

Proposition 2 1/2

The levy limit explained

Proposition 2^{1/2} refers to an initiative statute adopted by the voters of the Commonwealth in November 1980. Its purpose was to restrict the increase of the property tax levy. It limits the amount by which the taxing capacity of the Town is allowed to increase each year. The allowed growth is 2.5 percent of the prior year's levy limit. For FY13, this allowed increase in the limit will be \$1,676,179 (2.5% of the FY12 levy limit, \$67,047,174).

Added to the levy limit computation is the levy increase attributable to new growth. This represents additions to the base of taxable property, typically as a result of new construction, renovation and minor alterations, or change of use. Permitting the levy limit to be adjusted by new growth recognizes the fact that development creates pressures on Town services over the long term.

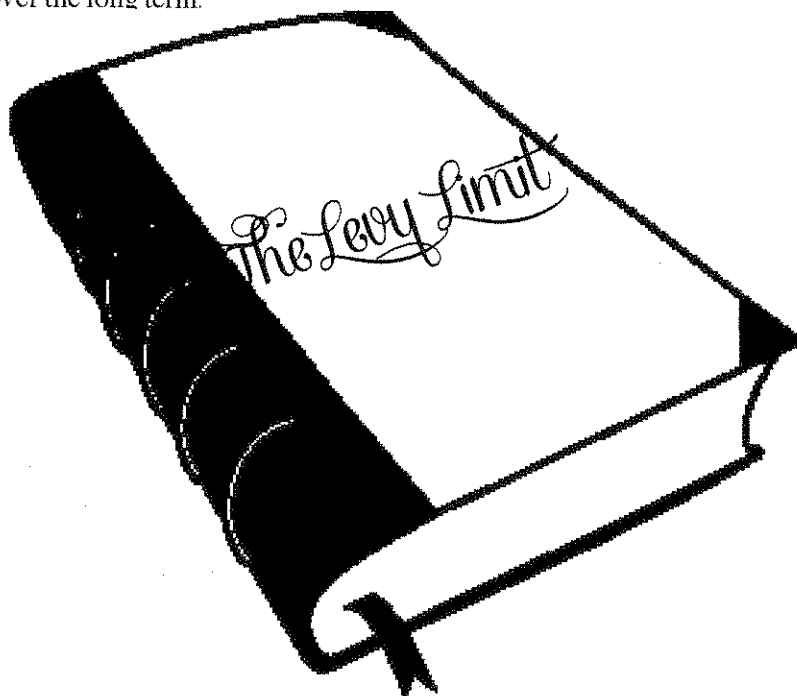
The assessment date for each tax year is Jan. 1. The 2001 Annual Town Meeting adopted a State law allowing the physical improvements existing on property through each June 30 to be assessed with the taxable roll of the preceding Jan. 1. Thus, new growth forecasted for FY13 is based on the activity of the current 12-month fiscal year ending June 30, 2012. The budget estimate is \$750,000, equivalent to about 1.1% of the FY12 total property tax levy.

Total growth of the levy limit is therefore attributable to two factors, one which is fixed (+2.5% per year) and one which is variable and subject to economic conditions. The total projected increase in the FY13 levy limit is thus \$2,426,179.

Additionally, the FY13 permitted tax levy will increase due to the

added cost of debt service already approved by voters at the ballot box in prior years. The FY13 increase is \$18,858. This is net of the proposed allocation from the Elementary School Debt Stabilization Fund (Article 15, \$475,000) and the allocation of the Thoreau School grant received from the Mass. School Building Authority in June 2010 (\$409,878 required to be allocated for FY13).

The total increase in the Budget Plan recommended by the Finance Committee amounts to \$2,155,632 (+2.69%). The property tax levy required to fund this proposed budget level will be \$2,008,510 million under the levy limit, based upon current projections of other revenues and available resources.



Overriding the levy

Once at the annual levy limit, the Town may exceed this limit only with a majority vote at a town-wide special or regularly scheduled election. Voters approved operating overrides for the Town government accounts and the schools for six consecutive years concluding with FY07:

FY02 budget: \$2,249,022

FY03 budget: \$1,478,773

FY04 budget: \$1,532,364

FY05 budget: \$1,858,160

FY06 budget: \$ 752,480

FY07 budget: \$ 657,538

Since then, no operating override ballots have been presented to the voters. Without changes to current state laws, development of new municipal revenue sources, or significant amounts of new State aid, override votes are expected again to become an annual consideration in the budget cycle within the five-year forecast period to FY18.

Sixteen debt exclusion ballots have also been approved by the voters since 1980 (see the section EXCLUDED DEBT). The most recent approval was a ballot in November 2011 for the construction of a new \$92.5 million Concord-Carlisle High School. The total debt exclusion tax levy for FY13 is budgeted at \$4,088,721 (about 5.7% of the total projected tax levy). This is net of the proposed \$475,000 allocation from the Elementary School Debt Stabilization Fund proposed under Article 15 and of the FY13 allocation of \$409,878 from the \$6.3 mil-

lion Thoreau School grant received from the MSBA. The major portion of this sum, \$3,618,989, about 5.1% of the projected tax bill, is the FY13 debt service cost on long-term bonds issued for the Alcott, Thoreau and Willard elementary school projects. Between Sept. 2004 and May 2011, a total of \$44,320,000 was issued as long-term debt to finance the construction of the three elementary school buildings. As of June 30, 2013, \$14,835,000 of this debt will have been repaid, 33% of the total.

Forms of overrides

The Town Meeting does not vote on overrides, or specify the ballot questions. By State law, overrides, capital outlay and debt exclusions are voted upon only at a Town-wide election and require a simple majority vote for approval. State law gives the Board of Selectmen the sole authority to determine and specify the ballot questions. The Town Meeting's responsibility is to adopt budgets, and, when necessary, to specify whether and how much of an appropriation is to be contingent upon override or exclusion approval by the town-wide electorate.

Override votes may precede or follow Town Meeting action. A General Override or Capital Exclusion vote will show the amount of the override in the wording of the ballot question. A Debt Exclusion cannot, by State law, show the amount of the debt, but rather can only refer to the debt authorized or to be authorized by a vote of Town Meeting. Authori-

zation of Town debt by the issuance of bonds requires a two-thirds vote in a specified amount at Town Meeting.

There are several permitted forms of a vote to exceed the annual levy limit:

General override

A majority vote of the Board of Selectmen (3 of 5) is required to place this question on a ballot. The dollar amount of the levy limit increase must be specified and, if approved, the vote permanently increases the limit. The question can be posed with respect to the total budget or by identifying allocations to specific departments.

Capital Outlay Exclusion

A two-thirds vote of the Board of Selectmen (4 of 5) is required to place this question on a ballot. If approved, the dollar amount of the override is effective for one year only. This form of vote can be used to authorize a capital purchase in lieu of a borrowing authorization. It can be used only for an expense that qualifies, under State law, for debt issuance authorization by the Town Meeting.

Debt Exclusion

A two-thirds vote of the Board of Selectmen (4 of 5) is required to place this question on a ballot. If approved, the override is effective only for the duration of the specified loan. The annual debt service amount (principal and interest payment) is added to the otherwise permitted annual levy limit.

Debt management

Prudent use of debt financing is an important part of the Town's overall fiscal planning. The central objective of any debt management approach is to borrow at the least cost over the term of repayment of the debt. Pursuit of this objective requires clear strategies regarding the purposes of the borrowing, when to schedule debt-financed projects, and how long to stretch out the repayment. Borrowing is a means of distributing part of a current capital cost to future taxpayers, and therefore should be utilized only when such cost allocation is deemed equitable and the long-term interest costs do not outweigh other benefits.

All debt of the Town is issued as general obligation debt. This means that the full faith and credit of the Town—its promise to repay from any source—is pledged to the bondholder. Debt issued on behalf of the Town's enterprise operations (water, sewer, light) is, however, fully supported by the revenues of the respective enterprise when this is stipulated by the authorizing vote of Town Meeting. The basic rules of debt issuance are set forth in the General Laws of the Commonwealth. Municipalities have no independent authority to develop their own rules or innovations.

Capital financing and debt management policy for town debt supported by taxation within the levy limit is subject to the following guidelines:

- the total budget allocation for capital needs should be in the range of 7% to 8% of the total budget (town and K-8 schools);
- approximately one-third of capital needs should be met from current resources; the repayment of principal and interest, together with related issuance costs and short-term financing costs (i.e., debt service) should be capped at approximately 5% of the total budget;
- a rapid debt repayment schedule should be maintained, with a goal of 60% principal repayment within five years and 90% repayment within 10 years.

These guidelines are modified for major projects supported by debt exclusion votes. For example, the Alcott School bond was issued Sept. 2004 as a 20-year level-principal maturity schedule. The Thoreau School bond was issued Sept. 2006 with an 18-year level principal maturity schedule.

The guidelines for debt to be financed within the levy limit serve several important purposes:

- capital needs are not displaced by the fiscal demands of current operations;
- the Town's approach to borrowing decisions is disciplined;
- the amount of debt service dollars expended for interest cost is minimized; about 23% of the total FY13 debt service appropriation for long-term debt repayment will be expended for interest;

- the capacity to address ongoing capital needs is quickly and continuously restored.

Revenue-supported debt (water, sewer, light) is subject to different guidelines that consider the useful life of the project and the current interest rates in the marketplace (generally, debt issued for longer periods bears a higher interest rate).

April 28, 2011, in connection with the Town's most recent long-term bond issue, Moody's Investors Service reaffirmed the Town's credit rating of Aaa, its highest rating category. The rating report may be viewed on the Town's website at concordma.gov. The Aaa rating had first been obtained Nov. 1987. The Town's credit rating is a measure of its overall fiscal health.

The benefit of a strong credit rating is realized in lower interest costs on the Town's long-term debt issues. Thus, to the extent that the Town plans to borrow in support of its capital needs, a strong credit rating is a benefit to the taxpayers. Over the past seven years, the Town has issued more than \$53 million in long-term debt to finance the three elementary school construction projects. Each bond issue has been sold at an interest rate below 4%.

Excluded debt

The FY13 budget for the debt service on all excluded debt authorized to date is budgeted at \$4,973,599. Of this total, \$475,000 is proposed to be allocated from the Elementary School Debt Stabilization Fund (Article 15), the third year of a planned draw down of \$2.5 million initially set aside from Free Cash by the 2008 Annual Town Meeting. As of March 1, 2012, this fund had a balance of \$1,192,025, which includes \$392,025 earned and added to the fund. \$1.7 million has previously been allocated to FY11 and FY12 debt service. The purpose of this fund is to lessen the tax impact from \$44 million of bonds issued since 2004 for the Alcott, Thoreau and Willard elementary schools. Additionally, \$409,878 will be the third annual allocation from the \$6.3 million Thoreau School grant received from the Mass. School Building Authority June 2010.

The net FY13 tax levy for excluded debt will be about 5.7 % of the total \$71.55 million projected property tax levy. The major portion of this cost is for the three elementary school projects.

The FY13 budget includes \$3,618,989 for Alcott, Thoreau and Willard School debt expense (net of the Stabilization Fund and MSBA grant allocations).

Following is a summary of the debt exclusion authorizations comprising the FY13 budget.

Harvey Wheeler Bldg. (2002): final payment in FY16

At a Special Election May 14, 2002, voters by a vote of 2,759 to 1,062 approved excluding \$1.2 million of debt for the Harvey Wheeler Building renovations, following authorization at the 2002 Annual Town Meeting. This debt was issued in Feb. 2004 at a 2.87% interest rate and repayment commenced in FY05.

Alcott School (2002): final payment in FY25

June 19, 2002, voters approved excluding the debt for construction of the new Alcott School, a \$16.7 million authorization approved at the 2002 Annual Town Meeting. The ballot vote was 2,208 to 1,477. The design and construction portion of this authorization,

about \$14.2 million, was audited by the state in the summer of 2006 and received a lump-sum state grant of \$7.2 million in September 2006. A 20-year bond for \$7 million, representing the major portion of the Town's anticipated local share for the construction phase, was issued Sept. 2004 at a favorable 3.7% interest rate. The second phase of work, demolition of the original building and site work, began in the summer of 2006 following the relocation of Thoreau students to their new school building after two years in temporary residence at the old Alcott School. No further state grant was earned for Phase 2 of the Alcott project. A 15-year bond for \$2.3 million was issued in February 2007 at a rate of 3.89%.

Thoreau School (2004) : final payment in FY25

June 8, 2004, voters approved excluding the debt for new construction and reconstruction (1994 wing) of the Thoreau School, a \$16.8 million authorization approved at the 2004 Annual Town Meeting. The ballot vote was 3,421 to 1,899. An 18-year bond for

Tax Levy for Excluded Debt

Debt Issued:	FY11	FY12	FY13	FY14	FY15	FY16	FY17	Final Fiscal Yr
	Actual	Budget	Proposed	projected				
Concord-Carlisle H.S.	\$ 582,444	\$ 322,941	\$ 254,128	(3,483)	(9,713)	\$ 190,769	\$ 184,065	2018
Harvey Wheeler Building	119,827	116,994	114,039	110,837	107,389	103,695	0	2016
Alcott School	779,408	762,558	740,052	720,995	701,499	682,442	661,628	2025
Thoreau School	1,540,079	1,492,661	1,416,392	1,381,397	1,344,761	1,305,061	1,266,311	2026
Willard School	2,315,040	2,400,443	2,347,423	2,314,845	2,258,971	2,128,091	2,087,764	2029
Wastewater Plan, Phase 1	101,789	101,678	101,565	101,450	101,332	101,212	101,089	2026
subtotal	\$ 5,438,587	\$ 5,197,275	\$ 4,973,599	\$ 4,626,041	\$ 4,504,239	\$ 4,511,270	\$ 4,300,857	
<i>less Elem. Stabilization Fund</i>	(1,000,000)	(700,000)	(475,000)	(715,000)	(250,000)	(1,075,000)	(200,000)	
<i>less HS Stabilization Fund</i>								
<i>less MSBA Thoreau grant</i>	(431,796)	(427,412)	(409,878)	(409,878)	(409,878)	(409,878)	(409,878)	
<i>Plus CCHS not yet issued</i>				1,522,521	1,829,350	3,074,466	3,034,472	
NET from property tax levy	4,006,791	4,069,863	\$4,088,721	\$4,773,684	\$5,448,711	\$6,100,858	\$6,725,451	

Continued

Debt Service Schedule

for debt issued through June 30, 2011

Fiscal Year	Total Annual Debt Service		Total Principal Outstanding at June 30th	Tax Supported Annual Debt Service							
				Town (within levy limit)		Town (outside levy limit)		School (within levy limit)		School (outside levy limit)	
				Principal Matured	Interest Payment	Principal Matured	Interest Payment	Principal Matured	Interest Payment	Principal Matured	Interest Payment
2012	8,245,780	2,575,482	72,311,902	2,300,000	256,272	174,675	44,253	475,000	66,716	3,080,000	1,568,186
2013	7,414,410	2,326,066	64,897,492	1,705,000	187,841	176,184	39,631	475,000	53,479	3,035,000	1,475,994
2014	7,148,314	2,101,363	57,749,178	1,465,000	136,891	177,723	34,726	435,000	40,016	3,035,000	1,384,126
2015	6,512,499	1,894,333	51,236,679	1,170,000	96,376	179,293	29,539	410,000	26,831	3,005,000	1,287,825
2016	6,056,970	1,698,382	45,179,709	905,000	62,200	180,895	24,067	335,000	14,388	2,930,000	1,189,082
2017	5,176,734	1,498,898	40,002,975	580,000	32,000	82,529	18,560	140,000	4,175	2,930,000	1,088,857
2018	4,781,796	1,338,749	35,221,179	350,000	13,750	84,196	16,767	0	0	2,920,000	990,844
2019	4,192,163	1,178,311	31,029,016	0	0	85,897	14,939	0	0	2,740,000	886,850
2020	4,137,523	1,043,007	26,891,494	0	0	87,632	13,073	0	0	2,740,000	787,563
2021	4,153,738	906,539	22,737,756	0	0	89,403	11,170	0	0	2,740,000	687,888
2022	3,999,005	766,599	18,738,751	0	0	91,209	9,229	0	0	2,740,000	585,088
2023	3,860,652	628,994	14,878,099	0	0	93,052	7,248	0	0	2,585,000	480,178
2024	3,877,635	496,643	11,000,464	0	0	94,932	5,227	0	0	2,585,000	380,884
2025	3,894,962	360,365	7,105,502	0	0	96,850	3,165	0	0	2,585,000	278,682
2026	3,002,637	240,751	4,102,865	0	0	98,806	1,062	0	0	1,675,000	193,844
2027	2,127,865	157,850	1,975,000	0	0	0	0	0	0	1,300,000	143,657
2028	1,300,000	89,313	675,000	0	0	0	0	0	0	1,300,000	89,313
2029	675,000	27,000	0	0	0	0	0	0	0	675,000	27,000
total	80,557,683	19,328,645		8,475,000	785,330	1,793,276	272,656	2,270,000	205,605	44,600,000	13,525,861

Interest expense as % of total debt service, FY12: 23.8%

Interest expense as % of total debt service to final maturity: 19.4%

Projected as of June 30, 2011:

	5 yrs	10 yrs
Debt Retirement - all	43.9%	71.8%

Debt Retirement - tax supported only	45.4%	73.0%
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Revenue Supported Annual Debt Service							
Water		Sewer		Betterment (WPAT loans)		Light	
Principal Matured	Interest Payment	Principal Matured	Interest Payment	Principal Matured	Interest Payment	Principal Matured	Interest Payment
670,000	202,097	583,649	208,400	197,456	42,058	765,000	187,500
470,000	177,744	593,420	194,146	199,806	39,532	760,000	157,699
470,000	161,144	603,388	179,931	202,203	36,955	760,000	127,574
470,000	146,144	613,557	165,398	204,649	34,326	460,000	107,894
470,000	130,681	623,932	150,620	207,143	31,644	405,000	95,700
370,000	110,706	534,516	134,242	209,689	28,908	330,000	81,450
370,000	97,388	545,314	122,634	212,286	26,116	300,000	71,250
295,000	83,213	556,331	110,791	214,935	23,268	300,000	59,250
295,000	73,050	567,570	98,709	147,321	20,362	300,000	50,250
295,000	62,450	579,036	86,383	150,299	17,398	300,000	41,250
235,000	51,850	590,734	73,808	142,062	14,374	200,000	32,250
235,000	43,050	602,668	60,979	144,932	11,289	200,000	26,250
235,000	34,250	614,843	47,891	147,860	8,141	200,000	20,250
235,000	25,300	627,265	34,538	150,847	4,930	200,000	13,750
235,000	16,275	639,936	20,916	153,895	1,654	200,000	7,000
175,000	7,175	652,865	7,018	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
5,525,000	1,422,517	9,529,024	1,696,404	2,685,383	340,955	5,680,000	1,079,317

subtotals		
Tax-supported		Revenue-supported
within Limit	Excluded	
3,097,988	4,867,114	2,856,160
2,421,320	4,726,809	2,592,347
2,076,907	4,631,575	2,541,195
1,703,207	4,501,657	2,201,968
1,316,588	4,324,044	2,114,720
756,175	4,119,946	1,799,511
363,750	4,011,807	1,744,988
0	3,727,686	1,642,788
0	3,628,268	1,552,262
0	3,528,461	1,531,816
0	3,425,526	1,340,078
0	3,165,478	1,324,168
0	3,066,043	1,308,235
0	2,963,697	1,291,630
0	1,968,712	1,274,676
0	1,443,657	842,058
0	1,389,313	0
0	702,000	0
11,735,935	60,191,793	27,958,600

\$10 million was issued in September 2006 at a favorable 3.85% interest rate. An 18-year bond for \$6.8 million was issued in September 2007 at a 3.99% rate. A 3-year bond for \$140,000 was issued in March 2009 at a 1.49% rate, completing the Thoreau School permanent financing.

**Wastewater Management Plan,
Phase 1 (2004):
final payment in FY26**

June 8, 2004, voters approved excluding the debt for construction of sewer system extensions in the West Concord and Elm Brook neighborhoods. The ballot vote was 3,392 to 1,851. A debt authorization of \$4,190,000 was approved by the 2004 Annual Town Meeting, the debt to be issued through the State Water Pollution Abatement Trust at a subsidized interest rate of 2%. The Town meeting voted to allocate this debt among the General Fund, the Sewer Fund and betterments. The property tax share of the debt is approximately \$1,640,000. The debt was executed with the State Nov. 2005 and principal repayment began on a 20-year schedule beginning July 2006.

**Willard School Design (2006):
final payment in FY18**

March 28, 2006, voters approved excluding the debt for design cost of a new Willard elementary school. The ballot vote was 2,080 to 1,747. Town Meeting subsequently authorized \$1,840,000 for this purpose. This amount was financed as part of the April 1, 2008 bond issue, with a 10-year maturity schedule at a 3.11% interest rate.

**Concord-Carlisle High School
(2006 and 2007): final payment in
FY18**

June 6, 2006, voters approved a debt exclusion for Concord's share of \$1,200,000 for renovations at the regional high school, pursuant to the vote of the 2006 Annual Town Meeting. The ballot vote was 1,209 to 778. March 27, 2007, voters approved a debt exclusion for Concord's share of \$1,245,000 for renovations at the regional high school, by a vote of 959 to 514. This debt was subsequently authorized at the April 2007 Annual Town Meeting. These authorizations were combined and issued by the District as a 10-year \$2.445 million bond Dec. 15, 2007, at a 3.33% interest rate.

**Willard School construction
(2007): final payment in FY28**

Nov. 14, 2007, voters approved \$29.4 million for construction of a new Willard Elementary School, by a vote of 2,160 to 1,200. The project is scheduled for fall 2009 completion. A 19-year bond was issued for \$11.9 million in March 2009 at a 3.72% interest rate. A second 19-year bond was issued for \$12.9 million in January 2010 at a 3.18% interest rate. A 4-year bond was issued for \$375,000 in May 2011 at a 1.06% rate, completing the Willard permanent financing.

**Concord-Carlisle High School
(2009): final payment in FY13**

March 31, 2009, voters approved a debt exclusion for Concord's share of \$750,000 for various renovations (\$500,000) and for a Master Plan study (\$250,000), in advance of the vote of the 2009 Annual Town Meeting. The ballot vote was 1,705 to 727.

Feb. 17, 2010, the District issued a one-year \$750,000 Bond Anticipation Note at a 1.2% interest rate. At maturity of the Note Feb. 17, 2011 and again Feb. 17, 2012, \$250,000 was paid down and the balance of the Note was renewed for an additional one-year term.

**Concord-Carlisle High School
(2010 and 2011)**

June 8, 2010, voters approved a debt exclusion for Concord's share of \$1,300,000 for a feasibility study and schematic design of a renovated or new CCHS building. The ballot vote was 1,809 to 450.

Nov. 15, 2011, voters approved a debt exclusion for Concord's share of a \$92,578,000 new high school, following the MSBA approval of a \$28,781,100 (35.58%) maximum facilities grant Sept. 28, 2011. The ballot vote was 3,571 to 659. This vote incorporated the earlier \$1.3 million debt authorization. Jan. 31, 2012, a \$5 million Note was issued for a 314-day term at 0.23%. This note will be renewed and added to upon maturity, pursuant to the design and construction schedule. The FY13 budget includes \$96,500 for the short-term interest cost expected to be incurred during FY13. A \$30 million bond is expected to be issued by the Regional School District in the spring of 2013 and principal repayment would begin in the FY14 budget period. Projections made last fall indicated that the total project cost can be expected to raise tax bills by just under 4%.

State Aid

State Aid is received for general town purposes and is not restricted in use, although it is often discussed as if earmarked for school aid and general or non-school aid. Chapter 70 school aid and the distribution of the net lottery proceeds are the major components of Concord's aid. Concord receives a minimum statutory Chapter 70 allocation, due to its income and property wealth measures.

State Aid and the State's fiscal position

State Aid is a significant component of the State budget. Historically it has been almost one-fourth of total State spending, but in recent years cutbacks have reduced this to about a 20% share. Aid is distributed to the cities and towns through a variety of formulas, most of which provide aid to communities based upon relative need as measured by property and income characteristics. On average, about 22% of all local spending is supported from State aid (FY11 estimated). Funding received by Concord in FY08 had represented about 6% of the Town's total budget but

has been cut 14% since then and represents just 4.5% of the current FY12 General Fund budget.

Due to the State's precarious budget situation that has persisted since the summer of 2008, the Governor and State legislature have taken a series of actions to scale back aid to cities and towns by almost \$700 million annually.

The final State budget for FY10 reduced aid to cities and towns by more than \$500 million, about 9% of total State Aid. The FY11 State budget cut another \$172 million statewide. FY12 stopped this slide, with a \$72 million (1.5%) increase. Compare to FY09, State Aid has been cut more than 10% statewide. Concord's recent State Aid history reflects a steeper drop, from \$4.5 million as the initial FY09 allocation (before a mid-year cutback) to \$3.58 million estimated for the current year, a 20% drop.

The Governor's Jan. proposal for the FY13 State budget seeks to hold State-wide aid essentially level for most communities for the coming year. However, some observers still point to the persistence of the state's structural budget deficit and the fact that the Governor's proposals rely to a degree on new State tax revenues which may or may not receive legislative approval. At this writing, the legislature has not weighed in with a response to the Governor's budget message or with specific House and Senate budget plans.

The financial plan being presented for Concord's Town Meeting incorporates an estimated FY13 State Aid reduction of 5% (down to \$3.4 million) pushing the State Aid share of the proposed budget down to about 4.1%.

State Aid

FY12 budget (July "cherry sheet estimate") and FY13 forecast

Account	Actual FY09	Actual FY10	Actual FY11	FY12 Budget	FY13 Forecast
1 Chapter 70 school aid	\$1,928,178 (a)	\$2,111,688	\$1,988,323	1,998,997	
2 Additional assistance	346,544				
3 Lottery	956,605				
4 Unrestricted general gov't aid		1,022,124	981,239	910,291	
5 Police career incentive	160,094	31,046	15,896	0	
6 State-owned land	654,273	589,412	569,247	589,606	
7 all other	41,969	37,364	97,345	81,508	
TOTAL	\$4,087,663	\$3,791,634	\$3,652,050	3,580,402	\$3,400,000

NOTE: (a) \$226,606 was received on June 30, 2009 as a federal ARRA ("stimulus") grant.

Building Committee

Concord-Carlisle High School

The April 2010 Annual Town Meeting authorized \$1.3 million for a feasibility study of a new or renovated Concord-Carlisle High School building. The result of the study was a recommendation to approve the borrowing of \$92.5 million to design, construct and equip a new building and to perform related work. This proposal was brought to a Special Town Meeting Nov. 7, 2011, following a Sept. 29 vote by the Massachusetts School Building Authority (MSBA) to offer State participation of approximately 35% of eligible costs (about \$28.8 million maximum). The warrant article passed and a Town-wide ballot Nov. 15, 2011 approved the exclusion of this debt authorization from the property tax levy limit. Similar action was taken in Carlisle at a Special Town Meeting Nov. 8, 2011 and at a Town-wide ballot Nov. 15, 2011.

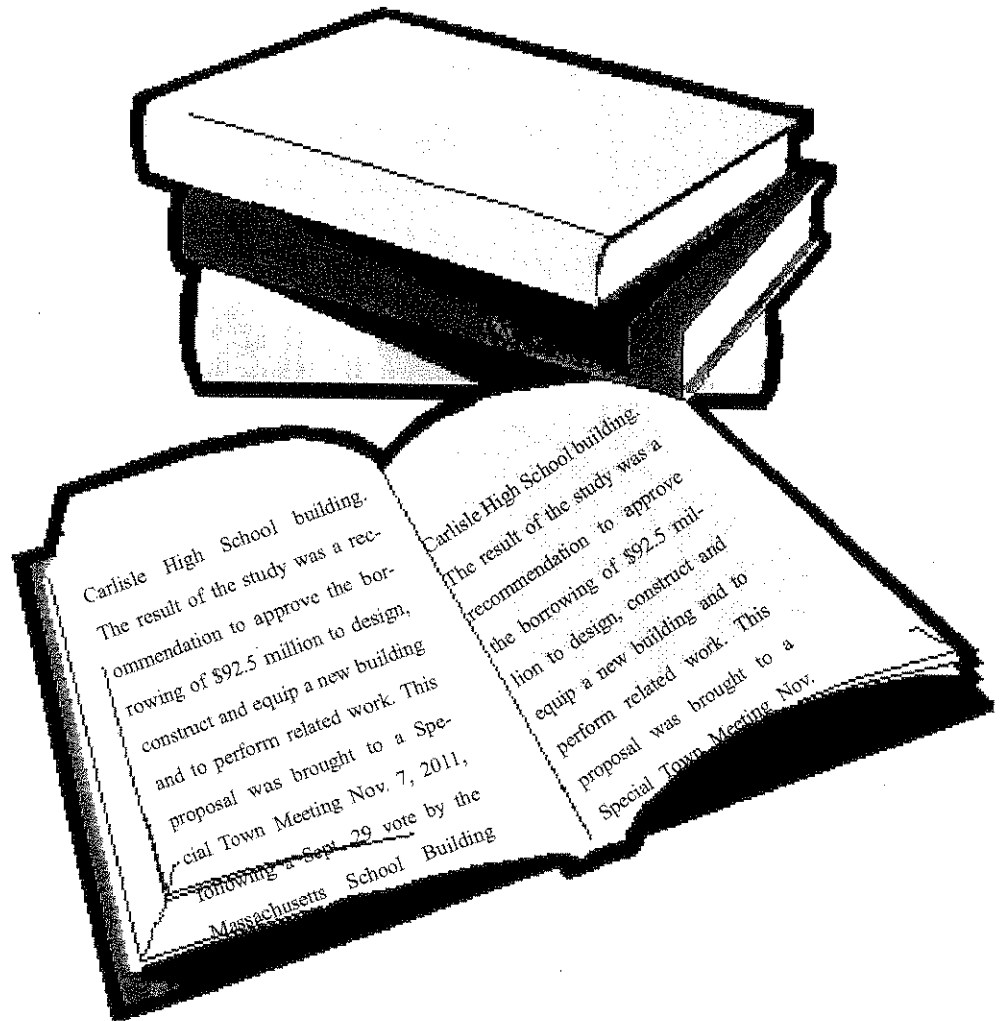
During calendar year 2011, the CCRSD Building Committee met on a regular basis, typically twice monthly. In addition to committee members, the meetings were usually attended by citizens, the owner's project manager, David Saindon (KVA Associates), and representatives of the architectural firm, The Office of Michael Rosenfeld (OMR). Representatives of OMR

usually included Michael Rosenfeld, Jeanne Roberts, Leland Koehler/Rice, and Lisa Pecora-Ryan.

Notable accomplishments in 2011 included 1) completion of the feasibility study, 2) approval of the project by a great majority of those voting in Concord and Carlisle, and 3) approval by MSBA of a 35.58% reimbursement rate for all eligible expenditures. At this writing, the committee is in the final stages of negotiations with a Construction Manager at Risk (CMR) firm. The CMR procedure involves selecting a general project contractor who

will in turn select the various trades and subcontractors as a construction team. This method, subject to approval by the State Inspector-General (which has been received), offers the potential for cost-savings through both expedited construction scheduling and better sub-contractor coordination.

Site preparation and construction are set to begin by the summer of 2012. The opening of the new school building is scheduled for Sept. 2015.

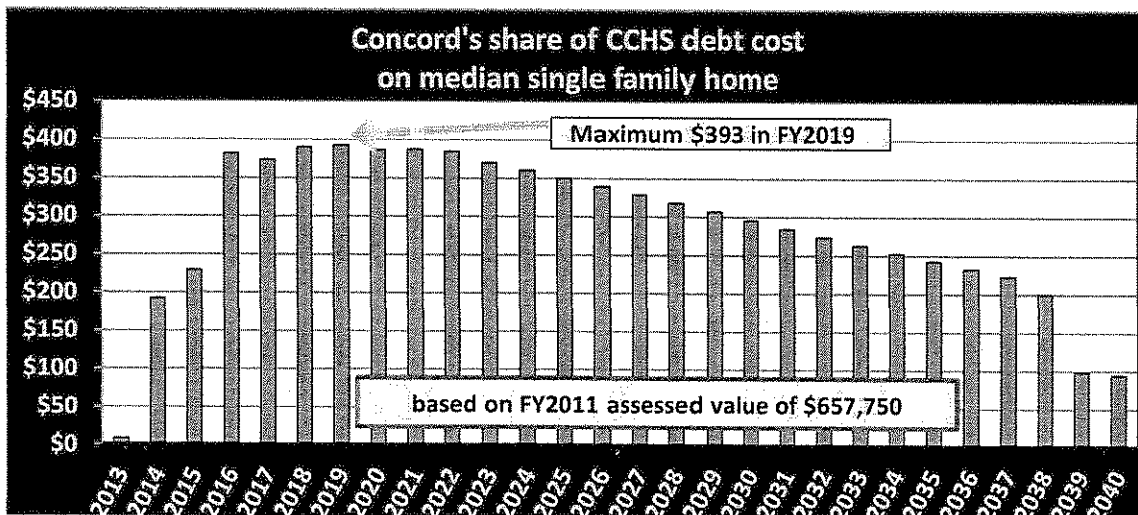


**Concord-Carlisle High School
Project Budget and Tax Impact projected as of Nov. 2011**

Project Budget	Amount
estimated construction cost	\$71,365,015
feasibility study	1,300,000
architectural and engineering	6,646,895
administrative services	2,150,000
fixtures, furnishings and equipment	2,940,000
alternate gymnasium	3,626,614
construction contingency	3,700,000
owner's contingency	525,000
miscellaneous	325,000
TOTAL	\$92,578,524

MSBA grant and local share	Amount
MSBA eligible cost	\$80,891,231
MSBA maximum percentage share	35.58%
MSBA Total Maximum Facilities Grant	\$28,781,100
Estimated local share - principal cost	\$63,797,424
Est. Concord share at 75% average student ratio, FY13-40	\$47,848,068
Est. Concord cost with projected Bond interest added	~ \$70,000,000

28 yrs.



Article 14, Free Cash Use

Article 15, Elementary School Debt Stabilization Fund

Article 6, April 24, 2012 Special Town Meeting

The accumulation and use of Free Cash, which is available undesignated fund balance of the General Fund, is an important component of the Town's overall financial management policies. These policies maintain the Town's ability to respond to emergencies, promote the stability of service levels and control the rate of tax levy change.

The undesignated fund balance may be appropriated in either of two forms: 1) for specific expenditures or 2) to reduce the tax levy that otherwise would be required. The available amount is calculated and certified each year by the Commonwealth's Department of Revenue based upon the balance sheet submitted by the Town.

The Undesignated Fund Balance, is the amount by which cash and receivables exceed current liabilities and commitments. In a business sense, this might be thought of as liquidity. In a personal sense, it can be thought of as available savings—at least the portion of savings that can-

not be claimed by any other creditor and that is available without requiring the sale of property or other fixed assets.

It is customary for the Annual Town Meeting to allocate some portion of the General Fund Balance to the support of the ensuing year's expenditure plan. In some years these savings used are more than replenished from operations, while in other years the year-end return from unexpended appropriations and from revenues over estimates (if any) is insufficient to fully restore the Town's accumulated reserves. The sums voted by each annual Town Meeting for use in the ensuing fiscal period are deducted and reserved prior to each June 30 certification.

Free Cash allocated to FY13 budget support

The Finance Committee's Budget Guideline plan issued last November recommends an allocation of \$850,000 to support the FY13 operating budgets. The Committee annually reviews the Free Cash policy

and has reaffirmed the commitment to keep the unused Free Cash Balance at or above 5% of the total ensuing budget, a level deemed essential to enable the Town to cope with unexpected circumstances. The Town's actual Free Cash level has been above this minimal level in recent years and has been an important factor in the maintenance of the Town's Triple A credit rating.

Any favorable budget variances from current year operations (actual revenues in excess of the FY12 budget estimate, and/or any FY12 appropriations that remain unspent at year end) will become part of the June 30, 2012 Free Cash balance. This balance will be available to the next Annual Town Meeting in 2013 for allocation in support of future budgets. The results of FY12 operations are presently expected to restore all or most of the Free Cash balance proposed for allocation at the 2012 Town Meeting. The Committee is recommending allocation of \$850,000 (Article 14).

Free Cash					
Undesignated Fund Balance					
BALANCE			USED		
As of June 30	Certified	As % of next budget	Fiscal Year	To reduce tax rate	As percent of levy
2006	\$ 5,730,609	8.6%	2008	\$ 500,000	0.8%
2007	8,003,063	11.5%	2009	600,000	1.0%
2008	7,371,061	9.8%	2010	1,040,000	1.6%
2009	8,471,337	11.2%	2011	600,000	0.9%
2010	8,635,340	11.1%	2012	850,000	1.2%
			<i>proposed</i>		
2011	\$ 9,567,656	11.9%	2013	\$ 850,000	1.2%

Elementary School Debt Stabilization Fund

The 2008 Town Meeting had acted upon the recommendation of the Finance Committee to establish a debt service stabilization fund, with an initial transfer of \$2.5 million from Free Cash (effective July 1, 2008), in anticipation of significant debt service costs projected to begin in FY11 for debt service on the Willard School project. \$1,000,000 was allocated from this fund to offset a portion of the FY11 debt service cost, and \$700,000 was allocated for a portion of the FY12 debt service cost. The proposed allocation for FY13 is \$475,000. The current plan is to draw upon the balance of this fund next year (FY14 budget). By using this fund, the net tax levy for excluded debt service has been kept essentially level over the past three years (refer to the table on the Excluded Debt page in this Report). Since a Stabilization Fund can be invested with greater flexibility (but still safely) than other operating funds and retains interest earnings, the total planned outlay of \$2,890,000 through June 2014 will be \$390,000 more than we had started with.

The Finance Committee is recommending affirmative action on Article 15 in the amount of \$475,000.

High School Debt Stabilization Fund

The Special Town Meeting of Nov. 7, 2011 approved the borrowing authorization of \$92.5 million as voted by the Regional School District Committee. The Massachusetts School

Building Authority (MSBA) will share 35.58% of the eligible portion of this cost, based on an Estimated Facilities Grant of \$80,891,000, reimbursing the district as construction bills are incurred. This, the District will be financing with permanent debt just the 64.42% local share of the eligible cost plus 100% of costs not eligible for MSBA participation. This exclusion encompasses the cost of the second gym (\$3.6 million).

Thus the District expects to finance about \$64 million. The debt service on this borrowing would be assessed annually to Concord and Carlisle based on the same student population ration as is used to allocate the net operating budget costs. This ratio will change each year. Long-range student enrollment projections are subject to uncertainty but they indicate at this point that Concord's share will average about 72% over the next five years (FY14-18), but could average a 77% share for the five-year period after that (FY19-23). These assumptions were used in developing a financing model presented as the basis for estimating the future tax impact. The model projected issuance of 25-year level-principal bonds in two stages timed for a construction schedule that would have a completed building opening in September 2015. The result was a forecast for a maximum tax bill impact of about 4% by FY16. This same analysis has been incorporated into the Finance Committee's Five-Year Tax forecast included earlier in this Report.

Recognizing the significant tax increase that would result from the project, the Selectman and Finance

Committee proposed at the Special Town Meeting that a new Debt Stabilization Fund be established, modeled on the Fund created in 2008 to address the Elementary School debt impact. \$2,000,000 was voted to be appropriated for this purpose from the Free Cash balance of July 1, 2011 stipulating in the Motion that this would occur only when the July 1, 2012 Free Cash had been certified by the state Department of Revenue. The Free Cash balance had not yet been certified as of the date of the Nov. 7, 2011 Town Meeting. Despite this contingency language in the vote, the Department of Revenue prefers that the Town re-vote this authorization and appropriation. Accordingly, the April 24 Special Town meeting includes as Article 6 an action already approved in November.

The present plan, represented in the table appearing on the Excluded Debt page in this Report, is to allocate this Stabilization Fund over four years as follows:

FY14	\$ 250,000
FY15	\$ 475,000
FY16	\$ 1,075,000
FY17	\$ 2 00,000

This allocation plan will be reviewed as future facts require.

The Finance Committee is recommending affirmative action on Article 6 of the April 24, 2012 Special Town Meeting, in the amount of \$2,000,000 appropriated from Free Cash, repeating the vote of the Nov. 7, 2011 Town Meeting.

Reserve Fund transfers

There were no transfers to Town budget accounts authorized by the Finance Committee during FY11. In a rare occurrence, the full amount of the reserve Fund appropriation, \$225,000, was returned unexpended at June 30, 2011.

The Reserve Fund is an appropriated contingency account. It is part of the Town Government budget (item 34 of Article 6, proposed at \$225,000) and is counted within the Finance Committee's budget guideline for Town Government operations (Article 6, items 1-36). It is allocated during the budget year by vote of the Finance Committee pursuant to the request of the Town Manager. By State law, its use is restricted to "extraordinary or unforeseen expenditures".

The Town budget is adopted as a series of separate appropriations (Article 6, items 1-41). Funds are not transferred from one appropriation account to another except by Town Meeting action. Only the Reserve Fund appropriation may be used during the fiscal year to supplement other appropriation accounts, except that in the final three months of the budget year any appropriation balance may be transferred by joint approval of the Finance Committee and the Board of Selectmen. This latter provision was added by state law in 2003 as a safety valve for communities that exhaust their Reserve Fund account. Concord has never used this provision of State law.

The budget contingency process works differently for the Concord

Public Schools budget (Article 7). State law gives the School Committee the "bottom line" power to authorize transfers within its appropriation total voted by Town Meeting.

At the end of each fiscal year, funds in appropriation accounts that are not spent are returned to the General Fund balance.

The FY13 Reserve Fund appropriation recommendation, \$225,000, is about seven-tenths of one percent of the total Article 6 recommendation. State law allows the Reserve Fund appropriation to be as much as 5% of the previous tax levy; this would permit a Reserve Fund appropriation of \$3.5 million. The Concord Finance Committee has not felt that such a large contingency account would be consistent with the objective of fostering tight expenditure control by Town and School administrations.

<i>Reserve Fund Uses, FY2011</i>		
Town Account	Amount	Purpose
*****	NONE	*****

Observer reports

Concord Municipal Light Plant

Overview of CMLP:

The Concord Municipal Light Plant (CMLP), established in 1898, is one of 40 municipally owned electric utilities within Massachusetts. CMLP's municipal ownership is important to Concord residents because it provides the Town with more stable rates and better service at a lower cost than neighboring towns. The CMLP's 2011 Residential Customer Survey, results were positive, with 81% of respondents stating their belief that CMLP is doing as much as possible to maintain low rates for customers. It should also be noted that the Light Plant received national recognition following the Oct. 2011 snowstorm, for restoring and maintaining service to Concord at a time when many surrounding towns were without electricity for an extended period.

The Light Board is an advisory body that provides advice to the Town Manager and Director. The Town Manager has delegated the responsibility of electric rate setting to the Light Board. CMLP's financial results for the previous calendar year are included in the Town's financial statements for the Town's June 30 fiscal year.

2011 Observer Summary: During 2011 the Light Board continued to pursue, initiatives designed to support energy conservation including development of a tiered rate strategy based on Smart Grid to incentivize conservation and load shifting, the pursuit of a Commercial Lighting Policy, and the development of a strategy for utility scale and rooftop solar generation roll outs. The Board has also monitored the development of a strategy to assure that Concord is able to respond to peak energy demand through increasing the capacity of the Forest Ridge Substation, as well as the continued efforts on the part of the Light Plant to assure a diversified set of energy suppliers and favorable contracts. The Light Board and the Light Plant staff are engaged in continued efforts to focus on longer term planning that responds to industry and technology change and an overall goal of conservation and sustainability. What follows are some of the specifics of this broad agenda.

Capacity: In response to increased peak demand CMLP commissioned a study of the feasibility and cost estimates for increasing the capacity of the Forest Ridge Substation. The engineering company of Woodard and Curran completed the study and the Light Board voted to recommend to Town Meeting a plan to upgrade the Forest Ridge Substation. The Board noted that while convinced that this upgrade was essential for maintaining consistent and reliable energy to the town, the ongoing goal for the board is to encourage reductions in consumption. The proposed project will update the substation with two 70MVA Transformers, the maximum MVA that the existing switchgear can accommodate. Based on a study done in 2008 it is forecasted that the Town's demand for electricity would exceed the capacity provided by the proposed upgrade. Given the limitations of the existing substation equipment and the cost of rebuilding the system, the Light Board has determined that the 70MVA upgrade is the best solution combined with their current strategies to develop in-town solar capacity and achieve greater results through conservation. It would also be possible to develop in-Town peaking generation if required.

Continued

Power Supply: CMLP's power consists of a mix of conventional sources (primarily natural gas-fueled power plants) and renewable energy sources.

CMLP continues to add renewable energy-based sources to Concord's power supply portfolio. Hydroelectric power is already being purchased through the New York Power Authority, and Miller Hydro in Lisbon, Maine. Power under these two contracts will supply roughly 6% of the Town's energy needs in the coming years. A supply contract with Spruce Mountain, a wind farm located near Bethel, Maine, supply about 3% of Concord's needs. Last year CMLP also contracted with Industrial Power Services Corporation to purchase electricity generated from the output from a land fill gas plant located in Granby, Mass. will provide about 1 megawatt of capacity and 3% of our energy requirements.

Solar Energy Update:

Utility Solar: The 2012 Town meeting will consider a long-term lease of the former Sanitary Landfill located at 759 Walden St. and the purchase of the WR Grace land as potential solar facility sites

Rooftop Solar: The Board has continued to review Concord Light's net metering policy to ensure fairness for all customers including those who have installed or are considering the installation of rooftop solar and those customers who would not benefit from, or choose to install rooftop solar.

Smart Grid: The Light Plant is continuing to implement the Smart Grid system approved at the 2009 Town meeting. Expected benefits of the Smart Grid system are: quicker response to power outages and reduced usage during peak periods which decreases the total amount of electricity CMLP will need to buy. The Smart Grid will also support energy conservation and help incorporate renewable sources of energy such as solar photovoltaic arrays into the electricity grid. A rollout of home-based devices to customers commenced in 2011 and it is continuing in 2012. It is anticipated that a new pilot program will launch in the second quarter of 2012 that will allow the Smart Grid system to adjust HVAC systems during Concord's peak periods.

Financial Overview: CMLP is structured as an Enterprise Fund. It is entirely self-supporting and requires no tax money. Details of the Fund may be found in the Town managers Enterprise Fund Budget Book.

Rate Stabilization Fund: In 2006, CMLP established a rate stabilization fund to buffer future rate increases after the Constellation contract expired Sept. 2009. About \$1,300,000 from the Rate Stabilization Fund was credited to customer bills to offset increased power supply expenses in 2009, \$3.7 million in 2010, and \$2.3 million in 2011. For 2012 CMLP has budgeted to deplete the remainder of the stabilization fund by crediting customers a total of \$3.2 million

Rate Relief Funds: For qualified low-income customers CMLP provides a discounted electricity rate of 50% on the first 500 kilowatt-hours per month.

Energy Conservation: In 2011, CMLP provided \$100,000 in energy efficiency and renewable energy rebates to its customers. \$95,000 was provided to residential customers; with one third of that amount used to help customers offset the cost of purchasing Energy Star-qualified appliances. Almost \$18,000 in rebates for energy efficient central AC systems was distributed as well, followed by smaller amounts for compact fluorescent bulbs and weatherization rebates for electric heating customers. Commercial customers received over \$3,000 in energy efficient lighting rebates and a smaller amount for Energy Star-qualified appliances

Housing Authority

The Concord Housing Authority (CHA) provides housing for families of low- and moderate-income and individuals who are over 60, disabled or handicapped. The Concord Housing Authority owns and manages 141 housing units in the Town of Concord and administers 85 Section 8 Housing Choice Vouchers providing rental assistance to elders and families.

The Housing Authority's State programs support residences for families and people who qualify under the state eligibility guidelines. Family units consist predominately of 2-4 bedroom units across eight different locations. This includes two larger units leased as group homes. The Concord Housing Authority's State-based programs for the elderly consists of 52 one-bedroom units at Everett Gardens and Everett Gardens Expansion and an additional 36 units of independent or shared living at Peter Bulkeley Terrace building, to be completed early in 2013.

The Housing Authority has recently begun a comprehensive modernization of Peter Bulkeley Terrace building on Stow Street. Originally built in 1912, it has also functioned as administrative offices, then as a congregate living facility in 1981. The modernization of the Colonial Revival building will transform the former 36 single room occupancy building into 23 individual one bedroom apartments and one studio apartment for the elderly and disabled. There will be four handicapped accessible units upon completion. Funding sources for this project are: \$1.5M from the proceeds of the sale of Belknap House; \$3.08M from the Commonwealth of Massachusetts, Department of Housing and Community Development (DHCD) public housing; \$1M from Community Preservation Committee, Town of Concord; \$1M from Massachusetts Affordable Housing Trust Fund; and private local donations from Concord Housing Development Corporation and Middlesex Savings Charitable Foundation. The total cost of the project is just under \$6.7 million dollars. Construction is expected to take about ten months and units should be ready for occupancy in December of 2012. Rent amounts are based on income (tenants will pay 27% of their income, plus electricity), per DHCD regulations and will include heat and hot water.

Family housing is also supported under federal contracts with Department of Housing and Urban Development. The Housing Authority owns and manages 18 units consisting of 1-4 bedroom units across nine different locations. Federal funding for administrative support for the Housing Authority was reduced by 20% in FY12 putting increased financial pressure on an already tight administrative budget. Through the Federal government, the Housing Authority administers 85 Housing Choice Vouchers, giving rental assistance to elders and families.

In addition, the Housing Authority owns and manages three independent local properties. These six units consist of one- to three-bedroom units intended to support both family and elderly residents. Maintenance and administration of these properties is supported exclusively from rental income.

The Housing Authority has continued to balance limited resources for maintenance and capital improvements. Proactive outreach to local organization has helped secure financial donations and reduced expense(s) where possible. The Authority has also sought and been granted a one year exemption from the town for Payment In Lieu of Taxes (PILOT) expenses for State-based properties.

Continued

Public Works Commission

The Public Works Commission consists of five members appointed by the Town Manager for staggered three-year terms. The Commission advises the Town Manager, the Director of Concord Public Works (CPW), the Planning Board, and other Town boards on matters that concern Town water, sewerage, solid waste, drainage and roads. The Commission is responsible for setting policy and rates schedules for water, sewer, and solid waste services, and approves minimum standards and the final layout of town roads.

The annual budget for operating CPW is contained in the Town Manager's budget (items 17 to 24 of Article 6). The FY13 General Fund appropriation recommendation of \$3,692,474 represents a 1.45% increase over FY12. Funding from all sources proposed for FY13 operations and capital outlay expenditures totals \$5,172,347, an increase of 0.5% from the comparable FY12 total budget. Highlights of the FY13 recommendations are presented below. References to individual expenditure items and to the overall percentage change in operating cost are based on the total proposed operating budget from all fund sources, as shown in the Town Manager's budget document. Article 6 shows only the General Fund (tax-supported) appropriation to be voted by the Town Meeting.

Engineering: (Item 17B) a 0.4% decrease in operating cost

Major elements in Purchased services are \$16,000 for ground water and soil gas monitoring expenses at the Landfill site and \$23,850 for computer software maintenance and training related to the Geographic Information System (GIS). The Capital Outlay budget includes \$20,000 for traffic signal replacement, \$20,000 for federal and state mandated Street Sign Replacement Program, and \$20,000 for continued GIS application development.

Highway Maintenance: (Item 17C) a 3.3% increases in operating cost.

Increases in the cost of fuel have caused a substantial increase in this budget item, partially offset by a modest reduction in the crack-sealing budget. Catch-basin cleaning will be done in-house representing significant savings over previous years.

Other support is provided by the Water and Sewer Fund for fleet maintenance and trenching activities (\$20,936) and by the Solid Waste Fund for Drop-Off Day assistance and partial funding of Composting Site expenses (\$5,000).

Capital Outlay includes \$10,000 for guardrail replacement, and \$5,000 for small equipment replacement.

Parks & Trees: (Item 17D) a 1.4% increase in operating cost.

The proposed FY13 budget maintains the number of summer crew at four positions while increasing seasonal help hours from 1648 to 1760. The Light Fund covers \$7,225 for tree maintenance around power lines.

A private sports organization, The Friends of Concord Fields, provides \$50,000 to a gift account for maintenance costs of the multi-purpose fields. The Concord-Carlisle Youth Baseball will provide \$7,700 to a gift account for maintenance of the Ripley Field baseball facility. Other expenses are partially supported by \$15,000 from the Recreation Fund and \$15,000 from the School Department budget.

Cemetery: (Item 17E,) a 13.1% decrease in operating cost.

This decrease is due to a temporary hold on filling the full-time Cemetery Specialist position. An additional 1,040 temporary status hours are proposed to help compensate for this vacancy.

The Cemetery Fund provides 65% and the General Fund 35% of the cemetery operating expense. 100% of capital costs are covered by the Cemetery Fund. Capital outlay funded by the Cemetery Fund consists of \$10,000 for the continuing grave marker preservation program and \$20,000 for various improvements delineated in the Cemetery's long-range master plan document.

Snow and Ice Removal: (Item 18), a 2.3% increases in operating cost. The FY13 appropriation based on a 10-year average of actual expenditures would be \$569,000. Due to budget constraints, however, only \$525,000 is recommended, an increase of \$12,000.

The procurement of road salt is now done through the State contract rather than through a local consortium. Prices have been reduced by 6.5% from 2012 and are now 20% below the 2009 price. Salt accounts for roughly 36% of the winter maintenance budget.

Street Lighting: (Item 19), a 10.2% decrease in operating cost.

The number of streetlights had been reduced from 1,636 in FY03 to 867 at the end of FY10. But was increased again in FY11 and FY 12 to the present level of 1,393 as a result of public demand for better lighting in some areas. Downsizing of existing fixtures has continued, resulting in energy savings which helps compensate for the increase in the number of fixtures and the increased cost per kilowatt hour.

CPW Equipment: (Item 20), a 41.2% increase in capital cost from the FY12 budget but only 10% above FY11. The restoration of funding closer to requested levels will assist the equipment capital fund in maintaining the recommended equipment replacement schedule. This account had been reduced in the FY12 budget to make room for \$75,000 needed for an inventory of street signs and the beginning of town-wide street sign replacement.

The FY 13 replacement plan includes two six-wheel dump trucks with new swap-loader equipped systems including wing plow and ground-speed control spreader attachments.

Drainage Program: (Item 21), a 4.6% decrease from the FY12 capital outlay budget. The FY12 budget had been increased by a one-time \$10,000 increment in order to cover the compliance cost related to the 2011 Merrimac Watershed NPDES MS4 Permit.

The FY13 preliminary capital plan includes: construction of a drainage replacement for Grant and Elsinore streets; reconstruction of the Westford Road and Fitchburg Turnpike culverts; and drainage collection system rehabilitations on Brooks and Elm streets.

Sidewalk Management: (Item 22), no change over FY12.

The overall sidewalk condition index (SCI) of 81 is within the target 80-85 SCI. FY11 sidewalk evaluation included an inventory of curb ramps to assess repairs needed to meet current ADA requirements.

Road Improvements: (Item 23), no change in the General Fund appropriation of \$90,000. The total funding from all sources for the FY13 Roads Program is \$1,730,000, assuming Chapter 90 State Aid remains the same at \$690,000. The proposed borrowing authorization for road rehabilitation includes an increase to \$950,000, which will fund additional sidewalk extensions and drainage improvements associated with road projects.

**ARTICLE 2
CONSENT CALENDAR**

Ms. Wilson moves: that the 2012 Annual Town Meeting advance for consideration Articles 3, 4, 5, 11, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 29, 30, 31 and 41, and take action on such Articles without debate on any of such Articles, provided, that upon the request of five voters at this Meeting, made before the vote is taken on this motion, an Article shall be dropped from the Consent Calendar and shall be acted upon in the ordinary course of business at this Town Meeting.

Article 3	<p>Meeting Procedure Affirmative Action Recommended By: Finance Committee, Board of Selectmen Motion: That the Town take affirmative action on Article 3 as printed in the Handout applicable to the Article. Reason: routine and noncontroversial; the motion will be identical to a motion passed annually and unanimously for more than eleven years.</p>
Article 4	<p>Ratify Personnel Board Classification Actions Affirmative Action Recommended By: Finance Committee, Board of Selectmen and Personnel Board Motion: That the Town take affirmative action on Article 4 as printed in the Warrant. Reason: routine and noncontroversial.</p>
Article 5	<p>Classification & Compensation Plan for Regular-Status Positions Affirmative Action Recommended By: Finance Committee, Board of Selectmen and Personnel Board Motion: That the Town take affirmative action on Article 5 as printed in the Warrant with the following amendment: ➤ Remove the title of "Environmental Health Inspector" from Grade Number MP-2 and replace it by adding the title of "Assistant Public Health Director" to Grade Number MP-3 Reason: routine; noncontroversial; 1% scale adjustment.</p>
Article 11	<p>Concord-Carlisle Regional School District Technology Stabilization Fund Transfer Affirmative Action Recommended By: Motion: That the Town take affirmative action under Article 11 as printed in the Warrant. Reason: Fund created two years ago (TM 2010); monies encumbered one year ago (TM 2011).</p>
Article 14	<p>Free Cash Use Affirmative Action Recommended By: Finance Committee, Board of Selectmen Motion: That the Town take affirmative action on Article 14 to authorize and direct the Assessors to take \$850,000 from free cash to reduce the tax levy for the fiscal year ending June 30, 2013. Reason: routine and noncontroversial; reduces future RE tax rate; the specific amount was recommended by the citizen Finance Committee and is well-explained and supported in the FinCom Report.</p>
Article 15	<p>Elementary School Debt Stabilization Fund Use Affirmative Action Recommended By: Motion: that the town appropriate the amount of \$700,000 from the Elementary School Debt Stabilization Fund established by vote under Article 10 of the 2008 Annual Town Meeting, to be expended under the direction of the Town Manager for a portion of the debt service due during fiscal year 2012 on the bonds issued for the Alcott, Thoreau and Willard elementary school buildings. Reason: noncontroversial; third year (of four) of using 2008-appropriated funds to reduce school debt tax rate impact.</p>
Article 17	<p>Property Tax Exemption Affirmative Action Recommended By: Finance Committee, Board of Selectmen and Board of Assessors Motion: That the Town take affirmative action on Article 17 as printed in the Warrant. Reason: routine and noncontroversial (voted last year on consent calendar, passed unanimously annually since 2001).</p>
Article 18	<p>Light Plant Payment in Lieu of Taxes Affirmative Action Recommended by: Finance Committee, Board of Selectmen and Light Board Motion: That the Town take affirmative action on Article 18 as printed in the Warrant in the amount of \$385,000. Reason: routine and noncontroversial (on consent calendar past three years)</p>
Article 19	<p>Light Plant Expenditures Affirmative Action Recommended By: Finance Committee, Board of Selectmen and Light Board Motion: That the Town take affirmative action on Article 19 as printed in the Warrant. Reason: routine and noncontroversial (voted in previous years on consent calendar).</p>

Article 20	<p>Road Repair Revolving Fund Expenditures Affirmative Action Recommended By: Finance Committee, Board of Selectmen and Public Works Commission Motion: That the Town take affirmative action on Article 20 as printed in the Warrant, in an amount not to exceed \$120,000. Reason: routine and noncontroversial (revolving fund, voted last four years on consent calendar).</p>
Article 21	<p>Solid Waste Disposal Fund Expenditures Affirmative Action Recommended by: Finance Committee, Board of Selectmen, and Public Works Commission Motion: That the Town take affirmative action on Article 21 as printed in the Warrant. Reason: Routine and noncontroversial (enterprise fund, voted last four years on consent calendar).</p>
Article 22	<p>Sewer System Expenditures Affirmative Action Recommended by: Finance Committee, Board of Selectmen, and Public Works Commission Motion: That the Town take affirmative action on Article 22 as printed in the Warrant. Reason: Routine and noncontroversial (enterprise fund, voted last four years on consent calendar).</p>
Article 23	<p>Sewer Improvement Fund Expenditures Affirmative Action Recommended by: Finance Committee, Board of Selectmen, and Public Works Commission Motion: That the Town take affirmative action on Article 23 as printed in the Warrant. Reason: routine and noncontroversial (enterprise fund, voted last four years on consent calendar).</p>
Article 24	<p>Water System Expenditures Affirmative Action Recommended by: Finance Committee, Board of Selectmen, and Public Works Commission Motion: That the Town take affirmative action on Article 24 as printed in the Warrant. Reason: routine and noncontroversial (enterprise fund, voted last four years on consent calendar).</p>
Article 25	<p>Beede Swim & Fitness Center Enterprise Fund; FY 2013 Budget Affirmative Action Recommended By: Finance Committee, Board of Selectmen, and Recreation Commission Motion: That the Town take affirmative action on Article 25 as printed in the Warrant (in the amount of \$2,479,524 operations and \$151,000 capital outlay). Reason: routine and noncontroversial (enterprise fund, voted unanimously annually for multiple years).</p>
Article 29	<p>Emergency Response Stabilization Fund Creation and Funding Affirmative Action Recommended By: Finance Committee, Board of Selectmen Motion: That the Town take affirmative action on Article 29 as printed in the Warrant. Reason: noncontroversial; placement of monies already received into an account for their intended purpose.</p>
Article 30	<p>Retirement Board, Local Option Acceptance, Chapter 131 of the Acts of 2010, Increased Allowance for Surviving Spouse of Certain Disability Retirees Affirmative Action Recommended by: Finance Committee, Board of Selectmen and Retirement Board Motion: That the Town take affirmative action on Article 30 as printed in the Warrant. Reason: routine; noncontroversial; minimal fiscal impact (one person presently eligible; \$3000).</p>
Article 31	<p>Construction Noise Bylaw Affirmative Action Recommended By: Board of Selectmen Motion: That the Town take affirmative action on Article 31 as printed in the Warrant. Reason: noncontroversial; pure housekeeping; incorporates actions voted at 2010 and 2011 Town Meetings.</p>
Article 41	<p>Zoning Bylaw Amendment – Mobile Medical Facility Affirmative Action Recommended By: Board of Selectmen, Planning Board Motion: that the Town vote to take affirmative action on Article 41 as printed in the warrant with two revisions – add the phrase <u>but not more than ten (10) years</u> after “two (2) years” in the second line and add <u>or</u> just following the word “and” in the third line, as follows:</p> <p>“5.4.1.4 In all districts except the residential districts, the Board may, by special permit, authorize the use of a mobile medical facility for more than two (2) years <u>but not more than ten (10) years</u> provided that adequate parking is provided equivalent to a medical center and/or laboratory use and the site has been designed to accommodate the regular delivery and departure of the trailer.” Reason: noncontroversial; reduces need for ZBA to grant repeated re-approvals for ongoing uses.</p>