



Town of Concord

Concord Finance Committee

(Select Board & Community Preservation Committee Quorum Notice)

AGENDA

Thursday, March 12, 2025, at 7:00 PM

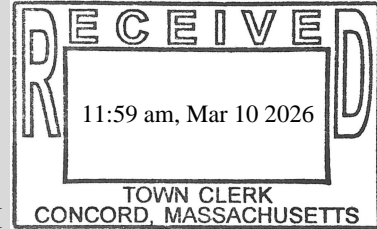
Concord Town House

22 Monument St., 2nd Fl. Public Meeting Room

Notice of public meeting as required by M.G.L. Chpt.30A §18-28

HYBRID IN-PERSON AND VIRTUAL MEETING VIA ZOOM

Join the meeting: <https://us02web.zoom.us/j/88079218861>



Please be advised that this open meeting is being broadcast live via Zoom and MMN and recorded for playback online, video-on-demand viewing at <https://concordma.gov/2409/Government>. The listings of matters are those reasonably anticipated by the Chair 48 hours before said meeting, which may be discussed at the meeting. Not all items listed may be addressed. Items may be taken out of order and at times differ from those listed below. Other items not listed may also be brought up for discussion to the extent permitted by law. **Video or call will be muted upon joining meeting please use the "raise your hand" feature in the zoom meeting to ask to speak. ATTENDEES ARE REMINDED THAT BY ATTENDING THIS MEETING THAT YOU CONSENT TO YOUR LIKENESS AND AUDIO BEING USED AND REBROADCAST BY MMN.**

7:00 PM

1. Call to Order

7:05 PM

2. Finance Committee Annual Town Meeting Public Hearing

Article 40: Light Plant Expenditures and PILOT

Article 41: Stormwater System Expenditures

Article 43: Solid Waste Disposal Fund Expenditures

Article 44: Sewer System Expenditures

Article 45: Sewer Improvement Fund Expenditures

Article 46: Water System Expenditures

Article 47: Authorize Expenditures from PEG Access and Cable-Related Fund

Article 29: Betterments for Temp Improvements to a Private Way – Darton and Dover Streets

Article 48: Beede Swim and Fitness Center Enterprise Fund Expenditures

Article 39: Authorization of Revolving Funds Under Mass. Gen. Laws c. 44 § 53 E 1/2

8:30 PM

3. Close the Finance Committee Annual Public Hearing

8:35 PM

4. Finance Committee Meeting

Article 40: Light Plant Expenditures and PILOT

Article 41: Stormwater System Expenditures

Article 43: Solid Waste Disposal Fund Expenditures

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Article 48: Beede Swim and Fitness Center Enterprise Fund Expenditures

Article 39: Authorization of Revolving Funds Under Mass. Gen. Laws c. 44 § 53 E ½

Discussion and vote on any remaining Town Meeting Warrant Articles

9:10 PM

5. Minutes

- Review and vote on approval of minutes of March 10, 2026, Hearing

9:15 PM

6. Recap of Action Items and Anticipated Adjournment

UPCOMING MEETINGS

Thursday, March 19, 6:30 PM – Finance Committee Regular Meeting



Concord Finance Committee
AGENDA ACTION REQUEST

March 12, 2026

1

Call to Order

Requested by: Finance Committee Chair

Action Sought: Open Meeting

Proposed Motion(s)

Move to vote to call the March 12, 2026, Finance Committee meeting to order at XX:XX PM.

Additional Information

None.

Board Action

<i>Motion</i>	<i>Second</i>	<i>In favor</i>	<i>Opposed</i>	<i>Disposition</i>



Concord Finance Committee
AGENDA ACTION REQUEST

March 12, 2026

2

Finance Committee Annual Town Meeting Public Hearing

Requested by: Finance Committee Chair

Action Sought: Presentations/Discussion

Proposed Motion(s)

No proposed motion. Article listing:

Article 40: Light Plant Expenditures and PILOT

Article 41: Stormwater System Expenditures

Article 43: Solid Waste Disposal Fund Expenditures

Article 44: Sewer System Expenditures

Article 45: Sewer Improvement Fund Expenditures

Article 46: Water System Expenditures

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Article 39: Authorization of Revolving Funds Under Mass. Gen. Laws c. 44 § 53 E 1/2

Additional Information

None.

Board Action

<i>Motion</i>	<i>Second</i>	<i>In favor</i>	<i>Opposed</i>	<i>Disposition</i>

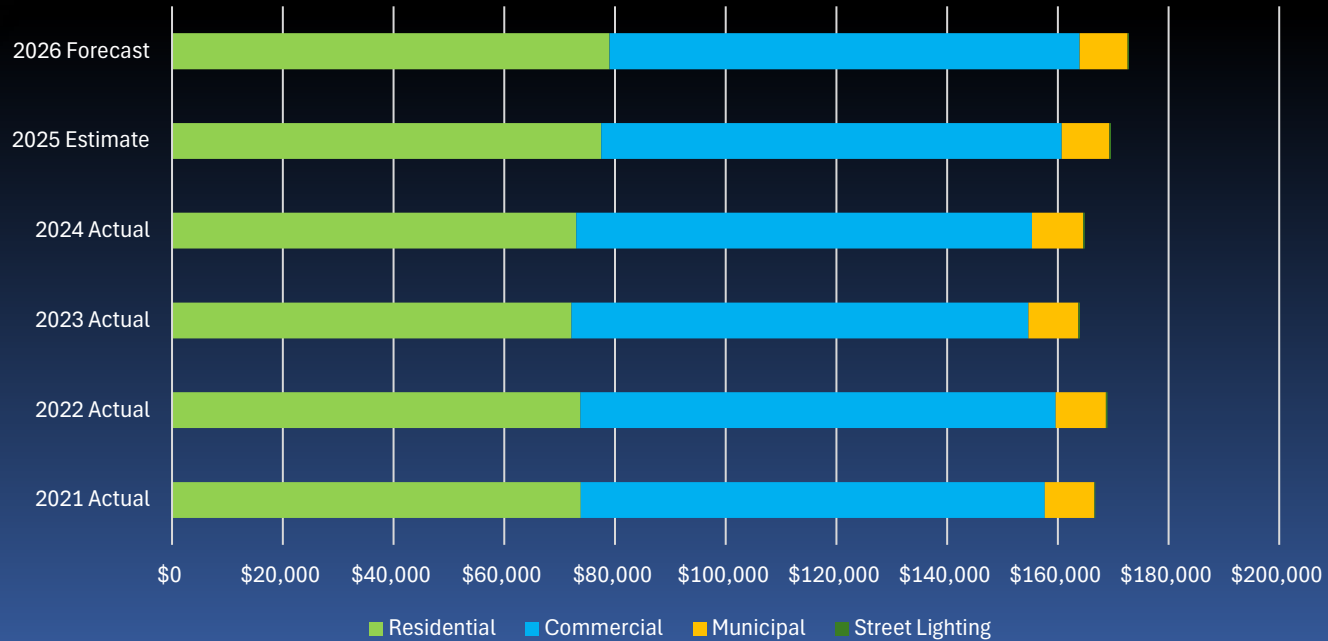


Article 40

Mr. Leon moves that the Town authorize the income from sales of electricity and broadband and from servicing and jobbing during the fiscal year ending June 30, 2026, together with the balance of operating cash in the Light Plant Fund, to be expended under the direction and control of the Town Manager, without further appropriation, for the expenses of the Light Plant for the fiscal year, as defined in Mass. Gen. Laws c. 164, § 57, and/or for other plant extensions, enlargements, additions, renewals, and reconstruction; and further to authorize a transfer of \$453,500 from the Operating Fund of the Light Plant to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2027.

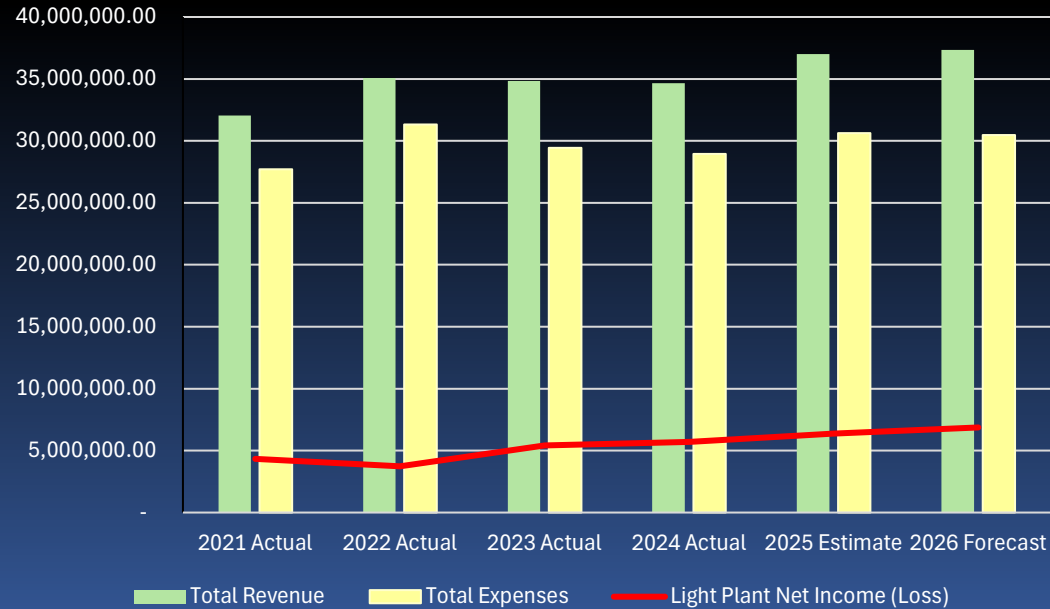


MWH Sales



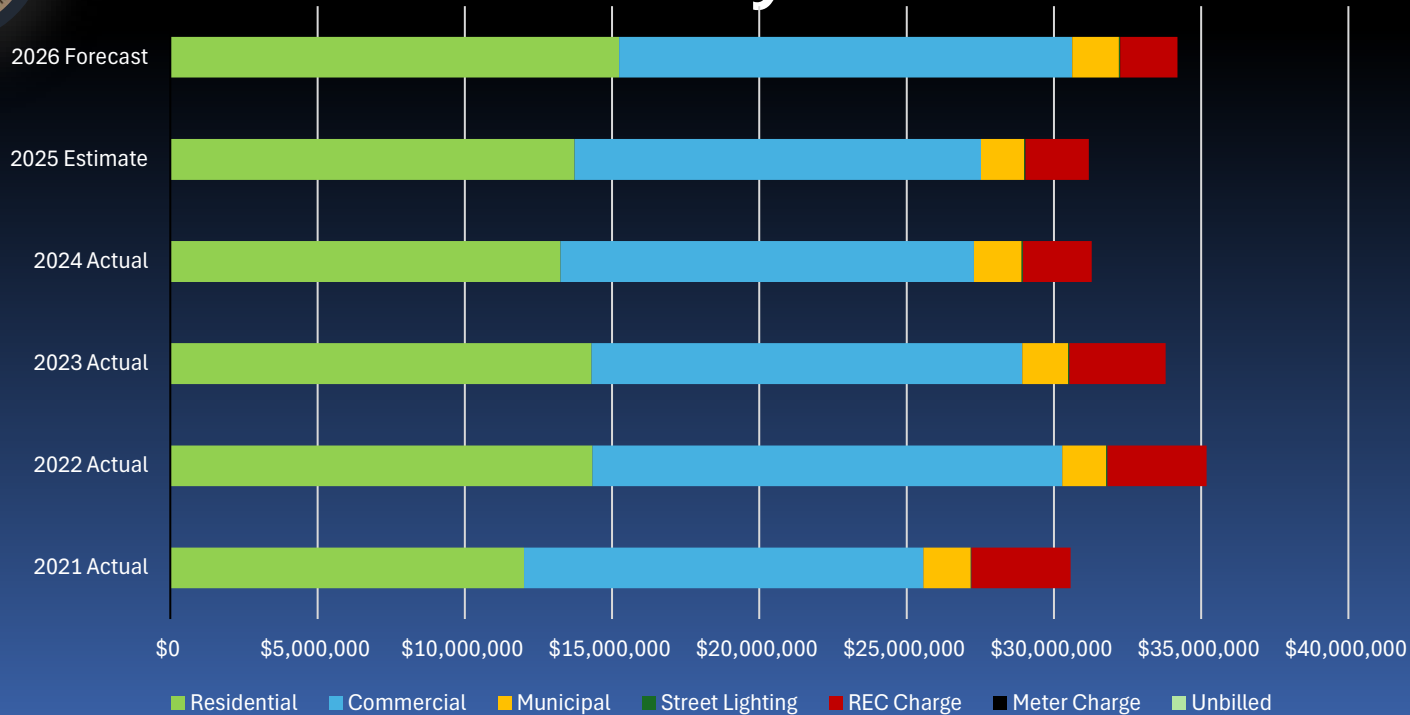


Light Plant Net Income





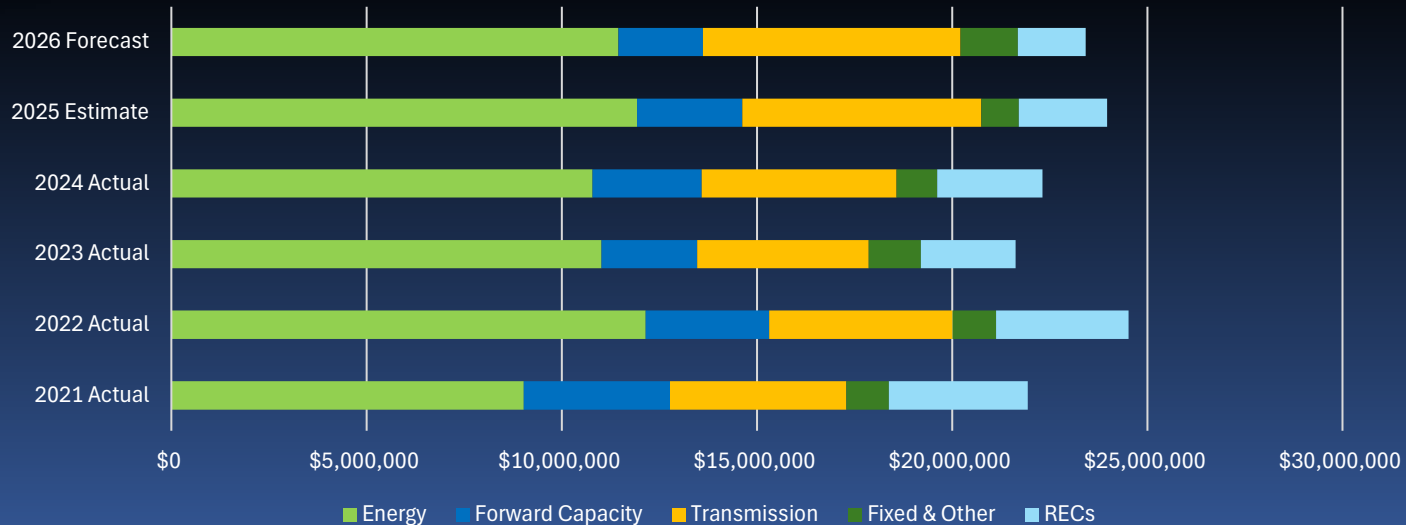
Electricity Sales



Meter Sales were tracked separately starting in 2024

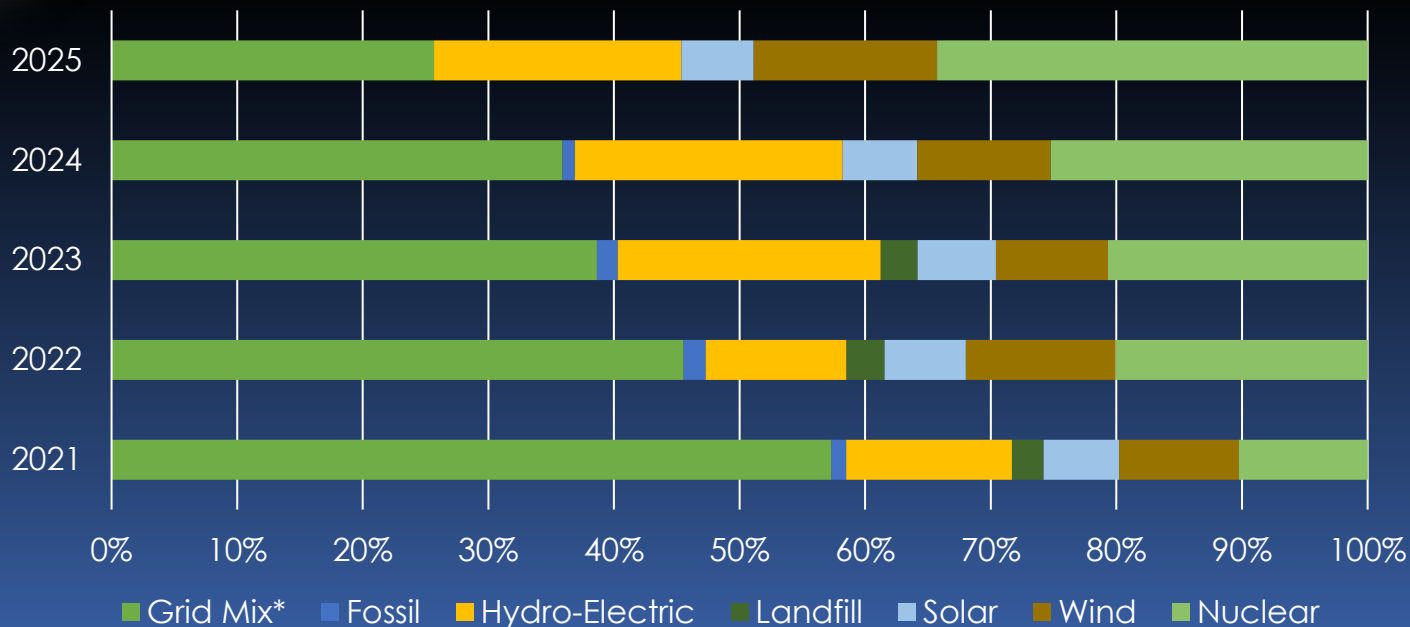


Power Cost Categories





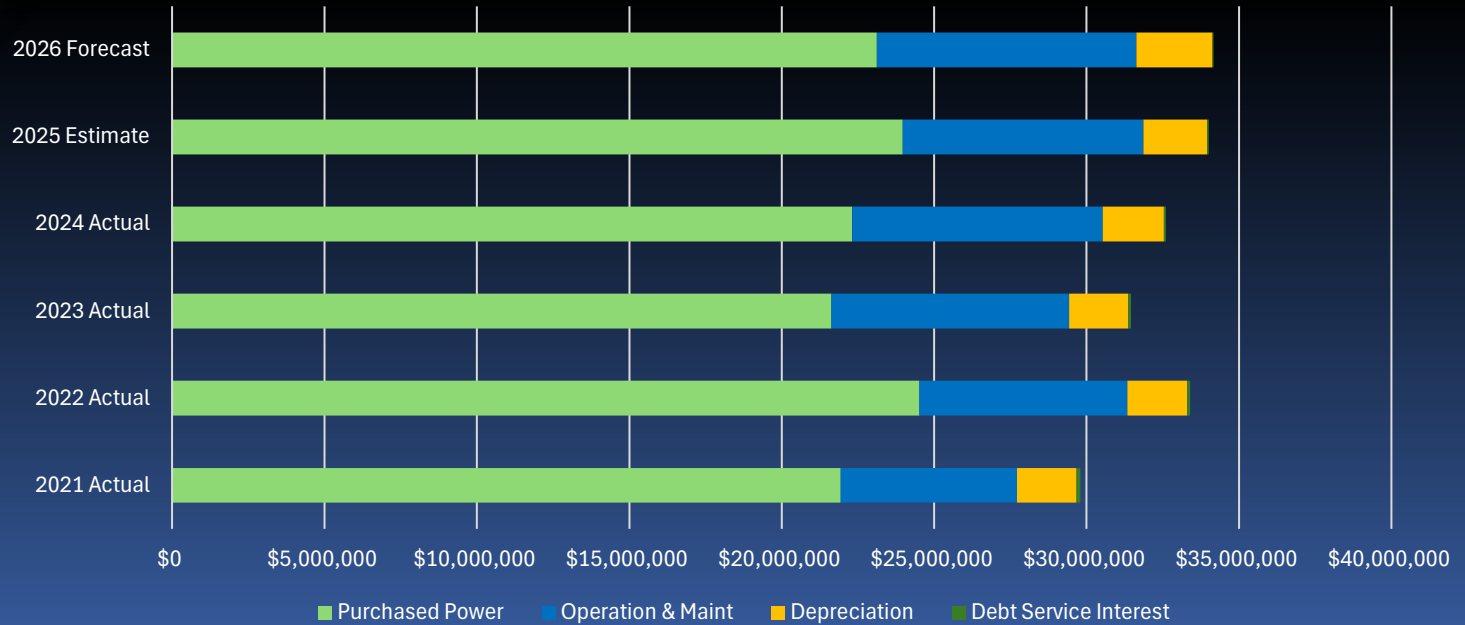
Power Generation Categories



*Grid mix includes both contracts (hedged) and what is purchased on the spot market (open)



Operating Cost





Capital Outlay

	<u>2025</u>	<u>2026</u>
Total Capital Outlay	\$4,595,007	\$10,345,569
Funded via ...		
• Depreciation Fund	943,763	8,378,069
• Underground Fund	651,244	267,500
• Borrowing	3,000,000	1,700,000
• Grant Funding	0	0



Gross Margin

	2023	2024	2025	2026
Total Expense	29,430,363	28,950,262	30,626,706	30,481,431
Total Revenue	34,836,874	34,644,502	37,010,985	37,349,980
Net Income	5,406,511	5,694,240	6,384,279	6,868,550
DPU Rate of Return	7.41%	4.07%	4.45%	5.92%



Payment in Lieu of Taxes

The Payment in Lieu of Taxes for the fiscal year will be \$453,500

The funds will be transferred from the Operating Fund of the Light Plant to be used by the Assessors to reduce the tax levy for the fiscal year ending June 30, 2027



Article 40: Light Plant



Telecommunications



Internet Service Offering

- Offered to residents and businesses since 2014
- 45 to 1 Gbps for Residential Service
- Over 1,848 active customers in December 2025
- Low-income discount available
- Details at www.concordma.gov/broadband

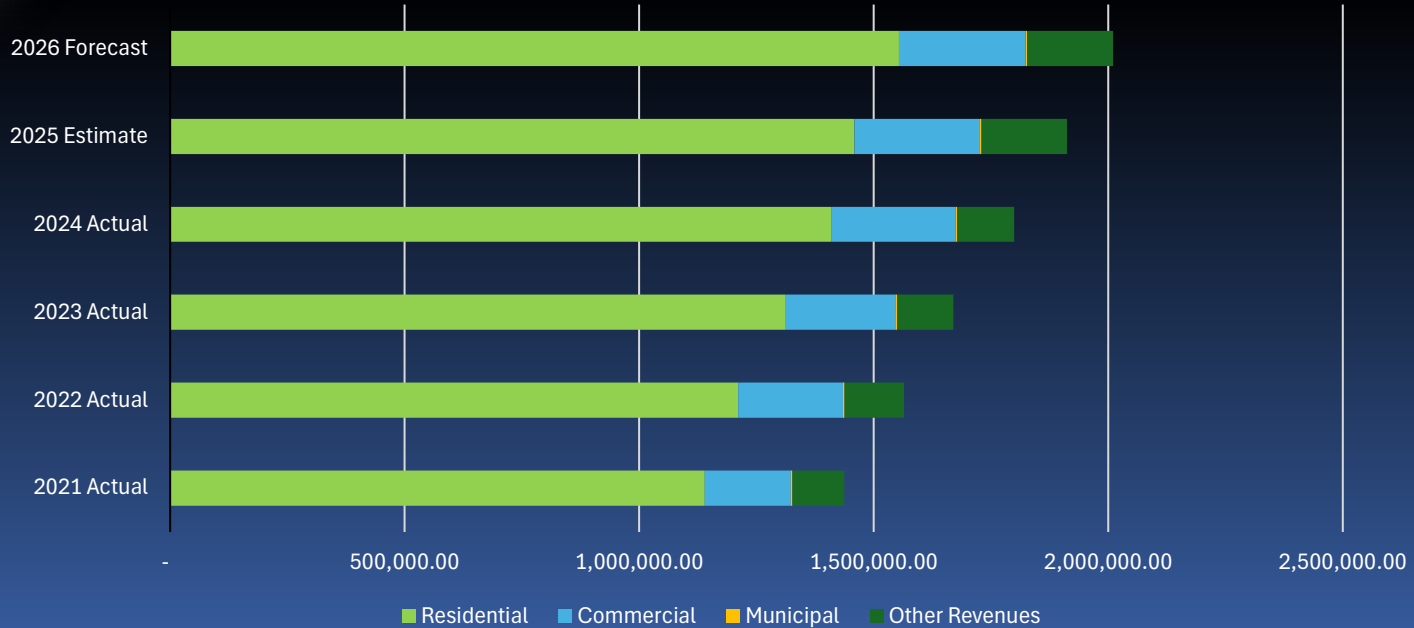


2025 Results

- **Subscriptions & Revenue**
 - Active subscriptions grew 3.8% in 2025
- **Financial Results**
 - Estimated 2025 Revenue \$1,911,797.60 and Net Income \$632,559.05

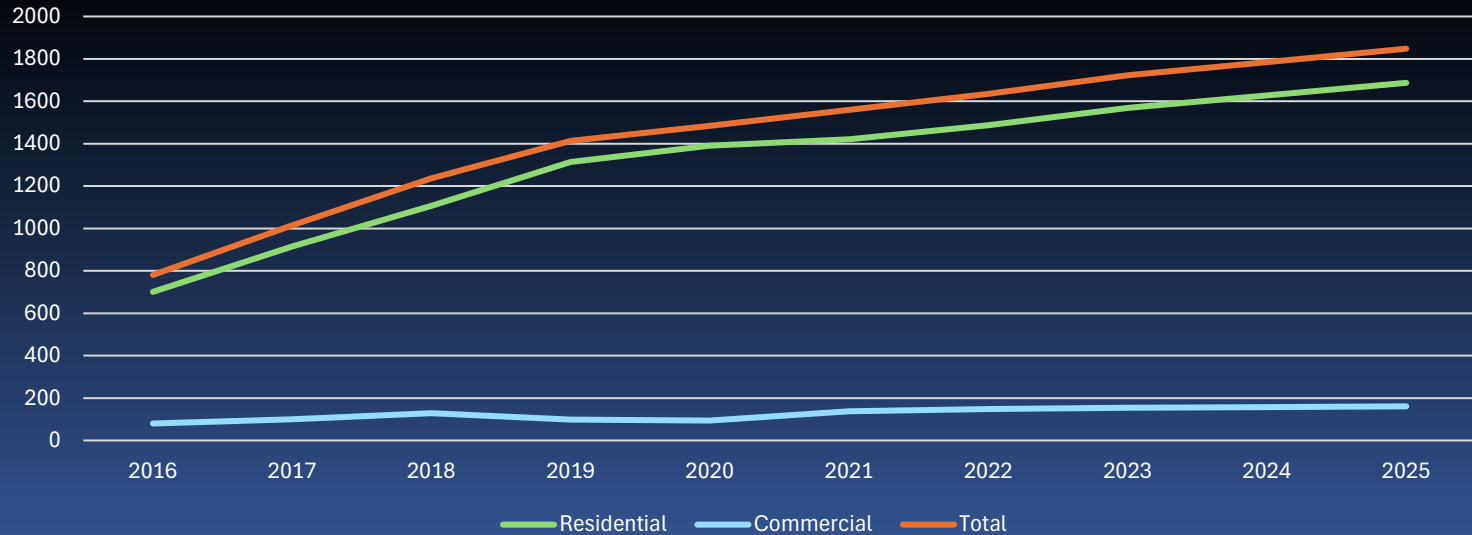


Revenue Sources





Active Customer Counts



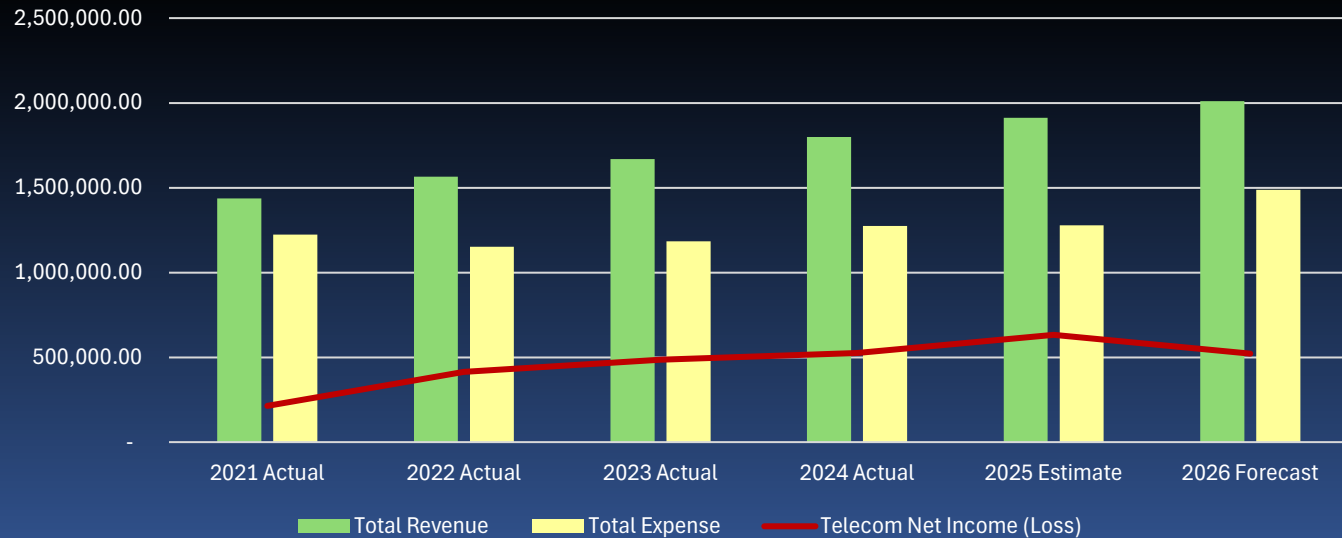


2025 Forecast Plans

- Upgrade to XGS-PON technology for faster speeds and higher data density
- Replace core router to pass 100Gbps
- Continue to expand availability of fiber to unserved areas of Concord



Telecom Net Income (Loss)





Article 40

Mr. Leon moves that the Town authorize the income from sales of electricity and broadband and from servicing and jobbing during the fiscal year ending June 30, 2026, together with the balance of operating cash in the Light Plant Fund, to be expended under the direction and control of the Town Manager, without further appropriation, for the expenses of the Light Plant for the fiscal year, as defined in Mass. Gen. Laws c. 164, § 57, and/or for other plant extensions, enlargements, additions, renewals, and reconstruction; and further to authorize a transfer of \$453,500 from the Operating Fund of the Light Plant to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2027.



ARTICLE 41: Stormwater System Expenditures

ARTICLE 41. Stormwater System Expenditures

ARTICLE 41. To determine whether the Town will appropriate the amount required for the total expenses of the Stormwater Enterprise Fund for the fiscal year ending June 30, 2027 for the operation of the Stormwater System, in accordance with Mass. Gen. Laws c. 44, § 53F ½, to be expended under the direction of the Town Manager; or take any other action relative thereto.

ARTICLE 41: Stormwater Enterprise Fund Expenditures

The Needs



ARTICLE 41: Stormwater System Expenditures

Stormwater Budget Drivers

Old and Aging Infrastructure

- 171 Culverts, 9 Bridges over Water, 3788 Catch Basins, 1640 Manholes, 62 Miles Pipe and More

Unfunded Federal Mandates (MS4)

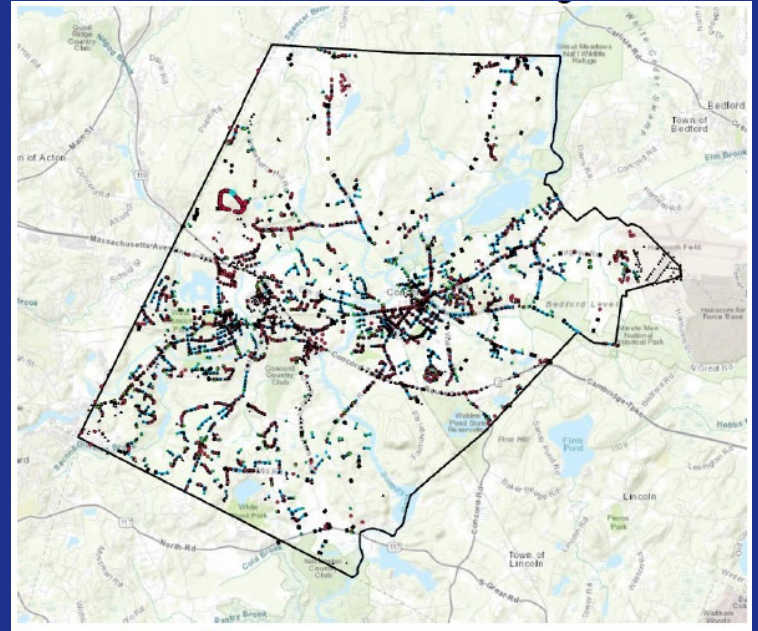
Chronic Underfunding: O&M & Capital

Compromised Environmental Protection

Emergency/Unplanned Spending

Climate Vulnerability

Insufficient Staffing & Equipment





ARTICLE 41: Stormwater System Expenditures

Stormwater Enterprise Development

2024 ATM approved Article 16 by:

- Accepting the Stormwater Enterprise Bylaw and provisions of Mass. Gen. Laws. Chapter 44, § 53F½ to authorize the establishment of a Stormwater Enterprise Fund, **effective July 1, 2025**; and ...

2025 (May) PWC approved stormwater rate schedule

2025 ATM approved Article 34 by:

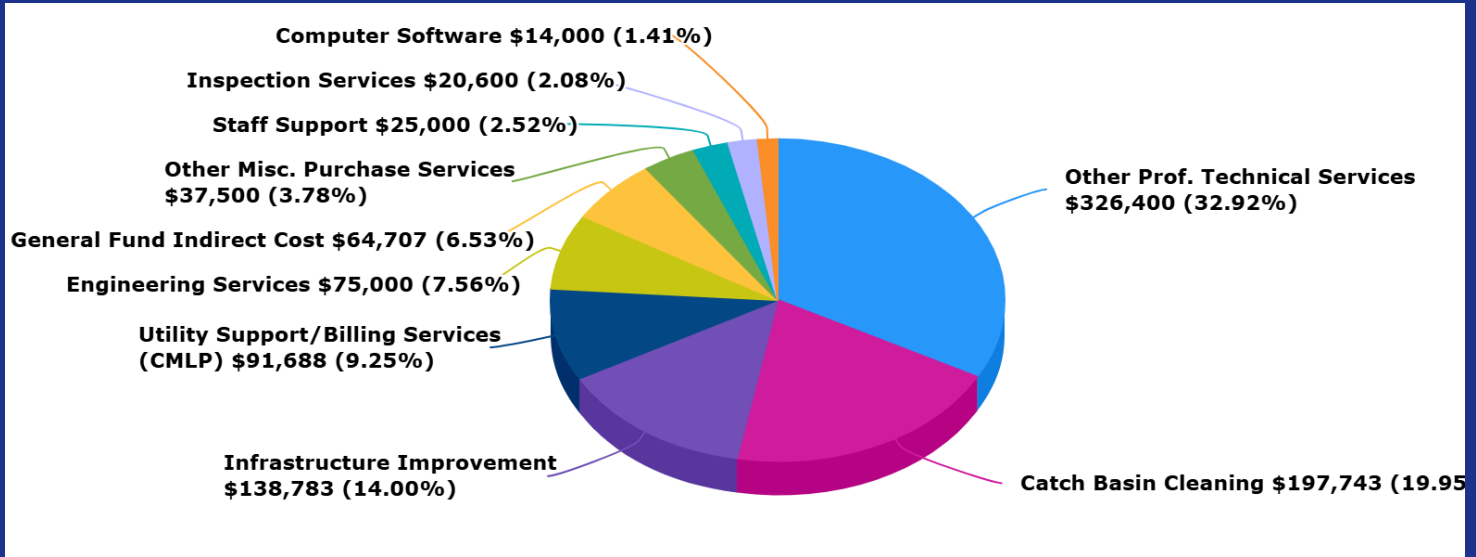
- Approving an annual stormwater enterprise budget in accordance with Mass. Gen. Laws. Chapter 44, § 53F½ to ...



ARTICLE 41: Stormwater System Expenditures

Stormwater FY27 Budget

Total \$991,421





ARTICLE 41: Stormwater System Expenditures

Stormwater FY27 Budget

- Construction for phosphorus removal, per MS4 permit requirements
- Stormwater System Upgrades & Repairs:
 - Catch Basins, Drainpipes, Culverts
- Planning and design for culvert replacements
- Drainage mapping & Catchment investigation



ARTICLE 41: Stormwater System Expenditures

Stormwater FY27 Budget

- Catch Basin Cleaning and Inspection Services
- Billing Software
- Utility Support/CMLP Services
- Indirect Cost to General Fund
- Staffing Support - Administrative and Engineering



ARTICLE 41: Stormwater System Expenditures

Projected FY27 Revenues

Approximately \$1.09M:

- All 6,330 owners (5,522 parcels) will be billed
- Include municipal, state, federal and non-profits
- Credits and Abatements available

Fees:

- Based on impervious area on parcel
- On parcel type – Small Residential, Non Resid. & Large Multi Family
- **No Increase** in rates for FY27



ARTICLE 41: Stormwater System Expenditures



1 to 3-Family Residential

Impervious Area (SF)	Annual Fee
0 – 2,500	\$41.30
2,500 – 5,000	\$78.23
5,000 – 10,000	\$144.31
10,000 – 25,000	\$297.24
25,000 – N/A	\$733.49



ARTICLE 41: Stormwater System Expenditures



Non-Residential & Larger Multi-Family Residential

Impervious Area (SF)	Annual Fee
0-5,000	\$118.00
5,000-10,000	\$154.75
10,000-15,000	\$261.26
15,000-25,000	\$424.10
25,000-50,000	\$763.12
50,000-75,000	\$1,299.66
75,000-100,000	\$1,786.72
100,000-250,000	\$2,806.64
250,000-500,000	\$6,918.73
500,000-N/A	\$23,347.99



ARTICLE 41: Stormwater System Expenditures

Credit Eligibility

Small Residential (Up to 25% credit):

- Improvements: Rain gardens, dry wells, and porous pavers, etc.

Non-Residential and Multi-Family (Up to 50% credit):

- Improvements: Oil/Grit Separators, sediment forebays, rain gardens, etc.

Income Eligible Households (Up to 25% credit):

- Owners in financial assistance programs (Water, Sewer, Electric programs)

Policy updated by PWC. Application Form Online



ARTICLE 41: Stormwater System Expenditures

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Article 43: Solid Waste Disposal Fund Expenditures

ARTICLE 43. To determine whether the Town will authorize the income from user fees for solid waste disposal services, associated services, and jobbing services by Concord Public Works during the 2027 fiscal year, together with the balance of operating cash in the Solid Waste Disposal Fund, to be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 27 of the 1989 Annual Town Meeting; or take any other action relative thereto.



Article 43: Solid Waste Disposal Fund Expenditures

The goal of Concord Public Works for the Solid Waste and Recycling Program is to provide an efficient, sustainable, and cost-effective solid waste collection, disposal and recycling service for subscribers of the Town's curbside program.



Article 43: Solid Waste Disposal Fund Expenditures

Municipal Solid Waste & Recycling Program Overview

- Weekly Automated Collection
- Town Issued, Leased Carts
- Pay-As-You-Throw
- Environmentally Sustainable
- Cost Competitive
- Scheduled Bulk Pickup Available
- Monthly Billing
- Online Payments
- Single Stream Recycling Program



Article 43: Solid Waste Disposal Fund Expenditures

Curbside Program Overview

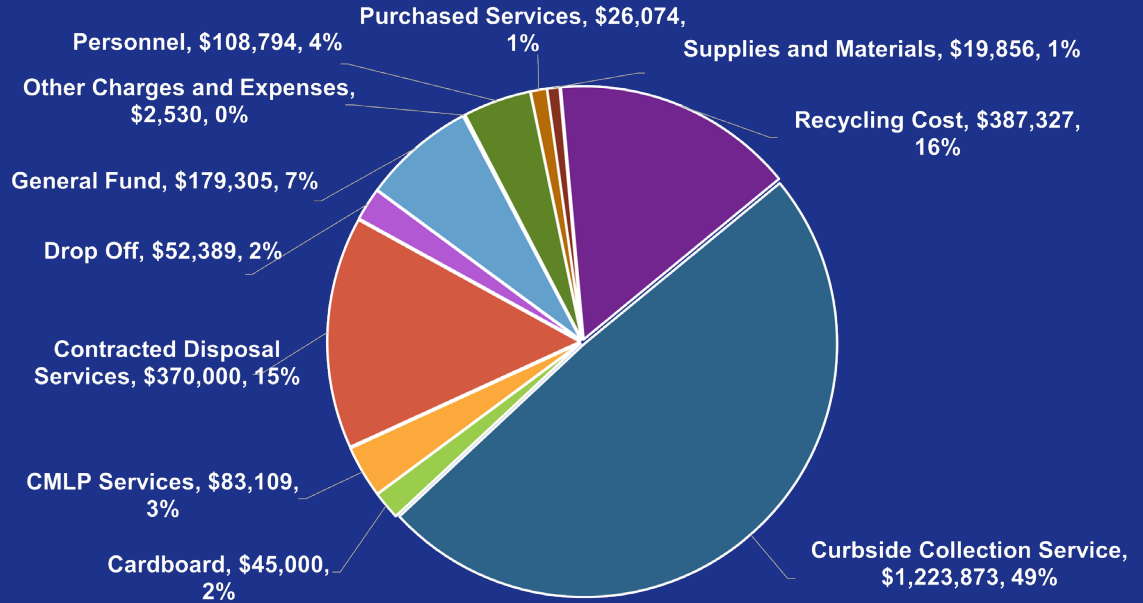
Subscribers as of December 31

Year	Number of Subscribers	Recyclables collected(tons)	Trash collected (tons)	Recycling Rate
2021	3,657	1,592	2,505	38%
2022	3,622	1,462	2,162	38%
2023	3,508	1,439	2,129	40%
2024	3,738	1,324	2,085	39%
2025	3,935	1,440	2,087	41%



Article 43: Solid Waste Disposal Fund Expenditures FY 27 Curbside Program Projected Expenditures

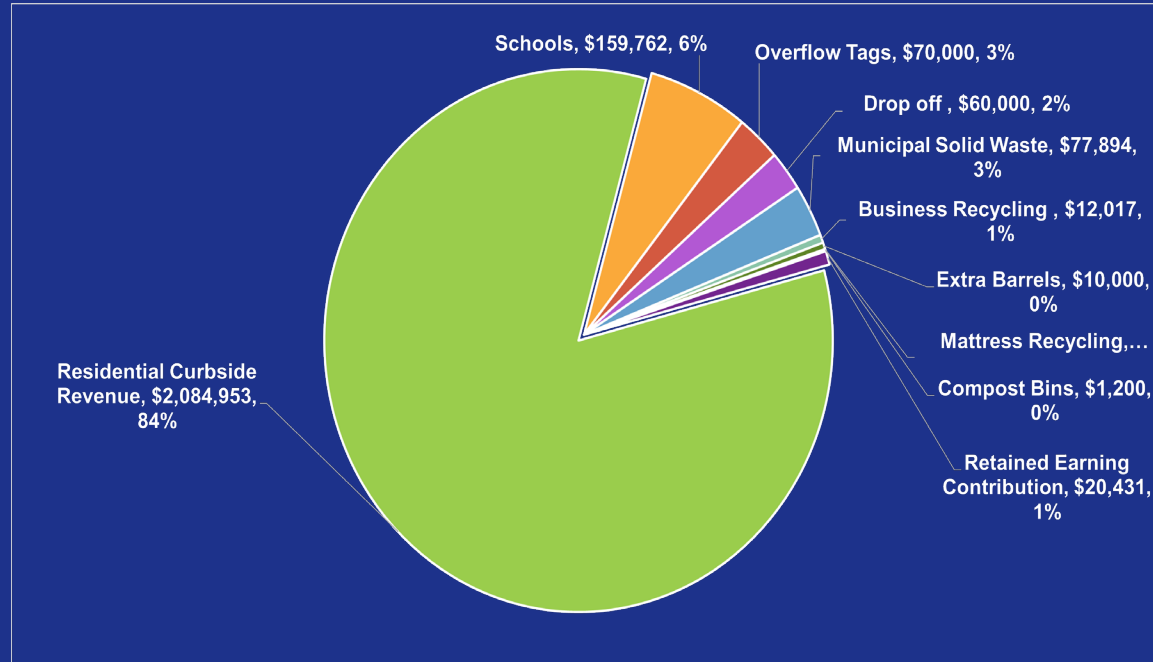
Curbside Collection	\$1,223,873
Recycling Cost	\$387,327
Contracted Disposal Services	\$370,000
General Fund Services	\$179,305
Personnel Services	\$108,794
CMLP Services	\$83,109
Drop Off	\$52,389
Cardboard	\$45,000
Purchased Services	\$26,074
Supplies & Materials	\$19,856
Other Charges & Expenses	\$2,530
Total Solid Waste Costs	\$2,498,257





Article 43: Solid Waste Disposal Fund Expenditures FY 27 Curbside Program Projected Revenue

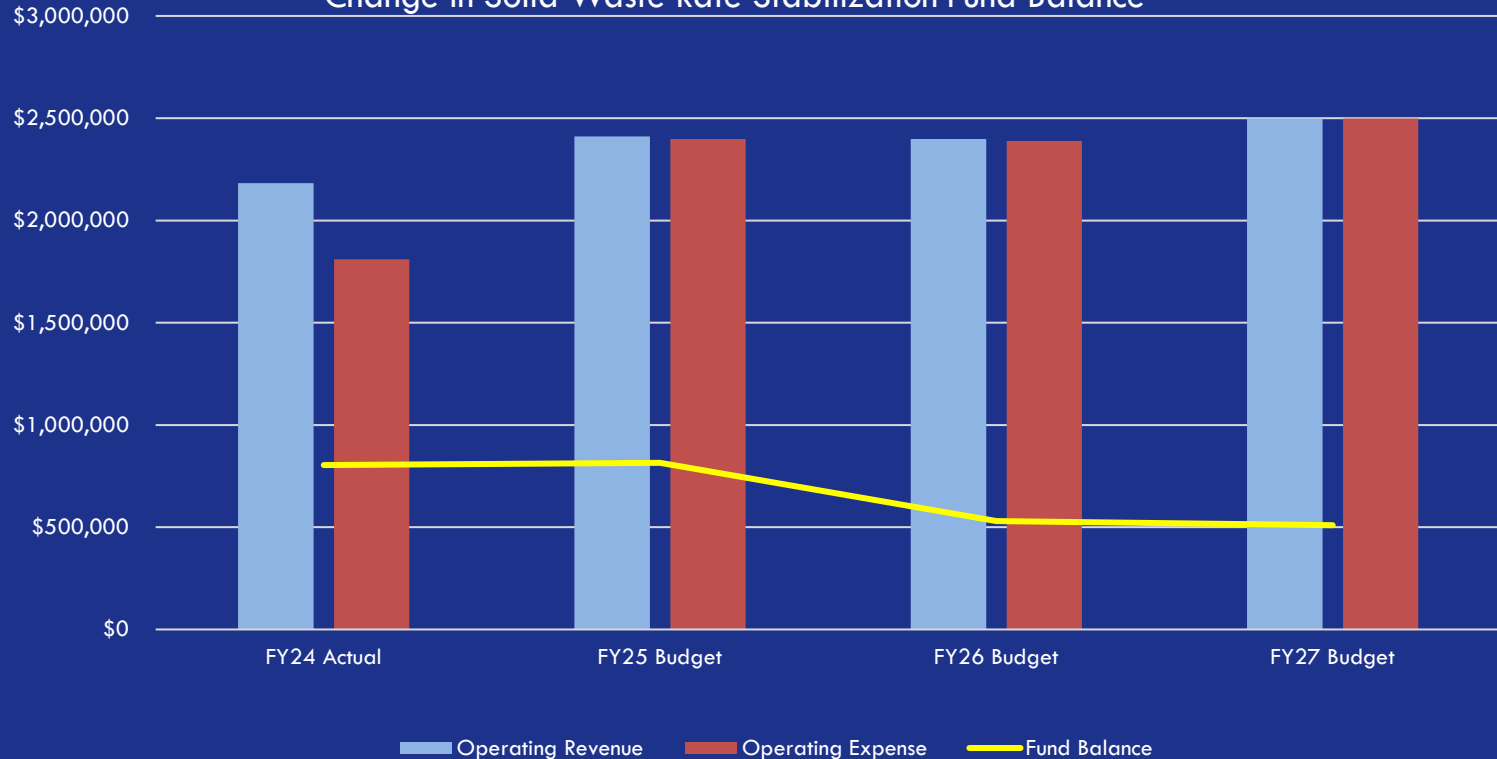
Residential Curbside	\$2,084,953
Schools	\$159,762
Overflow Tags	\$70,000
Drop Off	\$60,000
Municipal Solid Waste	\$77,894
Business Recycling	\$12,017
Extra Barrels	\$10,000
Mattress Recycling	\$2,000
Compost Bins	\$1,200
Retained Earnings Contribution	\$20,431
Total Solid Waste Costs	\$2,498,257





Article 43: Solid Waste Disposal Fund Expenditures

Change in Solid Waste Rate Stabilization Fund Balance





Article 43: Solid Waste Disposal Fund Expenditures

ARTICLE 43. To determine whether the Town will authorize the income from user fees for solid waste disposal services, associated services, and jobbing services by Concord Public Works during the 2027 fiscal year, together with the balance of operating cash in the Solid Waste Disposal Fund, to be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 27 of the 1989 Annual Town Meeting; or take any other action relative thereto.



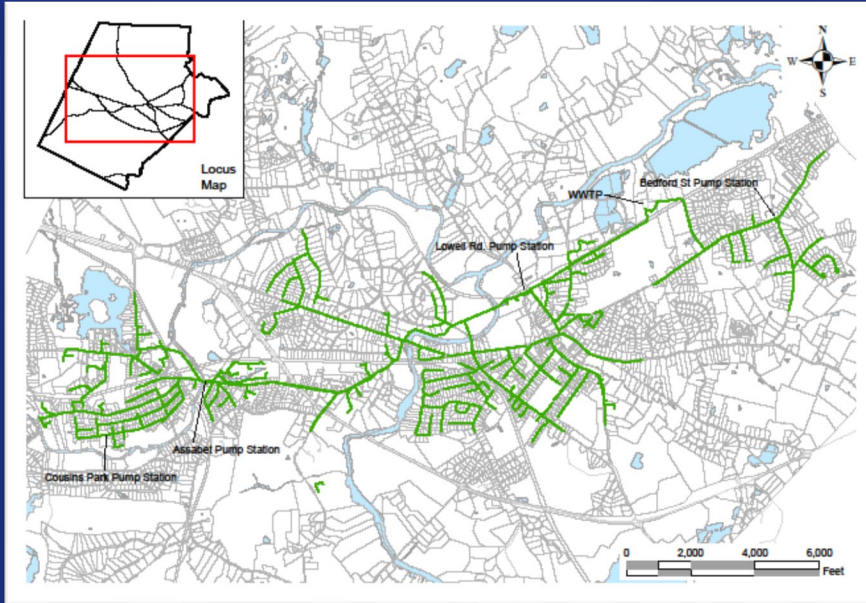
Article 44: Sewer System Expenditures

ARTICLE 44. To determine whether the Town will authorize the income from user fees, special service fees, and jobbing services by the Water and Sewer Division of Concord Public Works during the 2027 fiscal year, together with the balance of operating cash in the Sewer Fund, to be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 37 of the 1976 Annual Town Meeting; or take any other action relative thereto.



Article 44: Sewer System Expenditures

Article 45: Sewer Improvement Fund Expenditures



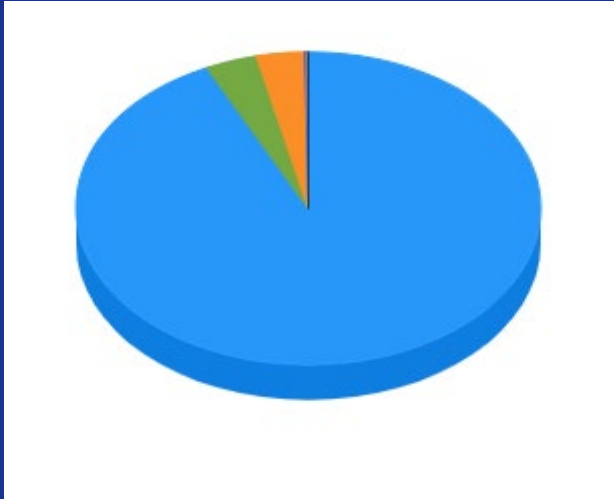
Municipal Sewer System

- 1 – Advanced WWT
- 2 – Large Scale Pumping Stations
- 6 – Neighborhood Lift Stations
- 34 – Miles of Collection Main
- 903 – Manholes



Article 44: Sewer System Expenditures

Article 45: Sewer Improvement Fund Expenditures



FY27 Projected Revenue

- Sewer User Fees **\$3,100,000** (92.81%)
- Investment Income **\$120,000** (3.59%)
- Septage Fees **\$111,980** (3.35%)
- Service Charges **\$6,000** (0.18%)
- Liens & Tax Titles **\$1,000** (0.03%)
- Other **\$1,000** (0.03%)

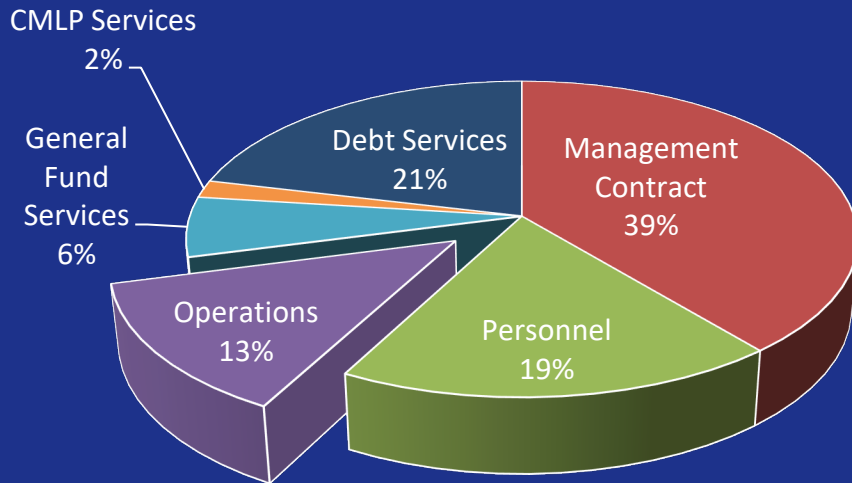
Category	FY24 Unaudited	FY25 Unaudited	FY26 Budget	FY27 Budget
Sewer User Fees	\$ 2,733,125	\$ 2,953,847	\$ 2,976,000	\$ 3,100,000
Service Charges	\$ 12,808	\$ 5,780	\$ 10,000	\$ 6,000
Investment Income	\$ 389,930	\$ 180,241	\$ 100,000	\$ 120,000
Septage Fees	\$ 103,190	\$ 125,231	\$ 131,000	\$ 111,980
Liens & Tax Titles	\$ 2,908	\$ 8,289	\$ 1,631	\$ 1,000
Other	\$ 972	\$ 1,398	\$ 3,000	\$ 1,000
Total Revenue	\$ 3,242,933	\$ 3,274,786	\$ 3,221,631	\$ 3,339,980



Article 44: Sewer System Expenditures Article 45: Sewer Improvement Fund Expenditures

FY27 Projected Expenditures

FY27 Expenditures - \$3,105,686



Management Contract	\$1,212,344
Personnel	\$578,536
Operations	\$411,046
General Fund Services	\$188,924
CMLP Services	\$55,443
Debt Services	\$115,761
Total Expenses	\$3,105,686



Article 44: Sewer System Expenditures

Article 45: Sewer Improvement Fund Expenditures

FY27 – Capital Improvement Plan

Proposed Expenditures - \$1,559,000

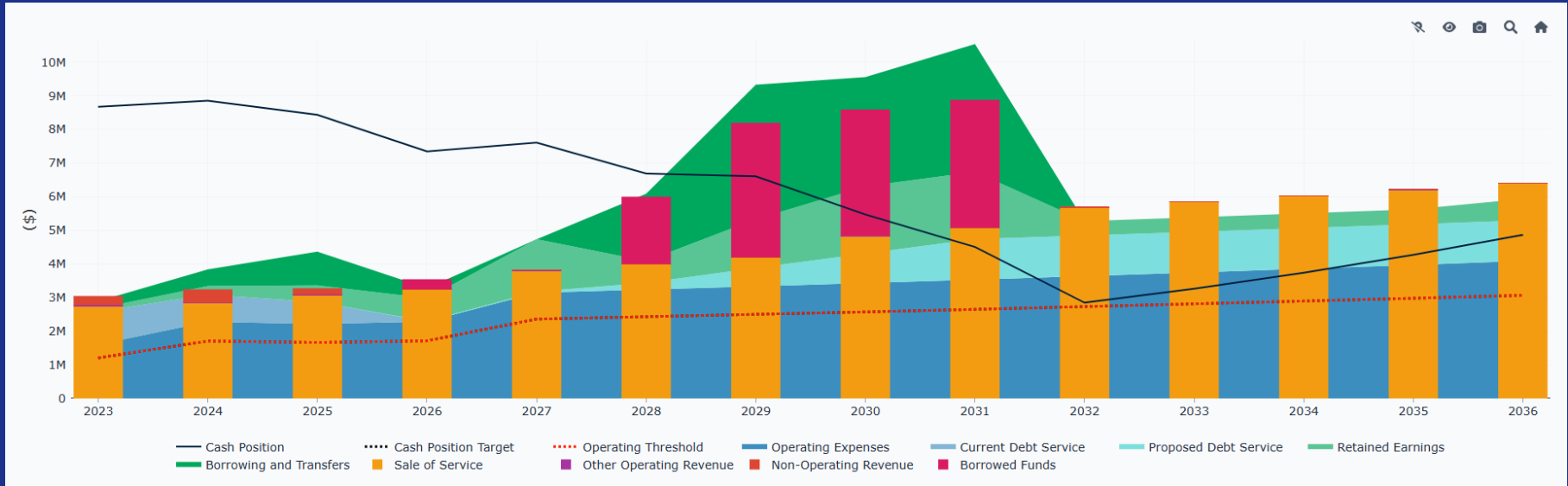
- \$ 500,000 – Engineering – Hydraulic Assessment / Permitting
- \$ 300,000 – Wastewater Treatment Plant Structures & Equipment
- \$ 275,000 – Inflow / Infiltration & Sewer Lateral Work
- \$ 150,000 – WWTP Equipment – Odor Control Media Replacement
- \$ 160,000 – Sewer Stations Structures & Equipment – Collection
- \$ 110,000 – Meter Replacement (Sewer)
- \$ 24,000 – Sewer Mains and Laterals
- \$ 40,000 – Miscellaneous Wastewater Planning



Article 44: Sewer System Expenditures Article 45: Sewer Improvement Fund Expenditures

10 Year Capital Spending – Scenario A

\$10 M in WWTP Improvements Based on Facility Management Plan

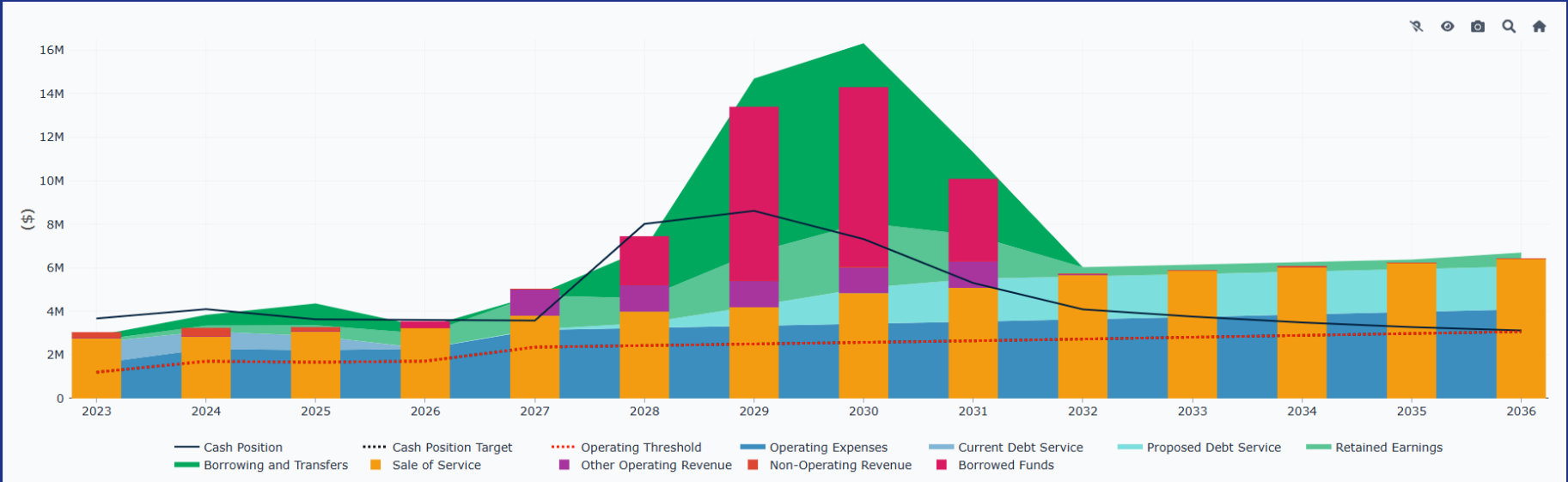




Article 44: Sewer System Expenditures Article 45: Sewer Improvement Fund Expenditures

10 Year Capital Spending Scenario B

\$10 M in WWTP Improvements + \$13 M Capacity Expansion Project





Article 44: Sewer System Expenditures
Article 45: Sewer Improvement Fund Expenditures

FY27 – Sewer Rates

Proposed Adjustment (FY26 vs. FY27)

- Residential Rate - \$0.1503/cubic foot - 5% increase
- Commercial Rate - \$0.1503/cubic foot - 5% increase
- Sewer Improvement Fee - \$40.07 per gallon - no change

Impact on Avg. Residential Customer
\$42.93/year



Article 44: Sewer System Expenditures

ARTICLE 44. To determine whether the Town will authorize the income from user fees, special service fees, and jobbing services by the Water and Sewer Division of Concord Public Works during the 2027 fiscal year, together with the balance of operating cash in the Sewer Fund, to be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 37 of the 1976 Annual Town Meeting; or take any other action relative thereto.



Article 45: Sewer Improvement Fund Expenditures

ARTICLE 45. To determine whether the Town will authorize the income from sewer improvement fees during the ensuing 2027 fiscal year, together with the balance of operating cash in the Sewer Improvement Fund, to be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 25 of the 1989 Annual Town Meeting and applicable State enabling statutes; or take any other action relative thereto.



Article 45: Sewer Improvement Fund Expenditures

ARTICLE 45. To determine whether the Town will authorize the income from sewer improvement fees during the ensuing 2027 fiscal year, together with the balance of operating cash in the Sewer Improvement Fund, to be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 25 of the 1989 Annual Town Meeting and applicable State enabling statutes; or take any other action relative thereto.



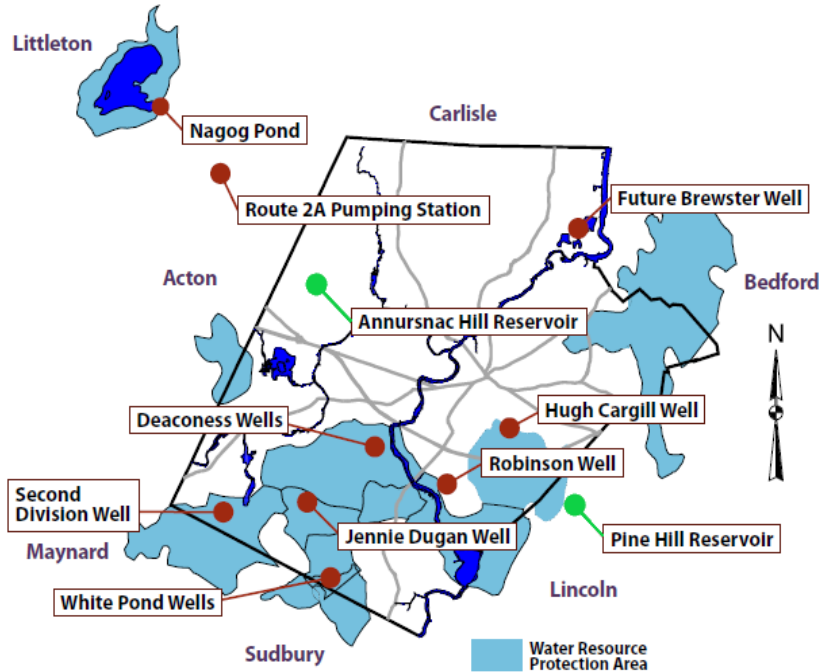
Article 46: Water System Expenditures

ARTICLE 46. To determine whether the Town will authorize the income from user fees, special service fees, and jobbing services by the Water and Sewer Division of Concord Public Works during the 2027 fiscal year, together with the balance of operating cash in the Water Fund, to be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 38 of the 1974 Annual Town Meeting; or take any other action relative thereto.



Article 46: *Water System Expenditures*

Public Water System



- 1 - Surface Water
- 6 - Ground Water Supplies
- 7 - Pumping Stations
- 2 - Advanced Treatment Facilities
- 2 - Reservoirs (7.5 MG Storage)
- 134 - Miles of Distribution Mains
- 1,339 - Hydrants



Article 46: Water System Expenditures

Regulatory Drivers/Challenges

- Safe Drinking Water Act
 - PFAS
 - Bromate
 - Lead & Copper Rule
- Water Management Act
- Cyber Security





Article 46: *Water System Expenditures*

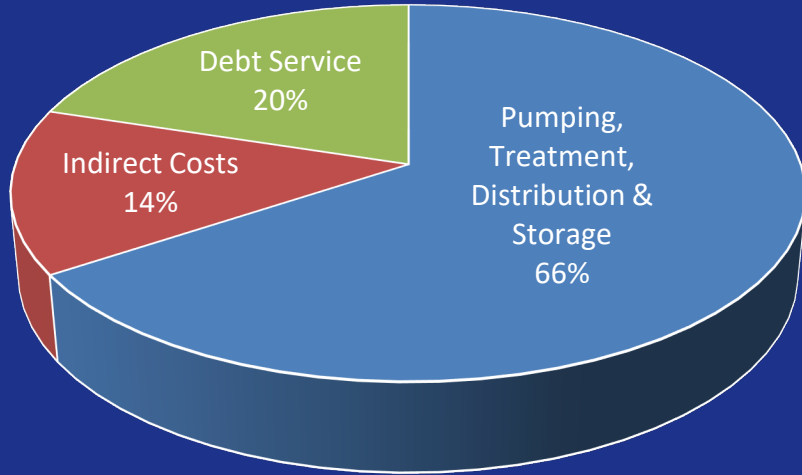
FY27 - Capital Improvement Plan

Total Proposed Expenditures	<u>\$14,496,000</u>
Water System PFAS Improvements	\$5,000,000
Nagog Intake & Treatment Facility	\$6,000,000
Water Main Replacement	\$1,500,000
Route 2A WM Improvements Design & Const	\$669,000
Equipment, Stations, Treatment	\$450,000
Water Meter Replacement	\$300,000
Station Structures & Equipment	\$200,000
Vehicle Replacement	\$150,000
Other Misc. Equipment & Improvements	\$102,000
Reservoir Improvements	\$85,000
Hydrant Replacement	\$40,000



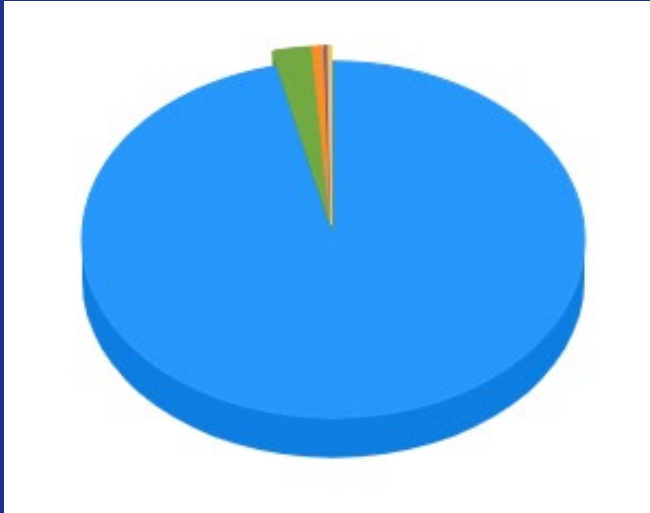
Article 46: *Water System Expenditures*

Proposed Expenditures – \$ 5,574,299



Pumping, Treatment, Distribution & Storage	\$3,662,768
Indirect Costs	\$ 787,881
Debt Service	\$1,123,650

Article 46: Water System Expenditures FY27 Revenue



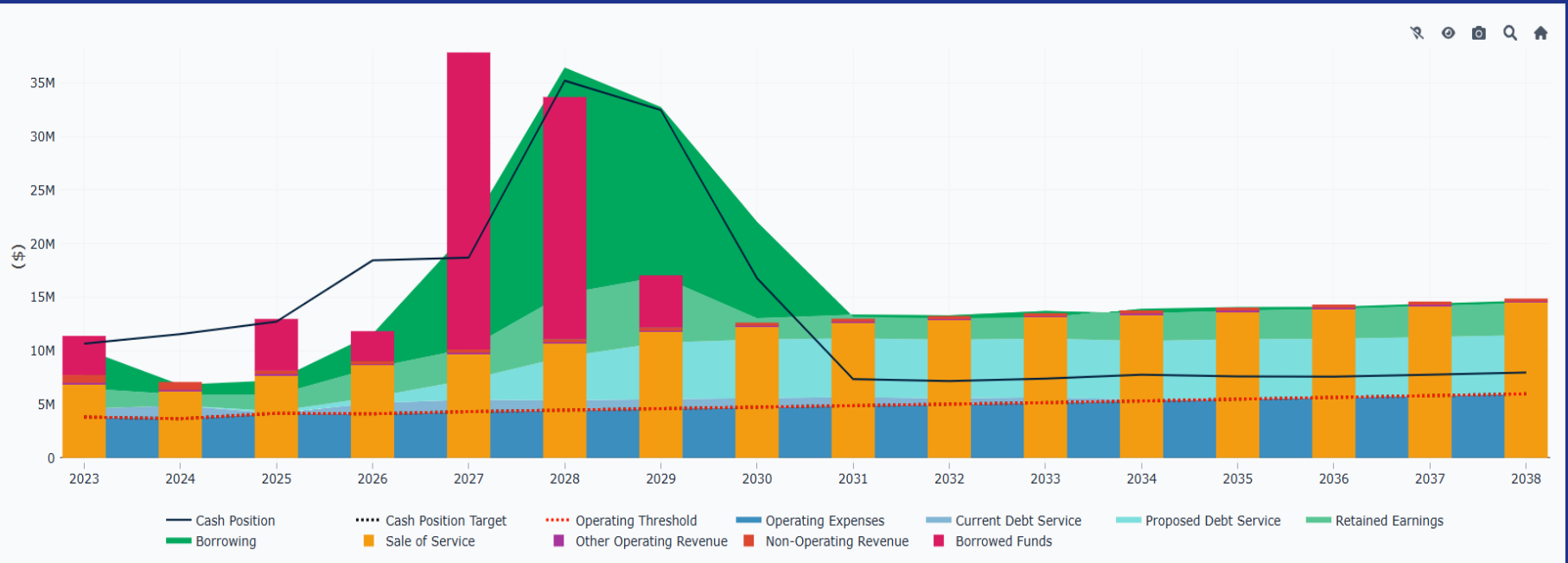
- User Fees **\$9,515,500** (96.27%)
- Investment Income **\$250,000** (2.53%)
- Service Charges **\$77,687** (0.79%)
- Other **\$20,600** (0.21%)
- Liens & Tax Titles **\$20,000** (0.20%)

	Water Operating Revenue			
	FY24	FY25	FY26 Budgeted	FY27 Budgeted
Water User Fees	\$6,265,472	\$7,652,077	\$8,402,078	\$9,515,500
Service Charges	\$75,686	\$77,389	\$77,687	\$77,687
Liens & Tax Titles	\$3,718	\$7,722	\$56,277	\$20,000
Application Fee	\$10,600	\$13,608	\$0	\$10,000
Misc Revenue	\$27,127	\$8,742	\$10,600	\$10,600
Investment Interest	<u>\$719,406</u>	<u>\$561,290</u>	<u>\$271,493</u>	<u>\$250,000</u>
Total	\$7,102,009	\$8,320,828	\$8,818,135	\$9,883,787



Article 46: Water System Expenditures

10 Year Capital Plan





Article 46: *Water System Expenditures*

FY27 – Residential Rates

Proposed Adjustment (FY25 to FY26):

- 1st Step* - \$0.10845/cubic foot (+12.5 %)
- 2nd Step - \$0.2277/cubic foot (+12.5 %)
- 3rd Step - \$0.2874/cubic foot (+12.5 %)

Impact on Avg. Residential Customer about \$ 108.34/year

* Discount Rate \$0.0482: Savings up to \$393.62/Year



Article 46:

Water System Expenditures

ARTICLE 46. To determine whether the Town will authorize the income from user fees, special service fees, and jobbing services by the Water and Sewer Division of Concord Public Works during the 2027 fiscal year, together with the balance of operating cash in the Water Fund, to be expended without further appropriation under the direction and control of the Town Manager in accordance with the Motion passed under Article 38 of the 1974 Annual Town Meeting; or take any other action relative thereto.



ARTICLE 47.

Authorize Expenditures from PEG Access
and Cable-Related Fund

FY27 Budget \$592,499

FY27 Revenue \$400,000



FY27 Budget \$592,499

BUDGET	ALLOCATION
Personnel	\$ 393,335
Indirect Costs	\$ 27,864
Capital Improvements	\$ 145,000
Operating Balance	\$ 26,300



FY27 Revenue \$400,000

TWO REVENUE SOURCES	PAYMENTS
Comcast Cable TV Rights of way for cable TV fiber lines to approx. 3,100 Concord households	\$360,000
Town of Carlisle Filming and editing videos and podcasts	\$36,000



Comcast Revenue \$360,000

3,100 Concord Households

- Comcast Cable TV Renewal License 10 years 2025-2035
- Quarterly Franchise Fee 5% of Comcast's GAR in Concord
- Annual payment of \$28,000 for MMN capital funding
- Quarterly payment of 0.6% of Comcast's GAR for capital funding
- Annual License Fee (\$.50) per subscriber household



FY26 Success

- Streaming Apps iPhone, Android, Roku, Apple TV, Amazon Fire
- Civic Concord Podcast, Megan Zammuto, 14 episodes
- Livestreaming Fenway Park for CCHS
- Alliance for Community Media Award “Overall Excellence”
- 600 videos and 100 podcasts produced in 2025
- Installing and upgrading equipment in Town House



FY27 Goals

- Upgrade TV Studio at CCHS, Cameras, Audio, Lighting
- Build Control Room, Podcast Growth
- Upgrade Field Camera Equipment
- Livestream Encoders
- Computer Upgrades
- Update MMN Section of Town of Concord's Website



ARTICLE 47.

Authorize Expenditures from PEG Access
and Cable-Related Fund

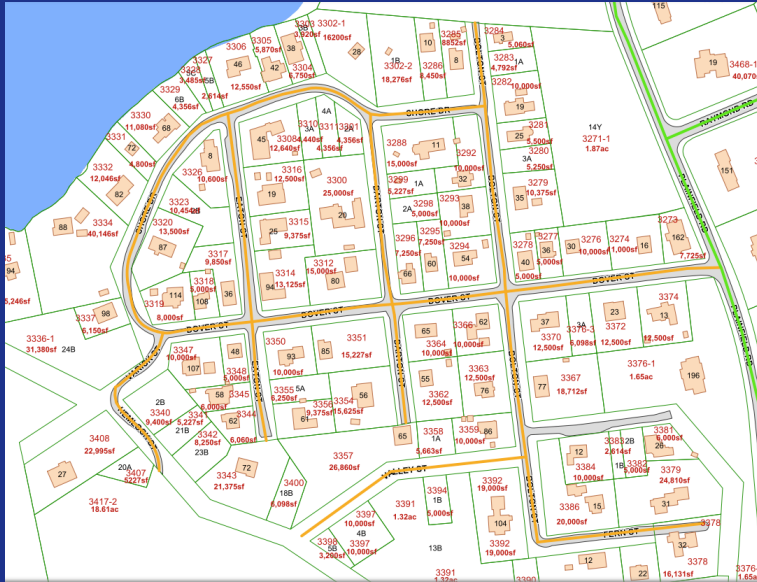
FY27 Budget \$592,499

FY27 Revenue \$400,000

ARTICLE 29. BETTERMENTS FOR TEMPORARY IMPROVEMENTS TO A PRIVATE WAY – DARTON AND DOVER STREETS

Motion: Commissioner [TBD] moves that the Town take affirmative action on Article 29 as printed in the Warrant.

ARTICLE 29. BETTERMENTS FOR TEMPORARY IMPROVEMENTS TO A PRIVATE WAY – DARTON AND DOVER STREETS



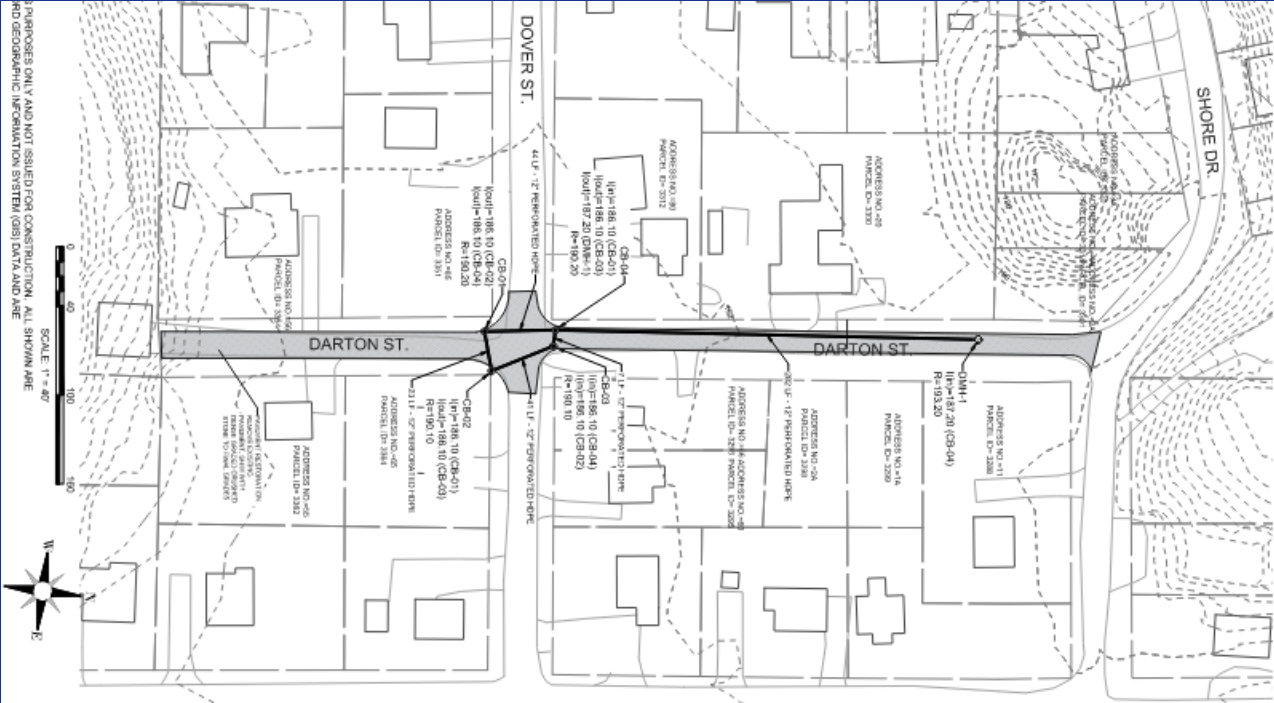
ARTICLE 29. BETTERMENTS FOR TEMPORARY IMPROVEMENTS TO A PRIVATE WAY – DARTON AND DOVER STREETS



ARTICLE 29. BETTERMENTS FOR TEMPORARY IMPROVEMENTS TO A PRIVATE WAY – DARTON AND DOVER STREETS

- Original petition submitted to Public Works Commission for Temporary Repairs to Private Ways in the White Pond Watershed (Feb 2024)
- Scope of work includes roadway repairs and new stormwater management system.
- Plan revised by Engineering Division to a scope and scale acceptable to a majority of abutters (including Town)
- Probable cost estimate \$195,000

ARTICLE 29. BETTERMENTS FOR TEMPORARY IMPROVEMENTS TO A PRIVATE WAY – DARTON AND DOVER STREETS



ARTICLE 29. BETTERMENTS FOR TEMPORARY IMPROVEMENTS TO A PRIVATE WAY – DARTON AND DOVER STREETS

- Town Meeting authorization required for borrowing.
- Bidding, construction and financing fees to be paid by bettered properties – Not Tax Supported.

ARTICLE 48: Beede Swim & Fitness Center Enterprise Fund

Beede Swim and Fitness Center Enterprise Fund

Finance Committee Public Hearing

March 12, 2026

ARTICLE 48: Beede Swim & Fitness Center Enterprise Fund

Mr. Griffiths moves to appropriate **\$2,938,678.94** in Enterprise Fund receipts and transfer **\$1,170,000** from Certified Retained Earnings as of June 30, 2025, for a total appropriation of **4,108,678.94** for the Community Pool Enterprise Fund for the fiscal year ending June 30, 2027 for the operation of the Beede Swim & Fitness Center in accordance with Mass. Gen. Laws c.44, 53 ½ to be expended under the direction of the Town Manager.

FY2026 Accomplishments

1. Recreation completed a Cost Recovery/Financial Sustainability Project to create a model to support the Beede Swim & Fitness Center.
2. Wellness and Play – 4 Initiatives were completed across the Recreation Department.
3. Recreation Department – wide staff recruitment, professional development, & retention plan was completed. created for all full-time staff.

FY2027 Budget Goals (Concept Only)

1. In FY27, the Financial Sustainability Project Model is implemented throughout the department.
2. In FY27, Recreation will re-invest in *quality* programming.
3. In FY27, Recreation will complete Mission-Based Wellness and Play Initiatives.
4. In FY27, Recreation will implement our FY26 recruitment, retention, and development plan.

ARTICLE 48: Beede Swim & Fitness Center Enterprise Fund

FY2027 Revenue

Swim Initiation Fees	\$	12,000.00
Yearly Membership Fees	\$	150,000.00
Monthly Membership Fees	\$	1,480,000.00
Rentals	\$	130,000.00
Miscellaneous Revenue	\$	150,000.00

ARTICLE 48: Beede Swim & Fitness Center Enterprise Fund

FY2027 Revenue *Continued*

Swim Program Fees	\$	606,000.00
SFC- Fitness Program Fees (Personal Training)	\$	120,000.00
Fitness Program Fees	\$	84,000.00
Investment Income	\$	206,678.00
TOTAL	\$	2,938,678.94

ARTICLE 48: Beede Swim & Fitness Center Enterprise Fund

FY2027 Expenses

Non-Program Operating	\$	2,125,878.94
Group Fitness - Aquatic	\$	68,000.00
Aquatic Safety Management	\$	432,000.00
Aquatic Programming	\$	220,500.00

ARTICLE 48: Beede Swim & Fitness Center Enterprise Fund

FY 2027 Expenses *Continued*

Fitness Management - Land	\$	31,000.00
Personal Training	\$	58,800.00
Special Event Programming	\$	2,500.00
TOTAL	\$	2,938,678.94

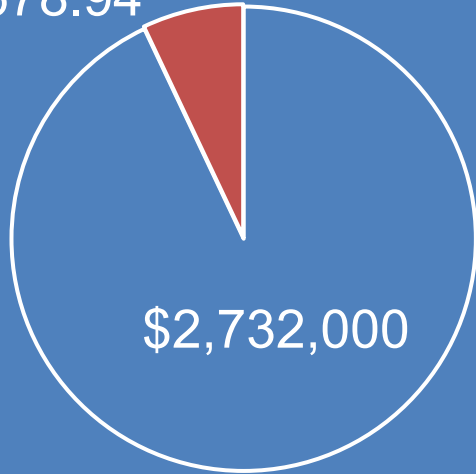
ARTICLE 48: Beede Swim & Fitness Center Enterprise Fund

FY2027 Beede Fund Budget

<u>REVENUE</u>		<u>EXPENSE</u>	
		Personnel	\$ 1,532,757.00
Fees & Rentals	\$2,732,000	Purchased Services	\$ 1,048,596.94
Interest Income	\$206,678.94	Supplies and Materials	\$ 123,300
		Other Expenses	\$ 194,025.00
		Capital Outlay	\$ 40,000.00
Total:	\$2,938,678.94	Total:	\$ 2,938,678.94

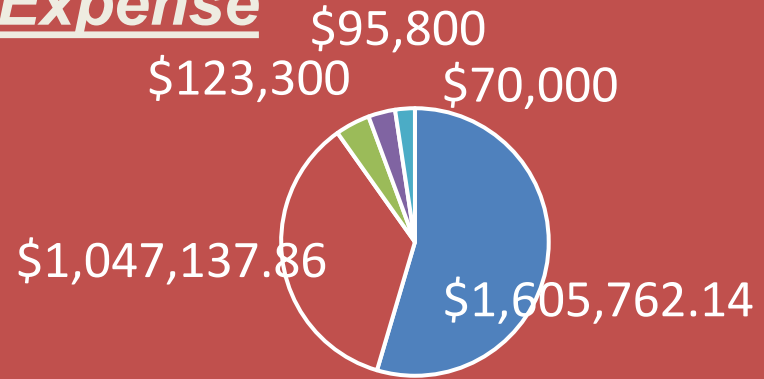
Revenue

\$206,678.94



- Fees & Rentals
- Interest Income

Expense



- Personnel
- Purchased Services
- Supplies and Materials
- Other Expenses
- Capital Outlay

ARTICLE 48: Beede Swim & Fitness Center Enterprise Fund

Beede Membership % / Ages

Age	% of Total
0-10	11.92%
11-20	11.49%
21-30	3.56%
31-40	10.46%
41-50	10.76%

Age	% of Total
51-60	11.56%
61-70	18.96%
71-80	15%
81-90	6.29%
91-110	.27%

ARTICLE 48: Beede Swim & Fitness Center Enterprise Fund

Mr. Griffiths moves to appropriate **\$2,938,678.94** in Enterprise Fund receipts and transfer **\$1,170,000** from Certified Retained Earnings as of June 30, 2025, for a total appropriation of **4,108,678.94** for the Community Pool Enterprise Fund for the fiscal year ending June 30, 2027 for the operation of the Beede Swim & Fitness Center in accordance with Mass. Gen. Laws c.44, 53 ½ to be expended under the direction of the Town Manager.



ARTICLE 39: Revolving Funds

Article 39: Authorize Expenditure of Revolving Funds under MGL c. 44, § 53E ½

Ms. Wasoff moves that the Town authorize the expenditure limits for Revolving Accounts under MGL 44 section 53E½ as printed in the Warrant.



ARTICLE 39: Revolving Funds

Article 39: Authorize Expenditure of Revolving Funds under MGL c. 44, § 53E ½

- Revolving Funds authorized under MGL Chapter 44, Section 53E ½ require that an annual, not to exceed budgets be established
- This article seeks approval of annual budgets for 6 existing funds, as follows:



ARTICLE 39: Revolving Funds

Article 39: Authorize Expenditure of Revolving Funds under MGL c. 44, § 53E ½

Fund	Amount
Ambulance	\$ 1,000,000
Regional Housing Services	\$ 400,000
Road Repair	\$ 120,000
Senior Services	\$ 50,000
Tree Preservation	\$ 50,000
Visitor's Center & Tourism	\$ 100,000



ARTICLE 39: Revolving Funds

Article 39: Authorize Expenditure of Revolving Funds under MGL c. 44, § 53E ½

- Fund receipts come in the form of fees, fines and/or donations
- Spending from these funds supplements existing departmental budgets to provide programs and services such as:



ARTICLE 39: Revolving Funds

Article 39: Authorize Expenditure of Revolving Funds under MGL c. 44, § 53E ½

- **Ambulance:** Support for emergency ambulance services
- **Regional Housing Services:** Monitoring of existing affordable units reconciling SHI; consulting on proposed projects
- **Road Repair:** Crack sealing; full-depth patching; and infra red treatments
- **Senior Services:** Day trips & other recreational activities
- **Tree Preservation:** Buy, plant, and/or maintain trees
- **Visitor Center and Tourism:** Operation of Visitors Center, tours and programs



ARTICLE 39: Revolving Funds

Article 39: Authorize Expenditure of Revolving Funds under MGL c. 44, § 53E ½

Ms. Wasoff moves that the Town authorize the expenditure limits for Revolving Accounts under MGL 44 section 53E½ as printed in the Warrant.



Concord Finance Committee
AGENDA ACTION REQUEST

March 12, 2026

3

Close the Finance Committee Annual Public Hearing

Requested by: Finance Committee Chair

Action Sought: Vote

Proposed Motion(s)

Move to close the Finance Committee Annual Public Hearing at XX:XX PM.

Additional Information

None.

Board Action

<i>Motion</i>	<i>Second</i>	<i>In favor</i>	<i>Opposed</i>	<i>Disposition</i>



Concord Finance Committee
AGENDA ACTION REQUEST

March 12, 2026

4

Finance Committee Meeting

Requested by: Finance Committee Chair

Action Sought: Vote

Proposed Motion(s)

Move to vote to recommend/not recommend Town Meeting Article XX.

Additional Information

Discuss and potentially vote on the following warrant articles:
Article 40: Light Plant Expenditures and PILOT
Article 41: Stormwater System Expenditures
Article 43: Solid Waste Disposal Fund Expenditures
Article 44: Sewer System Expenditures
Article 45: Sewer Improvement Fund Expenditures
Article 46: Water System Expenditures
Article 47: Authorize Expenditures from PEG Access and Cable-Related Fund
Article 29: Betterments for Temp Improvements to a Private Way – Darton and Dover Streets
Article 48: Beede Swim and Fitness Center Enterprise Fund Expenditures
Article 39: Authorization of Revolving Funds Under Mass. Gen. Laws c. 44 § 53 E ½
Discussion and vote on any remaining Town Meeting Warrant Articles

Board Action

<i>Motion</i>	<i>Second</i>	<i>In favor</i>	<i>Opposed</i>	<i>Disposition</i>



Concord Finance Committee
AGENDA ACTION REQUEST

March 12, 2026

5

Minutes

Requested by: Karlen Reed, Clerk

Action Sought: Vote/Approval

Proposed Motion(s)

MOVE to vote to approve the Finance Committee minutes for March 10, 2026.

Additional Information

None.

Board Action

<i>Motion</i>	<i>Second</i>	<i>In favor</i>	<i>Opposed</i>	<i>Disposition</i>



Concord Finance Committee
AGENDA ACTION REQUEST

March 12, 2026

6

Recap of Action Items - Adjournment

Requested by: Finance Committee Chair

Action Sought: Vote/Adjourn

Proposed Motion(s)

Move to vote to adjourn the March 12, 2026, Finance Committee hearing/meeting at XX:XX PM.

Additional Information

None.

Board Action

<i>Motion</i>	<i>Second</i>	<i>In favor</i>	<i>Opposed</i>	<i>Disposition</i>