Committee, and in the fall of 2018, the committee issued its report. The report can be reviewed on the Town's website at (https://concordma.gov/DocumentCenter/View/16975/Affordable-Housing-Funding-Committee---Preliminary-Report-10-29-2018)

Rather than funding affordable housing on an occasional basis, the Committee's report recommends that an affordable housing goal for Concord should be to establish "Predicable, Sustainable Funding for Affordable Homes". Seeking legislation to establish a real estate transfer tax is one of the Committee's top 4 recommendations to accomplish this goal. Thirty-five states including Massachusetts have established a real estate transfer tax. Massachusetts currently allows Cape Cod communities, Martha's Vineyard and Nantucket to collect a real estate transfer tax to fund local projects.

AUTHORIZE SPECIAL LEGISLATION – BUILDING PERMIT FEE SURCHARGE FOR AFFORDABLE HOUSING

ARTICLE 26. To determine whether the Town will authorize the Select Board to petition the General Court for special legislation substantially in the form below that permits the Town to enact a bylaw charging a building permit surcharge to be used by the Town for the purposes of acquiring, creating, preserving, rehabilitating, restoring and supporting affordable housing in the Town, or take any other action relative thereto:

"An act establishing a building permit surcharge in the Town of Concord."

SECTION 1. The Town of Concord, hereafter referred to as "the Town," may, by bylaw, require the payment of an affordable housing surcharge for any construction that (i) requires a building permit and (ii) exceeds a minimum number of square feet to be determined from time to time by the Select Board of the Town. The bylaw shall specify the amount of said affordable housing surcharge, the method by which the surcharge may be increased from time to time, and any types of construction or uses to which the affordable housing surcharge shall not apply.

SECTION 2. All fees received pursuant to this act shall be dedicated to the Concord Housing Development Corporation established by the Town or deposited in the Concord Affordable Housing Trust Fund established pursuant to section 55C of chapter 44 of the General Laws.

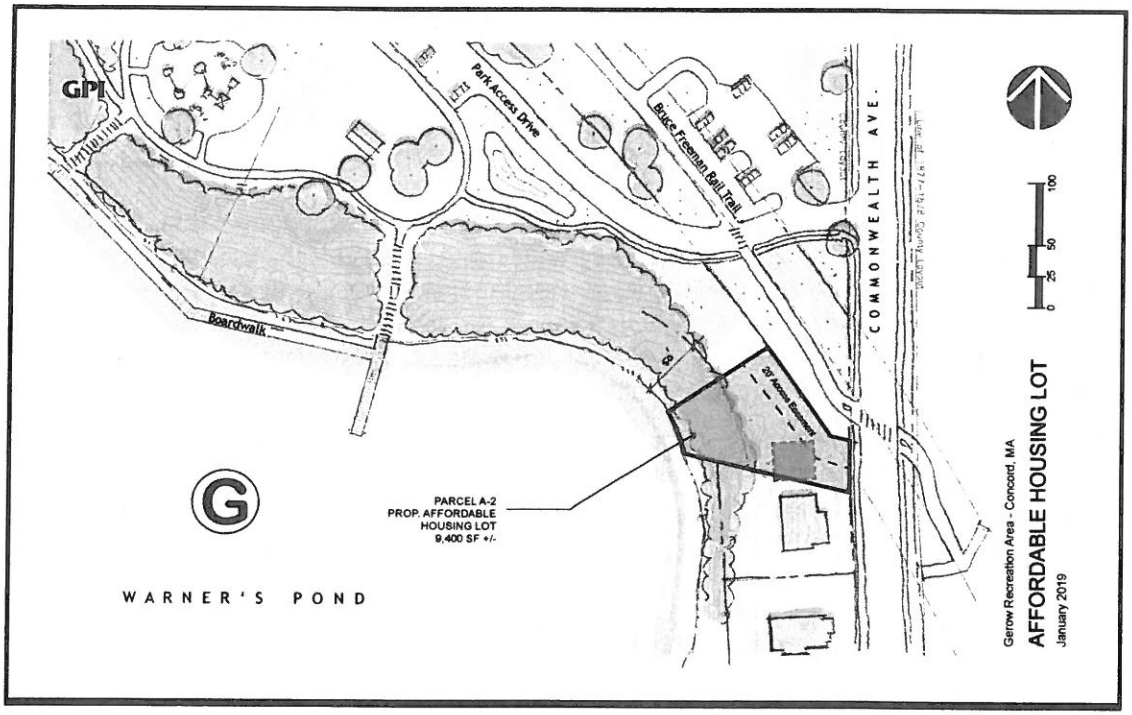
SECTION 3. For the purposes of this act, "affordable housing" shall mean as defined under section 1 of chapter 60 of the General Laws.

SECTION 4. This act shall take effect upon its passage.

Similar to Articles 24 and 25, Article 26 is a proposal recommended by the Affordable Housing Funding Committee as a means for the Town to achieve the goal of creating "predictable, sustainable funding for affordable homes". This article requests that the Town authorize the Select Board to petition the Massachusetts Legislature to approve special legislation that would authorize Concord to charge a building permit fee surcharge with the revenues dedicated to fund affordable homes. The funds collected would be deposited into a special revolving fund or similar account and would be used to develop, maintain, rehabilitate or otherwise support affordable housing.

AUTHORIZE TRANSFER OF A PORTION OF THE PROPERTY AT 37B COMMONWEALTH AVENUE FOR AFFORDABLE HOUSING

ARTICLE 27. To determine whether the Town will vote to authorize the Select Board to transfer the fee, and/or other property interests in, on, over, across, under and along a portion of the property at 37B Commonwealth Avenue, shown on Assessors' Map 8D as Parcel #2158, which property contains 20,000 square feet, more or less, and is also shown as Parcel "A-2" on the plan of land prepared by Greenman-Peterson, Inc. dated January 11, 2019, on file with the Town Clerk, to the Concord Housing Authority or any other affordable housing development entity, for the sole purpose of creating not more than one unit of affordable housing, under such terms and conditions as the Select Board may determine, or take any other action relative thereto.



The Town voted under Article 25 of the 2018 Annual Town Meeting to purchase 7 acres of land at 37B Commonwealth Avenue with frontage on Warner's Pond "...for municipal purposes, including active recreation and affordable housing...". The Concord Housing Authority has offered to construct a unit of public housing, abutting an existing unit of CHA housing at 365 Commonwealth Avenue. The remainder of the property, which is adjacent to the Bruce Freeman Rail Trail, will be developed as public park. This article proposes that the portion of the property with frontage on Commonwealth Avenue be transferred to the Concord Housing Authority for the development of one unit of affordable housing.

BY PETITION ADOPT A MORATORIUM OF SYNTHETIC TURF ON TOWN PROPERTY

ARTICLE 28. To determine whether the Town will adopt a moratorium on the construction or installation of any synthetic turf (monofilament carpet with infill) and any surface covering of loose fill made from scrap tires on any land, of any size, owned by the town for a three-year time period starting on April 18, 2019 and ending on April 18, 2022; or take any other action relative thereto.

This moratorium is a three year extension of the 2016 moratorium which the town voted to put in place to prevent the construction of synthetic turf fields on town land in Concord. Crumb rubber, used in synthetic turf, contains known carcinogens and endocrine disrupters raising concerns about its health effects, especially in young children. The Environmental Protection Agency (EPA) has stated that without further study no conclusions can be drawn about the safety of crumb rubber and together with the Consumer Product Safety Commission and the Center for Disease Control and Prevention, they are still working on a study regarding the safety of synthetic turf. Synthetic turf also has environmental impacts which include the loss of carbon capture by grass; the annual loss of 3-5% of the crumb rubber that leaches from the fields into the surrounding area; plastic monofilaments that break off and leave the fields; and poor retention of water after heavy rain events. Building synthetic turf fields violates the four sustainability principles adopted by the Town in 2011. The proposed moratorium does not include the sealed surfaces currently in use on running tracks and children's playgrounds. It would apply to Concord Public School fields but not Concord-Carlisle Regional High School fields or privately owned land.

ZONING BYLAW AMENDMENT – FORMULA BUSINESS

ARTICLE 29. To determine whether the Town will vote to amend the **Zoning Bylaw Section 3.3 Formula Business** to delete Section 3.3 entirely and adopt a new Section 3.3 that reads as follows:

3.3 Formula Business

3.3.1 Purpose. The purpose of regulating the number, location, and visual features of formula businesses in the Concord Center, West Concord Business and West Concord Village Districts is to maintain the unique, small-scale, small-town character and the quality of life for all Concord residents by preserving the individuality and distinctive appeal of its village centers, which are among the Town's most recognized features. Preservation of the existing character, diversity, variety and scale of these districts is vital to the continuation of Concord's ability to attract both residents and visitors.

The Concord Center Business District is the historic heart of the Town, serving as a commercial, cultural, and government center for the community and visitors from around the world. It was established over three centuries ago, and continues to maintain a design and form that represents the quintessential New England town center. The Concord Center Business District also offers abundant cultural resources, including galleries, bookshops, a theatre and other performance venues. It is fully contained within the Concord Center Cultural District, one of the first Cultural Districts to be designated under G.L. c. 10, § 58A in Massachusetts, and falls within the American Mile, Main Street and North Bridge/Monument Square Historic Districts.

West Concord's Business and Village Districts currently provide a mix of unique businesses, architecture, signage, and graphic and other design elements, which gives West Concord a distinctive visual appearance and small-scale eclectic ambiance. The West Concord Junction Cultural District was designated as a Massachusetts Cultural District under G.L. c. 10, § 58A in 2016.

The Town's preservation goals are evidenced in the Comprehensive Long Range Plans of 2005 and 2018, the Village Centers Study of 2007, the Call to Action of 2008, the West Concord Task Force Public Survey of 2009, in committee and public comment in public meetings and public forums of the Comprehensive Long Range Plan Committee and the West Concord Task Force, and in the West Concord Master Plan of 2010.

3.3.2 Limitation on the number of formula businesses in the Concord Center, West Concord Business and West Concord Village District: Limiting the number of formula businesses will allow the Concord Center, West Concord Business and West Concord Village Districts to avoid a proliferation of businesses that are homogenous and visually obtrusive, will safeguard Concord's historical relevance, and will ensure that Concord residents and tourists continue to have unique dining, retail and service experiences in its village centers.

The total number of formula businesses in the Concord Center Business District is limited to 12. The total number of formula businesses in the West Concord Business District and the West Concord Village District combined is limited to 10. When the total existing number of formula businesses is equal to or greater than these limits, no new formula businesses may be established until and unless an existing formula business closes, adapts so that it no longer qualifies as a formula business, or relocates outside of the affected business district. If a business in current operation becomes a formula business by means of additional locations being established, this business shall count toward the total number of formula businesses, but shall not be considered as a formula business being established.

3.3.3 Special permit required: The establishment of a new formula business, expansion, or relocation of an existing formula business in the Concord Center, West Concord Business, and West Concord Village Districts shall require the grant of a special permit as defined in Section 11.6 from the Planning Board.

3.3.4 Additional criteria for establishment, expansion, or relocation of a formula business in the Concord Center, West Concord Business, and West Concord Village Districts:

(a) The formula business is designed and operated in a manner that preserves the community's distinctive small-town character, as detailed in Section 3.3.1;

(b) The formula business contributes to the diversity of uses to assure a balanced mix of businesses available to serve residents and visitors;

(c) The formula business does not result in an over-concentration of formula businesses in its immediate vicinity;

(d) The formula business use, together with the design and any improvements, is compatible with the existing architecture and unique aesthetic appearance of the district.

(e) The formula business shall not increase the intensity of use on the site to a level that will adversely impact land uses in the area, pedestrian or motor vehicle traffic or the public welfare; and

(f) No drive-through facilities are allowed.

3.3.5 Determination: A formula business may adapt its business activities in consultation with the Building Inspector so that the proposed establishment no longer qualifies as a formula business as defined in subsection 1.3.10.

or take any other action relative thereto.

In 2011, Concord Town Meeting voted to amend the Zoning Bylaw to add a definition of formula business, to set a limit of ten on the number of such businesses, and provide a special permit process for establishing, expanding or relocating such businesses in the West Concord Business District and West Concord Village District. This amendment extends the same formula business regulations to the Concord Center Business District, and limits the number of such businesses to twelve in the Concord Center Business District. The purpose of the Formula Business Bylaw is to preserve the existing character, diversity, variety and scale of the three districts, which are vital to the continuation of Concord's ability to attract both residents and visitors. Due to the number of amendments required throughout the entire Bylaw, Section 3.3 is being replaced in its entirety for ease of reading.

Definition of Formula Business as it appears in the Town of Concord's Zoning Bylaw:

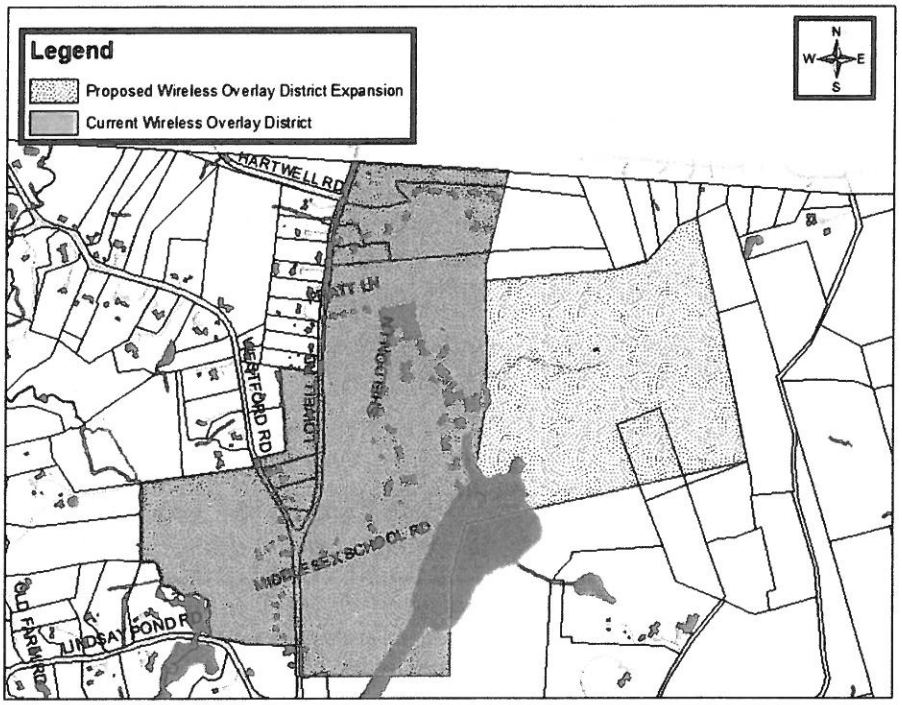
1.3.10 Formula business: A type of business activity that maintains two or more of the following standardized features:

1. ***array of services and/or merchandise, or menu***
2. ***trademark, logo, service mark or symbol***
3. ***décor, architecture, layout or color scheme***
4. ***uniforms***
5. ***sign***

and these features are the same as or substantially the same as fifteen or more such establishments, regardless of ownership or location. Formula businesses shall not include post offices, churches, schools, government facilities, grocery stores or accessory uses.

ZONING BYLAW AMENDMENT – PERSONAL WIRELESS COMMUNICATIONS FACILITY OVERLAY DISTRICT MAP

ARTICLE 30. To determine whether the Town will vote to amend the seventh paragraph of **Zoning Bylaw Section 2.2 Zoning Map** by deleting "Wireless Communication Facility(s) Overlay District Map, Town of Concord, April 26, 2004 (Scale 1" = 1,000' consisting of a single sheet)" and adopting a new map that is on file with the Town Clerk's office entitled "Personal Wireless Communications Facility Overlay District Map, Town of Concord, April 2019 (Scale 1" = 1,000' consisting of a single sheet)" that expands the District near 1400 Lowell Road, or take any other action relative thereto.



At the 2018 Annual Town Meeting, a citizen's petition was submitted to extend the Wireless Overlay District to include 1400 Lowell Road (Middlesex School). The Planning Board recommended Town Meeting take no action on this warrant article because there had been no comprehensive process with Town staff in the vetting of the zoning bylaw amendment or a deliberative process for the property owners and abutters to review and discuss the proposed amendment other than at a single public hearing or on the floor of Town Meeting. The article did not pass due to the lack of a 2/3 majority vote of Town Meeting. The Planning Board has since reviewed the expansion of the District in this location, taking into consideration apparent physical limitations in the area, and discussed the potential expansion at three separate public meetings. The Planning Board believes the expansion of the District in this location will enable consideration of additional options for wireless services that are consistent with the general requirements described in Section 7.8.4.2 (i.e. general requirements for personal wireless communication facilities).

ZONING BYLAW AMENDMENT – HANDICAPPED PARKING

ARTICLE 31. To determine whether the Town will vote to amend the **Zoning Bylaw Section 7.7.3.7 Handicapped parking** to substitute the word "Barriers" with the word "Access" and delete the phrase "Department of Public Safety" so that this Section reads as follows *(changes are shown in bold and strikeout for emphasis only)*:

7.7.3.7 Handicapped parking: Parking facilities shall provide specially designated parking spaces for the physically handicapped in accordance with the rules and regulations of the Architectural **Access** ~~Barriers~~ Board of the Commonwealth of Massachusetts ~~Department of Public Safety~~.

or take any other action relative thereto.

The Commonwealth of Massachusetts has changed the name of the State Board that promulgates handicapped parking rules and regulations from the Architectural Barriers Board to the Architectural Access Board (AAB). Additionally, the AAB is no longer under the Department of Public Safety.

ZONING BYLAW AMENDMENT – GROUNDWATER CONSERVANCY DISTRICT

ARTICLE 32. To determine whether the Town will vote to amend the **Zoning Bylaw Section 7.6 Groundwater Conservancy District** to delete the word "acre" at the end of the Section 7.6.5.8 and insert in its place the phrase "40,000 square feet" so that Section 7.6.5.8 reads as follows *(changes are shown in bold and strikeout for emphasis only)*:

7.6.5.8 On-site subsurface disposal which requires a minimum design flow under Title V in excess of four hundred and forty (440) gallons per day per ~~acre~~ **40,000 square feet**.

or take any other action relative thereto.

The State Environmental Code Regulating Septic Systems (Title V) defines an acre as a unit of land measure equal to 40,000 square feet, which is considered a building acre in accordance with standard real estate practices. This proposed amendment will bring this Section of the Bylaw in conformance with Title V.

ZONING BYLAW AMENDMENT – MARIJUANA ESTABLISHMENT TEMPORARY MORATORIUM

ARTICLE 33. To determine whether the Town will vote to amend the **Zoning Bylaw Section 4.8 Marijuana Establishment Temporary Moratorium** to delete this Section in its entirety, or take any other action relative thereto.

The 2018 Annual Town Meeting passed a General Bylaw that prohibits all marijuana establishments, which includes a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business. The General Bylaw was then ratified through a ballot question at the June 12, 2018 Special Town Election. The Marijuana Establishment Temporary Moratorium is therefore no longer necessary. This Bylaw amendment does not change any of the requirements under Section 4.3.9 Registered Marijuana Dispensary, which allows medical marijuana dispensary in the Medical-Professional Zoning District.

ZONING BYLAW AMENDMENT – NONCONFORMING SINGLE AND TWO FAMILY RESIDENTIAL STRUCTURES

ARTICLE 34. To determine whether the Town will vote to amend the **Zoning Bylaw Section 7.1.5 Nonconforming single and two family residential structures** to delete "(d) extension of a structure by more than fifty percent (50%) is based on the aggregate of all expansions undertaken within a consecutive five (5) year period." and insert in the first paragraph after the words "by more than fifty percent (50%)" the phrase **"(based on the aggregate of all expansions undertaken within a consecutive five (5) year period)"** so that Section 7.1.5 reads as follows *(changes are shown in strikeout and bold for emphasis only)*:

7.1.5 Nonconforming single and two family residential structures. Nonconforming single and two family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Building Inspector that such proposed reconstruction, extension, alteration, or structural change does not increase the nonconforming nature of said structure. Where the proposed extension, reconstruction, alteration or structural change does not increase the gross floor area, excluding basements, open or screened porches, and decks, contained within the existing structure by more than fifty percent (50%) **(based on the aggregate of all expansions undertaken within a consecutive five (5) year period)**, the following circumstances shall not be deemed to increase the nonconforming nature of said structure:

(a) extension, reconstruction, alteration or structural change to a structure located on a lot with insufficient area which extension, reconstruction, alteration or structural change complies with all current setback, yard, building coverage, maximum floor area ratio, and building height requirements.

(b) extension, reconstruction, alteration or structural change to a structure located on a lot with insufficient frontage which extension, reconstruction, alteration or structural change complies

with all current setback, yard, building coverage, maximum floor area ratio, and building height requirements.

(c) extension, reconstruction, alteration or structural change to a structure which encroaches upon one or more required yard or setback areas, where the extension, reconstruction, alteration or structural change will comply with all current setback, yard, building coverage, maximum floor area ratio, and building height requirements.

~~(d) extension of a structure by more than fifty percent (50%) is based on the aggregate of all expansions undertaken within a consecutive five (5) year period.~~

In all other cases, the Board may, by special permit, allow such extension, reconstruction, alteration, or structural change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

or take any other action relative thereto.

This proposed amendment will fix the formatting of the subsections, because Item (d) is not a circumstance that "shall not be deemed to increase the nonconforming nature of" a structure. This proposed amendment will not alter or change the substance of this section.

ZONING BYLAW AMENDMENT – FAIRS, BAZAARS, ANTIQUE SHOWS, SUPPERS AND DANCES

ARTICLE 35. To determine whether the Town will vote to amend the **Zoning Bylaw Section 5.4.5 Fairs, bazaars, antique shows, suppers and dances** to (a) delete the word "municipal," (b) insert the sentence "Any such event held by the Town of Concord, in or on any building or premises owned or operated by the Town of Concord, shall not be subject to the restrictions of this Section or the requirement to obtain a special permit hereunder." at the end of the Section, and (c) make grammatical corrections to the Section, so that this Section reads as follows *(changes are shown in bold and strikeout for emphasis only)*:

5.4.5 Fairs, bazaars, antique shows, suppers and dances: In all districts, any building or premises owned or operated by ~~a~~ **an** ~~municipal,~~ educational or religious organization or private lodge or club may be used for fairs, bazaars, antique shows, suppers, dances or similar events, provided that: no such event shall continue for more than three (3) days; such event shall take place entirely within a building; and police supervision of parking and traffic shall be provided during the event, unless the Concord Police Chief is of the opinion that such supervision is unnecessary. Events~~,~~ which do not conform to the provisions of this subsection~~,~~ may be authorized by the Board by special permit. **Any such event held by the Town of Concord, in or on any building or premises owned or operated by the Town of Concord, shall not be subject to the restrictions of this Section or the requirement to obtain a special permit hereunder.**

or take any other action relative thereto.

The Town of Concord often holds events, such as Picnic in the Park, Stow Street Block Party, JazzFest, Drop-off/Swap-off and Discover West Concord Day. These events are coordinated through various Town Departments and with the Select Board, Town Manager and Police Chief. The Planning Board believes it serves no beneficial purpose for the Town to also have to file for a Special Permit with the Zoning Board of Appeals to hold an event.

ZONING BYLAW AMENDMENT – FLOOD PLAIN CONSERVANCY DISTRICT MAP

ARTICLE 36. To determine whether the Town will vote to amend the third paragraph of **Zoning Bylaw Section 2.2 Zoning Map** by (a) deleting the date January 1, 2015 and inserting the date April 2019, (b) inserting reference to the LOMR dated February 9, 2018 for FIRM Panel 25017C0264F, 25017C0376F, 25017C0377F, 25017C0378F, and 25017C0379F, (c) inserting reference to the Letter of Map Revision dated February 9, 2018, and (d) making grammatical corrections to the Section, so that said third paragraph reads as follows ***(bold for clarity only)***:

Flood Plain Conservancy District, Town of Concord, **April 2019** ~~January 1, 2015~~ (Scale 1"=1000' consisting of a single sheet). The general boundaries of the Flood Plain Conservancy District includes all special flood hazard areas within the Town of Concord designated as Zone A, AE and AH, on the Middlesex County Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Concord are panel numbers 25017C0244F, 25017C0263F, 25017C0264F, 25017C0356F, 25017C0357F, 25017C0358F, 25017C0359F, 25017C0366F, 25017C0367F, 25017C0376F, 25017C0377F, 25017C0378F, 25017C0379F, 25017C0381F, 25017C0383F, 25017C0386F and 25017C0387F dated July 7, 2014, with panels 25017C0378F and 25017C0379F revised by Letter of Map Revision dated August 14, 2015 **and panels 25017C0264F, 25017C0376F, 25017C0377F, 25017C0378F, and 25017C0379F revised by Letter of Map Revision dated February 9, 2018**. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the ~~FIRM~~ **FIRMs** and further defined by the Middlesex County Flood Insurance Study (FIS) report dated July 7, 2014 and ~~Letter~~ **Letters** of Map Revision dated August 14, 2015 **and February 9, 2018**. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk.

And, by amending Zoning Bylaw Section 2.3.5 to insert a reference to the Letter of Map Revision dated February 9, 2018 so that Section 2.3.5 reads as follows ***(bold for clarity only)***:

2.3.5 The exact boundaries of the Flood Plain Conservancy District shall be the location on the ground of the 100-year flood contours shown on the Flood Plain Conservancy District maps or the Middlesex County FIRMs, and as determined by an actual field survey. Supplementary information concerning flood elevations and the limits of the floodway may be found in the Middlesex County "Flood Insurance Study" booklet dated July 7, 2014 and ~~Letter~~ **Letters** of Map Revision dated August 14, 2015 **and February 9, 2018** and published by the Federal Emergency Management Agency.

or take any other action relative thereto.

This Zoning Bylaw amendment updates the Flood Plain Conservancy District boundary as a result of an alteration to the Flood Insurance Rate Map for a portion of the Concord River and Sawmill Brook 2 through a Letter Of Map Revision issued by the Federal Emergency Management Agency. This amendment keeps the Town in compliance with requirements of the National Flood Insurance Program.

ZONING BYLAW AMENDMENT – LARGE GROUND-MOUNTED SOLAR TABLE OF USES

ARTICLE 37. To determine whether the Town will vote to amend the **Zoning Bylaw Section 4.4 Government and Utility Uses and Table I Principal Use Regulations** to add Section 4.4.5 Large-Scale Ground-Mounted Solar Photovoltaic Installation and a new line in Table I so that Section 4.4.5 and Table I read as follows:

4.4.5 Large-Scale Ground-Mounted Solar Photovoltaic Installation: A solar photovoltaic system that is structurally mounted on the ground and is not roof- mounted, and has a rated nameplate capacity of at least two hundred-fifty kilowatts (250 kW) direct current (DC) in accordance with the provisions of Section 7.9.

Table I – Principal Use Regulations

		Residential Districts				Commercial Districts					Industrial Districts					
	Principal Use	RAA	RA	RB	RC	WCV	B CCB TDB NACB	WCB	LB	MP	WCI	I	IPA	IPB	LIP#1 LIP#2	Site Plan Approval
4.4.5	Large Ground-Mounted Solar Photovoltaic Installation	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	R

or take any other action relative thereto.

Section 7.9 Large-Scale Ground-Mounted Solar Photovoltaic Installation was adopted in 2012 to promote the creation of new large-scale ground-mounted solar photovoltaic installations in any zoning district by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, and minimize impacts on scenic, natural and historic community resources. However, the Definitions under Section 4.4 and Table I Principal Use Regulations were not amended at the same time to reflect the provisions of Section 7.9. This Bylaw amendment corrects that omission. It does not change any of the requirements **under Section 7.9.**

LIGHT PLANT EXPENDITURES & PAYMENT IN LIEU OF TAXES

ARTICLE 38. To determine whether the Town will vote that the income from sales of electricity and from servicing and jobbing during the ensuing fiscal year, together with the balance of operating cash in the Light Plant Fund, be expended without further appropriation under the direction and control of the Town Manager for the expenses of the Light Plant for said fiscal year, as defined in Massachusetts General Laws ch. 164, § 57; and/or for other plant extensions, enlargements, additions, renewals and reconstruction; and further, to authorize a transfer of $452,000 or any other sum, from the Operating Fund of the Light Plant to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2020; or take any other action relative thereto.

This article authorizes the Town Manager, as manager of the Light Plant, to expend the income received by the Light Plant from the sale of electricity along with other departmental income to be used for the purposes of operating the department for the fiscal year ending June 30, 2020. This is a routine annual action. Further, this article authorizes the transfer of $452,000 from the operating fund of the Light Plant to the General Fund, an amount consistent with past years and designed to represent what a private utility would pay in property taxes. The amount is based on the Light Plant's sales revenue.

SOLID WASTE DISPOSAL FUND EXPENDITURES

ARTICLE 39. To determine whether the Town will vote that the income from user fees for solid waste disposal services, associated services, and jobbing services by Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Solid Waste Disposal Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 27 of the 1989 Annual Town Meeting; or take any other action relative thereto.

Pursuant to Article 27 of the 1989 Annual Town Meeting, this article authorizes the Town Manager to use cash on hand in the Solid Waste Disposal Fund and user fee revenue from fiscal year ending June 30, 2020 to be used to operate the Town's "pay-as-you-throw" curbside solid waste and recycling collection and disposal program. The Program consists of two major components: curbside collection and disposal including recycling and Drop-Off Days; and the operation and maintenance of the Town's composting site including the former landfill. This has been a routine annual action.

SEWER SYSTEM EXPENDITURES

ARTICLE 40. To determine whether the Town will vote that the income from user fees, special service fees and jobbing services by the Water and Sewer Division of Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Sewer Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 37 of the 1976 Annual Town Meeting; or take any other action relative thereto.

Pursuant to Article 37 of the 1976 Annual Town Meeting, this article authorizes the Town Manager to use cash on hand in the Sewer Fund and fiscal year 2020 revenue for the operation and maintenance and improvement of the Town's sewer system. The Sewer Fund is an enterprise fund similar to the Town's Water and Light Plant Funds. The entire cost of operations, maintenance, and capital replacement and renewal is funded by user fees. At the present time approximately one-third of Concord's residences and many businesses and institutions are connected to the Town's municipal sewer system. This has been a routine annual action.

SEWER IMPROVEMENT FUND EXPENDITURES

ARTICLE 41. To determine whether the Town will vote that the income from sewer improvement fees during the ensuing fiscal year, together with the balance of operating cash in the Sewer Improvement Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 25 of the 1989 Annual Town Meeting and applicable state enabling statutes, or take any other action relative thereto.

Pursuant to Article 25 of the 1989 Annual Town Meeting, this article authorizes the Town Manager to use cash on hand in the Sewer Improvement Fund (a sub-fund within the Sewer Fund) and fiscal year 2020 fees for constructing and expanding the Town's sewer lines and treatment facility capacities. Sewer improvement fees are charged to certain properties connecting to the sewer system. This has been a routine annual action.

WATER SYSTEM EXPENDITURES

ARTICLE 42. To determine whether the Town will vote that the income from user fees, special service fees, and jobbing services by the Water and Sewer Division of Concord Public Works during the ensuing fiscal year, together with the balance of operating cash in the Water Fund, be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 38 of the 1974 Annual Town Meeting, or take any other action relative thereto.

Pursuant to Article 38 of the 1974 Annual Town Meeting, this article authorizes the Town Manager to use cash on hand in the Water Fund and fiscal year 2020 revenue for the operation and maintenance and improvement of the Town's water system. Similar to the Town's Sewer and Light Plant Funds, the Water Fund is an enterprise fund. The entire cost of operations, maintenance, and capital replacement and renewal is funded by user fees. Almost all of Concord's residences and businesses/institutions are connected to the Town's municipal water system. This has been a routine annual action.

DEBT AUTHORIZATION – WATER MAIN REPLACEMENT

ARTICLE 43. To determine whether the Town will vote to raise and appropriate, transfer from available funds, or authorize the Town Treasurer with the approval of the Select Board to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of $4,000,000, or any other sum, to fund a multi-year water main replacement program, for the repair, reconstruction, renovation, replacement or design of water mains and water system improvements, said funds to be expended under the direction of the Town Manager; and further that the Town Manager be authorized to accept and expend state grants as may be available for the same purpose, and that the Treasurer, with the approval of the Select Board, be authorized to borrow up to the amount stipulated in such grant or grants under the provisions of Massachusetts General Laws ch. 44, in anticipation of reimbursement of this amount,

and further that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Massachusetts General Laws c. 44, § 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, or take any other action relative thereto.

This article authorizes the Treasurer to borrow $4,000,000 for the repair, reconstruction, renovation, placement and design costs associated with Concord's water main distribution system and water system infrastructure. This borrowing will fund a multi-year water main replacement program to maintain a portion of Concord's 132 miles of the water main distribution system and over 1,300 fire hydrants. Funding will also be used as contingency funding, if required, for ongoing water system improvements including the Annursnac and Pine Hill reservoir improvements, water pump station improvements and the Nagog Pond water treatment plant and associated Infrastructure. This borrowing is part of the Town Manager's Five-Year Capital Plan, to be funded through the Water Enterprise Fund.

AUTHORIZE EXPENDITURE FROM PEG ACCESS & CABLE-RELATED FUND

ARTICLE 44. To determine whether the Town will vote to raise and appropriate, or transfer from the PEG Access and Cable-Related Fund the sum of $600,000, or any other sum, said funds to be expended during the fiscal year ending June 30, 2020 under the direction of the Town Manager for necessary and expedient cable-related purposes consistent with the Town's license agreement with Comcast, or take any other action relative thereto.

The Town currently receives 4.8% of all revenue generated by Comcast from the company's Concord customers. This amounts to about $360,000 per year. This article proposes that the revenue from Comcast received during calendar year 2018 be appropriated, to be used only for cable-related purposes in accordance with the ten-year license agreement, and that an additional $240,000 available in the PEG Access and Cable-Related Fund be appropriated, of which $270,000 shall be reserved for capital improvements needed to enhance PEG access services. PEG Access services are Public, Educational and Governmental local cable television channels. The fund balance as of January 1, 2019 is $1,172,807.15.

BEEDE SWIM & FITNESS CENTER ENTERPRISE FUND EXPENDITURES

ARTICLE 45. To determine whether the Town will vote to appropriate the amount required for the total expenses of the Community Pool Enterprise Fund for the fiscal year ending June 30, 2020 for the operation of the Community Pool, in accordance with Massachusetts General Laws, c. 44, § 53F½, said funds to be expended under the direction of the Town Manager, or take any other action relative thereto.

The 2018 Annual Town Meeting appropriated a fiscal year 2019 Beede Center operating budget of $2,379,905 ($2,122,500 from estimated revenues, $245,405 from the undesignated Fund Balance) and a capital budget of $567,500 (funded from the undesignated fund balance). The FY20 budget will be submitted by the Town Manager and reviewed at a public hearing on March 11, 2019.

UNPAID BILLS

ARTICLE 46. To determine whether the Town will vote to raise and appropriate, or transfer from available funds, a sum of money to pay the unpaid bills of prior fiscal years, or take any other action relative thereto.

If there are unpaid bills of a prior fiscal year, State Law requires that such bills be presented to the Town Meeting.

Hereof fail not and make due return of this Warrant with your doings thereon, to the Town Clerk, at or before the time of meeting aforesaid. Given under our hands this 14th day of January in the year two thousand-nineteen.

Thomas McKean, Chair

Michael Lawson

Alice Kaufman

Jane Hotchkiss

Linda Escobedo

SELECT BOARD

Commonwealth of Massachusetts Middlesex, ss.

Concord Jan 17, 2019
Date

By virtue of this warrant I have notified the legal voters of the Town of Concord to meet at the times and places and for the purposes within named as directed.

Constable of Concord

Concord, Maaschusetts

$80,000,000 General Obligation School Bonds Dated June 1, 2020
20 Years, Equal Principal, Interest rates subject to change

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Estimated Impact on Median	Estimated Impact on Average
6/1/2019 BAN	40,000,000.00	3.500%				
06/30/2020			1,400,000.00	1,400,000.00		
06/30/2021	4,000,000.00	4.000%	3,200,000.00	7,200,000.00	$ 984.51	$ 1,189.58
06/30/2022	4,000,000.00	4.000%	3,040,000.00	7,040,000.00	$ 962.63	$ 1,163.15
06/30/2023	4,000,000.00	4.000%	2,880,000.00	6,880,000.00	$ 940.75	$ 1,136.71
06/30/2024	4,000,000.00	4.000%	2,720,000.00	6,720,000.00	$ 918.87	$ 1,110.28
06/30/2025	4,000,000.00	4.000%	2,560,000.00	6,560,000.00	$ 897.00	$ 1,083.84
06/30/2026	4,000,000.00	4.000%	2,400,000.00	6,400,000.00	$ 880.59	$ 1,064.01
06/30/2027	4,000,000.00	4.000%	2,240,000.00	6,240,000.00	$ 853.24	$ 1,030.97
06/30/2028	4,000,000.00	4.000%	2,080,000.00	6,080,000.00	$ 831.36	$ 1,004.53
06/30/2029	4,000,000.00	4.000%	1,920,000.00	5,920,000.00	$ 809.48	$ 978.10
06/30/2030	4,000,000.00	4.000%	1,760,000.00	5,760,000.00	$ 787.61	$ 951.66
06/30/2031	4,000,000.00	4.000%	1,600,000.00	5,600,000.00	$ 765.73	$ 925.23
06/30/2032	4,000,000.00	4.000%	1,440,000.00	5,440,000.00	$ 743.85	$ 898.99
06/30/2033	4,000,000.00	4.000%	1,280,000.00	5,280,000.00	$ 721.97	$ 872.36
06/30/2034	4,000,000.00	4.000%	1,120,000.00	5,120,000.00	$ 700.10	$ 845.92
06/30/2035	4,000,000.00	4.000%	960,000.00	4,960,000.00	$ 678.22	$ 819.49
06/30/2036	4,000,000.00	4.000%	800,000.00	4,800,000.00	$ 656.34	$ 793.05
06/30/2037	4,000,000.00	4.000%	640,000.00	4,640,000.00	$ 634.46	$ 766.62
06/30/2038	4,000,000.00	4.000%	480,000.00	4,480,000.00	$ 612.58	$ 740.18
06/30/2039	4,000,000.00	4.000%	320,000.00	4,320,000.00	$ 590.77	$ 713.75
06/30/2040	4,000,000.00	4.000%	160,000.00	4,160,000.00	$ 568.83	$ 687.31
Total	**$80,000,000.00**	-	**$35,000,000.00**	**$115,000,000.00**	**$ 15,538.89**	**$ 18,775.73**

Yield Statistics

Bond Year Dollars	$840,000.00
Average Life	10.500 Years
Average Coupon	4.0000000%
Net Interest Cost (NIC)	4.0000000%
True Interest Cost (TIC)	4.0000000%
Bond Yield for Arbitrage Purposes	4.0000000%
All Inclusive Cost (AIC)	4.0000000%

IRS Form 8038

Net Interest Cost	4.0000000%
Weighted Average Maturity	10.500 Years

Concord, Maaschusetts

$80,000,000 General Obligation School Bonds Dated June 1, 2020

20 Years, Level Debt Service, Interest rates subject to change

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Estimated Impact on Median	Estimated Impact on Average
6/1/2019 BAN	40,000,000.00	3.500%				
06/30/2020	-	-	1,400,000.00	1,400,000.00		
06/30/2021	2,685,000.00	4.000%	3,200,000.00	5,885,000.00	$ 804.70	$ 972.32
06/30/2022	2,795,000.00	4.000%	3,092,600.00	5,887,600.00	$ 805.05	$ 972.75
06/30/2023	2,905,000.00	4.000%	2,980,800.00	5,885,800.00	$ 804.81	$ 972.45
06/30/2024	3,020,000.00	4.000%	2,864,600.00	5,884,600.00	$ 804.64	$ 972.25
06/30/2025	3,145,000.00	4.000%	2,743,800.00	5,888,800.00	$ 805.22	$ 972.94
06/30/2026	3,270,000.00	4.000%	2,618,000.00	5,888,000.00	$ 805.11	$ 972.81
06/30/2027	3,400,000.00	4.000%	2,487,200.00	5,887,200.00	$ 805.00	$ 972.68
06/30/2028	3,535,000.00	4.000%	2,351,200.00	5,886,200.00	$ 804.86	$ 972.52
06/30/2029	3,675,000.00	4.000%	2,209,800.00	5,884,800.00	$ 804.67	$ 972.28
06/30/2030	3,825,000.00	4.000%	2,062,800.00	5,887,800.00	$ 805.08	$ 972.78
06/30/2031	3,975,000.00	4.000%	1,909,800.00	5,884,800.00	$ 804.67	$ 972.78
06/30/2032	4,135,000.00	4.000%	1,750,800.00	5,885,800.00	$ 804.81	$ 972.45
06/30/2033	4,300,000.00	4.000%	1,585,400.00	5,885,400.00	$ 804.75	$ 972.38
06/30/2034	4,475,000.00	4.000%	1,413,400.00	5,888,400.00	$ 805.16	$ 972.88
06/30/2035	4,650,000.00	4.000%	1,234,400.00	5,884,400.00	$ 804.62	$ 972.22
06/30/2036	4,840,000.00	4.000%	1,048,400.00	5,888,400.00	$ 805.16	$ 972.88
06/30/2037	5,030,000.00	4.000%	854,800.00	5,884,800.00	$ 804.67	$ 972.78
06/30/2038	5,235,000.00	4.000%	653,600.00	5,888,600.00	$ 805.19	$ 972.91
06/30/2039	5,445,000.00	4.000%	444,200.00	5,889,200.00	$ 805.27	$ 973.01
06/30/2040	5,660,000.00	4.000%	226,400.00	5,886,400.00	$ 804.89	$ 972.55
Total	**$80,000,000.00**	-	**$39,132,000.00**	**$119,132,000.00**	**$ 16,098.33**	**$ 19,452.62**

Yield Statistics

Bond Year Dollars	$943,300.00
Average Life	11.791 Years
Average Coupon	4.0000000%
Net Interest Cost (NIC)	4.0000000%
True Interest Cost (TIC)	4.0000000%
Bond Yield for Arbitrage Purposes	4.0000000%
All Inclusive Cost (AIC)	4.0000000%

IRS Form 8038

Net Interest Cost	4.0000000%
Weighted Average Maturity	11.791 Years

Concord, Massachusetts

$80,000,000 General Obligation School Bonds Dated June 1, 2020
25 Years, Equal Principal, Interest rates subject to change

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Estimated Impact on Median	Estimated Impact on Average
6/1/2019 BAN	40,000,000.00	3.500%				
06/30/2020	-	-	1,400,000.00	1,400,000.00		
06/30/2021	3,200,000.00	4.250%	3,400,000.00	6,600,000.00	$ 902.47	$ 1,090.45
06/30/2022	3,200,000.00	4.250%	3,264,000.00	6,464,000.00	$ 883.87	$ 1,067.98
06/30/2023	3,200,000.00	4.250%	3,128,000.00	6,328,000.00	$ 865.27	$ 1,045.51
06/30/2024	3,200,000.00	4.250%	2,992,000.00	6,192,000.00	$ 846.68	$ 1,023.04
06/30/2025	3,200,000.00	4.250%	2,856,000.00	6,056,000.00	$ 828.08	$ 1,000.57
06/30/2026	3,200,000.00	4.250%	2,720,000.00	5,920,000.00	$ 809.48	$ 978.10
06/30/2027	3,200,000.00	4.250%	2,584,000.00	5,784,000.00	$ 790.89	$ 955.63
06/30/2028	3,200,000.00	4.250%	2,448,000.00	5,648,000.00	$ 772.29	$ 933.16
06/30/2029	3,200,000.00	4.250%	2,312,000.00	5,512,000.00	$ 753.70	$ 910.69
06/30/2030	3,200,000.00	4.250%	2,176,000.00	5,376,000.00	$ 735.10	$ 888.22
06/30/2031	3,200,000.00	4.250%	2,040,000.00	5,240,000.00	$ 716.50	$ 865.75
06/30/2032	3,200,000.00	4.250%	1,904,000.00	5,104,000.00	$ 697.91	$ 843.28
06/30/2033	3,200,000.00	4.250%	1,768,000.00	4,968,000.00	$ 679.31	$ 820.81
06/30/2034	3,200,000.00	4.250%	1,632,000.00	4,832,000.00	$ 660.71	$ 798.34
06/30/2035	3,200,000.00	4.250%	1,496,000.00	4,696,000.00	$ 642.12	$ 775.87
06/30/2036	3,200,000.00	4.250%	1,360,000.00	4,560,000.00	$ 623.52	$ 753.40
06/30/2037	3,200,000.00	4.250%	1,224,000.00	4,424,000.00	$ 604.93	$ 730.93
06/30/2038	3,200,000.00	4.250%	1,088,000.00	4,288,000.00	$ 586.33	$ 708.46
06/30/2039	3,200,000.00	4.250%	952,000.00	4,152,000.00	$ 567.73	$ 685.99
06/30/2040	3,200,000.00	4.250%	816,000.00	4,016,000.00	$ 549.14	$ 663.52
06/30/2041	3,200,000.00	4.250%	680,000.00	3,880,000.00	$ 530.54	$ 641.05
06/30/2042	3,200,000.00	4.250%	544,000.00	3,744,000.00	$ 511.94	$ 618.58
06/30/2043	3,200,000.00	4.250%	408,000.00	3,608,000.00	$ 493.35	$ 596.11
06/30/2044	3,200,000.00	4.250%	272,000.00	3,472,000.00	$ 474.75	$ 573.64
06/30/2045	3,200,000.00	4.250%	136,000.00	3,336,000.00	$ 456.16	$ 551.17
Total	**$80,000,000.00**	**-**	**$45,600,000.00**	**$125,600,000.00**	**$ 16,982.77**	**$ 20,520.25**

Yield Statistics

Bond Year Dollars	$1,040,000.00
Average Life	13.000 Years
Average Coupon	4.2500000%
Net Interest Cost (NIC)	4.2500000%
True Interest Cost (TIC)	4.2500000%
Bond Yield for Arbitrage Purposes	4.2500000%
All Inclusive Cost (AIC)	4.2500000%

IRS Form 8038

Net Interest Cost	4.2500000%
Weighted Average Maturity	13.000 Years

Concord, Massachusetts

$80,000,000 General Obligation School Bonds Dated June 1, 2020

25 Years, Level Debt Service, Interest rates subject to change

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Estimated Impact on Median	Estimated Impact on Average
6/1/2019 BAN	40,000,000.00	3.500%				
06/30/2020	-	-	1,400,000.00	1,400,000.00	$718.55	$868.23
06/30/2021	1,855,000.00	4.250%	3,400,000.00	5,255,000.00	$718.71	$868.42
06/30/2022	1,935,000.00	4.250%	3,321,162.50	5,256,162.50	$719.09	$868.88
06/30/2023	2,020,000.00	4.250%	3,238,925.00	5,258,925.00	$719.05	$868.83
06/30/2024	2,105,000.00	4.250%	3,153,075.00	5,258,075.00	$718.98	$868.74
06/30/2025	2,195,000.00	4.250%	3,063,612.50	5,258,612.50	$718.60	$868.28
06/30/2026	2,285,000.00	4.250%	2,970,325.00	5,255,325.00	$718.99	$868.76
06/30/2027	2,385,000.00	4.250%	2,873,212.50	5,258,212.50	$718.81	$868.53
06/30/2028	2,485,000.00	4.250%	2,771,850.00	5,256,850.00	$718.72	$868.43
06/30/2029	2,590,000.00	4.250%	2,666,237.50	5,256,237.50	$718.71	$868.42
06/30/2030	2,700,000.00	4.250%	2,556,162.50	5,256,162.50	$718.75	$868.46
06/30/2031	2,815,000.00	4.250%	2,441,412.50	5,256,412.50	$718.80	$868.52
06/30/2032	2,935,000.00	4.250%	2,321,775.00	5,256,775.00	$718.83	$868.57
06/30/2033	3,060,000.00	4.250%	2,197,037.50	5,257,037.50	$718.83	$868.56
06/30/2034	3,190,000.00	4.250%	2,066,987.50	5,256,987.50	$718.75	$868.46
06/30/2035	3,325,000.00	4.250%	1,931,412.50	5,256,412.50	$719.25	$869.07
06/30/2036	3,470,000.00	4.250%	1,790,100.00	5,260,100.00	$718.91	$868.66
06/30/2037	3,615,000.00	4.250%	1,642,625.00	5,257,625.00	$719.10	$868.89
06/30/2038	3,770,000.00	4.250%	1,488,987.50	5,258,987.50	$719.07	$868.85
06/30/2039	3,930,000.00	4.250%	1,328,762.50	5,258,762.50	$718.79	$868.52
06/30/2040	4,095,000.00	4.250%	1,161,737.50	5,256,737.50	$718.92	$868.67
06/30/2041	4,270,000.00	4.250%	987,700.00	5,257,700.00	$718.72	$868.43
06/30/2042	4,450,000.00	4.250%	806,225.00	5,256,225.00	$718.84	$868.58
06/30/2043	4,640,000.00	4.250%	617,100.00	5,257,100.00	$718.54	$868.21
06/30/2044	4,835,000.00	4.250%	419,900.00	5,254,900.00	$719.16	$868.96
06/30/2045	5,045,000.00	4.250%	214,412.50	5,259,412.50		
Total	**$80,000,000.00**	**-**	**$52,830,737.50**	**$131,430,737.50**	**$17,971.47**	**$21,714.93**

Yield Statistics

Bond Year Dollars	$1,210,135.00
Average Life	15.127 Years
Average Coupon	4.2500000%
Net Interest Cost (NIC)	4.2500000%
True Interest Cost (TIC)	4.2500000%
Bond Yield for Arbitrage Purposes	4.2500000%
All Inclusive Cost (AIC)	4.2500000%

IRS Form 8038

Net Interest Cost	4.2500000%
Weighted Average Maturity	15.127 Years