



OLD NORTH BRIDGE

TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535
 CONCORD, MASSACHUSETTS 01742

Select Board Agenda

June 5, 2023 at 6:00 PM

Town House, Select Board Room, 22 Monument Square

Join Zoom Meeting

<https://us02web.zoom.us/j/81563582878?pwd=MDRNeGE4bkhvcDZ6VmhsMmozdHo5dz09>

Meeting ID: 815 6358 2878

Passcode: 519098

Dial In Toll-Free: 888-475-4499

#	Time*	Agenda Item
I.	6:00 PM	Public Comment: Public Comment is limited to up to 15 minutes, with no more than 3 minutes allocated to any one speaker. Public Comment is limited to items that are not on the agenda.
II.	6:15 PM	<p>Consent Agenda</p> <ul style="list-style-type: none"> a. Regional Housing Services Office Intermunicipal Agreement b. Meeting Minutes: May 15, 2023, May 22, 2023 c. One Day Liquor Licenses: <ul style="list-style-type: none"> i. Wines and Malt Beverages Only for Jean Goldsberry with the Concord Rotary for a Dinner Event on Tuesday, June 20, 2023 from 6:00 PM to 8:00 PM at Verrill Farm, 11 Wheeler Road ii. Wines and Malt Beverages Only for Jennifer Verrill with Verrill Farm for the Strawberry Cocktail Party on Thursday, June 22, 2023 from 6:00 PM to 8:00 PM at Verrill Farm, 11 Wheeler Road iii. Wines and Malt Beverages Only for Clark Teeple for a Wedding on Saturday, October 7, 2023 from 5:30 PM to 11:00 PM at the Concord Center for the Visual Arts, 37 Lexington Road d. Sunday Entertainment License for 51 Walden Performing Arts Center located at 51 Walden Street to perform an opera on Sunday, June 11, 2023 from 2:00 PM to 5:00 PM e. Town Accountant Warrant: May 25, 2023 f. Proclamation for Juneteenth National Holiday on June 19, 2023 g. Committee Nominations – Select Board Appointment: <ul style="list-style-type: none"> i. Sue Lachance of 18 Studley Court for a term to expire May 31, 2026 to the West Concord Junction Cultural District Committee h. Committee Nominations – Town Manager Appointment with Select Board Approval: <ul style="list-style-type: none"> i. Nancy Fresella-Lee of 140 Walden Street for a term to expire May 31, 2026 as a Full Member to the Historical Commission

III.	6:20 PM	<p>Committee Appointments – Select Board Appointments</p> <ul style="list-style-type: none"> a. Abigail Flanagan of 397 Main Street for a term to expire May 31, 2028 to the Planning Board b. Chris Randall of 150 Central Street for a term to expire May 31, 2026 to the West Concord Junction Cultural District Committee c. Pamela Talbot of 188 Conant Street for a term to expire May 31, 2026 to the Personnel Board <p>Committee Appointments – Town Manger Appointment with Select Board Approval</p> <ul style="list-style-type: none"> a. Nancy Nelson of 1695 Lowell Road for a term to expire May 31, 2024 as an Associate Member to the Historical Commission (corrective appointment)
IV.	6:25 PM	Town Manager’s Report
V.	6:35 PM	Amend Administrative Policy and Procedure #16 – Flag Lowering
VI.	6:45 PM	<p>Vote Approval of a Flag Raising to Honor Juneteenth National Independence Day on June 19, 2023</p> <p>Presenters: Andrea Foncerrada and Joe Palumbo, Co-Chairs of the Diversity, Equity, and Inclusion Commission</p>
VII.	6:50	<p>Vote Approval of Amended Bruce Freeman Rail Trail Advisory Committee Charge</p> <p>Presenter: Nathaniel Welch, Co-Chair of the Bruce Freeman Rail Trail Advisory Committee</p>
VIII.	7:00 PM	<p>Vote Approval of the Conservation Work on the Minuteman Statue and the Obelisk in Minute Man National Historic Park</p> <p>Presenter: Simone Monteleone, Superintendent of Minute Man National Historic Park</p>
IX.	7:15 PM	Consider and Authorize Actions to be taken on behalf of the Town with regard to the Hanscom North Airfield Hangar Expansion Project
X.	7:30 PM	<p>Vote Approval of the acceptance of Chapter 269 of the Acts of 2022 – An Act Relative to Cost-of-Living Adjustments for Retirees</p> <p>Presenter: Gail Dowd, Chief Financial Officer</p>
XI.	7:40 PM	<p>Vote Approval of 2023 General Obligation Bond Issue</p> <p>Presenter: Gail Dowd, Chief Financial Officer</p>

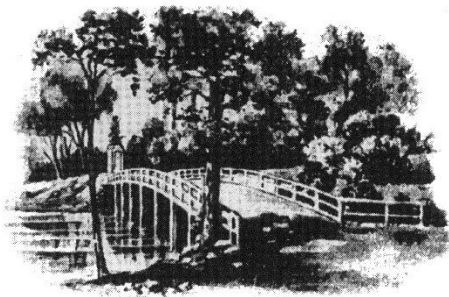
XII.	7:50 PM	Update Select Board Correspondence Policy
XIII.	8:00 PM	Adjournment

**Times are approximate and subject to change*

Upcoming Meetings:	Monday, June 26, 2023	Monday, July 10, 2023	Monday, July 24, 2023
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The Town of Concord endeavors to make public meetings accessible to all members of the community. To request a meeting accommodation or modification, please contact our ADA Coordinator Megan Zammuto, mzammuto@concordma.gov or 978-318-3006. Please make any requests for accommodation or modifications at least two (2) business days prior to the scheduled.



OLD NORTH BRIDGE

TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

To: Concord Select Board

From: Megan Zammuto, Deputy Town Manager

Date: May 30, 2023

Re: Regional Housing Services Office – Inter-Municipal Agreement

The Regional Housing Services Office (RHSO) provides the member communities of Acton, Bedford, Concord, Lexington, Lincoln, Sudbury, Wayland, Weston, and soon to be Natick with affordable housing support and information. The RHSO is a collaboration formed in 2011 through an Inter-Municipal Agreement, of which Concord is the lead municipality. Concord has benefited from this collaboration working with the RHSO to monitor affordable housing units, assist with resales of ownership units, monitor rental developments, provide local support and expertise to staff and committees, and administer programs on behalf of all communities.

Recommended Action: Consider the approval of the Regional Housing Services Office (RHSO) Inter-Municipal Agreement (enclosed) and authorize the Town Manager to execute the agreement.

AGREEMENT

THIS AGREEMENT is entered into by and between the Towns of Acton, Bedford, Concord, Lexington, Lincoln, Maynard, Natick, Sudbury, Wayland and Weston, hereafter referred to collectively as the “Municipalities,” this 1st day of July 2023, as follows:

WHEREAS, the Municipalities desire to share the services and costs of a common Regional Housing Services Office; and

WHEREAS, the Town of Concord is willing and capable of hosting a Regional Housing Services Office; and

WHEREAS, each of the Municipalities has authority to enter into this Agreement pursuant to G.L. c. 40, s. 4A;

NOW, THEREFORE, the Municipalities, in mutual consideration of the covenants contained herein, intending to be legally bound, agree under seal as follows:

1. Term. The term of this Agreement shall commence on July 1, 2023 and shall expire after a term of three years on June 30, 2026, unless earlier terminated as set forth herein. Any municipality may withdraw from the Agreement as defined below. The Agreement may be renewed for additional three-year terms as voted by each municipality through its respective Board of Selectmen by January 1 of the year of the expiring term.

2. Lead Municipality. During the Term of this Agreement, the Town of Concord shall act as the lead municipality. The Town of Concord shall perform or provide the following:
 - a. Issue Requests for Proposals for Consultants to provide housing administrative services described in Exhibit A: Core Housing Services, attached and incorporated herein, for all the Municipalities;
 - b. Enter into contracts with Consultants to provide said housing administrative services;
 - c. Manage the Consultant contracts;
 - d. Receive invoices from the Consultants and make payments in a timely manner for services rendered;
 - e. Provide office space and related utilities for the Consultants to operate the Regional Housing Services Office;
 - f. Administer the collection, accounting and use of funds provided by the Municipalities to fund the Consultant contracts;
 - g. Provide overall program oversight and related administration;
 - h. Provide conflict resolution in accordance with Section 10 below.

3. Duties of the Regional Housing Services Office. During the Term of this Agreement, the Regional Housing Services Office shall perform the housing administrative services as described in Exhibit A: Core Housing Services for an annual allocation of hours as indicated in Exhibit B: Fee Structure, attached and incorporated herein.

4. Funding Structure and Payment. The Town of Concord shall annually request funds from the Municipalities for the upcoming year by July 1 with payment due within 30 days of the written request and the Municipalities shall provide annual funding to the Town of Concord pursuant to the Fee Structure, attached as Exhibit B: Fee Structure. Funding for supplemental services not included in Exhibit A: Core Housing Services and for additional hours in excess of the allotted hours in Exhibit B: Fee Structure shall be requested separately, at the discretion of the Town of Concord and the individual municipality. The Town of Concord shall hold all funds in a separate revolving fund account in trust for each Municipality and shall not disburse such funds for any purpose other than payment of invoices from the contracted Consultants for services rendered and other program expenses. Any municipality may borrow or lend hours to other Municipalities upon written agreement between the impacted municipalities, provided that the total number of hours available to the Regional Housing Services Office remains constant.

5. Subsequent Year Adjustments. The annual allocation of hours in Exhibit B: Fee Structure shall be reviewed and adjusted, if necessary, annually, three (3) months prior to end of each year of the Term of this Agreement. The Town of Concord shall provide to all Municipalities a record of the actual hours of services provided to each municipality and propose an amended Exhibit B in order to make any adjustments necessary for the following year of the Term, which shall be adopted as the Municipalities may agree, in accordance with Section 14.

6. Indemnification. Notwithstanding the final sentence of G.L. c. 40, §4A, to the extent permitted by law, each Municipality (the “Indemnifying Municipality”) separately agrees to indemnify the Town of Concord, including all officials, officers, employees, agents, servants and representatives, from and against any claim arising out of the duties performed by the Regional Housing Services Office pursuant to the Agreement in or on behalf of the Indemnifying Municipality for any claim of liability, loss, damages, costs and expenses for personal injury or damage to real or personal property by reason of any negligent act or omission by the Regional Housing Services Office while performing services for the Indemnifying Municipality. As to any claim or occurrence, the express indemnification set forth above shall be town-specific: Acton's obligations shall be limited to the services provided for Acton; Bedford's obligations shall be limited to the services provided for Bedford; Concord's obligations shall be limited to the services provided for Concord; Lexington's obligations shall be limited to the services provided for Lexington; Lincoln's obligations shall be limited to the services provided for Lincoln; Maynard's obligations shall be limited to the services provided for Maynard; Natick’s obligations shall be limited to the services provided for Natick; Sudbury’s obligations shall be limited to the services provided for Sudbury; Wayland's obligations shall be limited to the services provided for Wayland; and Weston's obligations shall be limited to the services provided for Weston. The Indemnifying Municipality’s obligation to indemnify under this Section shall be limited to and benefited by the immunities and the limits on liability that would be applicable under M.G.L. c. 258 and any other law or statute limiting the liabilities of municipalities as if the negligent act or omission had been made by an employee of the Indemnifying Municipality. Furthermore, the Indemnifying Municipalities shall not be liable for any claims arising from:

- a. Violations of state or federal civil rights statutes;

- b. Violations of state or federal discrimination statutes;
- c. Wrongful termination claims;
- d. Violations of any state or federal statute dealing with employment practices;
- e. Claims that are covered by any insurance policy.

7. Termination. (Subsection A) Any Municipality, by a vote of its respective Board of Selectmen or Select Board, may withdraw from and terminate this Agreement at the end of any year with the provision of at least two months' prior written notice to the Town of Concord. No such termination shall affect any obligation of indemnification that may have arisen hereunder prior to such termination. Upon such termination, the Town of Concord shall prepare full statements of outstanding unpaid financial obligations under this Agreement and present the same to the terminating Municipality for payment within thirty (30) days thereafter. The Town of Concord, by a vote of its respective Select Board, may terminate this Agreement upon the provision of at least one-month prior written notice to the participating Municipalities. After termination of this Agreement, the Town of Concord shall remain liable to the participating Municipalities for any portion of the payments received not earned. (Subsection B) Any Municipality may withdraw at the end of any fiscal year in which the municipal legislative body has not appropriated funds sufficient to support that municipality's participation in the subsequent fiscal year, provided that in such an event, the municipality shall give as much notice to other subscribers to this Inter-Municipal Agreement as the circumstances allow.

8. Advisory Committee. There shall exist an Advisory Committee comprised of one (1) representative from each municipality, whom shall be appointed by the Town Manager/Administrator of the municipality. The Advisory Committee shall endeavor to meet on a quarterly basis in August, November, February and May. The Town of Concord shall prepare and send to each municipality a quarterly status report prior to the quarterly meeting.

9. Conflict Resolution. The Advisory Committee may hold additional meetings to discuss and resolve any conflicts that may arise including, but not limited to, disagreements regarding the needs of each municipality and changes to the annual allocation of hours as indicated in Exhibit B: Fee Structure. Any recommendations made to the Director of the Regional Housing Services Office must be made by a majority vote. Any unresolved issues shall be decided by the Town Manager of the Town of Concord.

10. Additional Communities. The Advisory Committee may vote at any time to amend this Agreement to add an additional municipality or municipalities by unanimous vote and approval of the Lead Municipality, so long as there are no more than ten (10) member communities. If voted and approved as provided in this Section, the participation of said municipality or municipalities is effective as of July 1 of the fiscal year next after the vote is taken unless otherwise agreed among all parties. Any such additional municipality must be adjacent to at least one municipality participating in this Agreement unless waived by a majority of the Town Managers of the originally participating communities.

11. Financial Safeguards. The Town of Concord shall maintain separate, accurate and comprehensive records of all services performed for each of the Municipalities hereto, and

all funds received from the Municipalities. The Town of Concord shall issue a financial report for each fiscal year to each of the Municipalities by December 31 of the following fiscal year.

12. Assignment. None of the Municipalities shall assign or transfer any of its rights or interests in or to this Agreement, or delegate any of its obligations hereunder, without the prior written consent of all of the other Municipalities.

13. Amendment. This Agreement may be amended only in writing signed by all Municipalities duly authorized thereunto.

14. Severability. If any provision of this Agreement is held by a court of appropriate jurisdiction to be invalid, illegal or unenforceable, or if any such term is so held when applied to any particular circumstance, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, or affect the application of such provision to any other circumstances, and the remaining provisions hereof shall not be affected and shall remain in full force and effect.

15. Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the Commonwealth of Massachusetts.

16. Headings. The paragraph headings herein are for convenience only, are no part of this Agreement and shall not affect the interpretation of this Agreement.

17. Notices. Any notice permitted or required hereunder to be given or served on any Municipality shall be in writing signed in the name of or on behalf of the Municipality giving or serving the same. Notice shall be deemed to have been received at the time of actual receipt of any hand delivery or three (3) business days after the date of any properly addressed notice sent by mail as set forth below:

Town of Acton
Town Manager
472 Main Street
Acton, MA 01720

Town of Bedford
Town Manager
10 Mudge Way
Bedford, MA 01730

Town of Concord
Town Manager
Town House, P.O. Box 535
22 Monument Square
Concord, MA 01742

Town of Lexington
Town Manager
1625 Massachusetts Avenue
Lexington, MA 02420

Town of Lincoln
Town Administrator
Town of Lincoln
16 Lincoln Road
Lincoln, MA 01773

Town of Maynard
Town Administrator
Town of Maynard
195 Main St
Maynard, MA 01754

Town of Natick
Town Administrator
13 East Central Street
Natick, MA 01760

Town of Sudbury
Town Manager
278 Old Sudbury Road
Sudbury, MA 01776

Town of Wayland
Town Manager
41 Cochituate Road
Wayland, MA 01778

Town of Weston
Town Manager
P.O. Box 378
Weston, MA 02493

18. Complete Agreement. This Agreement constitutes the entire Agreement between the Municipalities concerning the subject matter hereof, superseding all prior agreements and understandings. There are no other agreements or understandings between the Municipalities concerning the subject matter hereof. Each Municipality acknowledges that it has not relied on any representations by any other Municipality or by anyone acting or purporting to act for another Municipality or for whose actions any other Municipality is responsible, other than the express, written representations set forth herein.

[SIGNATURE PAGES FOLLOW EXHIBIT B]

Exhibit A
Core Housing Services

1. Monitoring
 - Monitoring Database of Affordable Housing Developments and residents
 - Monitor ownership units
 - Monitor rental developments
 - Assist with resales of ownership units
 - Maintain municipal inventory records with the Subsidized Housing Inventory maintained by the Department of Housing and Community Development

2. HOME administration
 - Assist in the preparation of the Annual Action Plan and Annual CAPER documents
 - Monitor HOME Units
 - Consult on HOME funded projects

3. Local Support
 - Provide valuations to assessors for restricted ownership units
 - Meet with staff and housing entities
 - Consult on projects
 - Prepare and Review project documents

4. Regional Activities
 - Assist communities with regional linkages
 - Maintain and support RHSO website, including public and private pages
 - Provide programs and referrals to residents
 - Administer Programs on behalf of all communities

[SIGNATURE PAGES FOLLOW EXHIBIT B]

Exhibit B Fee Structure

The participating municipalities will proportionally share the total cost of operating the Regional Housing Services Office. The proportional share is determined based on the percentage of hours planned to support each municipality for core services as represented in the fee schedule.

Membership Fee Schedule Chart for FY24

FY24 Membership Fee Schedule			
	Hours	% of hrs	Pro rata \$
Acton	477	10%	\$39,971
Bedford	453	9%	\$37,960
Concord	775	16%	\$64,942
Lexington	477	10%	\$39,971
Lincoln	366	8%	\$30,669
Maynard	159	3%	\$13,324
Natick	298	6%	\$24,971
Sudbury	1,121	23%	\$93,935
Wayland	147	3%	\$12,318
Weston	501	10%	\$41,982
Total	4,774	100%	\$400,043

This fee structure does not include payment for supplemental services which will be proposed and invoiced outside of this agreement or payment for additional hours in excess of the allotted hours.

Hereon duly authorized and executed as a sealed instrument,

TOWN OF ACTON
By its Town Manager

Date: _____, 2023

Hereon duly authorized and executed as a sealed instrument,

TOWN OF BEDFORD
By its Town Manager

Date: _____, 2023

Hereon duly authorized and executed as a sealed instrument,

TOWN OF CONCORD
By its Town Manager

Date: _____, 2023

Hereon duly authorized and executed as a sealed instrument,

TOWN OF LEXINGTON
By its Town Manager

Date: _____, 2023

Hereon duly authorized and executed as a sealed instrument,

TOWN OF LINCOLN
By its Town Administrator

Date: _____, 2023

Hereon duly authorized and executed as a sealed instrument,

TOWN OF MAYNARD
By its Town Administrator

Date: _____, 2023

Hereon duly authorized and executed as a sealed instrument,

TOWN OF SUDBURY
By its Town Manager

Date: _____, 2023

Hereon duly authorized and executed as a sealed instrument,

TOWN OF WAYLAND
By its Town Manager

Date: _____, 2023

Hereon duly authorized and executed as a sealed instrument,

TOWN OF WESTON
By its Town Manager

Date: _____, 2023

**Town of Concord
Select Board
Minutes
May 15, 2023**

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting both in-person at 22 Monument Square on the 2nd floor in the Select Board Room and via Zoom at 6:00 PM on May 15, 2023.

Present were: Henry Dane, Chair; Mary Hartman, Clerk; Terri Ackerman, Linda Escobedo, and Mark Howell (arrived at 6:15 PM)

* All votes reflect a Roll Call Vote due to the members attending in a hybrid meeting format

Call to Order

Select Board Clerk Terri Ackerman called the meeting to order at 6:00 PM. Ms. Ackerman identified that the members present at this time were Mr. Dane, Ms. Hartman, Ms. Escobedo, and herself. Mr. Howell was not yet present.

Upon a motion duly made and seconded, it was UNANIMOUSLY **voted:** to nominate Henry Dane as Chair of the Select Board.

Roll Call Vote:

Mr. Dane – Aye
Ms. Hartman – Aye
Ms. Ackerman – Aye
Ms. Escobedo – Aye

Upon a motion duly made and seconded, it was UNANIMOUSLY **voted:** to nominate Mary Hartman as Clerk of the Select Board.

Roll Call Vote:

Mr. Dane – Aye
Ms. Hartman – Aye
Ms. Ackerman – Aye
Ms. Escobedo – Aye

Chair Dane thanked Mr. Matthew Johnson for his three years of service on the Select Board. Chair Dane welcomed Mr. Howell to the Select Board as the newly elected member. Chair Dane noted that the agenda for tonight's meeting has taken a different form, most notably that Public Comment has been moved to the start of the agenda and is to be reserved for comments that do not relate to specific agenda items, as Mr. Dane intends to permit comment at the time that an agenda item is being discussed at his discretion.

Public Comment

Joel Gagne of 31 Central Street appeared before the Select Board and commented on his disagreement with the budgetary cap on the School District's budget that was recommended by the Select Board and Finance Committee at Annual Town Meeting.

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Stephan Bader of 7 River Street appeared before the Select Board and commented on how he appreciated the Chairs explanation of the new form that Public Comment will take place in.

Tanya Gailus of 62 Prescott Road appeared before the Select Board and reiterated Stephan Bader's comment regarding the form of Public Comment. Ms. Gailus also urged the Select Board to send a letter to the Governor regarding the Hanscom North Airfield Hangar Expansion project proposal.

Karlen Reed of 83 Whits End appeared before the Select Board and commented on her appreciation for the content of the Weekly Operations Report published on the Town Manager's webpage.

Pamela Dritt of 13 Concord Greene appeared before the Select Board and reiterated Stephan Bader's comments regarding the form of Public Comment and requested that all correspondence received by the Select Board be posted on the Select Board's webpage.

Adrian Peterson of 253 Peter Spring Road appeared before the Select Board and commented on his opposition to the Hanscom North Airfield Hangar Expansion project proposal.

Consent Agenda

- a. Approval of Minutes: April 3, 2023; April 10, 2023; April 30, 2023
- b. One Day Liquor Licenses:
 - i. Wines and Malt Beverages Only for Megan Carroll for a 50th Anniversary Party to be held at the Concord Center for the Visual Arts at 37 Lexington Road on May 20, 2023 from 5:30 PM to 10:00 PM
 - ii. Wines and Malt Beverages Only for Erik Steinbrook for a Wedding Celebration to be held at Verrill Farm at 11 Wheeler Road on May 20, 2023 from 4:00 PM to 8:00 PM
- c. Tour Guide Licenses: Marshall Moore; Philip Swain
- d. Town Accountant Warrants: April 27, 2023; May 11, 2023
- e. Committee Appointments: Corrective appointment for Francesca Cataldo of 40 Hosmer Road as an Associate Member of the Historical Commission for a term to expire May 31, 2024

Ms. Hartman requested that the word "overtime" on page 3 of the April 3, 2023 meeting minutes be struck in order to avoid confusion.

Ms. Escobedo noted that the words "out of" are incorrectly omitted on page 4 of the April 10, 2023 meeting minutes.

Upon a motion duly made and seconded, it was UNANIMOUSLY **voted**: to approve the Consent Agenda with the discussed amendments to the April 3, 2023 and April 10, 2023 meeting minutes.

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Roll Call Vote:

Mr. Dane – Aye
Ms. Hartman – Aye
Ms. Ackerman – Aye
Ms. Escobedo – Aye

Town Manager’s Report

Deputy Town Manager Megan Zammuto presented the Weekly Operations Report for the week ending May 12, 2023 in the absence of the Town Manager. The full Weekly Operations Report can be viewed [here](#).

Mr. Howell arrived at the Select Board meeting. All votes taken from this point on reflect a full member quorum.

Annual Town Meeting Debrief with Town Moderator Carmin Reiss

Carmin Reiss, Town Moderator, appeared before the Select Board to provide a debrief on Annual Town Meeting which took place on Sunday, April 30, 2023 and Monday, May 1, 2023. Ms. Reiss noted that a survey was conducted, though only available in-person at the meeting on Monday, soliciting resident feedback on Town Meeting. Ms. Reiss summarized the following results from the survey:

- Most residents noted that they sought information out regarding Town Meeting most frequently on the Town’s website and in the Concord Bridge
- Comments that the Town uses a lot of paper in the Town Meeting process
- Comments that the venue (Concord-Carlisle High School) does not have enough conveniently located restrooms, that there should be more drinking water available for attendees, that some of the PowerPoint presentations at the meeting were difficult to read
- Comments that the Minuteman Media Network livestream was difficult to find on the website and that the broadcast dropped several times
- Comments on the scheduling of the meeting being on a Sunday, rather than several weeknights.

Lastly, Ms. Reiss noted that each year, there are always comments on the form of government that the Town has, namely Open Town Meeting, rather than a Representative Town Meeting or City Council, which would require special legislation to change to. Ms. Reiss also noted of an option to add a poll vote after Town Meeting, which would likely also require special legislation.

Ms. Ackerman noted that the Town should work to educate the public on their options next year, such as including a short summary of the options in the Concord Bridge. Ms. Ackerman continued and noted that she thinks adding survey questions to the Annual Town Survey regarding the Town’s form of government would be a good idea.

Mr. Howell concurred and noted that frequently when people raise concerns about the current form of government, they do not clarify which form of government they would prefer, so the Town should ask these questions.

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Ms. Reiss responded with three takeaways from this discussion, which are:

- The potential to include questions regarding the Town's form of government on the Annual Town Survey
- The potential to create a committee to perform a legislative study for the Town, as the last study was performed 10 years ago
- Revisiting the results from the 1996 and 2013 studies to review the recommendations.

Seasonal Outdoor Restaurant Seating Applications

- 80 Thoreau at 80 Thoreau Street
- Nosh by Concord Market at 97 Lowell Road

Deputy Town Manager Megan Zammuto presented the applications for Seasonal Outdoor restaurant Seating on behalf of the applicants at 80 Thoreau and Nosh by Concord Market. Ms. Zammuto noted that both applications have been reviewed and approved by the Town's internal review team.

Upon a motion duly made and seconded, it was UNANIMOUSLY **voted:** to approve the Seasonal Outdoor Restaurant Seating applications for 80 Thoreau and Nosh by Concord Market with the proposed requirements by Town departments as included in the Select Board meeting packet.

Roll Call Vote:

Mr. Dane – Aye
Ms. Hartman – Aye
Ms. Ackerman – Aye
Ms. Escobedo – Aye
Mr. Howell – Aye

Town Manager Evaluation Form Timeline

Ms. Ackerman noted that she will not be present at the next meeting and opened the discussion regarding a designee to receive and compile the completed Town Manager Evaluation Forms.

The Select Board discussed the potential of Mr. Howell as the designee as he will not be completing the Town Manager Evaluation Form as he is a new member of the Board.

Tanya Gailus of 62 Prescott Road noted that she does not believe that this would comply with Open Meeting Law.

Deputy Town Manager Megan Zammuto read an excerpt from the Attorney General's website, which recommends that a Town staff member receive and compile completed evaluation forms.

The Select Board concurs that Shannon McAndrew, Senior Administrative Assistant will receive completed forms and compile the forms by taking the averages of each category.

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Upon a motion duly made and seconded, it was UNANIMOUSLY **voted:** to select Shannon McAndrew, Senior Administrative Assistant as the designee to receive and compile the Town Manager Evaluation forms and to adopt the Town Manager Evaluation Form timeline as included in the Select Board meeting packet.

Roll Call Vote:

Mr. Dane – Aye
Ms. Hartman – Aye
Ms. Ackerman – Aye
Ms. Escobedo – Aye
Mr. Howell – Aye

Assignment of Board and Committee Liaisons

Chair Dane opened the discussion on Board and Committee Liaison assignments by first clarifying the relationship between the Select Board Liaisons and Boards and Committees. Chair Dane noted that the Town is unique for its large number of Boards and Committees, but it is not productive nor should it be expected for the Liaison to attend each Board/Committee meeting. Chair Dane explained that the Liaison is a resource and a source of communication between the Select Board and the Board/Committee and that the Liaison also plays an important role in recruiting for Boards and Committees. Chair Dane presented a draft of Liaison assignments, based on Select Board members ranked requests.

Ms. Ackerman requested that though these committees typically do not have an assigned Liaison, she wishes to serve as the Liaison for the Hansom Field Advisory Representative and Massport Community Advisory Committee.

Ms. Escobedo requested to continue with the Hanscom Area Town Selectmen and Concord Housing Development Corporation.

Mr. Howell noted that he would work with the Recreation Commission rather than working with the Concord Housing Development Corporation.

Correspondence

Chair Dane acknowledged two letters of correspondence regarding the Hanscom North Airfield proposed expansion project. Chair Dane noted that he is working with Town staff to dedicate a portion of the Select Board's webpage on the Town website for posting all correspondence received, rather than including it in the Select Board meeting packet.

Public Comment

Tanya Gailus of 62 Prescott Road appeared before the Select Board and commented that she hopes Save Our Heritage is invited to present to the Select Board next week during the update on the Hanscom North Airfield Hangar Expansion project proposal. Ms. Gailus continued that

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regarding the form of Town Meeting, it may be helpful to look toward the State for ways to include residents on Zoom and that with a Representative Town Meeting, the Town loses individual voices and the ability to make decisions more freely.

Diane Proctor of 57 Sudbury Road appeared before the Select Board and commented that she hopes that the relationship between the Boards and Committees and their Select Board Liaison can be reconsidered, as she believes the oversight that a Select Board member offers to be invaluable.

Adjournment

Chair Dane asked the Select Board members to consider what their top three most attainable goals for the Fiscal Year are and to email them to Shannon McAndrew, Senior Administrative Assistant, in accordance with Open Meeting Law.

Upon a motion duly made and seconded, it was UNANIMOUSLY **voted:** to adjourn the meeting.

Roll Call Vote:

Mr. Dane – Aye
Ms. Hartman – Aye
Ms. Ackerman – Aye
Ms. Escobedo – Aye
Mr. Howell – Aye

Meeting Packet: <https://concordma.gov/DocumentCenter/View/42437/Select-Board-Meeting-Packet-May-15-2023>

Meeting Recording:

<https://www.youtube.com/watch?v=g2IXbLVtw2I&list=PL1TTzrWEKOOkHKXNLQprEz0f0ofHYKj8->

**Town of Concord
Select Board
Minutes
May 22, 2023**

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting both in-person at 22 Monument Square on the 2nd floor in the Public Hearing Room and via Zoom at 6:30 PM on May 22, 2023.

Present were: Henry Dane, Chair; Mary Hartman, Clerk; Linda Escobedo, and Mark Howell

* All votes reflect a Roll Call Vote due to the members attending in a hybrid meeting format

Call to Order

Select Board Chair Henry Dane called the meeting to order at 6:30 PM.

Ms. Hartman identified the members present were Mr. Dane, Mr. Howell, Ms. Escobedo via Zoom, and herself. Ms. Ackerman was not present.

Public Comment

There was no public comment.

Consent Agenda

- a. Proclamation for Race Amity Day on June 11, 2023
- b. One Day Liquor Licenses:
 - i. All Alcoholic Beverages for Rachel Gelinis for a Wedding Rehearsal Dinner at the Concord Center for the Visual Arts at 37 Lexington Road on Friday, May 26, 2023 from 5:15 PM to 8:30 PM
 - ii. Wines and Malt Beverages Only for Peter Kilbridge of AMC Bike Club for a Bike Club Outing at Verrill Farm at 11 Wheeler Road on Saturday, June 3, 2023 from 5:00 PM to 9:00 PM
 - iii. All Alcoholic Beverages for Francis Ouimet Scholarship Fund for the Francis Ouimet Scholarship Fund Annual Meeting at the Concord Country Club at 246 ORNAC on Monday, October 23, 2023 from 3:30 PM to 8:30 PM
 - iv. Wines and Malt Beverages Only for Kelli Kirshtein and Jen Verrill for the Concord-Carlisle Teachers' Association Retirement Dinner at Verrill Farm at 11 Wheeler Road on Friday, June 2, 2023 from 5:00 PM to 9:00 PM
- c. One Day Entertainment License for live music for Jessica Clayson, Event Producer for the Concord Academy Centennial Event at 166 Main Street on Saturday, June 10, 2023 from 12:00 PM to 10:00 PM
- d. Tour Guide Licenses: Maureen Byrnes
- e. Town Accountant Warrant: May 18, 2023
- f. Gift Acceptance from the Friends of the Sleepy Hallow Cemetery for a granite bench valued at \$3,000.00 in the Bills Garden in Sleepy Hallow Cemetery
- g. Committee Nominations – Abigail Flanagan of 397 Main Street to the Planning Board for a term to expire May 31, 2028; Chris Randall of 150 Central Street to

**Town of Concord
Select Board
Minutes
May 22, 2023**

the West Concord Junction Cultural District Committee for a term to expire May 31, 2026; Pamela Talbot of 188 Conant Street to the Personnel Board for a term to expire May 31, 2026

Upon a motion duly made and seconded, it was UNANIMOUSLY **voted:** to approve the Consent Agenda.

Roll Call Vote:

Mr. Dane – Aye
Ms. Hartman – Aye
Ms. Escobedo – Aye
Mr. Howell – Aye

Town Manager’s Report

Town Manager Kerry Lafleur presented the Weekly Operations Report for the week ending May 19, 2023. The full report can be viewed [here](#).

Amend Bruce Freeman Rail Trail Advisory Committee Charge

Nat Welch of 141 Stow Street and Co-Chair of the Bruce Freeman Rail Trail Advisory Committee appeared before the Select Board to present the proposed amendments to the Committee’s charge. Mr. Welch noted that with the design and construction phase complete, the Committee would still like to play a role in advising for maintenance and preservation of the trail. Mr. Welch continued that the Committee would also like to reduce the number of members from 9 to 7.

Ms. Hartman asked a question regarding the “C. Background” section of the charge, such as if the wording could be more inclusive for other uses of the trail beyond cyclists.

Mr. Welch responded that he would work to update this, and that the Committee has been working to have a more diverse membership, such as including people with backgrounds in passive recreation and people with young children, rather than only cyclists. Mr. Welch noted that there is a Committee meeting this Thursday, so he will make the further amendments and ask the Committee to vote on the second version of the amended charge.

Ms Escobedo asked if the membership of the committee could specify that at one member be a non-bicycle user. Mr Welch responded that one of the current members used the trail exclusively for walking.

Ellen Quackenbush of 206 Prairie Street appeared before the Select Board and voiced support for a member of the Committee to have a background in passive recreation and wildlife, as this is a use of the trail.

**Town of Concord
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May 22, 2023**

Tanya Gailus of 62 Prescott Road appeared before the Select Board and commented on how it is beneficial to continue to look at the Bruce Freeman Rail Trail as an individual entity and not to group it with all other regional rail trails.

Hanscom North Airfield Hangar Expansion Project Update

Chair Dane opened the discussion regarding the Hanscom North Airfield Hangar Expansion Project and noted that he would like to see the discussion focus on how the Town and region is going to work together to halt the project and to discuss what types of action will be effective. Chair Dane continued that this issue is both political and environmental, and that it will be important for the Town to be closely involved with the environmental review of the project and to contact all relevant political officials.

Deputy Town Manager Megan Zammuto presented a memorandum with a summary of the project and the actions that the Town has taken thus far. The full memorandum is included in the Select Board meeting packet.

Mark Giddings of 474 Barretts Mill Road and Concord Representative to the Hanscom Field Advisory Committee appeared before the Select Board and provided background on the Committee's work. Mr. Giddings continued that the proposed project would be a massive expansion of the facility and that he thinks the best approach to take would be an environmental approach. Mr. Giddings noted that the Town must lobby political officials regarding their concerns and that it will also be important to wait until the environmental review of the project is published this fall.

Chair Dane asked if the Committee has any influence on the project's future.

Mr. Giddings responded that the Committee's function is to understand Massport's activities at the facility, but in the meantime to continue to be in touch with Massport regarding the project to express their concerns.

Christopher Elliot, resident of Lincoln, and Chair of the Hanscom Field Advisory Committee appeared before the Select Board and commented that he does not think the right approach at this time is for protest, but to try to develop relationships with the appropriate political officials. Mr. Elliot noted that the local Select Boards agree in opposition of the project, which is a powerful tool, but that the decisions on this project are going to be made in Boston and Washington, D.C., so need to think about the arguments that will matter to decision makers in these locations.

Ms. Hartman asked a question regarding sustainable aviation fuel (SAF).

Mr. Elliot responded that Massport has not yet rolled out SAF, but that it is produced in small quantities, and it burns exactly like traditional jet fuel, so is not convinced by the arguments that it is more sustainable.

**Town of Concord
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Mr. Howell asked Mr. Elliot if he could characterize the scale of the expansion with the proposed project.

Mr. Elliot responded that there are debates about the expansion in terms of numbers, but that he and Neil Rasmussen project that it would be tripling the amount of hangar space and there is the possibility that the expansion would bring more planes from Logan Airport to Hanscom, and then even more planes would be flying to Logan Airport.

Ira Goldman of 140 Monson Road and Concord Representative to the Massport Community Advisory Committee appeared before the Select Board and noted that currently, the Committee is largely focused on Logan Airport, as there are more than 30 representatives from the Boston-Metropolitan area. Mr. Goldman continued that Massport has glossed over many of the concerns regarding the proposed project in recent presentations and that he also has concerns about the proposed project creating more traffic and noise at Logan Airport as a ripple effect.

Neil Rasmussen of 393 Estabrook Road and President of Save Our Heritage appeared before the Select Board and presented on the matter of opposition to the proposed project. Mr. Rasmussen's full presentation is included in the Select Board meeting packet.

Chair Dane asked if the best approach is coordination amongst other towns, organizations, etc., how can this best be achieved.

Mr. Rasmussen responded that it will be best for the environmental organizations to lead the charge and create the argument's narrative. Mr. Rasmussen continued that it would be helpful for a letter to be drafted on behalf of all local Select Boards to be sent to political officials.

Chair Dane commented on how Save Our Heritage has fought against earlier developments at Hanscom North Airfield and voiced concern that this proposed project is much larger than previous proposals.

Mr. Rasmussen responded that the previous proposals were also large expansions, but that involved parties must be focused on the environmental and historical preservation of the area, with carbon emissions being the key lever.

Ms. Hartman noted that when involved parties approach the Office of the Governor that the issue is a state issue, not just a regional issue, so that the proposed project does not get shifted to a different state airport. Ms. Hartman asked if there is any action that can be taken at the federal level.

Mr. Rasmussen responded that in the medium-time frame range, the federal legislature can be pressed to take away some of the tax incentives that presently exist for private aviation. Mr. Rasmussen noted that this can also be done at the state legislature level.

Chair Dane opened the floor to public comment on the matter.

**Town of Concord
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May 22, 2023**

Dan Schrage of 24 Mallard Drive commented that aviation is a major economic driver in the state, but that Massport is claiming that the environment will benefit from the proposed project because of a decrease in “ferry” flights. He found this argument specious since fractional owners gain no economic benefit by parking planes in hangars and do not run multiple trips into Hanscom to fill the jets. He went on to describe the project as the largest proposed project at Hanscom North Airfield ever, presenting a clear shift in operations.

Tanya Gailus of 62 Prescott Road commented that she does not necessarily think that the arguments made need to be one main argument, but that one main argument with additional themes could make it stronger. Ms. Gailus continued by thanking Mr. Elliot for pointing out the effects that this project could also have at Logan Airport and by thanking Ms. Escobedo for her comments made at the Hanscom Area Town Selectmen meeting.

Mark Gailus of 62 Prescott Road commented that this project should not be moving forward at Hanscom or at any other airport in the state, as it goes against the state’s and local climate initiatives. Mr. Gailus continued by voicing concern regarding sustainable aviation fuel.

Ellen Quackenbush of 206 Prairie Street commented that she agrees with Mr. Rasmussen regarding the environmental damage but asked what the economic advantage for the state is in implementing the project. Ms. Quackenbush continued that private aviation does not contribute economic benefits to the state or to the country because of the tax incentives that they receive.

Linda Kemp of 59 Mallard Drive commented that she is in support of a unified letter to the Governor to halt the project and that the Town should work to include as many regional cities and towns to sign the letter, including Logan Airport surrounding cities and towns.

Neil Rasmussen of 393 Estabrook Road commented on Federal Aviation Administration economic multipliers that apply to commercial airports, not general aviation airports, but Massport continues to include the multipliers for the proposed project.

Mark Hanson of 340 Holden Wood Road commented that most of the current private aviation flights at Hanscom must be for leisure, as there are more flights on the weekends than weekdays, but that the noise is very disruptive.

Doris Cole of 593 Annursnac Hill Road commented that if a letter is sent to the Governor to include the effect that would be had on Minute Man National Park.

Diane Proctor of 57 Sudbury Road commented on the current impacts that private aviation has.

Nancy Nelson of 1695 Lowell Road asked if a more progressive Department of Transportation or Federal Aviation Administration has been helpful in discussions thus far.

Mr. Rasmussen responded that we do have a favorable administration right now, but changes within the Department of Transportation and Federal Aviation Administration can be extremely time consuming.

**Town of Concord
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May 22, 2023**

Elizabeth Henry of 149 Hubbard Street commented that she supports the idea of a unified letter to the Governor to halt the project and to include Logan Airport neighboring cities and towns as well and to copy our federal legislators on any correspondence sent.

Julie Hirschler of 1381 Main Street asked if any of the organizations are aware of other comparable cities or towns that may have encountered this type of challenge.

Pamela Dritt of 13 Concord Greene commented that it would be helpful for the Town to post a notice on the Town website when a letter as such is being drafted so that the public can also sign it.

Moira Walsh of 169 Thoreau Street asked if a website can be developed regarding the proposed project for the public.

Kati Winchell, Project Manager at Save Our Heritage, commented that coordination amongst organizations is in discussion at Save Our Heritage with a coalition of 18 organizations being formed so far and that a website is also currently being developed.

Pam Howell of 668 Annursnac Hill Road asked what the penalty for flights is that fly in the middle of the night.

Janet Rothrock of 618 Annursnac Hill Road noted that in the past when she inquired about flights that flew in the middle of the night that the fine was \$300.00.

**Review and Approve the Section 3A Law – MBTA Communities Zoning
Outreach Plan and Draft Map**

Elizabeth Hughes, Town Planner, appeared before the Select Board to present a memorandum and draft maps on the Section 3A Law – MBTA Communities Zoning Outreach Plan. The full memorandum and draft maps are included in the Select Board meeting packet.

Ms. Hartman noted that she supports the plan in principle and that the Town should contribute to solutions for additional housing in Concord. Ms. Hartman asked a question regarding the overlay district.

Ms. Hughes responded that currently, every part of Concord is covered by one or more zoning districts and that the overlay districts would be on top of the base zoning. Ms. Hughes continues that what an overlay district does is add specific MBTA Communities parameters to the district.

Ms. Hartman asked a question about the enforcement of the Attorney General's guidelines.

Chair Dane noted that he would like to see a more balanced outreach plan, as the parameters are likely to change overtime as communities become more involved. Chair Dane continued that adopting a draft map seems premature at this point and asked if the plan and maps have been reviewed by the Planning Board.

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Ms. Hughes responded that the plan and maps are to be reviewed by the Planning Board tomorrow, Tuesday, May 23, 2023.

Mr. Howell asked for a more detailed explanation of the draft maps.

Ms. Hughes noted that the district must be within a 0.5 mile radius of the MBTA Commuter Rail stations and discussed the draft maps for Concord Center and West Concord. Ms. Hughes continued that the effort of implementation will require a full community effort, so the Planning Department would like to have the Select Board's support of the plan.

Chair Dane responded that he would like the Planning Board to review the plan before the Select Board votes approval.

Keith Bergman of 56 White Avenue appeared before the Select Board and expressed support for the process and noted that the next Housing Roundtable discussion will be held on Wednesday, June 7, 2023, which will be an opportunity for public outreach on this topic.

Pamela Dritt of 13 Concord Greene appeared before the Select Board and asked a question regarding sewer capacity and expansion.

Diane Proctor of 57 Sudbury Road appeared before the Select Board and commented that there should be vibrant communication between the Town and the abutters of the proposed overlay district throughout the process.

Mr. Bergman added that the deadline for Concord to comply with the MBTA Communities Act is December 31, 2024, whereas the deadline for communities with MBTA subways to comply is December 31, 2023, so the Town will be able to gage the Attorney General's enforcement of the guidelines.

Moir Walsh of 169 Thoreau Street appeared before the Select Board and commented that Thoreau Gardens should be removed from the draft map for Concord Center since it made no sense to her to demolish existing affordable housing.

Upon a motion duly made and seconded, it was **voted:** to approve the MBTA Communities Outreach Plan and draft maps as included in the Select Board meeting packet. The vote passed 3-1-0.

Roll Call Vote:

Mr. Dane – Nay

Ms. Hartman – Aye

Ms. Escobedo – Aye

Mr. Howell – Aye

Adjournment

**Town of Concord
Select Board
Minutes
May 22, 2023**

Upon a motion duly made and seconded, it was UNANIMOUSLY
voted: to adjourn the meeting.

Roll Call Vote:

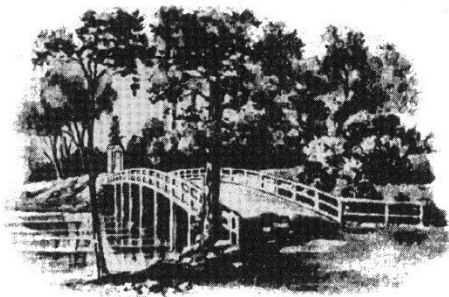
Mr. Dane – Aye
Ms. Hartman – Aye
Ms. Escobedo – Aye
Mr. Howell – Aye

Meeting Materials:

[Select Board Meeting Packet for May 22nd](#)

[Select Board Meeting Recording for May 22nd](#)

DRAFT



OLD NORTH BRIDGE

TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

To: Concord Select Board

From: Shannon McAndrew, Senior Administrative Assistant

Date: June 5, 2023

Re: One Day Liquor License – Jean Goldsberry for the Concord Rotary

Included in your packet is a One Day Liquor License application for Wines and Malt Beverages Only for Jean Goldsberry of the Concord Rotary. The Concord Rotary is applying for a license for a dinner to be held at Verrill Farm at 11 Wheeler Road on Tuesday, June 20, 2023 from 6:00 PM to 8:00 PM. The Concord Rotary's application is complete with TIPS Certifications for six bartenders from Simply Serve and payment.

TOWN OF CONCORD
APPLICATION FOR ONE DAY SPECIAL LICENSE
FOR THE SALE OF WINES & MALT BEVERAGES/ALL ALCOHOLIC BEVERAGES



PAID

Fee: \$75.00/per day - One Day All Alcoholic and/or Wines & Malt Beverages Only Amount Paid \$ 75.00

The undersigned hereby applies for a One Day Special License in accordance with the provisions of the Statutes relating hereto:

NAME: (please print)

Jean Goldsbury

COMPANY or organization:

Concord Rotary

ADDRESS:

TELEPHONE:

414 248 9212

DATE(S) APPLIED FOR:

6/20/23

EVENT:

Dinner

HOURS OF OPERATION:

6-8pm

PREMISES TO BE LICENSED:

Verrill Farm

ADDRESS OF PREMISE LICENSED:

11 Wheeler Rd, Concord, MA

License is for the Sale of:

- All Alcoholic Beverages
- Wines & Malt Beverages Only
- Wines Only
- Malt Beverages Only

The Licensed Activity or Enterprise is:

- For Profit
- Non-Profit

Are the bartenders TIPS or equivalently trained?

Yes No

Will there be people in attendance that are under the age of 21?

Yes No

Is this the first one day special license secured by this organization?

Yes No

If no, number of consecutive years licensed?

2

Will there be more than 100 people in attendance?

Yes No

If yes, the applicant agrees to contact the Police Department to determine whether traffic control coverage is necessary. The traffic control coverage is provided at the expense of the applicant.

By exercising the privileges of this license in serving persons with alcoholic beverages, the licensee is potentially exposed to significant liability for injuries and damages to the persons served or to others who are injured or damaged by the persons served. Your acceptance and exercise of this license will be deemed to be acknowledgment that you are aware of this potential liability. You are encouraged to discuss the risks associated with exercising your privileges of the license and the precautions appropriate to avoid injuries, damage and liability to others with your legal advisor. The Town of Concord and the Board of Selectmen, acting as the Local Licensing Authority, shall not be liable to the licensee or others if injury or damage shall result from the exercise of the license.

Signature of Applicant:

Jean Goldsbury

Date:

5/2/23

**TOWN OF CONCORD
Board of Selectmen**

One Day Special Licenses

TIPS TRAINING (OR EQUIVALENT)

Applicant Name:	Jen Verrill / Goldsbury
Location of Event:	11 Wheeler Rd
Date of Event:	4/20/23

The Board of Selectmen require that any event for which they issue a One Day Special License the alcohol must be served by a TIPS trained or equivalent bartender.

TIPS training cards or the equivalent must accompany this application. These must show the photo and name of the bartender and must be current. If a photo is not on the TIPS training card, then a copy of a valid driver's license with a photo should be included as well. Proof of TIPS credential must be provided before this application is voted on by the Board of Selectmen.

**TOWN OF CONCORD
Board of Selectmen**

One Day Special Licenses

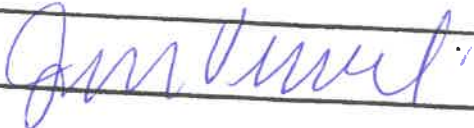
Under 21 Policy

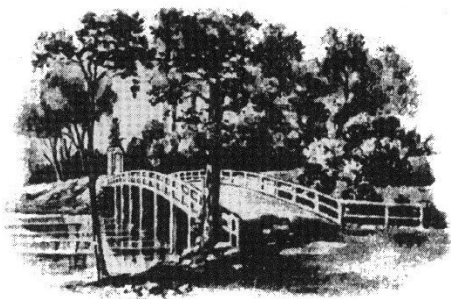
The Town of Concord Board of Selectmen assumes that there may be guests or attendees under 21 at any event. Therefore this policy must be adhered to for all events.

Applicant Name:	Jen Vernii / Goldsbury
Location of Event:	11 Wheeler Rd.
Date of Event:	6/20/23

Applicants agree to check the ages of all guests at the door. If a person is under the age of twenty-one, his/her hand will be stamped to indicate that the person is underage to the bartender.

I certify that Concord's under 21 policy requirement for the event stated in this application will be followed.

Signature of Applicant:	
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OLD NORTH BRIDGE

TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

To: Concord Select Board

From: Shannon McAndrew, Senior Administrative Assistant

Date: June 5, 2023

Re: One Day Liquor License – Jennifer Verrill of Verrill Farm

Included in your packet is a One Day Liquor License application for Wines and Malt Beverages Only for Jennifer Verrill of Verrill Farm. Verrill Farm is applying for a license for the Strawberry Cocktail Party to be held at Verrill Farm at 11 Wheeler Road on Thursday, June 22, 2023 from 6:00 PM to 8:00 PM. Verrill Farm's application is complete with TIPS Certifications for six bartenders from Simply Serve and payment.

TOWN OF CONCORD
APPLICATION FOR ONE DAY SPECIAL LICENSE
FOR THE SALE OF WINES & MALT BEVERAGES/ALL ALCOHOLIC BEVERAGES



PAID

Fee: **\$75.00/per day - One Day All Alcoholic and/or Wines & Malt Beverages Only** Amount Paid \$ 75.00

The undersigned hereby applies for a One Day Special License in accordance with the provisions of the Statutes relating hereto:

NAME: (please print) Jennifer Verrill
COMPANY or organization: Verrill Farm
ADDRESS: 11 Wheeler Rd. Concord
TELEPHONE: 978 369-4494
DATE(S) APPLIED FOR: 6/22/23
EVENT: strawberry Cocktail Party
HOURS OF OPERATION: 4-8 pm.
PREMISES TO BE LICENSED: Verrill Farm
ADDRESS OF PREMISE LICENSED: 11 Wheeler Rd.

License is for the Sale of:

All Alcoholic Beverages	<input type="checkbox"/>
Wines & Malt Beverages Only	<input checked="" type="checkbox"/>
Wines Only	<input type="checkbox"/>
Malt Beverages Only	<input type="checkbox"/>

The Licensed Activity or Enterprise is:

For Profit	<input checked="" type="checkbox"/>
Non-Profit	<input type="checkbox"/>

Are the bartenders TIPS or equivalently trained? Yes No

Will there be people in attendance that are under the age of 21? Yes No

Is this the first one day special license secured by this organization?
If no, number of consecutive years licensed? Yes No
3?

Will there be more than 100 people in attendance? Yes No

If yes, the applicant agrees to contact the Police Department to determine whether traffic control coverage is necessary. The traffic control coverage is provided at the expense of the applicant.

By exercising the privileges of this license in serving persons with alcoholic beverages, the licensee is potentially exposed to significant liability for injuries and damages to the persons served or to others who are injured or damaged by the persons served. Your acceptance and exercise of this license will be deemed to be acknowledgment that you are aware of this potential liability. You are encouraged to discuss the risks associated with exercising your privileges of the license and the precautions appropriate to avoid injuries, damage and liability to others with your legal advisor. The Town of Concord and the Board of Selectmen, acting as the Local Licensing Authority, shall not be liable to the licensee or others if injury or damage shall result from the exercise of the license.

Signature of Applicant: Jennifer Verrill Date: 5/2/23

**TOWN OF CONCORD
Board of Selectmen**

One Day Special Licenses

Under 21 Policy

The Town of Concord Board of Selectmen assumes that there may be guests or attendees under 21 at any event. Therefore this policy must be adhered to for all events.

Applicant Name:	Jen Verrill
Location of Event:	11 Wheeler Rd.
Date of Event:	6/22/23

Applicants agree to check the ages of all guests at the door. If a person is under the age of twenty-one, his/her hand will be stamped to indicate that the person is underage to the bartender.

I certify that Concord's under 21 policy requirement for the event stated in this application will be followed.

Signature of Applicant:	
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**TOWN OF CONCORD
Board of Selectmen**

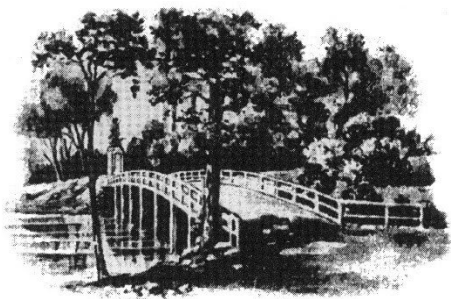
One Day Special Licenses

TIPS TRAINING (OR EQUIVALENT)

Applicant Name:	Verrill Farm / Jen Vernill
Location of Event:	11 Wheeler Rd.
Date of Event:	10/22/23

The Board of Selectmen require that any event for which they issue a One Day Special License the alcohol must be served by a TIPS trained or equivalent bartender.

TIPS training cards or the equivalent must accompany this application. These must show the photo and name of the bartender and must be current. If a photo is not on the TIPS training card, then a copy of a valid driver's license with a photo should be included as well. Proof of TIPS credential must be provided before this application is voted on by the Board of Selectmen.



OLD NORTH BRIDGE

TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

To: Concord Select Board

From: Shannon McAndrew, Senior Administrative Assistant

Date: June 5, 2023

Re: One Day Liquor License – Clark Teeple

Included in your packet is a One Day Liquor License application for Wines and Malt Beverages Only for Clark Teeple of 86 Fern Road, Medford. Mr. Teeple is applying for a license for a Wedding Celebration to be held at the Concord Center for the Visual Arts at 37 Lexington Road on Saturday, October 7, 2023 from 5:30 PM to 11:00 PM. Mr. Teeple's application is complete with TIPS Certification for one bartender for the event and payment.

Shannon McAndrew

From: noreply@civicplus.com
Sent: Tuesday, May 2, 2023 7:45 PM
To: licensing board; Town Manager's Office; jromanul@concordma.gov
Subject: Online Form Submittal: One Day Special Liquor Licenses

One Day Special Liquor Licenses

Company or Organization	Julia and Clark
Applicant Name	Clark Teeple
Email Address	CBTEEPLE@GMAIL.COM
Applicant Address	86 Fern Rd
City	Medford
State	MA
Zip Code	02155
Phone Number	6162127921
Name of Event	Julia and Clark's Wedding
Activity Is	Non-Profit
Event Type	Private Event in Rented Facility
Event Date & Start Time	10/7/2023 5:30 PM
End Time	11:00 PM
Premises to be Licensed	Concord Center for the Visual Arts.
City	Concord
State	MA
Zip Code	01742
License is for the Sale of:	Wines & Malt Beverages Only
Bartenders TIPS trained?	Yes
Under 21 Attendees?	Yes

1st one-day license for Organization? Yes

If NO, number of years licensed? *Field not completed.*

More than 100 in attendance? No

By exercising the privileges of this license in serving persons with alcoholic beverages, the licensee is potentially exposed to significant liability for injuries and damages to the persons served or to others who are injured or damaged by the persons served. Your acceptance and exercise of this license will be deemed to be acknowledgement that you are aware of this potential liability. You are encouraged to discuss the risks associated with exercising your privileges of the license and the precautions appropriate to avoid injuries, damage and liability to others with your legal advisor. The Town of Concord, and the Select Board, acting as the Local Licensing Authority, shall not be liable to the licensee or others if injury or damage shall result from the exercise of the license.

I acknowledge and accept the above statement of liability Clark Teeple

APPLICATION FEE \$75.00

*Please forward to: Town Manager's Office PO Box 535 Concord, MA 01742
Applications cannot be processed until payment is received.*

Acknowledgements I attest the information contained in this form is true and accurate., I acknowledge that I must pay an application fee of \$75 and will mail my payment., I acknowledge that no action will be taken, or scheduled, regarding my application until payment is received.

IMPORTANT NOTICE

Board & Committee Meeting Calendar

(Section Break)

TIPS TRAINING

The Select Board require that for any event which they issue a special permit, the alcohol provided must be served by a TIPS trained (or equivalent) bartender. TIPS training cards, or their equivalent, must accompany this application. Additionally, each certification must show a photo and name of the bartender(s) and must be current. If a photo is not on the TIPS training cards, a copy of a valid driver's license with a photo should be included. Proof of TIPS credentials must be provided before any application may be voted on by the Select Board.

I acknowledge and agree to the Town of Concord's TIPS Training Policy as outlined above. Copies of card(s) will be mailed separately to the Town Manager's Office

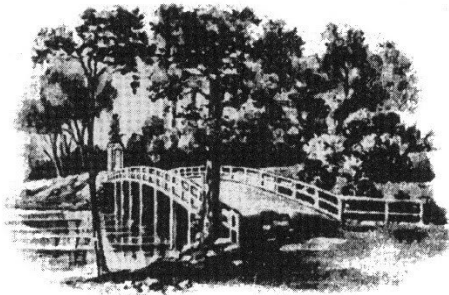
UNDER 21 POLICY

The Town of Concord Select Board assumes that there may be guests or attendees under 21 years of age at any event. therefore, this policy must be adhered to for all events. Applicants agree to check the ages of all guests at the door. If a persons under the age of 21 are present, his or her hand shall be stamped to indicate the he/she is underage for the bartender.

I certify that Concord's Under 21 Policy, as outlined above, will be followed.

A legal adult, over 21 years of age, shall check the ages of all guests to ensure compliance., All bartenders shall be made aware of the Under 21 Policy terms before the event's commencement.

Email not displaying correctly? [View it in your browser.](#)



OLD NORTH BRIDGE

TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

To: Concord Select Board

From: Shannon McAndrew, Senior Administrative Assistant

Date: June 5, 2023

Re: Sunday Entertainment License – 51 Walden Performing Arts Center

Included in your packet is a Sunday Entertainment License application for the 51 Walden Performing Arts Center located at 51 Walden Street. The application is for the performance of the opera, Tosca by Puccini, on Sunday, June 11, 2023 from 2:00 PM to 5:00 PM. The application is complete with payment.

Application for License for Public Entertainment on Sunday

Form 90

5/24/23

(Date)

Hon. Henry Daw Chairman of Board of Selectmen, Concord

Dear Sir:

The undersigned, in accordance with chapter 136 of the General Laws, as amended, hereby requests a license for

a performance of the opera Tosca, by Puccini

(Insert Description of Entertainment)

in or on the property at No. 51 Walden Street

(Name of Building)

on June 11, 2023 from 2 P.M. to 5 P.M.
(Date)

The concert or entertainment above mentioned is to be in keeping with the character of the Lord's Day and not inconsistent with its due observance.

Licensee or

Carole Wayland

Authorized representative

Carole Wayland

(Sign name legibly)

Home Address,

6 Abbott Lane Apt. 6

PROGRAM OF CONCERT OR ENTERTAINMENT

No.	Name of Artists, Orchestra or other Entertainment	Nature of Entertainment	Description of Costume to be worn
	<u>Opera 51</u>	<u>opera</u>	<u>1890s Rome</u>

THIS APPLICATION AND PROGRAM MUST BE SIGNED BY THE LICENSEE OR AUTHORIZED REPRESENTATIVE OF ENTERTAINMENT TO BE HELD. NO CHANGE TO BE MADE IN THE PROGRAM WITHOUT PERMISSION OF THE AUTHORITIES GRANTING AND APPROVING THE LICENSE.

THE FEE OF \$ _____ TO ACCOMPANY THIS APPLICATION AND PROGRAM WHEN FORWARDED TO THE COMMISSIONER OF PUBLIC SAFETY FOR APPROVAL.



PAID

RECEIVED
MAY 30 2023

TOWN OF CONCORD
TOWN MANAGER'S OFFICE

COMMONWEALTH OF MASSACHUSETTS
TOWN OF CONCORD
SELECT BOARD

PROCLAMATION

Juneteenth National Independence Day on June 19, 2023

- WHEREAS** For the first time this year, the Town of Concord is honoring Juneteenth National Independence Day. This town supported celebration is a formal recognition of the dignity and importance of this holiday for all residents of Concord and those who visit; and
- WHEREAS** Juneteenth is a federal holiday in the United States commemorating the emancipation of enslaved African Americans. Deriving its name from combining "June" and "nineteenth", it is celebrated on the anniversary of the order, issued by Major General Gordon Granger on June 19, 1865, proclaiming freedom for the enslaved in Texas. The last to be freed; and
- WHEREAS** We honor all those who struggled during the War of the Rebellion to end the stain of enslavement in our nation including African American Concordian and native son Pvt. George Washington Dugan who served in the 54th Massachusetts Volunteer Infantry Regiment and gave his life at the Battle of Fort Wagner; and
- WHEREAS** The Massachusetts 54th one of the first Black regiments to serve in the U.S. Civil War. Through their heroic, yet tragic, assault on Battery Wagner, South Carolina in July 1863, the 54th helped inspire the enlistment of more than 180,000 Black soldiers... a boost in morale and manpower that Lincoln recognized as essential to the victory of the United States and the destruction of enslavement throughout the country; and
- WHEREAS** The Town of Concord recognizes its connection with Juneteenth, and its African American residents and families who each in their own way contributed to our nation's ongoing struggle for freedom as Patriots of Color, Union Soldiers, Abolitionists and Civil Rights Advocates. This includes Brister Freeman, Caesar Robbins, and the Robbins, Garrison, Hutchinson and Dugan families; and
- WHEREAS** Originating in Galveston, Juneteenth has since been observed annually in various parts of the United States, often broadly celebrating African American culture. The day was first recognized as a federal holiday in 2021, when President Joe Biden signed the Juneteenth National Independence Day Act; and
- WHEREAS** Juneteenth National Independence Day commemorates the day of freedom for African Americans and acknowledges the resilience and determination of African Americans while honoring all those who have paved the road to freedom; and Juneteenth is a second Independence Day for our Nation, a celebratory day of African American culture to recognize the many contributions and influence that the African American community has made to our Nation; and
- WHEREAS** The emancipation of enslaved Black Americans was not the end of the Nation's work to deliver on the promise of equality — it was only the beginning. On Juneteenth, we recommit to our shared work to ensure racial justice, equity, and

equality in America. We commemorate the centuries of struggle and progress led by abolitionists, educators, civil rights advocates, and everyday Americans who have brought our Nation closer to fulfilling its promise.

NOW, THEREFORE We, as the Select Board for the Town of Concord, do hereby proclaim June 19th, 2023, as Juneteenth National Independence Day, and we invite the Concord community to join us for celebratory events that honor our history and our community, as we encourage our community to celebrate Juneteenth National Independence Day 2023.

Proclaimed this 5th day of June, 2023.



Concord Select Board

Amended by BOS Vote: 12/13/93
Revised: 06/99
Revised: 06/5/2023

Town of Concord

APP # 16 **Flag Raising** **and Lowering** **on Town Owned** **Flagpoles**

1. Policy

The flag in the center of Town shall be half-staff on any day:

1. When an elected Town official who dies during a term of office has a service or is buried in Concord;
2. When any former Selectman has a service or is buried in Concord;
3. When any veteran or member of the armed forces has a service, or is buried, in Concord;
4. When any memorial exercises are held in Concord for any member of the armed services buried on foreign soil;
5. When any Honored Citizen has a service or is buried in Concord;
6. When any citizen with a record of significant service or contribution to the Town has a service, or is buried, in Concord;
7. On those holidays and occasions so designated by the State or Federal government;
8. On other occasions when appropriate in the determination of the Town Manager.

In addition, on days of community mourning the Town Manager may order that all flags on Town property be placed at half-staff.

2. Procedures

1. The Fire Department will be responsible for the lowering and raising of the flag in the center of Town.
2. For occasions listed under items 1 through 5, and 7 under the policy statement, the Fire Department shall act upon notification of a service or burial by a Town official, the clergy, funeral directors, or citizens-at-large.
3. For situations covered by items 6 and 8 under the policy, the Fire

Department shall lower the flag upon notification by the Chair of the Board of Selectmen, or the Town Manager.

4. Only the flag in the center of Town shall be lowered, unless otherwise determined by the Town Manager as outlined in Section 1.
5. The Fire Department shall maintain a log of all flag lowerings. The log shall show the date, name of the individual, and how the individual qualified under the policy.

3. Other Flags

Other Flags may be raised below the American Flag on Town owned flagpoles provided that (a) each such flag is no larger in any dimension than the American Flag flown above it, and (b) only when, if and for such period of time as the Town of Concord, acting through its Select Board, expressly, on each occasion, and in its sole discretion, authorizes the raising of such flag. The Town's flagpoles are not, and are not intended, to serve as a forum for free expression by the public. Flags may only be displayed by the Town as an expression of the Town's official sentiments by a vote of the Select Board as set forth above. It shall be a condition of the foregoing authorization that The Town shall acquire and retain ownership of all such flags at or before the time they are first raised, and they shall only be raised and lowered by the Fire Department in accordance with the Procedure set forth in Sec. 2 above.

The Fire Department shall maintain a log of all flag raisings and lowerings under this Sec. 3. and the date of the Select Board vote authorizing them.

Distribution: All Department Heads
All Committee and Board Chairpersons

Town of Concord

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All Committee and Board Chairpersons

Honoring The Federal Holiday Juneteenth National Independence Day in Concord

What New

For the first time this year The Town of Concord is honoring the Juneteenth holiday through in collaboration with various local groups

Why It Matters

This town supported celebration is a formal recognition of the dignity and importance of this holiday for all residents of Concord and those who visit.

Juneteenth is a federal holiday in the United States commemorating the emancipation of enslaved African Americans. Deriving its name from combining "June" and "nineteenth", it is celebrated on the anniversary of the order, issued by Major General Gordon Granger on June 19, 1865, proclaiming freedom for the enslaved in Texas. The last to be freed. Originating in Galveston, Juneteenth has since been observed annually in various parts of the United States, often broadly celebrating African-American culture. The day was first recognized as a federal holiday in 2021, when President Joe Biden signed the Juneteenth National Independence Day Act

The emancipation of enslaved Black Americans was not the end of the Nation's work to deliver on the promise of equality — it was only the beginning. On Juneteenth, we recommit to our shared work to ensure racial justice, equity, and equality in America. We commemorate the centuries of struggle and progress led by abolitionists, educators, civil rights advocates, and everyday Americans who have brought our Nation closer to fulfilling its promise.

What is Next

Concord's Diversity, Equity and Inclusion Commission would like to formally request that the select board acknowledge the celebration of Juneteenth and grant permission that the Juneteenth flag be flow on June 19, 2023.

The Juneteenth flag is a symbol for the Juneteenth holiday in the United States. The colors and symbols on the flag are representative of freedom and the end of slavery. The date on the flag represents that of General Order No. 3 issued in Galveston, Texas in 1865. In 2020 the Boston Red Sox raised the Juneteenth flag over Fenway Park and in 2021, many states began recognizing Juneteenth by flying the flag over their state capitol buildings, especially after Juneteenth was declared a federal holiday in June 2021.

The flag uses the colors of red, white and blue from the American flag. The red, white, and blue colors were meant to convey the message that all enslaved people and their descendants are American.



Bottom Line

Upon approval of the Select board of this activity interested collaborators may wish to participate /view the raising of the flag in June 19, 2023

Respectfully Submitted

Joe Palumbo

Andrea Foncerrada

Co-Chairs Town of Concord Diversity, Equity and Inclusion Commission



**PROPOSED NEW CHARGE FOR THE
*BRUCE FREEMAN RAIL TRAIL ADVISORY COMMITTEE***

On May 25th , 2023, at its public meeting and with a quorum present, the Bruce Freeman Rail Trail Advisory Committee voted unanimously by roll call vote:

To recommend that the Select Board review and approve the Bruce Freeman Rail Trail Advisory Committee updated charge, dated May 25, 2023.

The attached document is respectfully submitted to the Town of Concord Select Board for their review and approval.

Submitted by:

Nathaniel Welch, Co-chair for the Committee:

Adrienne Boardman, Co-chair

Marybeth Barker, Member & Commission on Disabilities Member

Dorcas Miller, Member

Sam Stearns, Member

May 25, 2023

PROPOSED NEW CHARGE FOR THE BFRTAC
May 25, 2023

TOWN OF CONCORD

Bruce Freeman Rail Trail Advisory Committee
Committee Charge

A. Purpose

The purpose of the Bruce Freeman Rail Trail Committee (“BFRTAC”) is to protect, preserve, and promote the Bruce Freeman Rail Trail (“BFRT”).

The BFRTAC solicits input and deliberates on the needs and interests of all BFRT users and stakeholders including, but not limited to those who are residents, non-residents, disabled, pedestrians, cyclists, abutters, and others.

The BFRTAC provides recommendations to the Select Board and Town Manager.

B. Membership

The Bruce Freeman Rail Trail Advisory Committee shall be comprised of seven residents of the Town appointed by the Select Board each for staggered three-year terms. The membership shall be as follows:

One member to represent the interests of abutters to the Rail Trail

One member, or designee, of the Commission on Disabilities

Five citizens at-large, who represent a wide range of trail users as described above.

C. Background

The Bruce Freeman Rail Trail is a 25-mile shared-use path between Lowell, MA and Framingham, MA along the former right-of-way of the Old Colony Railroad, 3.5 miles of which is in Concord.

Rail trails have been developed across the country to serve a variety of purposes, including recreational uses such as walking or cycling, promoting energy conservation and alternative transportation, linking communities, enabling passive recreation and the enjoyment of nature, enhancing health benefits and a community’s quality-of-life. The Select Board supports these objectives and therefore directs the BFRTAC to carry out the Purpose specified above along with the Duties and Responsibilities below.

PROPOSED NEW CHARGE FOR THE BFRTAC
May 25, 2023

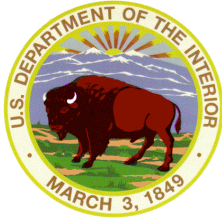
D. Duties and Responsibilities of the BFRTAC

The BFRTAC is solely an advisory committee whose duties and responsibilities include:

1. To solicit public input and hold public hearings on topics concerning the use and condition of the trail.
2. To make recommendations to the Town Manager (or designee) and Select Board concerning the use, operations, maintenance, improvements, and all other matters that relate to the Bruce Freeman Rail Trail.
3. To work with the Town's Public Works and Public Safety staff to provide input and recommendations concerning traffic and safety issues involving the BFRT, particularly in areas where the rail trail intersects existing roadways, parks, and railroad crossings.
4. To communicate, consult, collaborate, and coordinate with any other Town of Concord boards and/or committees on matters that may pertain directly or indirectly to the BFRT and the BFRTAC's purpose under this charge.
5. To communicate, consult, collaborate, and coordinate with BFRT support organizations (e.g., The Friends of the Bruce Freeman Rail Trail) and local officials from all the towns along the BFRT on matters pertaining to BFRT use, maintenance, operation, and policies.
6. To submit a report of the Committee's activities each year to the Town of Concord for the Annual Town Report.

Section E: Other Considerations

1. To conduct its activities in a manner that complies with all relevant State and local laws and regulations, including, but not limited to, the Open Meeting Law, Public Records Law, and Conflict of Interest Law.
2. To consult with the Town Manager concerning the allocation of town staff or financial resources to the BFRT.
3. To elect annually, at the first BFRTAC meeting after Town Meeting, a Clerk and a Chair, or two co-Chairs.



United States Department of the Interior
NATIONAL PARK SERVICE
Minute Man National Historical Park
174 Liberty Street
Concord, Massachusetts 01742



May 24, 2023

Memorandum

To: Town of Concord Select Board

From: Superintendent

RE: Request for Approval for Conservation Treatment of the Minute Man Statue and Obelisk at the North Bridge

Minute Man National Historical Park (MIMA) is a recipient of Legacy Restoration Funding through the Great American Outdoors Act (GAOA). This project has multiple phases focusing on different resources within the park including rehabilitation of Witness Structures, landscape enhancements, trail rehabilitation, and conservation of the park's monuments and structures.

During summer 2023, NPS Conservator Karen Fix is scheduled to complete conservation work on both the Minute Man statue and the Obelisk at the North Bridge Unit. Per the 1963 agreement between the National Park Service and the Town of Concord (Article III.b), "any work of restoration...in the area shall not be undertaken until the plans for such work shall have been mutually agreed upon with the Selectmen." The scope of work for this conservation work is being presented to the Select Board for review and approval.

**Scope of Work Minute Man Statue
NPS, HACE**

- The figure will be washed with Orvus (an anionic detergent that contains sodium lauryl sulfate), scrubbing gently with soft natural bristle brushes then rinsing with buckets of tap water.
- Remnants of wax coating will be removed by wiping the surface with white cotton painter's rags saturated with VM&P Naptha solvent.
- Bright green areas of the bronze will be warmed with the propane torches and spot re-patinated to tone down the color to a more olive green and to reduce the streakiness.
- The bronze will be hot waxed with handheld propane torches and wax block rubbed across the warmed surface, using stencil brushes to spread the melted wax across all areas of the sculpture. The wax block is a custom mix comprised of 71%

Victory™ Brown wax, 13% Polywax™ 500 Polyethylene, 13% Petronauba™ C, and 3% carnauba wax. It has a high melting temperature which precludes it from melting in warm outdoor temperatures but requires the heat of a propane torch to melt it onto the bronze. When dry, the wax will be buffed with soft brushes.

- A coat of Butcher's Bowling Alley clear paste wax will be applied by brush, allowed to harden for approximately an hour then buffed with white cotton cloths. This is a sacrificial wax coating meant to protect and extend the life of the hot wax treatment. The paste wax coating should be replenished on a regular basis, at least every 2 years. After several maintenance cycles, the wax should be stripped and applied fresh.

Scope of Work for Obelisk

- Pressure wash granite (approx.600 psi) to remove biological material and clean overall with Vulpex detergent.
- Inpaint losses to black letters on plaque using stone resin paint, such as Lithichrome stone paint.

INFORMATIONAL MATERIALS RELATING TO HANSCOM NORTH PROJECT

It appears that there are two ways to address the Hanscom issue,

- A) Ensuring a thorough and detailed environmental review which will show that the project is not consistent with the state's carbon emission reduction goals;
- B) The use of political means to influence Massport to abandon the project.

A) ENVIRONMENTAL REVIEW:

1. Cover letter dated October 31, 2022 from Stewart Dalzell, Deputy Director, Environmental Planning and Permitting, Massachusetts Port Authority to Bethany A. Card, Secretary of Energy and Environmental Affairs, Executive Office of Energy and Environmental Affairs (EEA) with 2022 L.G. Hanscom Field Environmental Status & Planning Report EEA Number 5484/8696.
<https://bedfordma.gov/DocumentCenter/View/1884>

A copy is attached. Note that in the middle of p. 3, it is said that “Electronic versions . . . will be available for public review. The ESPR (“Environmental Status and Planning Report”) document will be posted on the Authority’s web page.

A search of the Massport website indicates that no such document has yet to be posted.

2. **BOSTON GLOBE 5/21/23:** ...Plan to expand hangar space for private jets at Hanscom sparks concerns about

<https://www.bostonglobe.com/2023/05/20/science/plan-expand-hangar-space-private-jets-hanscom-sparks-concerns-about-surge-climate-pollution/>

Arguments to be addressed:

Massport officials said it's premature to conclude that the additional hangars would result in more emissions; they say they're awaiting the results of a state-mandated environmental impact report due out this fall.

And they suggested the project could actually curb emissions, as it aims to reduce the number of so-called ferry flights from airports with sufficient hangar space — flights that often arrive or depart without passengers. They said there are about 30 aircraft on waiting lists for hangar space at Hanscom, and dozens of others that only park there when space is available.

“Due to the fact that the development will largely house existing users and, in some cases, reduce ferry flights, it is not assumed that there will be a resulting increase in carbon emissions,” said Sharon Williams, Massport’s director of Hanscom.

Williams said Massport has a legal obligation to generate revenue to be “as self-sustaining as possible” and “an economic engine” for the state, adding the airport has an annual economic impact of more than \$679 million and supports more than 2,200 jobs. Massport officials said they’re still negotiating the price for leasing the land for the hangars.

Williams said the airport’s federal grants wouldn’t allow Massport to ban fossil fuel jets at Hanscom, which is a federally designated reliever of congestion at Logan.

“We cannot prohibit a type of aircraft or aeronautical use,” Williams said. “We have to make the airport available to all.”

3. 2017 MASSPORT ENVIRONMENTAL STATUS REPORT: 560 PP
https://www.massport.com/media/3182/2017_hanscom_espr_web.pdf
4. EDITORIAL IN COMMONWEALTH by Lisa Wieland, Massport CEO “Massport is targeting net zero by 2031” April 26, 2023 “Our focus is on areas the authority controls”
<https://commonwealthmagazine.org/opinion/massport-is-targeting-net-zero-by-2031/>

Initial point of contact for effective opposition:

...

“We will continue to engage with local officials and residents and carefully examine the proposed project’s impacts on public health and fossil fuel emissions,” said **Rebecca Tepper, secretary of the state’s Executive Office of Energy and Environmental Affairs**, in a statement.

rebecca.tepper@state.ma.us

100 Cambridge St., 9th Floor, Boston, MA 02114

Main Phone [\(617\) 626-1000](tel:(617)626-1000)

Online env.internet@mass.gov

[Contact the Executive Office of Energy and Environmental Affairs \(EEA\)](#)

Fax (617) 626-1181

B) POLITICAL MEANS TO INFLUENCE MASSPORT:

The members of the Massachusetts Port Authority are appointed by the Governor and presumably the Governor has the ability to influence their decisions, and since Massport is the owner of the property, it has the ability to terminate or modify the project.

The following are the Members of the Massport Board of Directors:

Gina Fiandaca, Chair, Secretary and CEO of the Massachusetts Department of Transportation

Lew Evangelidis, Worcester County Sheriff

Warren Fields, senior executive in “all facets of hospitality acquisitions, development, finance and operations” Founding partner of Pyramid Hotel Group.

Patricia Jacobs, “experienced board director, senior executive and civic leader.” President of Northern Region of AR&T.

John A. Nucci, Senior Vice President of External Affairs for Suffolk University. Nucci was first elected to public office in 1983. He served six years on the Boston School Committee, including four years as School Committee President. He went on to serve two terms on the Boston City Council as a City Councilor At-Large, ran unsuccessfully for Boston Mayor in 1993, and then was elected in 1994 as the elected Clerk Magistrate of the Suffolk County Superior Court for Criminal Business. He left the Superior Court in 2006 to join Suffolk University.

Sean M. O’Brien, fourth-generation Teamster and General President of the International Brotherhood of Teamsters.

HJD 5/30/23

DATE: May 18, 2023
TO: Concord Select Board
RE: Chapter 269 of the Acts of 2022
An Act Relative to Cost-of-Living Adjustments for Retirees

On November 16, 2022, the Governor signed into law Chapter 269 of the Acts of 2022, attached, a local option which allows municipal retirement systems to provide a one-time increase to the Cost of Living Adjustment (COLA) granted to retirees in FY 2023, from 3% to 5% of the COLA base.

The COLA base for retirees and beneficiaries of the Concord Retirement System is \$14,000. As of the System's most recent valuation of January 1, 2023, there were 358 retired members and beneficiaries of the System, with an average gross monthly retirement allowance of \$32,457, and an average age of 73.2 years.

If approved, this one-time increase of 2% to the COLA percentage for FY 2023 would result in an additional COLA payment of \$280 for retirees and beneficiaries whose pensions exceed \$14,000 (from the previously granted \$420 to \$700), and proportionately less for pensions less than \$14,000.

The System's funding ratio as of January 1, 2023 is 96.3% (AVA using a discount rate of 6.75% or 93.9% AVA if using a 6.50% discount rate) based on the actuarial value of assets, and the System is scheduled to be fully funded in FY 2028 (or FY 2029 depending upon the discount rate used in the 1/1/2023 Actuarial Valuation). As estimated by the System's Actuary, Stone Consulting, Inc., acceptance of Chapter 269 of the Acts of 2022 will increase the system's July 1, 2022 unfunded liability by 1.20%.

Acceptance of the law is conditioned upon approval by the Concord Retirement Board and by the Concord Select Board prior to June 30, 2023. On April 13, 2023, after review of the cost and funding analysis provided by Stone Consulting, the Concord Retirement Board voted to accept Chapter 269 of the Acts of 2022, and to respectfully request approval by the Select Board.

Thank you for your consideration and attention to this important matter.


Peter Fulton, Chair
Concord Retirement Board

Enc.

Chapter 269 of the Acts of 2022

PERAC Memo#29/2022

Stone Consulting Report of Cost of One-Time FY23 COLA Increase

Acts (2022)

Chapter 269

AN ACT RELATIVE TO COST-OF-LIVING ADJUSTMENTS FOR RETIREES

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to provide for increased cost-of-living adjustments for retirees, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. (a) (1) Notwithstanding section 103 of chapter 32 of the General Laws or any other general or special law to the contrary, the retirement board of any system that has accepted said section 103 may elect to establish a cost-of-living adjustment increase of not less than 3 per cent and not greater than 5 per cent on the base amount provided for in said section 103 for fiscal year 2023.

(2) The sum of the dollar amount of the cost-of-living increase on the base amount, together with the amount of retirement allowance, pension or annuity to which the cost-of-living increase is applied, shall become the fixed retirement allowance, pension or annuity for all future purposes, including the application of subsequent cost-of-living adjustments in future years.

(b) A retirement board may grant a cost-of-living increase of not less than 3 per cent and not greater than 5 per cent on the base amount for fiscal year 2023 at any time during the fiscal year.

(c) This section shall take effect for the members of a retirement system by a majority vote of the board of such system and upon local acceptance: (i) of the city council upon recommendation of the mayor in a city, (ii) of the city council upon recommendation of the city manager in a city having a Plan D or Plan E charter, (iii) of the chief executive officer, as defined in section 7 of chapter 4 of the General Laws, in a town, (iv) of the county commissioners in a county and (v) by vote of the governing board, commission or committee in a district or other political subdivision of the commonwealth. For any retirement system comprising more than 1 political subdivision of the commonwealth, this section shall be effective by a majority vote of the board of such system and upon the acceptance of two-thirds of cities and towns within the system by approval of: (i) the city council upon recommendation of the mayor in a city, (ii) the city council upon recommendation of the city manager in a city having a Plan D or Plan E charter, and (iii) the chief executive officer, as defined in section 7 of chapter 4 of the General Laws, in a town.

SECTION 2. This act shall take effect on July 1, 2022.

Approved, November 16, 2022.



Concord Retirement System



January 1, 2023 Actuarial Valuation

Review of Assumptions, Methods, and Preliminary Results

May 23, 2023

Overview



- Current funding schedule based on 1/1/2022 valuation
 - 1/1/2023 results used starting Fiscal 2025
- Current Contribution (from 2022 Val)
 - Fiscal 2024 - \$6,812,285
 - Fiscal 2025 - \$6,948,976 (planned)
 - Payments made in the beginning of fiscal year
 - Level 5-year amortization, 4 years remaining
- Results: 1/1/2023 valuation
 - \$42.5M asset loss for 2022, offset by continued recognition of gains for 2019-2021
 - Maintaining contributions from prior valuation would extend schedule by one year

Fiscal 2025 Funding Schedules

2

Discount Rate	Length	Amort Increase	Contrib.	Change from planned	Change from FY2024	Page
6.50%	5	0%	\$6.949M	\$0	\$137k	10
	4	0%	\$7.241M	\$292k	\$428k	11
	4	2%	\$7.135M	\$186k	\$323k	12
	4	4%	\$7.033M	\$84k	\$221k	13
6.75%	2	0%	\$6.949M	\$0	\$137k	15

5% COLA FY2023



- Additional 2% COLA on \$14,000
 - One-time increase; no effect on actives
 - Increased retiree payroll by \$86k (0.7%)
 - Half-year of increased benefit treated as payable for 12/31/2022: \$43k
 - Increased liability by \$797k (0.3%)
- Effect on funding
 - Annual increase in contribution over a fixed amortization period
 - Five years: \$180k
 - Four years: \$218k

So, cost of additional COLA can be thought of as a \$797k lump sum, a series of five payments of \$180k, or four payments of \$218k

Assumptions

- Mortality
 - RP-2014 adjusted to 2006, projected generationally with MP-2021
 - No new mortality scale this year due to unreliability of COVID data
 - Persistence of negative mortality trends post-COVID (and impact on retirement) remain unclear
- Annual COLA of 3% on first \$14,000
 - Consistent with prior valuation
- Discount rate: 6.50%
 - Alternate discount rate: 6.75%
 - Decreased liability by \$6.1M (2.5%)

Assumptions (continued)

- Select and Ultimate Salary Assumption
 - 4.00% ultimate rate, 3.25% base rate while receiving the following steps:
 - Group 1 and 2: 2.5% for 10 years
 - Fire: 4.7% for 3 years
 - Police: 5.2% in year one, 5.6% in year two, 7.3% in year three, 5.0% in year four, 4.8% in year five, 2.0% in year six
 - Consistent with the prior valuation
 - Salary experience
 - Pay \$859k higher than projected (2.1%)
 - Driven by Group 4 increases, particularly CMLP
 - Larger increases in lower service years, some look like promotions
 - Increased liability by \$1.3M (0.6%)
 - Prior experience vs. current inflation environment

ASOP 4



- **ASOP: Actuarial Standard Of Practice**
 - Professional standard regarding the valuation of pensions
 - Revisions to the standard will take effect starting with the 2024 valuation
- **LDRM: Low Default Risk Obligation Measure**
 - This is by far the most controversial and impactful change to ASOP 4
 - What the LDRM is
 - Alternate calculation of liability using a discount rate representative of a similar set of cash flows (e.g., treasury rates)
 - LDRM is to be disclosed along with a description of the LDRM's significance to the Plan

Asset Valuation



- **Market Value of Assets**
 - January 1, 2023: \$204.8 million
 - January 1, 2022: \$234.2 million
 - \$42.5M actuarial asset loss for CY 2022
- **Asset Smoothing**
 - Actuarial Value of Assets of \$225.3M
 - Gains and Losses recognized over a 4-year period (25% per year)
 - Very narrowly missed corridor of 10%
 - \$20.4M net losses to be recognized in future years, increasing required contributions
 - \$10.6M in losses recognized from cy22, offset by 9.9M in gains recognized from earlier years
 - Annual return in 2022
 - Market Value: -11.73%; Actuarial Value: 6.82%

Valuation Highlights

- Funding ratio
 - Assets divided by Accrued Liability

2023	6.75%	96.3% AVA, 87.6% MVA
2023	6.50%	93.9% AVA, 85.4% MVA
2022	6.50%	93.4% AVA, 102.8% MVA

- System estimated to be near the top of Chapter 32 retirement systems

- Normal Cost (as % of Payroll) [6.50%]
 - Gross Normal Cost: 16.4%
 - Employee Contribution: 9.6%
 - Net Normal Cost: 6.8%
 - Administrative Expense: 1.1%

Observations

- Demographic experience
 - Maturity
 - Retirees now 39% of population and 54% of liability
 - Gradually trending up over the years
 - Retirees still a small % of population compared to other systems

- Net 3(8)(c) payments
 - Inflows relatively stable, outflows increased
 - Net 38c payments \$201k more expensive

CONCORD RETIREMENT SYSTEM
FUNDING SCHEDULE with 3(8)(C) - 5 years: Level amortization

RP-2014 adjusted to 2006, projected generationally using MP-2021; 6.50% Discount Rate; 5% COLA for FY23

Fiscal Year	Normal Cost	Unfunded Liability	Funding Amortization of UAAL	Net 3(8)(c) Payments	Schedule Contribution
2025	3,349,698	13,754,753	3,478,200	121,078	6,948,976
2026	3,492,060	10,944,529	3,478,200	121,078	7,091,338
2027	3,640,473	7,951,641	3,478,200	121,078	7,239,751
2028	3,795,193	4,764,215	3,478,200	121,078	7,394,471
2029	3,956,489	1,369,606	1,369,606	121,078	5,447,173
2030	4,124,639	-	-	121,078	4,245,718

Amortization of Unfunded Liability as of July 1, 2024

Year	Type	Original Amort. Amount	Percentage Increasing	Original # of Years	Current Amort. Amount	Years Remaining
2025	Fresh Start	3,478,200	0.00%	5	3,478,200	5

CONCORD RETIREMENT SYSTEM

FUNDING SCHEDULE with 3(8)(C) - 4 years: Level amortization

RP-2014 adjusted to 2006, projected generationally using MP-2021; 6.50% Discount Rate; 5% COLA for FY23

Fiscal Year	Normal Cost	Unfunded Liability	Funding Amortization of UAAL	Net 3(8)(c) Payments	Schedule Contribution
2025	3,349,698	13,754,753	3,770,000	121,078	7,240,776
2026	3,492,060	10,633,762	3,770,000	121,078	7,383,138
2027	3,640,473	7,309,906	3,770,000	121,078	7,531,551
2028	3,795,193	3,770,000	3,770,000	121,078	7,686,271
2029	3,956,489	0	0	121,078	4,077,567

Amortization of Unfunded Liability as of July 1, 2024

Year	Type	Original Amort. Amount	Percentage Increasing	Original # of Years	Current Amort. Amount	Years Remaining
2025	Fresh Start	3,770,000	0.00%	4	3,770,000	4

CONCORD RETIREMENT SYSTEM

FUNDING SCHEDULE with 3(8)(C) - 4 years: 2% increasing amortization

RP-2014 adjusted to 2006, projected generationally using MP-2021; 6.50% Discount Rate; 5% COLA for FY23

Fiscal Year	Normal Cost	Unfunded Liability	Funding Amortization of UAAL	Net 3(8)(c) Payments	Schedule Contribution
2025	3,349,698	13,754,753	3,664,470	121,078	7,135,246
2026	3,492,060	10,746,151	3,737,759	121,078	7,350,898
2027	3,640,473	7,463,937	3,812,515	121,078	7,574,066
2028	3,795,193	3,888,765	3,888,765	121,078	7,805,036
2029	3,956,489	-	-	121,078	4,077,567

Amortization of Unfunded Liability as of July 1, 2024

Year	Type	Original Amort. Amount	Percentage Increasing	Original # of Years	Current Amort. Amount	Years Remaining
2025	Fresh Start	3,664,470	2.00%	4	3,664,470	4

CONCORD RETIREMENT SYSTEM

FUNDING SCHEDULE with 3(8)(C) - 4 years: 4% increasing amortization

RP-2014 adjusted to 2006, projected generationally using MP-2021; 6.50% Discount Rate; 5% COLA for FY23

Fiscal Year	Normal Cost	Unfunded Liability	Funding Amortization of UAAL	Net 3(8)(c) Payments	Schedule Contribution
2025	3,349,698	13,754,753	3,562,165	121,078	7,032,941
2026	3,492,060	10,855,106	3,704,652	121,078	7,317,790
2027	3,640,473	7,615,233	3,852,838	121,078	7,614,389
2028	3,795,193	4,006,951	4,006,951	121,078	7,923,222
2029	3,956,489	-	-	121,078	4,077,567

Amortization of Unfunded Liability as of July 1, 2024

Year	Type	Original Amort. Amount	Percentage Increasing	Original # of Years	Current Amort. Amount	Years Remaining
2025	Fresh Start	3,562,165	4.00%	4	3,562,165	4

CONCORD RETIREMENT SYSTEM
VALUATION RESULTS AS OF JANUARY 1, 2023

RP-2014 adjusted to 2006, projected generationally using MP-2021; 6.50% Discount Rate; 5% COLA for FY23

A. Member Data as of January 1, 2023

	Current Valuation January 1, 2023	Prior Valuation January 1, 2022	Percent Change
1. Active Members			
a. Number	569	567	0.35%
b. Annual Compensation	\$ 40,078,931	\$ 37,668,400	6.40%
c. Average Annual Compensation	70,437	66,435	6.03%
d. Average Attained Age	47.9	47.7	0.45%
e. Average Past Service	10.2	10.1	1.12%
2. Retired Members and Beneficiaries			
a. Number	358	351	1.99%
b. Total Annual Retirement Allowance excluding reimbursable COLA	\$ 11,977,467	\$ 11,250,526	6.46%
c. Average Annual Retirement Allowance	\$ 33,457	\$ 32,053	4.38%
d. Average Attained Age	73.2	73.2	0.00%
3. Inactive Members			
a. Number	242	226	7.08%

B. Actuarial Components

1. Normal Cost			
a. Total Normal Cost as of January 1, 2023	\$ 6,570,247	\$ 6,254,993	5.04%
b. Less Expected Members' Contributions	<u>3,829,949</u>	<u>3,595,340</u>	6.53%
c. Normal Cost to be funded by the Employer	\$ 2,740,298	\$ 2,659,653	3.03%
d. Adjustment to July 1, 2024	176,537	171,342	3.03%
e. Administrative expense assumption	<u>432,864</u>	<u>385,274</u>	12.35%
f. Normal Cost Adjusted to July 1, 2024	\$ 3,349,698	\$ 3,216,269	4.15%
2. Actuarial Accrued Liability as of January 1, 2023			
a. Active Members	\$ 107,489,539	\$ 102,396,286	4.97%
b. Inactive Members	4,054,129	4,222,130	-3.98%
c. Retired Members and Beneficiaries	<u>128,369,736</u>	<u>121,179,579</u>	5.93%
d. Total	\$ 239,913,404	\$ 227,797,995	5.32%
3. Unfunded Actuarial Accrued Liability			
a. Actuarial Accrued Liability as of January 1, 2023	\$ 239,913,404	\$ 227,797,995	5.32%
b. Less Actuarial Value of Assets as of January 1, 2023	<u>225,252,027</u>	<u>212,844,366</u>	5.83%
c. Unfunded Actuarial Accrued Liability	\$ 14,661,377	\$ 14,953,629	-1.95%
d. Adjustment to July 1, 2024	<u>(906,624)</u>	<u>(883,497)</u>	
e. Unfunded Actuarial Accrued Liability as of July 1, 2024	\$ 13,754,753	\$ 14,070,132	

CONCORD RETIREMENT SYSTEM

FUNDING SCHEDULE with 3(8)(C) - 2 years: Level amortization

RP-2014 adjusted to 2006, projected generationally using MP-2021; 6.75% Discount Rate; 5% COLA for FY23

Fiscal Year	Normal Cost	Unfunded Liability	Funding Amortization of UAAL	Net 3(8)(c) Payments	Schedule Contribution
2025	2,984,603	6,525,875	3,843,295	121,078	6,948,976
2026	3,111,449	2,863,654	2,863,654	121,078	6,096,181
2027	3,243,685	-	-	121,078	3,364,764

Amortization of Unfunded Liability as of July 1, 2024

Year	Type	Original Amort. Amount	Percentage Increasing	Original # of Years	Current Amort. Amount	Years Remaining
2025	Fresh Start	3,843,295	0.00%	2	3,843,295	2

CONCORD RETIREMENT SYSTEM
VALUATION RESULTS AS OF JANUARY 1, 2023

RP-2014 adjusted to 2006, projected generationally using MP-2021; 6.75% Discount Rate; 5% COLA for FY23

A. Member Data as of January 1, 2023

	Current Valuation January 1, 2023	Prior Valuation January 1, 2022	Percent Change
1. Active Members			
a. Number	569	567	0.35%
b. Annual Compensation	\$ 40,078,931	\$ 37,668,400	6.40%
c. Average Annual Compensation	70,437	66,435	6.03%
d. Average Attained Age	47.9	47.7	0.45%
e. Average Past Service	10.2	10.1	1.12%
2. Retired Members and Beneficiaries			
a. Number	358	351	1.99%
b. Total Annual Retirement Allowance excluding reimbursable COLA	\$ 11,977,467	\$ 11,250,526	6.46%
c. Average Annual Retirement Allowance	\$ 33,457	\$ 32,053	4.38%
d. Average Attained Age	73.2	73.2	0.00%
3. Inactive Members			
a. Number	242	226	7.08%

B. Actuarial Components

1. Normal Cost			
a. Total Normal Cost as of January 1, 2023	\$ 6,227,248	\$ 6,254,993	-0.44%
b. Less Expected Members' Contributions	<u>3,829,949</u>	<u>3,595,340</u>	6.53%
c. Normal Cost to be funded by the Employer	\$ 2,397,299	\$ 2,659,653	-9.86%
d. Adjustment to July 1, 2024	154,440	171,342	-9.86%
e. Administrative expense assumption	<u>432,864</u>	<u>385,274</u>	12.35%
f. Normal Cost Adjusted to July 1, 2024	\$ 2,984,603	\$ 3,216,269	-7.20%
2. Actuarial Accrued Liability as of January 1, 2023			
a. Active Members	\$ 103,997,248	\$ 102,396,286	1.56%
b. Inactive Members	4,054,129	4,222,130	-3.98%
c. Retired Members and Beneficiaries	<u>125,770,237</u>	<u>121,179,579</u>	3.79%
d. Total	\$ 233,821,614	\$ 227,797,995	2.64%
3. Unfunded Actuarial Accrued Liability			
a. Actuarial Accrued Liability as of January 1, 2023	\$ 233,821,614	\$ 227,797,995	2.64%
b. Less Actuarial Value of Assets as of January 1, 2023	<u>225,252,027</u>	<u>212,844,366</u>	5.83%
c. Unfunded Actuarial Accrued Liability	\$ 8,569,587	\$ 14,953,629	-42.69%
d. Adjustment to July 1, 2024	<u>(2,043,712)</u>	<u>(883,497)</u>	
e. Unfunded Actuarial Accrued Liability as of July 1, 2024	\$ 6,525,875	\$ 14,070,132	

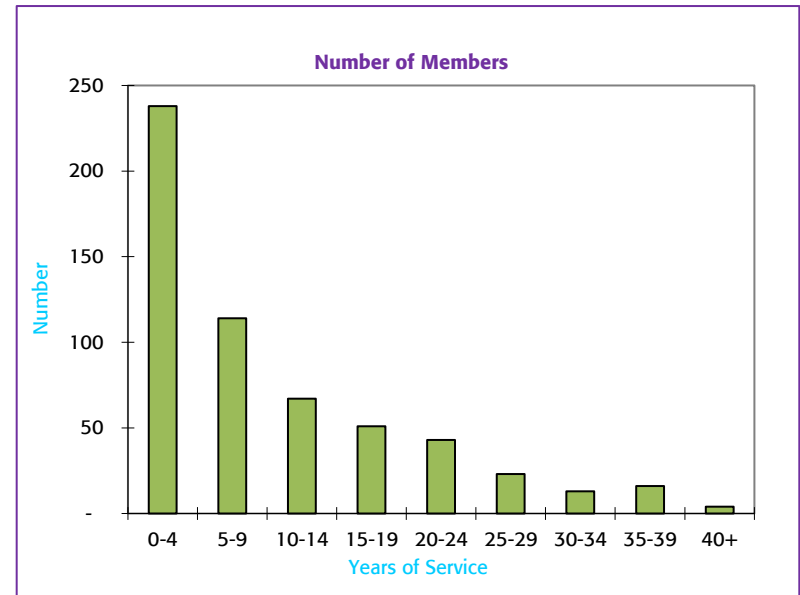
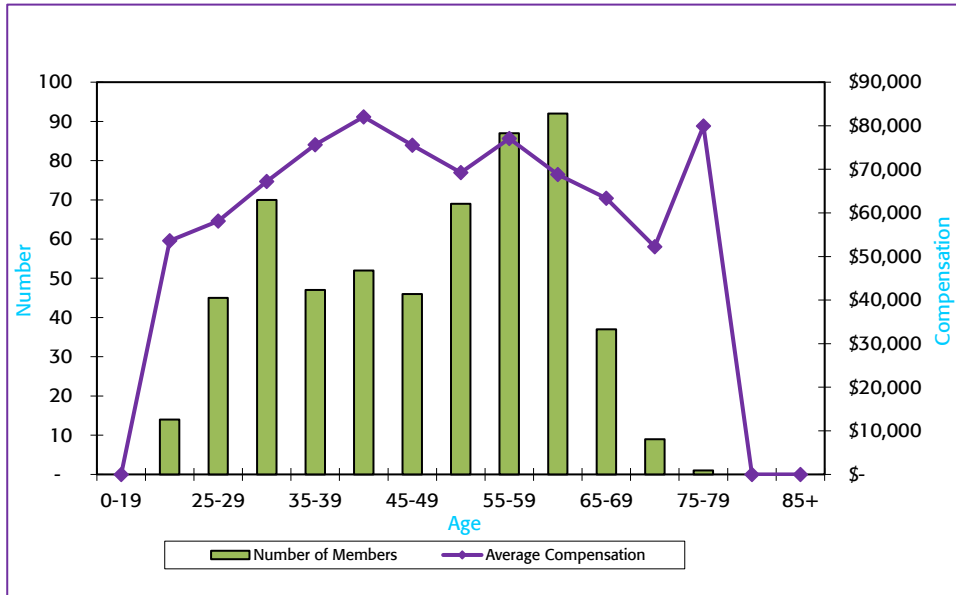
CONCORD RETIREMENT SYSTEM
CALCULATION OF VALUATION ASSETS AS OF DECEMBER 31, 2022
4-Year Phase-In of Asset Gains and Losses

1.	Market value of assets including receivable/payable as of 12/31/2022		\$204,844,208																														
2.	Phase-in of asset gains and losses																																
	<table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 15%;">Plan Year (1)</th> <th style="width: 20%;">Original Amount (2)</th> <th style="width: 15%;">Percent Unrecognized (3)</th> <th style="width: 45%;">Amount Unrecognized (2) x (3)</th> </tr> </thead> <tbody> <tr> <td>a.</td> <td>2022</td> <td style="text-align: right;">(\$42,523,758)</td> <td style="text-align: right;">75%</td> <td style="text-align: right;">(\$31,892,819)</td> </tr> <tr> <td>b.</td> <td>2021</td> <td style="text-align: right;">\$20,810,180</td> <td style="text-align: right;">50%</td> <td style="text-align: right;">\$10,405,090</td> </tr> <tr> <td>c.</td> <td>2020</td> <td style="text-align: right;">\$4,319,638</td> <td style="text-align: right;">25%</td> <td style="text-align: right;">\$1,079,909</td> </tr> <tr> <td>d.</td> <td>2019</td> <td style="text-align: right;">\$14,526,168</td> <td style="text-align: right;">0%</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>e.</td> <td>Total</td> <td style="text-align: right;">(\$2,867,773)</td> <td></td> <td style="text-align: right;">(\$20,407,819)</td> </tr> </tbody> </table>		Plan Year (1)	Original Amount (2)	Percent Unrecognized (3)	Amount Unrecognized (2) x (3)	a.	2022	(\$42,523,758)	75%	(\$31,892,819)	b.	2021	\$20,810,180	50%	\$10,405,090	c.	2020	\$4,319,638	25%	\$1,079,909	d.	2019	\$14,526,168	0%	\$0	e.	Total	(\$2,867,773)		(\$20,407,819)		
	Plan Year (1)	Original Amount (2)	Percent Unrecognized (3)	Amount Unrecognized (2) x (3)																													
a.	2022	(\$42,523,758)	75%	(\$31,892,819)																													
b.	2021	\$20,810,180	50%	\$10,405,090																													
c.	2020	\$4,319,638	25%	\$1,079,909																													
d.	2019	\$14,526,168	0%	\$0																													
e.	Total	(\$2,867,773)		(\$20,407,819)																													
3.	Valuation assets without corridor as of 12/31/2022 (1. - 2.e.)		\$225,252,027																														
4.	Corridor Check																																
	a. 90% of Market Value		\$184,359,787																														
	b. 110% of Market Value		\$225,328,629																														
5.	Valuation assets with corridor as of 12/31/2022 (3.) within Corridor		\$225,252,027																														
6.	Calculation of return on valuation assets																																
	a. Valuation assets as of 01/01/2021		212,844,366																														
	b. ER contribs + EE contribs - Ben Pymts - Expenses		(2,035,074)																														
	c. Actual return on valuation assets 5. - (6.a. + 6.b.)		\$14,442,735																														
	d. Weighted value of valuation assets		211,826,829																														
	e. Return on valuation assets 6.c. / 6.d.		6.82%																														
	f. Annualized return on valuation assets		6.82%																														

Distribution of Plan Members as of January 1, 2023

ACTIVE MEMBERS

AGE	0-4 Years	5-9 Years	10-14 Years	15-19 Years	20-24 Years	25-29 Years	30-34 Years	35-39 Years	40 + Years	Total	Total Compensation	Average Compensation
0-19	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
20-24	14	-	-	-	-	-	-	-	-	14	\$ 750,468	\$ 53,605
25-29	42	3	-	-	-	-	-	-	-	45	\$ 2,616,707	\$ 58,149
30-34	44	22	4	-	-	-	-	-	-	70	\$ 4,706,030	\$ 67,229
35-39	26	8	11	2	-	-	-	-	-	47	\$ 3,555,232	\$ 75,643
40-44	24	11	8	8	1	-	-	-	-	52	\$ 4,266,313	\$ 82,044
45-49	14	14	5	3	8	2	-	-	-	46	\$ 3,475,338	\$ 75,551
50-54	22	12	17	4	4	6	2	2	-	69	\$ 4,778,525	\$ 69,254
55-59	23	19	6	9	13	6	5	6	-	87	\$ 6,705,675	\$ 77,077
60-64	23	15	6	19	10	6	5	6	2	92	\$ 6,330,135	\$ 68,806
65-69	4	7	9	5	7	1	1	2	1	37	\$ 2,344,577	\$ 63,367
70-74	2	3	1	1	-	2	-	-	-	9	\$ 470,003	\$ 52,223
75-79	-	-	-	-	-	-	-	-	1	1	\$ 79,928	\$ 79,928
80-84	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
85+	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
TOTAL	238	114	67	51	43	23	13	16	4	569	\$ 40,078,931	\$ 70,437



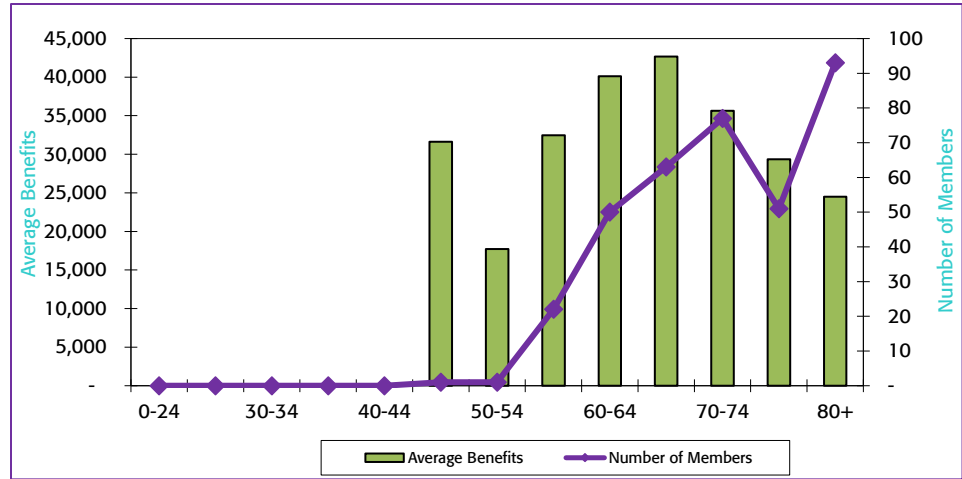
Distribution of Plan Members as of January 1, 2023

RETIRED MEMBERS

Retired Members and Beneficiaries			
Age	Number	Average Benefit	Total Benefit
0-24	-	-	-
25-29	-	-	-
30-34	-	-	-
35-39	-	-	-
40-44	-	-	-
45-49	-	-	-
50-54	1	17,712	17,712
55-59	20	31,498	629,955
60-64	49	40,371	1,978,184
65-69	56	44,713	2,503,926
70-74	73	35,229	2,571,693
75-79	50	29,349	1,467,469
80+	90	24,359	2,192,320
TOTAL	339	\$ 33,514	\$ 11,361,259

Disabled Members			
Age	Number	Average Benefit	Total Benefit
0-24	-	-	-
25-29	-	-	-
30-34	-	-	-
35-39	-	-	-
40-44	-	-	-
45-49	1	31,639	31,639
50-54	-	-	-
55-59	2	42,258	84,515
60-64	1	28,044	28,044
65-69	7	26,279	183,951
70-74	4	42,900	171,599
75-79	1	29,361	29,361
80+	3	29,033	87,099
TOTAL	19	\$ 32,432	\$ 616,208

Total			
Age	Number	Average Benefit	Total Benefit
0-24	-	-	-
25-29	-	-	-
30-34	-	-	-
35-39	-	-	-
40-44	-	-	-
45-49	1	31,639	31,639
50-54	1	17,712	17,712
55-59	22	32,476	714,470
60-64	50	40,125	2,006,228
65-69	63	42,665	2,687,877
70-74	77	35,627	2,743,293
75-79	51	29,350	1,496,830
80+	93	24,510	2,279,419
TOTAL	358	\$ 33,457	\$ 11,977,467



Benefits shown are net of State reimbursed COLA.

Town of Concord
Finance Department
Memorandum

TO: Select Board

FROM: Gail S. Dowd

SUBJ: 2023 Bond Sale

DATE: May 31, 2023

On May 24, 2023, the Town received competitive bids from bond underwriters for a \$59,866,000, new money bond issue with maturities ranging from 5 – 30 years.

The Town received a total of twelve (12) bids on the Bonds. Bids were ranked by lowest True Interest Cost (TIC), with the winning bid received from Mesirow Financial, Inc. This original bid provides coupon rates of 4 and 5%, and a True Interest Cost of 3.883610%, including a premium of \$1,857,906.09. All bids are summarized in the tabulation below.

	Bidder	TIC	Premium
1	Mesirow Financial Inc	3.883610	\$ 1,857,906.09
2	Wells Fargo Bank, National Association	3.900082	\$ 2,664,663.32
3	Piper Sandler & Co	3.902313	\$ 2,565,556.07
4	Raymond James & Associates, Inc.	3.904704	\$ 2,040,819.00
5	USB Financial Services Inc.	3.923864	\$ 1,593,673.34
6	Robert W. Baird & Co., Inc.	3.941976	\$ 1,475,380.17
7	Jefferies LLC	3.944380	\$ 1,459,709.01
8	TD Securities	3.949433	\$ 3,264,551.25
9	Citigroup Global Markets Inc.	3.987701	\$ 1,178,404.65
10	KeyBanc Capital Markets	3.990548	\$ 1,607,005.68
11	J.P. Morgan Securities LLC	3.991916	\$ 1,151,152.24
12	BofA Securities	4.092628	\$ 925,067.77
	spread:	0.209018	

As is allowed within the authorization for each of the capital items included in this issue, the bond issue has been resized to account for the premium. The resized bond issue is \$58,250,000, with a resized premium of \$2,215,545.25. Of this amount, \$1,616,000 is used to resize the issue, \$594,288.23 will pay for the issuance costs of \$594,288.23, with a

remaining amount of \$5,257.02 due to the size of the bond denominations. After factoring in the resize, the adjusted True Interest Cost is 3.883610%.

The Bond Proceeds will be used to finance the following projects:

Project	Article	Included in 2023 Issue	Resized	Net Borrowed	Repayment Term
General Fund, Non-Exempt					
Concord Public Schools, Renovations I	ATM-2021	\$ 900,000	\$ -	\$ 900,000	10
Concord Public Schools, Renovations II	10-AM-2022	\$ 900,000	\$ -	\$ 900,000	10
Roadway Improvements	10-AM-2022	\$ 2,000,000	\$ -	\$ 2,000,000	10
CPW Culvert and Bridge Improvements	10-AM-2022	\$ 772,000	\$ -	\$ 772,000	10
CPW Heavy Equipment	10-AM-2022	\$ 362,000	\$ 76,000	\$ 286,000	5
CPW Traffic Improvements	10-AM-2022	\$ 382,000	\$ 382,000	\$ -	premium
Gerow Park Improvements	10-AM-2022	\$ 200,000	\$ -	\$ 200,000	5
Emerson Basketball Court Improvements	10-AM-2022	\$ 150,000	\$ -	\$ 150,000	5
Municipal Building Keyes Roof Repairs	10-AM-2022	\$ 200,000	\$ -	\$ 200,000	5
General Fund, Exempt					
Middle School Construction	STM-2022	\$ 50,000,000	\$ 808,000	\$ 49,192,000	30
Enterprise Fund					
Water System Improvements	28-ATM-2016	\$ 2,000,000	\$ 350,000	\$ 1,650,000	10
Water Main Replacement	43-ATM-2019	\$ 2,000,000	\$ -	\$ 2,000,000	10
Total Issue		\$ 59,866,000	\$ 1,616,000	\$ 58,250,000	

The bid from Mesirow Financial Inc was accepted by the Treasurer on behalf of the Town, subject to approval of the Select Board. At its meeting of June 5, 2023, I will be seeking approval from the Select Board to approve the bond award and execute all required documents.



Town of Concord
Finance Department
22 Monument Square
Concord, Massachusetts 01742-0535

To: Gail Dowd, CFO
Kerry Lafleur, Town Manager

From: Bob LeLacheur, Interim Finance Director

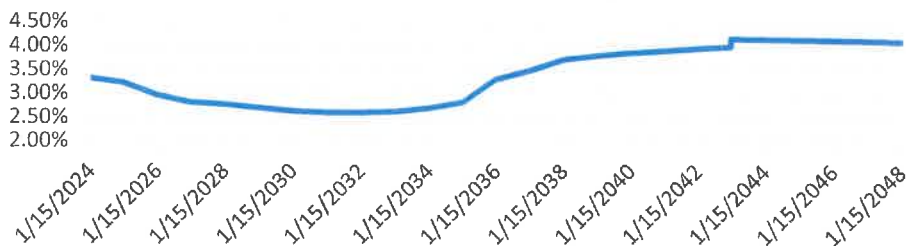
Date: May 24, 2023

Re: Impact of today's debt sale for the Middle School project

Today the Town sold just under \$60 million of municipal debt at a 3.88% total interest cost. The Town received a total of 12 bids, with the top half of those very close & competitive – the best single indication of a successful bond sale. We sold the debt as quickly as possible after verifying the winning construction bids for the new Middle School, mindful of the political turmoil threatening the bond markets.

After several discussions last fall with the Select Board, Finance Committee, finance staff and market participants, the Board requested that level debt service be sold for the Middle School for a period of 30 years, to spread out that cost over time, but still well within an estimated 50+ year lifespan for the building. We agreed to issue about half in the spring 2023 and 2024, and updated construction cash flow forecasts supported that approach.

Today the Town sold \$50 million of the remaining \$98.016 of authorized debt for the Middle School building project between 0-30 years, with the rates shown in the following graph:



- **0-10 year debt at a cost of 3.3% in January 2024, declining to 2.6% in January 2033** - this unusual inversion of municipal yields mimics the current US Treasury curve, brought about by aggressive short-term interest rate increases by the Fed to slow down inflation, as well as near-term political concerns about the ability of the US Government to meet its financial obligations. Individual retail buyers and managed accounts buy these 0-10yr maturities;
- **11-20 year debt at a cost of 2.69% to 4.00%** (showing a more typical increasing yield curve). Managed accounts, banks and mutual funds are traditional buyers in the 10-20yr range;
- **single larger maturities in 25 years at 4.12% and 30 years at 4.17%** (the Town will continue to pay annually). Mutual funds and Property & Casualty Insurance companies buy these longest maturities.

We used a structure to repay principal early in January instead of June/July – this saved Concord taxpayers about \$1.5 million of interest costs on the excluded debt, spread over 30 years.

The general fund (\$5.865 million) and water enterprise fund (\$4.0 million) also issued 0-10 year debt today.

All debt was sold at lower yields than had been discussed throughout the winter. In late October 2022, as a benchmark, the yield on five-year US Treasury (UST 5yr) was about 4.40% and had increased sharply from below 2%. Given that trend, for 30-year municipal debt our financial advisor used about 5.00% to 5.25% for cost estimates. Since then, rates from five years and beyond have mostly calmed down as the UST 5yr traded in a range between 4.50% and 3.25%, and today was about 3.75% at the time of Concord’s sale. Shorter maturity rates have continued to climb since last fall as the Fed battles inflation. A few hours after the Concord sale, Fitch placed the US Treasury on a negative outlook, causing rates to increase.

Specifically for the Middle School, this sale cost the median Concord home about \$432/year for those 30 years. Last fall (see table below), we had forecast that selling \$45.4 million would cost about \$462/year, thus \$50 million would cost about \$508/year – so today’s sale saved about \$75/year.

Financing Options for Future MS Debt
(annual costs for median homes)

Term of borrowing		25yrs		30yrs	Stagger
		Principal	Debt	Debt	30yrs
Interest Rate		5.10%	5.25%	5.25%	5.25%
Financing Approach		Level	Level	Level	Level
Authorized	yr 1	\$1,257	\$1,004	\$924	\$462
\$90.816 mil	yr 2	\$1,229	\$1,004	\$924	\$924
	not yet issued	yr3	\$1,200	\$1,004	\$924
	yr25	\$580	\$1,004	\$924	\$924
	yr30			\$924	\$924
	yr31				\$462
Requested	yr 1	\$100	\$80	\$73	\$37
\$7.2 mil	yr 2	\$98	\$80	\$73	\$73
	additional	yr3	\$95	\$80	\$73
	yr25	\$46	\$80	\$73	\$73
	yr30			\$73	\$73
	yr31				\$36

For the Tax Classification Hearing in the fall 2023, total Middle School project construction costs include this \$432/yr plus \$159 for the debt sold in May 2022, or \$591.

Last fall, the cost of the May 2022 debt was \$131 (a partial year) – thus the increase will be about \$460 for the median household.

Whatever amount needed from the remaining \$48,016,000 of authorized debt will be sold next spring 2024.

Recall the Middle School Stabilization Fund will be able to assist taxpayers in the early years when total costs are highest. One year from now the full amount will have been borrowed, and the full impact of the project will be seen at the Tax Classification Hearing in the fall 2024. A funding strategy should be discussed and adopted in time for 2024 Annual Town Meeting.

VOTE OF THE SELECT BOARD

I, the Clerk of the Select Board of the Town of Concord, Massachusetts (the "Town"), certify that at a meeting of the board held June 5, 2023, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

Voted: that the sale of the \$58,250,000 General Obligation Municipal Purpose Loan of 2023 Bonds of the Town dated June 15, 2023 (the "Bonds"), to Mesirow Financial, Inc. at the price of \$60,087,911.02 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on January 15 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2024	\$2,635,000	5.00%	2035	\$1,335,000	5.00%
2025	1,840,000	5.00	2036	1,400,000	4.00
2026	1,875,000	5.00	2037	1,455,000	4.00
2027	1,920,000	5.00	2038	1,515,000	4.00
2028	1,960,000	5.00	2039	1,575,000	4.00
2029	1,790,000	5.00	2040	1,640,000	4.00
2030	1,840,000	5.00	2041	1,705,000	4.00
2031	1,895,000	5.00	2042	1,775,000	4.00
2032	1,950,000	5.00	2043	1,845,000	4.00
2033	2,005,000	5.00	2048	10,385,000	4.00
2034	1,270,000	5.00	2053	12,640,000	4.00

Further Voted: that the Bonds maturing on January 15, 2048 and January 15, 2053 (each a "Term Bond") shall be subject to mandatory redemption or mature as follows:

Term Bond due January 15, 2048

<u>Year</u>	<u>Amount</u>
2044	\$1,915,000
2045	1,995,000
2046	2,075,000
2047	2,155,000
2048*	2,245,000

* Maturity

Term Bond due January 15, 2053

<u>Year</u>	<u>Amount</u>
2049	\$2,335,000
2050	2,425,000
2051	2,525,000
2052	2,625,000
2053*	2,730,000

* Maturity

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated May 17, 2023, and a final Official Statement dated May 24, 2023 (the "Official Statement"), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Select Board be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.

Further Voted: that we authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds and to comply with relevant securities laws.

Further Voted: that any certificates or documents relating to the Bonds (collectively, the "Documents"), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a ".pdf" file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures.

Further Voted: that each member of the Select Board, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no

deliberations or decision in connection with the sale of the Bonds were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended.

Dated: June 5, 2023

Clerk of the Select Board

133154761v.2

Certificate of Award

I, the Treasurer of the Town of Concord, Massachusetts, hereby award the \$58,250,00 General Obligation Municipal Purpose Loan of 2023 Bonds dated June 15, 2023 (the "Bonds") to the bidder submitting the bid attached hereto in accordance with the terms set forth in the attached bid and in the Notice of Sale dated May 17, 2023, relating to the Bonds, subject to the approval of this award by the Select Board.

Date: May 24, 2023



Treasurer



Wire Inbox

Parity Calendar

Deal List

11:00:15 a.m. EDST

Upcoming Calendar

Overview

Compare

Summary

Bid Results

Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds

The following bids were submitted using **PARITY**[®] and displayed ranked by lowest TIC.
 Click on the name of each bidder to see the respective bids.

Bid Award*	Bidder Name	TIC
<input type="checkbox"/>	Mesirow Financial, Inc.	3.883610
<input type="checkbox"/>	Wells Fargo Bank, National Association	3.900082
<input type="checkbox"/>	Piper Sandler & Co	3.902313
<input type="checkbox"/>	Raymond James & Associates, Inc.	3.904704
<input type="checkbox"/>	UBS Financial Services Inc.	3.923864
<input type="checkbox"/>	Robert W. Baird & Co., Inc.	3.941976
<input type="checkbox"/>	Jefferies LLC	3.944380
<input type="checkbox"/>	TD Securities	3.949433
<input type="checkbox"/>	Citigroup Global Markets Inc.	3.987701
<input type="checkbox"/>	KeyBanc Capital Markets	3.990548
<input type="checkbox"/>	J.P. Morgan Securities LLC	3.991916
<input type="checkbox"/>	BofA Securities	4.092628

*Awarding the Bonds to a specific bidder will provide you with the Reoffering Prices and Yields.

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Upcoming Calendar Overview Result Excel Print

Mesirow Financial, Inc. - Chicago , IL's Bid



Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds

For the aggregate principal amount of \$59,865,000.00, we will pay you \$61,722,906.09, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.3200	100.959
01/15/2025	1,925M	5.0000	3.2300	102.707
01/15/2026	1,960M	5.0000	2.9700	105.009
01/15/2027	2,005M	5.0000	2.8100	107.413
01/15/2028	2,045M	5.0000	2.7700	109.534
01/15/2029	1,835M	5.0000	2.7000	111.844
01/15/2030	1,885M	5.0000	2.6300	114.238
01/15/2031	1,935M	5.0000	2.6000	116.419
01/15/2032	1,990M	5.0000	2.6000	118.354
01/15/2033	2,045M	5.0000	2.6200	120.052
01/15/2034	1,250M	5.0000	2.6900	119.397
01/15/2035	1,315M	5.0000	2.8100	118.284
01/15/2036	1,380M	4.0000	3.3000	105.708
01/15/2037	1,450M	4.0000	3.4900	104.121
01/15/2038	1,520M	4.0000	3.7200	102.237
01/15/2039	1,600M	4.0000	3.8000	101.591
01/15/2040	1,675M	4.0000	3.8600	101.109
01/15/2041	1,760M	4.0000	3.9000	100.790
01/15/2042	1,830M	4.0000	3.9500	100.392
01/15/2043	1,905M	4.0000	4.0000	100.000
01/15/2044				
01/15/2045				
01/15/2046				
01/15/2047				
01/15/2048	10,730M	4.0000	4.1200	98.153
01/15/2049				
01/15/2050				
01/15/2051				
01/15/2052				
01/15/2053	13,050M	4.0000	4.1700	97.122

Total Interest Cost: \$39,171,612.50
Premium: \$1,857,906.09
Net Interest Cost: \$37,313,706.41
TIC: 3.883610
Time Last Bid Received On:05/24/2023 10:59:53 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Mesirow Financial, Inc., Chicago , IL
Contact: Elizabeth Funk
Title:

Wells Fargo Bank, National Association - Charlotte , NC's Bid



Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds

For the aggregate principal amount of \$59,865,000.00, we will pay you \$62,529,663.32, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.2900	100.977
01/15/2025	1,925M	5.0000	3.1600	102.817
01/15/2026	1,960M	5.0000	2.9200	105.137
01/15/2027	2,005M	5.0000	2.7600	107.590
01/15/2028	2,045M	5.0000	2.6900	109.896
01/15/2029	1,835M	5.0000	2.6200	112.285
01/15/2030	1,885M	5.0000	2.5500	114.759
01/15/2031	1,935M	5.0000	2.5200	117.019
01/15/2032	1,990M	5.0000	2.5400	118.862
01/15/2033	2,045M	5.0000	2.5600	120.617
01/15/2034	1,250M	5.0000	2.6000	120.240
01/15/2035	1,315M	5.0000	2.7300	119.025
01/15/2036	1,380M	5.0000	2.9200	117.275
01/15/2037	1,450M	4.0000	3.4900	104.121
01/15/2038	1,520M	5.0000	3.2200	114.574
01/15/2039	1,600M	5.0000	3.3000	113.867
01/15/2040	1,675M	5.0000	3.3700	113.252
01/15/2041	1,760M	5.0000	3.4300	112.728
01/15/2042	1,830M	4.0000	4.0200	99.737
01/15/2043	1,905M	4.0000	4.0400	99.459
01/15/2044	1,980M	4.0000	4.0700	99.027
01/15/2045	2,060M	4.0000	4.0900	98.715
01/15/2046	2,145M	4.0000	4.1400	97.955
01/15/2047	2,230M	4.0000	4.1700	97.460
01/15/2048	2,315M	4.0000	4.2000	96.949
01/15/2049	2,410M	4.0000	4.2100	96.727
01/15/2050				
01/15/2051	5,110M	4.0000	4.2300	96.273
01/15/2052				
01/15/2053	5,530M	4.0000	4.2500	95.809

Total Interest Cost: \$40,403,500.00
Premium: \$2,664,663.32
Net Interest Cost: \$37,738,836.68
TIC: 3.900082
Time Last Bid Received On: 05/24/2023 10:59:58 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Wells Fargo Bank, National Association, Charlotte , NC
Contact: Parks Lineberger
Title: Vice President
Telephone: 704-410-3441
Fax: 704-383-0065

Upcoming Calendar Overview Result Excel Print

Piper Sandler & Co - Minneapolis , MN's Bid



Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds

For the aggregate principal amount of \$59,865,000.00, we will pay you \$62,430,556.07, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.3200	100.959
01/15/2025	1,925M	5.0000	3.2300	102.707
01/15/2026	1,960M	5.0000	2.9700	105.009
01/15/2027	2,005M	5.0000	2.8100	107.413
01/15/2028	2,045M	5.0000	2.7400	109.669
01/15/2029	1,835M	5.0000	2.7000	111.844
01/15/2030	1,885M	5.0000	2.6300	114.238
01/15/2031	1,935M	5.0000	2.6000	116.419
01/15/2032	1,990M	5.0000	2.6000	118.354
01/15/2033	2,045M	5.0000	2.6200	120.052
01/15/2034	1,250M	5.0000	2.6600	119.677
01/15/2035	1,315M	5.0000	2.7900	118.469
01/15/2036	1,380M	4.0000	3.3000	105.708
01/15/2037	1,450M	4.0000	3.4900	104.121
01/15/2038	1,520M	5.0000	3.2300	114.486
01/15/2039	1,600M	5.0000	3.2800	114.043
01/15/2040	1,675M	5.0000	3.3200	113.690
01/15/2041	1,760M	4.0000	3.9000	100.790
01/15/2042	1,830M	4.0000	3.9500	100.392
01/15/2043	1,905M	4.0000	3.9800	100.155
01/15/2044	1,980M	4.0000	4.0300	99.580
01/15/2045	2,060M	4.0000	4.0800	98.856
01/15/2046				
01/15/2047				
01/15/2048	6,690M	4.0000	4.1800	97.248
01/15/2049				
01/15/2050				
01/15/2051				
01/15/2052				
01/15/2053	13,050M	4.1250	4.3500	96.272

Total Interest Cost: \$40,371,617.71
Premium: \$2,565,556.07
Net Interest Cost: \$37,806,061.64
TIC: 3.902313
Time Last Bid Received On:05/24/2023 10:59:42 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Piper Sandler & Co, Minneapolis , MN
Contact: Mike Frederickson
Title: Managing Director

Raymond James & Associates, Inc. - St. Petersburg , FL's Bid



Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds

For the aggregate principal amount of \$59,865,000.00, we will pay you \$61,905,819.00, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.3200	100.959
01/15/2025	1,925M	5.0000	3.2300	102.707
01/15/2026	1,960M	5.0000	2.9700	105.009
01/15/2027	2,005M	5.0000	2.8100	107.413
01/15/2028	2,045M	5.0000	2.7700	109.534
01/15/2029	1,835M	5.0000	2.7000	111.844
01/15/2030	1,885M	5.0000	2.6300	114.238
01/15/2031	1,935M	5.0000	2.6000	116.419
01/15/2032	1,990M	5.0000	2.6000	118.354
01/15/2033	2,045M	5.0000	2.6200	120.052
01/15/2034	1,250M	5.0000	2.6700	119.584
01/15/2035	1,315M	5.0000	2.8500	117.916
01/15/2036	1,380M	5.0000	3.0500	116.096
01/15/2037	1,450M	4.0000	3.4900	104.121
01/15/2038	1,520M	4.0000	3.7200	102.237
01/15/2039	1,600M	5.0000	3.4300	112.728
01/15/2040	1,675M	4.0000	3.8500	101.190
01/15/2041	1,760M	4.0000	3.9000	100.790
01/15/2042	1,830M	4.0000	3.9500	100.392
01/15/2043	1,905M	4.0000	4.0000	100.000
01/15/2044	1,980M	4.0000	4.0400	99.441
01/15/2045	2,060M	4.0000	4.0600	99.140
01/15/2046	2,145M	4.0000	4.1200	98.244
01/15/2047	2,230M	4.0000	4.1500	97.754
01/15/2048				
01/15/2049				
01/15/2050				
01/15/2051				
01/15/2052				
01/15/2053	15,365M	4.0000	4.2900	95.162

Total Interest Cost: \$39,594,595.83
Premium: \$2,040,819.00
Net Interest Cost: \$37,553,776.83
TIC: 3.904704
Time Last Bid Received On:05/24/2023 10:59:59 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Raymond James & Associates, Inc., St. Petersburg , FL
Contact: Robbie Specter
Title: Managing Director
Telephone:727-567-1293
Fax:

Upcoming Calendar Overview Result Excel Print

UBS Financial Services Inc. - New York , NY's Bid



**Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds**

For the aggregate principal amount of \$59,865,000.00, we will pay you \$61,458,673.34, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.3000	100.971
01/15/2025	1,925M	5.0000	3.1300	102.864
01/15/2026	1,960M	5.0000	2.9500	105.060
01/15/2027	2,005M	5.0000	2.8000	107.448
01/15/2028	2,045M	5.0000	2.7200	109.760
01/15/2029	1,835M	5.0000	2.7000	111.844
01/15/2030	1,885M	5.0000	2.6300	114.238
01/15/2031	1,935M	5.0000	2.6000	116.419
01/15/2032	1,990M	5.0000	2.6000	118.354
01/15/2033	2,045M	5.0000	2.6200	120.052
01/15/2034	1,250M	5.0000	2.7200	119.118
01/15/2035	1,315M	5.0000	2.8700	117.733
01/15/2036	1,380M	4.0000	3.3000	105.708
01/15/2037	1,450M	4.0000	3.4900	104.121
01/15/2038	1,520M	4.0000	3.7200	102.237
01/15/2039	1,600M	4.0000	3.9100	100.710
01/15/2040	1,675M	4.0000	3.9500	100.392
01/15/2041	1,760M	4.0000	4.0000	100.000
01/15/2042	1,830M	4.0000	4.0300	99.607
01/15/2043	1,905M	4.0000	4.0700	99.058
01/15/2044	1,980M	4.0000	4.1200	98.342
01/15/2045	2,060M	4.0000	4.1300	98.152
01/15/2046	2,145M	4.0000	4.1700	97.525
01/15/2047	2,230M	4.0000	4.2000	97.021
01/15/2048				
01/15/2049				
01/15/2050				
01/15/2051				
01/15/2052				
01/15/2053	15,365M	4.0000	4.2900	95.162

Total Interest Cost: \$39,171,612.50
Premium: \$1,593,673.34
Net Interest Cost: \$37,577,939.16
TIC: 3.923864
Time Last Bid Received On: 05/24/2023 10:59:42 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: UBS Financial Services Inc., New York , NY
Contact: Vincent Pietanza

Upcoming Calendar Overview Result Excel Print

Robert W. Baird & Co., Inc. - Milwaukee , WI's Bid



Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds

For the aggregate principal amount of \$59,865,000.00, we will pay you \$61,340,380.17, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.3200	100.959
01/15/2025	1,925M	5.0000	3.2300	102.707
01/15/2026	1,960M	5.0000	2.9700	105.009
01/15/2027	2,005M	5.0000	2.8100	107.413
01/15/2028	2,045M	5.0000	2.7600	109.579
01/15/2029	1,835M	5.0000	2.7000	111.844
01/15/2030	1,885M	5.0000	2.6300	114.238
01/15/2031	1,935M	5.0000	2.6000	116.419
01/15/2032	1,990M	5.0000	2.6000	118.354
01/15/2033	2,045M	5.0000	2.6200	120.052
01/15/2034	1,250M	5.0000	2.7500	118.839
01/15/2035	1,315M	5.0000	2.8700	117.733
01/15/2036	1,380M	4.0000	3.3000	105.708
01/15/2037	1,450M	4.0000	3.4900	104.121
01/15/2038	1,520M	4.0000	3.7200	102.237
01/15/2039	1,600M	4.0000	3.9100	100.710
01/15/2040	1,675M	4.0000	4.0200	99.756
01/15/2041	1,760M	4.0000	4.0500	99.372
01/15/2042	1,830M	4.0000	4.0800	98.962
01/15/2043	1,905M	4.0000	4.1000	98.659
01/15/2044				
01/15/2045	4,040M	4.0000	4.1200	98.292
01/15/2046				
01/15/2047				
01/15/2048	6,690M	4.0000	4.1700	97.398
01/15/2049				
01/15/2050				
01/15/2051				
01/15/2052				
01/15/2053	13,050M	4.0000	4.2200	96.299

Total Interest Cost: \$39,171,612.50

Premium: \$1,475,380.17

Net Interest Cost: \$37,696,232.33

TIC: 3.941976

Time Last Bid Received On:05/24/2023 10:59:20 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Robert W. Baird & Co., Inc., Milwaukee , WI

Contact: Peter Anderson

Title:

Upcoming Calendar Overview Result Excel Print

Jefferies LLC - New York , NY's Bid



Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds

For the aggregate principal amount of \$59,865,000.00, we will pay you \$61,324,709.01, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.3500	100.942
01/15/2025	1,925M	5.0000	3.2300	102.707
01/15/2026	1,960M	5.0000	3.0000	104.933
01/15/2027	2,005M	5.0000	2.8100	107.413
01/15/2028	2,045M	5.0000	2.7700	109.534
01/15/2029	1,835M	5.0000	2.7000	111.844
01/15/2030	1,885M	5.0000	2.6300	114.238
01/15/2031	1,935M	5.0000	2.6000	116.419
01/15/2032	1,990M	5.0000	2.6000	118.354
01/15/2033	2,045M	5.0000	2.6200	120.052
01/15/2034	1,250M	5.0000	2.7500	118.839
01/15/2035	1,315M	5.0000	2.8700	117.733
01/15/2036	1,380M	4.0000	3.3000	105.708
01/15/2037	1,450M	4.0000	3.3900	104.953
01/15/2038	1,520M	4.0000	3.7200	102.237
01/15/2039	1,600M	4.0000	3.9100	100.710
01/15/2040	1,675M	4.0000	4.0000	100.000
01/15/2041	1,760M	4.0000	4.0500	99.372
01/15/2042	1,830M	4.0000	4.0800	98.962
01/15/2043	1,905M	4.0000	4.1000	98.659
01/15/2044				
01/15/2045				
01/15/2046				
01/15/2047				
01/15/2048	10,730M	4.0000	4.2500	96.206
01/15/2049				
01/15/2050				
01/15/2051				
01/15/2052				
01/15/2053	13,050M	4.0000	4.3000	95.002

Total Interest Cost: \$39,171,612.50
Premium: \$1,459,709.01
Net Interest Cost: \$37,711,903.49
TIC: 3.944380
Time Last Bid Received On:05/24/2023 10:59:36 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Jefferies LLC, New York , NY
Contact: Nate Baldasare

Upcoming Calendar Overview Result Excel Print

TD Securities - New York , NY's Bid



Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds

For the aggregate principal amount of \$59,865,000.00, we will pay you \$63,129,551.25, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.3500	100.942
01/15/2025	1,925M	5.0000	3.2500	102.676
01/15/2026	1,960M	5.0000	3.0200	104.882
01/15/2027	2,005M	5.0000	2.8600	107.236
01/15/2028	2,045M	5.0000	2.8100	109.354
01/15/2029	1,835M	5.0000	2.7600	111.514
01/15/2030	1,885M	5.0000	2.6900	113.849
01/15/2031	1,935M	5.0000	2.6800	115.823
01/15/2032	1,990M	5.0000	2.7000	117.513
01/15/2033	2,045M	5.0000	2.7200	119.118
01/15/2034	1,250M	5.0000	2.7500	118.839
01/15/2035	1,315M	5.0000	2.8700	117.733
01/15/2036	1,380M	5.0000	3.0500	116.096
01/15/2037	1,450M	5.0000	3.2300	114.486
01/15/2038	1,520M	5.0000	3.3300	113.603
01/15/2039	1,600M	5.0000	3.3800	113.164
01/15/2040	1,675M	5.0000	3.4200	112.815
01/15/2041	1,760M	5.0000	3.4500	112.554
01/15/2042	1,830M	5.0000	3.4800	112.293
01/15/2043	1,905M	5.0000	3.5000	112.120
01/15/2044	1,980M	5.0000	3.5400	111.775
01/15/2045	2,060M	4.0000	4.0700	98.998
01/15/2046	2,145M	4.0000	4.1200	98.244
01/15/2047	2,230M	4.0000	4.1500	97.754
01/15/2048				
01/15/2049				
01/15/2050				
01/15/2051				
01/15/2052				
01/15/2053	15,365M	4.0000	4.2500	95.809

Total Interest Cost: \$41,721,145.83
Premium: \$3,264,551.25
Net Interest Cost: \$38,456,594.58
TIC: 3.949433
Time Last Bid Received On:05/24/2023 10:58:49 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: TD Securities, New York , NY
Contact: Jake Frackowiak
Title:

Upcoming Calendar Overview Result Excel Print

Citigroup Global Markets Inc. - New York , NY's Bid



Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds

For the aggregate principal amount of \$59,865,000.00, we will pay you \$61,043,404.65, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.3500	100.942
01/15/2025	1,925M	5.0000	3.2300	102.707
01/15/2026	1,960M	5.0000	3.0000	104.933
01/15/2027	2,005M	5.0000	2.7900	107.484
01/15/2028	2,045M	5.0000	2.7700	109.534
01/15/2029	1,835M	5.0000	2.7000	111.844
01/15/2030	1,885M	5.0000	2.6300	114.238
01/15/2031	1,935M	5.0000	2.5700	116.644
01/15/2032	1,990M	5.0000	2.6000	118.354
01/15/2033	2,045M	5.0000	2.6200	120.052
01/15/2034	1,250M	5.0000	2.7400	118.932
01/15/2035	1,315M	5.0000	2.9100	117.367
01/15/2036	1,380M	4.0000	3.3000	105.708
01/15/2037	1,450M	4.0000	3.4900	104.121
01/15/2038	1,520M	4.0000	3.7200	102.237
01/15/2039	1,600M	4.0000	3.9100	100.710
01/15/2040	1,675M	4.0000	3.9000	100.790
01/15/2041	1,760M	4.0000	3.9500	100.392
01/15/2042	1,830M	4.0000	4.0000	100.000
01/15/2043	1,905M	4.0000	4.0300	99.593
01/15/2044	1,980M	4.0000	4.0600	99.165
01/15/2045	2,060M	4.0000	4.1000	98.573
01/15/2046	2,145M	4.0000	4.1500	97.812
01/15/2047	2,230M	4.0000	4.1800	97.314
01/15/2048	2,315M	4.0000	4.2200	96.651
01/15/2049				
01/15/2050				
01/15/2051				
01/15/2052				
01/15/2053	13,050M	4.0000	4.3000	95.002

Total Interest Cost: \$39,171,612.50
Premium: \$1,178,404.65
Net Interest Cost: \$37,993,207.85
TIC: 3.987701
Time Last Bid Received On: 05/24/2023 10:59:51 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: Citigroup Global Markets Inc., New York , NY
Contact: Charles Reed

Upcoming Calendar Overview Result Excel Print

KeyBanc Capital Markets - Cleveland , OH's Bid



**Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds**

For the aggregate principal amount of \$59,865,000.00, we will pay you \$61,472,005.68, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.3500	100.942
01/15/2025	1,925M	5.0000	3.2500	102.676
01/15/2026	1,960M	5.0000	3.0000	104.933
01/15/2027	2,005M	5.0000	2.8100	107.413
01/15/2028	2,045M	5.0000	2.7700	109.534
01/15/2029	1,835M	5.0000	2.7000	111.844
01/15/2030	1,885M	5.0000	2.6300	114.238
01/15/2031	1,935M	5.0000	2.6000	116.419
01/15/2032	1,990M	5.0000	2.6000	118.354
01/15/2033	2,045M	5.0000	2.6200	120.052
01/15/2034	1,250M	5.0000	2.7500	118.839
01/15/2035	1,315M	5.0000	2.8700	117.733
01/15/2036	1,380M	4.0000	3.3000	105.708
01/15/2037	1,450M	4.0000	3.4900	104.121
01/15/2038	1,520M	4.0000	3.7200	102.237
01/15/2039	1,600M	4.0000	3.9100	100.710
01/15/2040				
01/15/2041	3,435M	4.0000	4.0000	100.000
01/15/2042	1,830M	4.0000	4.0500	99.348
01/15/2043	1,905M	4.0000	4.1000	98.659
01/15/2044	1,980M	4.0000	4.1500	97.934
01/15/2045	2,060M	4.0000	4.2000	97.176
01/15/2046				
01/15/2047				
01/15/2048				
01/15/2049	9,100M	4.0000	4.3500	94.626
01/15/2050				
01/15/2051				
01/15/2052				
01/15/2053	10,640M	4.2500	4.4000	97.528

Total Interest Cost: \$39,919,941.67
Premium: \$1,607,005.68
Net Interest Cost: \$38,312,935.99
TIC: 3.990548
Time Last Bid Received On:05/24/2023 10:59:16 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: KeyBanc Capital Markets, Cleveland , OH
Contact: Robert Bond

J.P. Morgan Securities LLC - New York , NY's Bid



Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds

For the aggregate principal amount of \$59,865,000.00, we will pay you \$61,016,152.24, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.3500	100.942
01/15/2025	1,925M	5.0000	3.2300	102.707
01/15/2026	1,960M	5.0000	2.9700	105.009
01/15/2027	2,005M	5.0000	2.8100	107.413
01/15/2028	2,045M	5.0000	2.7700	109.534
01/15/2029	1,835M	5.0000	2.7000	111.844
01/15/2030	1,885M	5.0000	2.6300	114.238
01/15/2031	1,935M	5.0000	2.6000	116.419
01/15/2032	1,990M	5.0000	2.6000	118.354
01/15/2033	2,045M	5.0000	2.6200	120.052
01/15/2034	1,250M	5.0000	2.7500	118.839
01/15/2035	1,315M	5.0000	2.8700	117.733
01/15/2036	1,380M	4.0000	3.3000	105.708
01/15/2037	1,450M	4.0000	3.4400	104.536
01/15/2038	1,520M	4.0000	3.7200	102.237
01/15/2039	1,600M	4.0000	3.9100	100.710
01/15/2040	1,675M	4.0000	4.0200	99.756
01/15/2041	1,760M	4.0000	4.0500	99.372
01/15/2042	1,830M	4.0000	4.0800	98.962
01/15/2043	1,905M	4.0000	4.1000	98.659
01/15/2044				
01/15/2045				
01/15/2046				
01/15/2047				
01/15/2048	10,730M	4.0000	4.3000	95.471
01/15/2049				
01/15/2050				
01/15/2051				
01/15/2052				
01/15/2053	13,050M	4.0000	4.3700	93.886

Total Interest Cost: \$39,171,612.50
Premium: \$1,151,152.24
Net Interest Cost: \$38,020,460.26
TIC: 3.991916
Time Last Bid Received On:05/24/2023 10:59:36 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: J.P. Morgan Securities LLC, New York , NY
Contact: Jaclyn Mischler
Title: Executive Director
Telephone:212-834-7155
Fax: 917-464-9300

BofA Securities - New York , NY's Bid



Concord (Town)
\$59,865,000 General Obligation Municipal Purpose Loan of 2023
Bonds

For the aggregate principal amount of \$59,865,000.00, we will pay you \$60,790,067.77, plus accrued interest from the date of issue to the date of delivery. The Bonds are to bear interest at the following rate(s):

Maturity Date	Amount \$	Coupon %	Yield %	Dollar Price
01/15/2024	2,775M	5.0000	3.3200	100.959
01/15/2025	1,925M	5.0000	3.2300	102.707
01/15/2026	1,960M	5.0000	3.0000	104.933
01/15/2027	2,005M	5.0000	2.8100	107.413
01/15/2028	2,045M	5.0000	2.7700	109.534
01/15/2029	1,835M	5.0000	2.7000	111.844
01/15/2030	1,885M	5.0000	2.6300	114.238
01/15/2031	1,935M	5.0000	2.6000	116.419
01/15/2032	1,990M	5.0000	2.6000	118.354
01/15/2033	2,045M	5.0000	2.6200	120.052
01/15/2034	1,250M	5.0000	2.7500	118.839
01/15/2035	1,315M	5.0000	2.8700	117.733
01/15/2036	1,380M	4.0000	3.3000	105.708
01/15/2037	1,450M	4.0000	3.4900	104.121
01/15/2038	1,520M	4.0000	3.7200	102.237
01/15/2039	1,600M	4.0000	3.9100	100.710
01/15/2040	1,675M	5.0000	3.4700	112.380
01/15/2041	1,760M	5.0000	3.5000	112.120
01/15/2042	1,830M	4.0000	4.0380	99.500
01/15/2043				
01/15/2044				
01/15/2045				
01/15/2046				
01/15/2047				
01/15/2048				
01/15/2049				
01/15/2050				
01/15/2051				
01/15/2052				
01/15/2053	25,685M	4.0000	4.4500	92.634

Total Interest Cost: \$39,758,850.00
Premium: \$925,067.77
Net Interest Cost: \$38,833,782.23
TIC: 4.092628
Time Last Bid Received On: 05/24/2023 10:59:02 EDST

This proposal is made subject to all of the terms and conditions of the Official Bid Form, the Official Notice of Sale, and the Preliminary Official Statement, all of which are made a part hereof.

Bidder: BofA Securities, New York , NY
Contact: Robert Holmes
Title:
Telephone: 212-449-5081
Fax:

SOURCES AND USES OF FUNDS

Town of Concord, Massachusetts
 General Obligation Municipal Purpose Loan of 2023 Bonds dated June 15, 2023

Dated Date 06/15/2023
 Delivery Date 06/15/2023

Sources:	General	Exempt	Water	Total
Bond Proceeds:				
Par Amount	5,408,000.00	49,192,000.00	3,650,000.00	58,250,000.00
Net Premium/OID	514,178.47	1,312,535.93	388,830.85	2,215,545.25
	5,922,178.47	50,504,535.93	4,038,830.85	60,465,545.25
Uses:				
	General	Exempt	Water	Total
Project Fund Deposits:				
New Money	5,866,000.00	50,000,000.00	4,000,000.00	59,866,000.00
Delivery Date Expenses:				
Cost of Issuance	20,114.41	182,963.84	13,575.75	216,654.00
Underwriter's Discount	35,060.02	318,911.30	23,662.91	377,634.23
	55,174.43	501,875.14	37,238.66	594,288.23
Other Uses of Funds:				
Net Premium	1,004.04	2,660.79	1,592.19	5,257.02
	5,922,178.47	50,504,535.93	4,038,830.85	60,465,545.25

CREDIT OPINION

17 May 2023



Send Your Feedback

Contacts

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CLIENT SERVICES

Americas 1-212-553-1653
 Asia Pacific 852-3551-3077
 Japan 81-3-5408-4100
 EMEA 44-20-7772-5454

Town of Concord, MA

Update to credit analysis

Summary

[Concord](#) (Aaa stable) benefits from a strong economy bolstered by high property wealth and resident income. The financial position is stable with reserves that trend below the median for the highest rating category. The town adheres to conservative fiscal management and has been proactive in funding its long-term liabilities and relying on support from taxpayers for the approval of debt exclusions and general overrides to the Proposition 2½ tax levy limit. The town's leverage and fixed costs are moderate but will likely increase over the next few years due to additional debt issuance for a new middle school.

Credit strengths

- » Very strong resident income and wealth
- » Stable financial position with strong fiscal management
- » History of voter support for operating overrides and debt exclusions to the tax levy limit

Credit challenges

- » Below-average reserves for the rating category
- » Limited revenue raising flexibility under tax levy limit
- » Managing education and capital costs

Rating outlook

The stable outlook reflects our expectation that the town will continue to exercise conservative fiscal management to maintain a healthy financial position and manage an increase in debt issuance. The outlook also incorporates the strength of the housing market and ongoing voter support when needed to approve debt exclusions and general overrides to the tax levy limit.

Factors that could lead to an upgrade

- » Not applicable

Factors that could lead to a downgrade

- » Decline in available reserves and liquidity
- » Material increase in leverage beyond current expectations

» Lack of voter support for debt exclusions or general overrides to the tax levy limit

Key indicators

Exhibit 1

Concord (Town of) MA

	2019	2020	2021	2022	Aaa Medians
Economy					
Resident income ratio (%)	219.7%	219.1%	223.7%	N/A	173.2%
Full Value (\$000)	\$6,572,448	\$6,572,448	\$7,134,203	\$7,134,203	\$8,668,233
Population	19,116	18,950	18,424	N/A	36,139
Full value per capita (\$)	\$343,819	\$346,831	\$387,223	N/A	\$225,444
Economic growth metric (%)	N/A	0.5%	0.7%	N/A	-0.6%
Financial Performance					
Revenue (\$000)	\$162,982	\$167,605	\$174,398	\$179,651	\$101,271
Available fund balance (\$000)	\$63,930	\$60,182	\$49,941	\$48,486	\$60,284
Net unrestricted cash (\$000)	\$96,185	\$93,764	\$97,605	\$109,601	\$85,080
Available fund balance ratio (%)	39.2%	35.9%	28.6%	27.0%	62.5%
Liquidity ratio (%)	59.0%	55.9%	56.0%	61.0%	89.9%
Leverage					
Debt (\$000)	\$54,068	\$55,186	\$51,288	\$62,216	\$71,359
Adjusted net pension liabilities (\$000)	\$62,669	\$111,365	\$165,134	\$97,930	\$120,889
Adjusted net OPEB liabilities (\$000)	\$66,603	\$75,979	\$48,038	\$39,583	\$14,025
Other long-term liabilities (\$000)	\$3,635	\$3,296	\$2,947	\$3,132	\$3,650
Long-term liabilities ratio (%)	114.7%	146.7%	153.3%	112.9%	257.7%
Fixed costs					
Implied debt service (\$000)	\$3,972	\$3,942	\$3,952	\$3,597	\$4,843
Pension tread water contribution (\$000)	\$2,210	\$3,732	\$0	N/A	\$3,247
OPEB contributions (\$000)	\$3,925	\$3,984	\$4,044	\$3,558	\$517
Implied cost of other long-term liabilities (\$000)	\$284	\$265	\$236	\$207	\$244
Fixed-costs ratio (%)	6.4%	7.1%	4.7%	4.1%	11.3%

For definitions of the metrics in the table above please refer to the [US Cities and Counties Methodology](#) or see the Glossary in the Appendix below. Metrics represented as N/A indicate the data were not available at the time of publication. The medians come from our most recently published [US Cities and Counties Median Report](#). The Economic Growth metric cited above compares the five-year CAGR of real GDP for Boston-Cambridge-Newton, MA-NH Metropolitan Statistical Area to the five-year CAGR of real GDP for the US.

Sources: US Census Bureau, Concord (Town of) MA's financial statements and Moody's Investors Service

Profile

Concord is primarily a residential community approximately 26 square miles in area with a population of around 18,400. The town is located 17 miles northwest of [Boston](#) (Aaa stable). The town provides general government services including police and fire protection, disposal of garbage, water and sewer, electricity through the Concord Municipal Light Plant, public works, parks and recreation, and public education for grades kindergarten through eighth grade. The [Concord-Carlisle Regional School District](#) (Aa1) provides education services to grades nine through twelve.

Detailed credit considerations

Economy: affluent, residential community with strong housing demand that is likely to continue

Concord has an exceptionally strong and resilient housing market and the town benefits from being in the greater Boston metropolitan statistical area. Despite being largely built out, home appreciation, property sales, renovations and additions help to drive modest tax base growth and maintain stability. The five-year GDP growth rate of the Boston MSA is 0.7% stronger than the US GDP. The town's tax base is largely comprised of residential property representing almost 93% of 2023 assessed value.

The town's resident income and wealth are very strong with a median household income adjusted for regional price parity of 223.7% of the US median. The town's full (equalized) value per capita is a robust \$398,265 reflecting the high-value housing stock. We expect

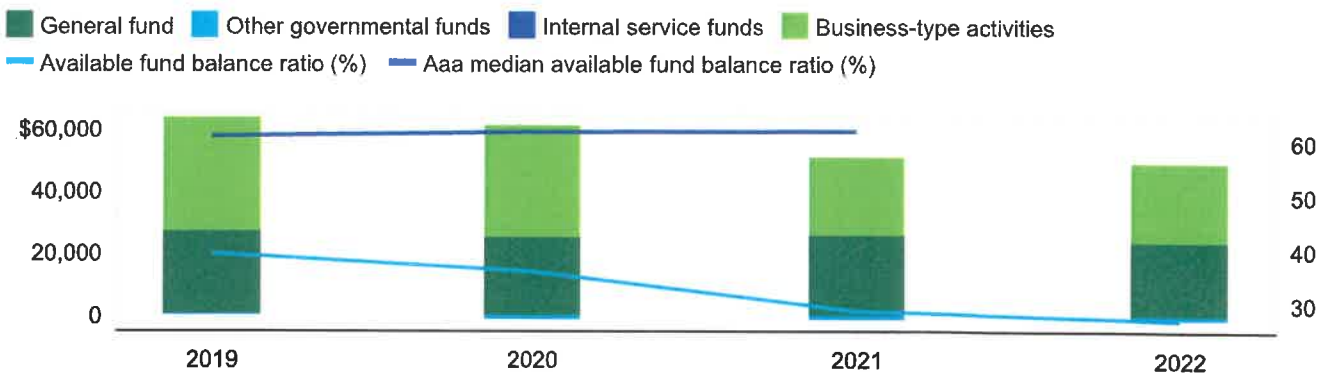
This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the issuer/deal page on <https://ratings.moodys.com> for the most updated credit rating action information and rating history.

the generally affluent taxpayers to continue to support debt exclusions and general overrides to the tax levy limit that provide greater operating flexibility for the town.

Financial operations: Conservative fiscal management and reliance on property tax revenue help to maintain stable operations

Concord's financial position is likely to remain stable over the next few years given its ability to depend on a strong residential property market for property tax revenue. The town also benefits from proactive and conservative fiscal management. Reserves have declined in recent years due to the use of funds reserved for capital projects that are now under construction like the middle school. Reserves are expected to continue to trend well below the median for the rating category but remain stable. Across all governmental funds and business-type activities the town closed fiscal 2022 (the latest audit ending June 30, 2022) with an available fund balance and net current assets of \$48.5 million representing 27% of revenue (see exhibit). The town also maintains a balance of \$47.5 million in restricted fund balance for specific operations and capital needs.

Exhibit 2
Fund Balance



As of June 30 fiscal year-end
Source: Moody's Investors Service

The town's governmental activities provide 75% of the town's revenue base with property taxes representing the largest revenue source at 76% of fiscal 2022 governmental revenue. The town's business-type activities include water, sewer and electric operations, all with stable financial positions.

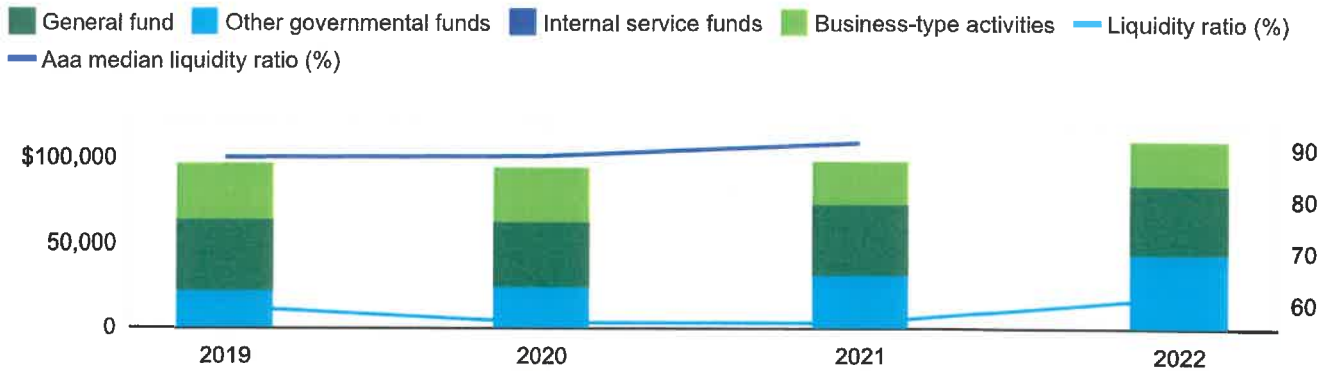
Fiscal 2023 year-to-date operations are trending positive with revenues through the end of March producing a slight surplus from local receipts and expenditures through mid-April reflecting a positive variance of around \$1.2 million.

The fiscal 2024 adopted budget reflects a 5.5% increase in revenues and expenses compared to the prior year. Budget drivers are primarily health insurance, education and salaries. The tax levy is expected to increase by the full 2.5% limit plus \$1 million in budgeted new growth. The town will also use \$1 million in reserves to balance the budget.

Liquidity

Concord's net unrestricted cash and investments at the end of fiscal 2022 totaled \$109.6 million representing 69.2% of revenue. The town's liquidity position is not expected to materially change at the end of fiscal 2023.

Exhibit 3
Cash

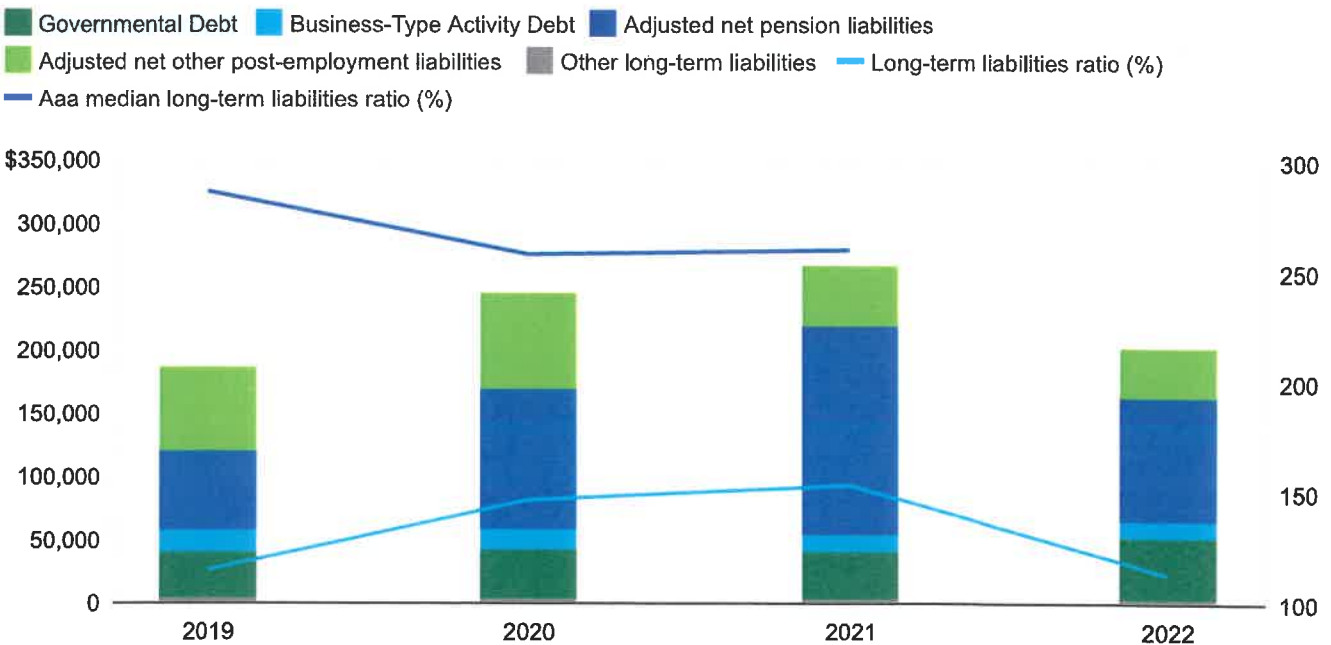


As of June 30 fiscal year-end
Source: Moody's Investors Service

Leverage: debt burden expected to rise while strong contributions towards pension and OPEB keep leverage manageable

The town's leverage is likely to increase over the next few years because of additional debt issuance for a new middle school. The project's total bond authorization is for \$110 million leaving around \$60 million in authorized but unissued debt remaining after the 2023 issuance. While the debt burden will grow, the town's strong annual contributions towards its pension and OPEB liabilities will help keep overall leverage manageable and still below the 257% median for the Aaa rating level. Concord ended fiscal 2022 with a long-term liabilities ratio of 112.9% of revenue (see exhibit). The town's debt accounted for 31% of the total leverage ratio while adjusted net pension liability and adjusted net OPEB liability represented 48% and 20%, respectively.

Exhibit 4
Total Primary Government - Long Term Liabilities



As of June 30 fiscal year-end
Source: Source: Moody's Investors Service

The leverage ratio could increase to around 165% of revenue when accounting for the full middle school project cost. The town expects to issue the remaining \$50 million in spring of 2024 and may include other capital projects within and outside the general fund.

Legal security

The bonds are backed by the town's full faith and credit general obligation limited tax pledge given that not all of the debt service associated with the bond issue has been voted by the town as excluded from the Proposition 2 ½ tax levy limit.

Debt structure

All of the town's debt is fixed rate with a final maturity in 2053.

Debt-related derivatives

Concord is not party to any debt-related derivatives.

Pensions and OPEB

Concord's pension and OPEB liabilities are larger than its debt burden and though manageable at this time, represent a potential future credit challenge. The town participates in the Concord Contributory Retirement Plan, a multi-employer defined benefit plan and makes annual required contributions. The latest actuarial report assumes a 6.5% discount rate and maintains a funded date of 2030. The town's teachers participate in the Massachusetts Teachers Retirement System in which the town receives on-behalf payments toward that liability that is covered by the Commonwealth. Moody's 2022 adjusted net pension liability is \$97.9 million and uses a 3% discount rate assumption.

The town also funds its OPEB liability on a pay-go basis plus annual budgeted deposits into an OPEB trust. The OPEB plan fiduciary net position was a strong 54.2% of the total OPEB liability as of the end of fiscal 2022. The Moody's 2022 adjusted net OPEB liability of \$39.6 million uses a 4.5% discount rate assumption.

ESG considerations**Concord MA's ESG Credit Impact Score is Neutral-to-low CIS-2**

The town of Concord's ESG credit impact score is neutral-to-low (**CIS-2**), reflecting neutral-to-low exposure to environmental and social risks and a positive governance profile, that supports the town's credit rating, resilience and capacity to respond to shocks.

Environmental

Concord's E environmental issuer profile score is neutral-to-low (**E-2**). The town's carbon transition, natural capital, and water and pollution risks are modest. Given Concord's geographical location, physical climate risk is also neutral-to-low with no material exposure to sea level rise and moderate exposure to shocks from extreme weather events such as hurricanes and nor-easters.

Social

Concord's S social issuer profile score is neutral-to-low (**S-2**). Concord benefits from favorable educational attainment and health and safety. Town residents have access to basic services and risks associated with demographics, labor and income and housing are limited.

Governance

Concord's G governance issuer profile score is positive (**G-1**). The town has a favorable institutional structure, transparency and disclosure. The town also consistently approves and releases its budgets and audited financial statements in a timely manner. Concord's budget management and policy credibility and effectiveness are considered strong as evident by its healthy financial position and trend of balanced operations.

ESG Issuer Profile Scores and Credit Impact Scores for the rated entity/transaction are available on Moodys.com. In order to view the latest scores, please click here to go to the landing page for the entity/transaction on MDC and view the ESG Scores section.

Rating methodology and scorecard factors

The US Cities and Counties Rating Methodology includes a scorecard, which summarizes the rating factors generally most important to city and county credit profiles. Because the scorecard is a summary, and may not include every consideration in the credit analysis for a specific issuer, a scorecard-indicated outcome may or may not map closely to the actual rating assigned.

Exhibit 5

Concord (Town of) MA

	Measure	Weight	Score
Economy			
Resident income ratio	223.7%	10.0%	Aaa
Full value-per capita	398,265	10.0%	Aaa
Economic growth metric	0.7%	10.0%	Aaa
Financial Performance			
Available fund balance ratio	27.0%	20.0%	Aa
Liquidity ratio	61.0%	10.0%	Aaa
Institutional Framework			
Institutional Framework	Aa	10.0%	Aa
Leverage			
Long-term liabilities ratio	112.9%	20.0%	Aa
Fixed-costs ratio	4.1%	10.0%	Aaa
Notching factors			
Additional Strength in Local Resources	0.5		
Scorecard-Indicated Outcome			Aaa
Assigned Rating			Aaa

Sources: US Census Bureau, Concord (Town of) MA's financial statements and Moody's Investors Service

Appendix

Exhibit 6

Key Indicators Glossary

	Definition	Typical Source*
Economy		
Resident income ratio	Median Household Income (MHI) for the city or county, adjusted for Regional Price Parity (RPP), as a % of the US MHI	MHI: US Census Bureau - American Community Survey 5-Year Estimates RPP: US Bureau of Economic Analysis
Full value	Estimated market value of taxable property in the city or county	State repositories; audited financial statements; continuing disclosures
Population	Population of the city or county	US Census Bureau - American Community Survey 5-Year Estimates
Full value per capita	Full value / population	
Economic growth metric	Five year CAGR of real GDP for Metropolitan Statistical Area or county minus the five-year CAGR of real GDP for the US	Real GDP: US Bureau of Economic Analysis
Financial performance		
Revenue	Sum of revenue from total governmental funds, operating and non-operating revenue from total business-type activities, and non-operating revenue from internal services funds, excluding transfers and one-time revenue, e.g., bond proceeds or capital contributions	Audited financial statements
Available fund balance	Sum of all fund balances that are classified as unassigned, assigned or committed in the total governmental funds, plus unrestricted current assets minus current liabilities from the city's or county's business-type activities and internal services funds	Audited financial statements
Net unrestricted cash	Sum of unrestricted cash in governmental activities, business type activities and internal services fund, net of short-term debt	Audited financial statements
Available fund balance ratio	Available fund balance (including net current assets from business-type activities and internal services funds) / Revenue	
Liquidity ratio	Net unrestricted cash / Revenue	
Leverage		
Debt	Outstanding long-term bonds and all other forms of long-term debt across the governmental and business-type activities, including debt of another entity for which it has provided a guarantee disclosed in its financial statements	Audited financial statements; official statements
Adjusted net pension liabilities (ANPL)	Total primary government's pension liabilities adjusted by Moody's to standardize the discount rate used to compute the present value of accrued benefits	Audited financial statements; Moody's Investors Service
Adjusted net OPEB liabilities (ANOL)	Total primary government's net other post-employment benefit (OPEB) liabilities adjusted by Moody's to standardize the discount rate used to compute the present value of accrued benefits	Audited financial statements; Moody's Investors Service
Other long-term liabilities (OLTL)	Miscellaneous long-term liabilities reported under the governmental and business-type activities entries	Audited financial statements
Long-term liabilities ratio	Debt + ANPL + ANOL + OLTL / Revenue	
Fixed costs		
Implied debt service	Annual cost to amortize city or county's long-term debt over 20 years with level payments	Audited financial statements; official statements; Moody's Investors Service
Pension tread water contribution	Pension contribution necessary to prevent reported unfunded pension liabilities from growing, year over year, in nominal dollars, if all actuarial assumptions are met	Audited financial statements; Moody's Investors Service
OPEB contribution	City or county's actual contribution in a given period	Audited financial statements
Implied cost of OLTL	Annual cost to amortize city or county's other long-term liabilities over 20 years with level payments	Audited financial statements; Moody's Investors Service
Fixed-costs ratio	Implied debt service + Pension tread water + OPEB contributions + Implied cost of OLTL / Revenue	

*Note: If typical data source is not available then alternative sources or proxy data may be considered. For more detailed definitions of the metrics listed above please refer to the [US City and Counties Methodology](#).

Source: Moody's Investors Service

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REPORT NUMBER

1367817

CLIENT SERVICES

Americas	1-212-553-1653
Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454

VOTE OF THE SELECT BOARD

I, the Clerk of the Select Board of the Town of Concord, Massachusetts (the “Town”), certify that at a meeting of the board held June 5, 2023, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

Voted: that the sale of the \$58,250,000 General Obligation Municipal Purpose Loan of 2023 Bonds of the Town dated June 15, 2023 (the “Bonds”), to Mesirow Financial, Inc. at the price of \$60,087,911.02 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on January 15 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2024	\$2,635,000	5.00%	2035	\$1,335,000	5.00%
2025	1,840,000	5.00	2036	1,400,000	4.00
2026	1,875,000	5.00	2037	1,455,000	4.00
2027	1,920,000	5.00	2038	1,515,000	4.00
2028	1,960,000	5.00	2039	1,575,000	4.00
2029	1,790,000	5.00	2040	1,640,000	4.00
2030	1,840,000	5.00	2041	1,705,000	4.00
2031	1,895,000	5.00	2042	1,775,000	4.00
2032	1,950,000	5.00	2043	1,845,000	4.00
2033	2,005,000	5.00	2048	10,385,000	4.00
2034	1,270,000	5.00	2053	12,640,000	4.00

Further Voted: that the Bonds maturing on January 15, 2048 and January 15, 2053 (each a “Term Bond”) shall be subject to mandatory redemption or mature as follows:

Term Bond due January 15, 2048

<u>Year</u>	<u>Amount</u>
2044	\$1,915,000
2045	1,995,000
2046	2,075,000
2047	2,155,000
2048*	2,245,000

* Maturity

Term Bond due January 15, 2053

<u>Year</u>	<u>Amount</u>
2049	\$2,335,000
2050	2,425,000
2051	2,525,000
2052	2,625,000
2053*	2,730,000

* Maturity

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated May 17, 2023, and a final Official Statement dated May 24, 2023 (the “Official Statement”), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Select Board be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.

Further Voted: that we authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds and to comply with relevant securities laws.

Further Voted: that any certificates or documents relating to the Bonds (collectively, the “Documents”), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a “.pdf” file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures.

Further Voted: that each member of the Select Board, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no

deliberations or decision in connection with the sale of the Bonds were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended.

Dated: June 5, 2023

Clerk of the Select Board

133154761v.2

Concord Select Board Correspondence Policy

May _____, 2023

Letters and emails from Concord citizens to the Select Board enhance participation in Town government and help inform the Board and other members of the public on matters of interest or concern. Rather than make decisions on the relevance or importance of correspondence received, the Board has determined to make all such correspondence public by posting it on the Town website where those who wish to have access, including members of the the Board, may make reference to it.

According to the Commonwealth's Division of Open Government, the manner that a public body chooses to receive and disseminate public comment is at its discretion. In making all such correspondence publicly available, the Board believes that it is promoting the most liberal and transparent policy.

In order for correspondence to be posted, there is no requirement other than that it:

1. bear the name and street address of the correspondent
2. be addressed to the Board, any member of the Board or to a Town employee with a request that it be brought to the attention of the Board.
3. It would be desirable if any such correspondence addressed a matter within the jurisdiction of the Board, but such cannot be imposed as a requirement.
4. Correspondence submitted on paper will be scanned and shared online as image files. Messages will be posted in their entirety, including any typographical errors.
5. Without regard to content, the Town reserves the right to reject correspondence exceeding the lesser of 1,000 words in length or two pages containing pictorial or graphic content.
6. Because the Town exercises no editorial control over the content of posted correspondence, the person submitting it assumes full legal responsibility for the contents.
7. The Town reserves the right to remove any posted items after the expiration of six months.

Concord Select Board Citizen Correspondence Publication Policy

October 3, 2022

Purpose

Letters from Concord citizens to the Select Board enhance participation in town government and sharpen the debate on current issues. Citizen correspondence complements other input, such as verbal public comment during board and committee meetings, citizen feedback in public forums and informal discussions between members of the public and individual board or committee members.

According to the Commonwealth's Division of Open Government, the manner that a public body chooses to receive and disseminate public comment is at its discretion. There is no requirement in the Open Meeting Law requiring distribution of the meeting packet in advance of a meeting. Nonetheless, publishing citizen correspondence is a recommended practice. It increases the transparency of government by sharing information used in board and committee decision making.

Scope

Any letter or document sent to Select Board members or town staff in their capacity as municipal employees is a public record. Public records law already allows anyone to request and review these materials. However, many citizen communications are not of general public interest. This policy clarifies when to publish letters addressed from members of the public to Select Board and supporting town staff.

To be published, correspondence must be from a Concord resident or business owner, and include the author's name and address.

Letters and emails should be addressed to:

- The Select Board by name,
- A quorum of Select Board members, or
- To a town staff person with an explicit request to distribute the letter to Select Board members.

The correspondence should also discuss matters related to a recent, current, or potential future agenda topic that is within the scope of the Select Board charge.

Process

Letters will be attached to the minutes for the next meeting after they are received. Recognizing that some letters are time-sensitive, and meant to be input to deliberations, town staff will also include any letters received in advance in the meeting packet on a best-effort basis. The Select Board chair will acknowledge any other letters received when there has not been an opportunity to publish them before a meeting.

Paper-based correspondence will be scanned and shared online as image files. Messages will be printed in their entirety, including any typographical errors. The maximum length for publication is two pages (1,000 words).

Exceptions

To manage the volume of correspondence and encourage a broad representation of views, the Board may limit the number of pieces of correspondence from the same individual on a single issue, or the total number of letters from a resident in a calendar year. When many similar letters are received on the same topic, the Chair may also choose a representative sample, while noting the total number received when acknowledging the correspondence.

Letters will not generally be published¹ that:

1. Do not relate to a recent, current or potential future agenda topic that is within the scope of the Select Board charge
2. Are sent to individual Board members who collectively form less than a quorum of the associated board or committee
3. Are sent to town staff, and do not include a request to distribute the letter to the Select Board
4. Contain personally identifiable information (PII) of individuals other than the writer
5. Discuss the reputation, character, physical condition, mental health or professional competence of an individual
6. Recommend discipline or dismissal of a town employee, or make complaints or charges against them
7. Make threats to the Board, town staff, or the town, or other bodies
8. Relate to Executive Session matters, such as litigation or collective bargaining

The Board chair and/or the Town Manager may make the determination not to publish any letter in consultation with the Board. In this case, the Board chair will inform the letter writer of the reason and invite resubmission the letter without the disqualifying material if the author still desires its publication.

¹ Note, however, that these are still public records.

Correspondence Index

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5. 6/01/2023	Tanya Gailus	Correspondence Policy & Hanscom North Airfield Expansion

Shannon McAndrew

From: ECE TURNATOR <turnator.ece@gmail.com>
Sent: Friday, May 19, 2023 9:27 PM
To: Henry Dane; Terri Ackerman; Mary Hartman; Linda Escobedo; Mark Howell; mark_howell@mac.com; Shannon McAndrew; Kerry Lafleur
Subject: Monday Hanscom

You don't often get email from turnator.ece@gmail.com. [Learn why this is important](#)

Dear Select Board,

Please allow public comment following the Hanscom North Airfield Hangar Expansion Project update on Monday May 22 at 6PM.

Please request Governor Healey stop the proposal. We have passed the point of no return in terms of climate emergency. This project endangers the future of the many at the expense of the few ultra rich and it needs to be stopped.

Warm regards,
Ece Turnator

168 Cambridge Turnpike

Shannon McAndrew

From: Ira Goldman <ingoldman@yahoo.com>
Sent: Saturday, May 20, 2023 6:35 PM
To: Kati Winchell; tbartevyan; Henry Dane; Mary Hartman; Linda Escobedo; Terri Ackerman; Mark Howell; Shannon McAndrew
Cc: Kerry Lafleur; Megan Zammuto; Eileen Blanchette; Donna McIntosh; HDC Mark Giddings; Christopher Eliot; Anna West Winter; Diane Proctor
Subject: Re: Select Board Agenda 5/22; Public comment ; Hanscom

All,

I was just referred to the following editorial recently written by Lisa Wieland, Massport CEO. It seems to me that the admirable aspirations expressed in the editorial are contradicted by Massport's actions in facilitating and promoting the North Airfield project.

<https://commonwealthmagazine.org/opinion/massport-is-targeting-net-zero-by-2031/>

Massport should be challenged to justify any and all support for private jet aviation at Hanscom, Logan, and Worcester as clearly inconsistent and incompatible to its stated Net Zero objectives.

An important action that the Select Board can take at this time - as the ENF is currently in preparation - is to advocate clearly with appropriate Commonwealth officials and agencies especially Governor Healey and Secretary Tepper to ensure that a legitimate and comprehensive environmental and carbon emission analysis of the project is performed. It is important that the glib assurances of project advocates concerning a supposed reduction of ferry flights be severely pressure-tested and that the analysis include projections of the project impact on the total number of private/corporate jet flights arriving/departing Hanscom.

A reasonable request is for a cap/freeze on all private jet aviation arrivals with yearly planned reductions at ALL Massport operated airports unless and until such aircraft are converted to non-fossil fuel emitting energy sources.

Ira

Ira N. Goldman
130 Monsen Road
Concord, MA 01742
Mobile: +1-978-808-9081

Shannon McAndrew

From: Sue Felshin <sfelshin@alum.mit.edu>
Sent: Sunday, May 21, 2023 11:08 AM
To: Shannon McAndrew
Subject: proposed Hanscom Field expansion - no more fossil fuels

[You don't often get email from sfelshin@alum.mit.edu. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Ms. McAndrew,

Please direct my submission below to the Select Board. Thank you.

Dear Select Board,

Please count me among the many residents of Concord who are opposed to a proposed expansion of hanger space at Hanscom Field that would allow private aviation to produce even more pollution for a small number of people's short-term convenience and pleasure. If hanger space is to be expanded, it should be with a requirement that all aircraft that use the new space to be powered without the use of fossil fuels.

The Town of Concord and many of its residents work hard to reduce our carbon footprint. Private aircraft should not be able to bury all our hard work in a flood of profligate emissions. Massport claims it has a legal obligation to be an economic engine for the state; it will fail that obligation if it piles up climatic damage to our homes, businesses, infrastructure, and environment. Massport must honor its pledge to eliminate carbon emissions so that Massachusetts will be able to achieve its goal to cut carbon emissions from transportation (and all sources).

Regards,
Sue Felshin
19 Sunnyside Lane

P.S. I am a member of the Planning Board but I am speaking for myself.

Shannon McAndrew

From: Robert Andrews <andrewsrobert430@gmail.com>
Sent: Tuesday, May 30, 2023 8:00 PM
To: Shannon McAndrew
Subject: Letter Regarding the Hanscom Expansion

You don't often get email from andrewsrobert430@gmail.com. [Learn why this is important](#)

To the Select Board

Some recent Bridge coverage of local opposition to the proposed expansion of Hanscom failed, I believe, to identify clearly the main reason why opposition to this airfield expansion is so strong. In a nutshell, it is because the volume of carbon emissions that will result from this expansion is enormous. To allow any expansion of opportunities for private jet travel, which is often for recreation only, to occur anywhere is the wrong direction, I believe, for a planet that is rapidly progressing toward a kind of irreversible and highly destructive level of climate change, fueled by carbon emissions. Let's be really clear that many of us are not just opposed to noisy airplanes that fly over our Concord homes and conservation lands. We are opposed to super-emitting jet fuel burners that outweigh all of our municipal carbon reduction initiatives and the emissions from other modes of transportation, including cars, trucks, and commercial jet planes.

For a good, fact-loaded slide presentation about this by Neil Rasmussen of *Save Our Heritage*, go to: https://www.youtube.com/watch?v=pQWiOc_kB6M. Also see what Bill McKibben, the world's best known climate activist, has to say in a recent newsletter: <https://billmckibben.substack.com/p/two-really-dumb-things-we-might-be>. Neither of these protests focuses on local noise or pollution. They are both saying that all of the great climate action that is being pursued in our local towns and throughout our state and nation may be rendered futile by proliferation anywhere of private jet travel. I hope that the Select Board, in communicating about this issue to the Governor and others, that this is not just about the impact on Concord; it is about the impact on global climate.

Bob Andrews
32 Staffordshire Lane
Concord, MA
978-771-3282

Shannon McAndrew

From: tbarveyan <tbarveyan@yahoo.com>
Sent: Thursday, June 1, 2023 12:03 PM
To: Henry Dane; Mary Hartman; Terri Ackerman; Linda Escobedo; Mark Howell; Shannon McAndrew
Cc: Kerry Lafleur; Donna McIntosh; Eileen Blanchette
Subject: Select Board - Correspondence; Hanscom

Dear Members of the Concord Select Board,

Regarding your agenda item on **Correspondence Policy:**

I suggest that the deadline for letters to be added to the meeting package be extended to Monday 9 am.

The reason: When you post relevant meeting documents on Friday, members of the public may have more informed comments to make based on the materials. (For example, I am writing this before the package is posted, within the usual deadline, but my suggestion may be already redundant depending on what your new policy will be.)

Granted, even when something is sent after the current Friday noon deadline, it is still technically in time for you to see it before your Monday meeting, but it is simpler to have all related correspondence in the same meeting packet for reference - both for those who will attend that day, as well as for future archival use. (For example, your package this week will probably include letters that were meant for your last meeting.)

Regarding **Hanscom Expansion:**

I reiterate my request that you ask the Governor to rescind any earlier permits and stop the expansion.

The destruction of forests and wildlife habitat should be given at least as much importance as the air and noise pollution- both for climate change reasons and for our wellbeing (as well as nature's own wellbeing.)

Please also take into consideration comments that were made regarding any potential misrepresentations in the proposal with regards to future activities.

Thank you!!

Tanya B. Gailus
62 Prescott Road