

**TOWN OF CONCORD
SELECT BOARD
AGENDA
APRIL 26, 2021
4:00 PM
VIDEO CONFERENCE**

Join Zoom Meeting

<https://us02web.zoom.us/j/84092395810?pwd=TnMyWmprWHBlA21CczdQM0EvWVVFZz09>

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#	Agenda Item
1.	Call to Order
2.	Consent Agenda <ul style="list-style-type: none"> • Town Accountant Warrants: April 15, 2021; April 26, 2021 • Minutes to approve: March 15, 2021; March 22, 2021 • Gift Acceptance: The Friends of Sleepy Hollow Cemetery Inc \$4,000 to the Town of Concord for the revitalization of the H. Thurston Handley Commemorative Garden in Sleepy Hollow Cemetery
3.	Town Manager's Report
4.	Chair's Remarks
5.	Notice of Intent to Sell & Convert Use: Monument Street Parcel 1371-4
6.	Review of 2021 General Obligation Bond Issue, Potential Refunding Opportunity and Vote Maximum Useful Life
7.	Select Board Schedule for Reviewing Warrant Article Positions
8.	Assign Select Board Narratives on Warrant Articles
9.	Select Board Appointment to Affordable Housing Trust
10.	Committee Nominations: Jennifer Hurley-Wales of 66 Old Marlboro Road to the West Concord Junction Cultural District Committee for a term to expire on April 30, 2024. Bridget Neale of 241 Prairie Street, Anne Fortier of 150 Old Pickard Road, and Paul Horwitz of 173 Hayward Mill Road to the Board of Registrars for terms to expire April 30, 2024. Karlen Reed of 83 Whits End Road to the PEG Access Advisory Committee for a term to expire on April 30, 2024. Town Manager Stephen Crane, Keith Bergman of 56 White Avenue, and Michael Lawson of 1695 Lowell Road to the Concord Municipal Affordable Housing Trust for terms to expire April 30, 2023
11.	Town Manager Appointment with Select Board Approval: Mera Krishnan Tilley of 65 Woodland Road to the Board of Assessors for a term to expire on April 30, 2024
12.	Committee Liaison Reports
13.	Miscellaneous Correspondence
14.	Public Comments
15.	Adjourn

**TOWN OF CONCORD
SELECT BOARD
MINUTES
MARCH 15, 2021**

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting via video conference on March 15, 2021 at 4:00pm.

Present were Linda Escobedo, Chair; Susan Bates, Clerk; Terri Ackerman, Jane Hotchkiss, and Matthew Johnson. Also present was Stephen Crane, Town Manager.

Call to Order

Roll call vote

Ms. Escobedo: Present
Ms. Ackerman: Present
Ms. Bates: Present
Ms. Hotchkiss: Present
Mr. Johnson: Present

Consent Agenda

- Minutes to approve: February 1, 2021; February 1, 2021 Executive Session (not to be released); February 8, 2021
- Proclamation: Race Amity Day – June 13, 2021

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to approve the consent agenda.

Roll call vote

Ms. Escobedo: Aye
Ms. Ackerman: Aye
Ms. Bates: Aye
Ms. Hotchkiss: Aye
Mr. Johnson: Aye

Town Manager's Report

The Council on Aging and Health Division staff were delighted to hear from the West Concord Pharmacy that they had 50 doses of COVID vaccine available and offered to provide the vaccine for Concord seniors. A mini-clinic is being scheduled. Additionally, the effort to establish a nine-town regional vaccination clinic continues as feedback on the application is received from DPH. The health directors and emergency managers in the towns (Acton, Bedford, Carlisle, Concord, Lincoln, Maynard, Sudbury, Wayland, and Westford) have been meeting to discuss logistics including locations, administrative support, supply management, and clinic staffing.

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Nagog Pond Water Rights: The Supreme Judicial Court (“SJC”) issued its decision on Littleton and Acton’s appeal of the Land Court decision holding that the Water Management Act impliedly repealed the 1884 Act which gave priority water rights to Nagog Pond to those two towns. The SJC upheld the Land Court’s decision that Littleton and Acton’s priority rights in Section 10 of the 1884 Act were repugnant to the registration system established in the WMA. This decision provides assurance to Concord that continued stewardship and improvements associated with this important water resource will not be at risk.

Engineering has put out to bid a contract for roadway reconstruction including pavement reclamation, milling and overlaying for the neighborhood that includes Prescott Road, Peter Spring Road, Arrowhead Road, Minuteman Drive, and Cranefield Road. Last Fall, a major utility project to replace the water main occurred on these streets. It is anticipated that the road work will be completed during the coming construction season.

Filed sub-bids for the Gerow Park restrooms were received and viewed on Friday March 5. There were eight in total. Four roof and flashing, two electrical and two plumbing. No award has been granted yet as estimates are still under review.

Chair’s Remarks

Ms. Escobedo noted that the COVID-19 Pandemic has been significantly impacting the United States for a year. Governor Charlie Baker declared the COVID-19 State of Emergency on March 10, 2020. Ms. Escobedo thanked the Town Manager, Senior Management Team, and all Town employees for their efforts during this time and for continuing to deliver services to residents, given the uncertainties and enormous amounts of change during this time period.

Junction Village Park Pedestrian Safety Concerns

Pedestrian safety at Junction Village Park was discussed at the Transportation Advisory Committee meeting on March 10. Ms. Escobedo stated that for the benefit of public, it would be helpful for the Select Board to have a brief discussion about what the issues are impacting pedestrian safety at the park.

Dorrie Kehoe of 51 MacArthur Road gave a brief history of the issues at Junction Park, and commented that bikes, skateboards, and scooters are impacting pedestrian safety. Ms. Kehoe asked who and what group has ownership of finding solution to these issues?

Nancy Crowley of 5 Concord Greene commented that residents need to be able to safely enjoy outdoor recreational space, and shouldn’t have to worry about bikes and skateboards traveling at high speeds in a pedestrian area.

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Ellen Quackenbush of 206 Prairie Street commented that there no need for a formal study on this issue, and advised that the Select Board should determine actions that will require people to dismount their bikes and skateboards in this area.

Nat Welch of 141 Stow Street voiced his support for the Select Board taking up this issue, citing the need to make fundamental changes to make the park safe for pedestrians.

Phil Posner of 223 Laws Brook Road voiced his agreement for the sentiments of previous speakers, and said he hopes the Select Board will set a clear defined time for which decisions should be made on this issue.

Mr. Crane stated that similar feedback was heard at the March 10 Transportation Advisory Committee meeting. Mr. Crane continued that residents and committee members agreed at that meeting that cyclists are not properly notified that they are not allowed to bike or skateboard in this area, so the solution would be to improve signage and pavement markings to make sure that the rules of the area are clearly posted. Furthermore, the group discussed if there was a structural issue that is impacting the safety of the park for pedestrians, which he noted is inconclusive at this time. This is the area that needs more study and data collection. This can take place after the new signage and markings are put in.

Nashoba Regional Greenways Project

Ms. Escobedo noted that mobility and transportation issues were cited frequently in the Envision Concord long range plan, with the goal of increasing connectivity to the three commercial centers in town.

Phil Posner, Chair of the Bike Subcommittee of the Transportation Advisory Committee, explained that the Nashoba Regional Greenway project is an outgrowth of an idea called the [landline project](#) through the Metropolitan Area Planning Council. At present, NRG is an alliance of 14 communities with the goal of designating and promoting safe regional connections for access by cyclists and pedestrians on shared use paths, on road paths, and community centers in the region. Mr. Posner explained that there are grants available through MAPC for technical and administrative assistance for project planning. Mr. Posner concluded that the goal of this initiative is to generate support among the public, Town officials, and boards and committees to develop a priority list of actions, and the implementation would be taken on by Concord Public Works.

Ellen Quackenbush of 206 Prairie Street stated that safety is not well articulated in the NRG goals, and recommended that safety be a priority. Additionally, Ms. Quackenbush offered that rare species preservation should be a bigger focus in this initiative.

Tanya Gailus of 62 Prescott Road stated that this agenda item should not have been added after the initial posting of the agenda on Thursday, March 11. Ms. Gailus stated that she asked

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whether Reformatory Branch Trail would be on the agenda last Monday. Ms. Gailus stated that there are many members of the public that are interested in this agenda item. Ms. Gailus stated that just because Phil Posner is a proponent of this project, it does not make him an official Concord representative. Ms. Gailus stated that other communities appointed official representatives for this project. Ms. Gailus stated that this should not have been discussed with such a short notice and without proper representation from Concord.

Mark Gailus of 62 Prescott Road stated that he was concerned that MAPC has a trail maps web page and there are many errors on the page. Mr. Gailus stated that the MAPC landline coalition does not appear to have any posted meetings, agendas, or minutes on their website. Mr. Gailus stated that it is unclear whether it is a public group or a private group. Mr. Gailus stated that there is an absence of transparency in reaching out to the public to gain their input.

Joseph Stine of 21 Thoreau Street commented that not all cyclists want paved trails, and urged the Select Board to think about hard pack stone dust for trails wherever possible to protect ecosystems from runoff.

Mr. Crane noted that the NRG initiative was in the very early stages of planning and it was brought to the Select Board by the Bike Subcommittee Chair Phil Posner so it could be publicly acknowledged as being in progress.

Town Manager's FY22 Budget & Capital Budget

Deputy Town Manager Kate Hodges and Town Manager Stephen Crane presented the proposed FY22 Budget & Capital Budget. The full budget presentation can be found in the [meeting materials](#).

Committee Nominations

There were no committee nominations.

Committee Liaison Reports

There were no committee liaison reports at this meeting.

Miscellaneous Correspondence

Correspondence was included in the [meeting materials](#).

Public Comments

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Mary Hartman of 16 Concord Greene commented that the proposed capital plan of FY22 of \$5.1 million offers a lot that addresses community needs and suggested that it be framed with that sentiment in mind.

Tanya Gailus of 62 Prescott Road commented that while she acknowledges no final decisions have been made in regards to the cycling and pedestrian projects discussed at the meeting, once a grant is applied for then it is final in a way at that time.

Sherry Litwack, President of the Library Corporation, commented that while it has been a difficult year with loss of revenue and delays due to COVID-19, the library renovation is still on schedule and on budget. The project is scheduled to be complete by the end of 2021. Ms. Litwack commented that the one position that is not funded in the proposed budget is the staff person for the maker space. The Library Corporation may be able to fund this position temporarily, but Ms. Litwack stated they wanted to work with the Town to try to get that position funded in the future.

Pamela Dritt of 13 Concord Greene commented that the Town should not make infrastructure investments in gasoline powered vehicles.

Adjourn

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to adjourn.

Roll call vote

Ms. Escobedo: Aye
Ms. Ackerman: Aye
Ms. Bates: Aye
Ms. Hotchkiss: Aye
Mr. Johnson: Aye

Minuteman Media Network Coverage: <https://www.youtube.com/watch?v=G1m7rTnSopY>

Meeting Materials: <https://concordma.gov/DocumentCenter/View/28347/March-15-SB-Packet>

**TOWN OF CONCORD
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Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting via video conference on March 22, 2021 at 4:00pm.

Present were Linda Escobedo, Chair; Terri Ackerman, Jane Hotchkiss, and Matthew Johnson. Also present was Stephen Crane, Town Manager. Select Board member Susan Bates was not present.

Call to Order

Roll call vote

Ms. Escobedo: Present
Ms. Ackerman: Present
Ms. Hotchkiss: Present
Mr. Johnson: Present

Consent Agenda

- Town Accountant Warrants: March 18, 2021
- West Concord Junction Cultural District designation renewal with the Mass Cultural Council

Upon a motion duly made and seconded, it was UNANIMOUSLY **VOTED:** to approve the consent agenda.

Roll call vote

Ms. Escobedo: Aye
Ms. Ackerman: Aye
Ms. Hotchkiss: Aye
Mr. Johnson: Aye

Town Manager's Report

Mr. Crane reported that the Town has submitted a joint letter to the Massachusetts Department of Public Health requesting the siting of a regional vaccination clinic, along with the towns of Acton, Bedford, Carlisle, Concord, Lincoln, Maynard, Sudbury, Wayland, and Westford.

The Engineering Division is completing the design of improvements to Hubbard St from Walden St to Thoreau St that includes drainage, road reconstruction and Complete Streets Elements – sidewalks, curbing, crosswalks, wheel chair ramps and striping.

The Town has been working on a master plan and design for the Gerow Park Property for a number of years. Funding was received from CPC and the Debt Plan over the past several fiscal years. When scoping and estimating Phase I of the project, park-specific improvements were

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estimated at approximately \$1,400,000. The building construction and utility work was estimated at approximately \$500,000. This left a project budget estimation of about \$1.9 M. The post-bid numbers have the project coming under budget by nearly \$140,000.

Chair's Remarks

Ms. Escobedo commented that the Town Manager's Report reflects issues that Town staff work on that take place over a long stretch of time and are of high importance and concern to the community. Ms. Escobedo noted that there is a time and place for regional projects, such as the effort to establish a regional vaccination clinic, when it meets the interests of the community.

Ms. Escobedo reminded the community that the Annual Town Meeting Warrant closes on Friday, March 26.

IT Security Update

Mr. Crane introduced the discussion by pointing out that cyber security is a focal point of the proposed FY22 budget, and that the Town also has unfortunately had some issues in recent years regarding cyber security. Therefore, Chief Information Officer Jason Bulger was invited to the Select Board meeting to give an update to the community on what the Town is doing in this area. Mr. Bulger's full presentation is available in the [meeting materials](#).

Mr. Bulger reported that the Town has taken the following steps to improve cyber security:

- Adopted the NIST Cybersecurity Framework
- Created and revamped several security related policies and procedures
- Began adopting industry-standard encryption-at-rest on all systems
- Applied for and received Cybersecurity Awareness Training Grant

Furthermore, the Mr. Bulger reported that the Town currently maintains 8 servers for email and file services. The pandemic and recent issues with Exchange has highlighted the need for an improvement in this area. All services will be migrated to the cloud, which will result in the Town being able to have a better handle on the data that is coming in and going out.

Application for HOME Funds – Commonwealth Ave (CHA)

Liz Rust of the Regional Housing Services Office and Marianne Nelson of the Concord Housing Authority attended to explain that the CHA is requesting the Select Board vote to support the CHA's application for \$88,345 in additional HOME funds for the construction of an affordable rental house at 367 Commonwealth Avenue from the Consortium RFP. Concord is a member of the WestMetro HOME Consortium, and this project is an opportunity for the Town utilize the Concord HOME funds as well as the Consortium consolidated funds.

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Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to support the CHA's application for \$88,345 in additional HOME funds for the construction of an affordable rental house at 367 Commonwealth Avenue from the Consortium RFP.

Roll call vote

Ms. Escobedo: Aye

Ms. Ackerman: Aye

Ms. Hotchkiss: Aye

Mr. Johnson: Aye

Library Administrative Code Revision

Revisions to the Library Administrative Code were recommended by the Library Committee for Select Board approval. These proposed revisions were included in the [meeting materials](#).

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to amend the Library Administrative Code according to the revisions in the meeting materials dated March 22, 2021.

Roll call vote

Ms. Escobedo: Aye

Ms. Ackerman: Aye

Ms. Hotchkiss: Aye

Mr. Johnson: Aye

Parking Enforcement Discussion

The non-enforcement of parking meters is scheduled to expire on March 30, 2021, as previously set by the Select Board. Mr. Crane is requesting that the Select Board extend the non-enforcement of the meters through April 19, 2021, while giving him the authority to continue to maintain and implement the reserve takeout spaces for restaurants beyond this April 20 date.

Upon a motion duly made and seconded, it was

VOTED: to extend the non-enforcement of parking meters through April 19, 2021.

Roll call vote

Ms. Escobedo: Aye

Ms. Ackerman: Nay

Ms. Hotchkiss: Aye

Mr. Johnson: Aye

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Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to grant the Town Manager the flexibility to develop and implement a temporary program for reserving restaurant takeout spaces beyond April 19, 2021 or until the COVID-19 Pandemic recedes.

Roll call vote

Ms. Escobedo: Aye

Ms. Ackerman: Nay

Ms. Hotchkiss: Aye

Mr. Johnson: Aye

Committee Nominations

Ed Feather of 392 Border Road to the West Concord Junction Cultural District Committee for a term to expire on April 30, 2024

Committee Liaison Reports

Mr. Johnson reported that the Community Preservation Committee approved their warrant article, and discussed conditions for the various awards they are offering. The Concord Housing Authority is interviewing final candidates for their Executive Director role. The Middle School Building Committee is working to determine the process for putting the project out to bid. There is also a question of whether or not any additional facilities will be included in the final bid.

Ms. Hotchkiss reported that the Board of Health discussed the letter to DPH requesting a regional vaccination clinic, and also noted that Concord has entered the “yellow” on the state’s COVID-19 risk designation. The Climate Action Advisory Board and Comprehensive Sustainable Energy Committee have been reviewing the presentation and plans for the proposed middle school building. There was also a discussion of the Biomass Resolution, a proposal to not purchase energy from biomass, at these two committees and at the Light Board. The Commission on Disability discussed the level of accessibility in the proposed middle school building.

Ms. Ackerman reported that the Light Board is bringing back their staff in four phases, with a goal to complete all four phases in June. The Light Board approved the Biomass Resolution, which will be before the Select Board at an upcoming meeting. Concord Public Works discussed their five year plan for roadway maintenance and repair. The compost site will be opening April 3. The Agriculture Committee’s Spring Forum is canceled, and they will instead be producing video content featuring farms in Concord.

Ms. Escobedo reported that the School Committee presented their proposed FY22 Budget. Included in this budget is a Director of Diversity, Equity, and Inclusion. The Concord Housing Development Corporation discussed their current projects, and there will be a joint meeting with

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all the housing groups in town during the first week of April.

Miscellaneous Correspondence

Correspondence for the meeting was included in the [meeting materials](#).

Public Comments

Mary Hartman of 16 Concord Greene and Chair of the Finance Committee noted that the Finance Committee will be having a discussion with the co-chairs of the Middle School Building Committee on Thursday, March 25.

Adjourn

Upon a motion duly made and seconded, it was UNANIMOUSLY
VOTED: to adjourn.

Roll call vote

Ms. Escobedo: Aye
Ms. Ackerman: Aye
Ms. Bates: Aye
Ms. Hotchkiss: Aye
Mr. Johnson: Aye

Minuteman Media Network Coverage: <https://www.youtube.com/watch?v=6agaSPj4nVw>

Meeting Materials: <https://concordma.gov/DocumentCenter/View/28452/March-22-SB-Packet>



TOWN OF CONCORD
Office of the Town Manager
Town House
P.O. Box 535
Concord, Massachusetts 01742

TEL: 978-318-3000
FAX: 978-318-3002

Stephen Crane, Town Manager

MEMORANDUM

To: Chair Escobedo and Members of the Board

From: Stephen Crane, Town Manager

Date: April 26, 2021

Re: Town Manager Report

Vaccine Update

No update this week.

Library Reopening

Attached is a DRAFT reopening plan from the Library supervisors. There are a number of vacancies that will be posted in the coming weeks that need to be filled before full reopening can happen so a subsequent announcement about when the Library will reopen should be made soon. Additionally, the Town is engaging a consultant to assist in the search for a new director.

Chauvin Verdict Statement

Town Manager Stephen Crane and Police Chief Joseph O'Connor jointly made the following statement after the verdict was announced:

As we noted in our statements shortly after George Floyd's murder, the Town of Concord and Police Department condemned the actions by the officers involved and today's verdict is an affirmation that our system of justice deserves our faith. In condemning the actions that resulted in Mr. Floyd's death, we also highlight the professionalism of our Police Department who embrace best practices and have long-practiced de-escalation techniques and disavowed unnecessary force. The Police Department is committed to treating all people with dignity and respect at all times. We will continue to work to increase trust and transparency so that all who live, attend school, work or visit our town have confidence in our Police Department.

<https://concordmapdnews.com/2020/05/30/a-message-to-our-community/>

<https://concordmapdnews.com/2020/06/19/a-message-to-our-community-2/>

CPW

2021 Roadway Improvements Project: This project is primarily for the reconstruction of 1.3 miles of streets in the Perter Spring Rd neighborhood that underwent a water main replacement last year and includes milling and filling of certain sections of roads that need immediate repairs. Five bids

were received with costs ranging from \$648,000 to \$974,000. The low bidder, Newport Construction of Nashua, NH that also has the 2020 Roads Project is expected to be awarded the 2021 contract. The engineer's cost estimate was approximately \$1.2 million and these favorable bid results make available additional funding needed for the Complete Streets projects – Hubbard St, Commonwealth Ave and Sudbury Rd crosswalk and the Stowe St municipal parking lot repairs. Remaining funds will potentially allow the adding back of a few streets initially scheduled for 2021 but were cut due to a funding shortage.

Seasonal Water Main Flushing (Spring): The spring water main flushing program has been scheduled to take place the weeks of April 26th and May 3rd. Outreach preparation is underway, and residents have been notified of the schedule and targeted areas to be flushed on the Town's website, in the Concord Journal, and via News & Notice. The northwestern and western portions of Town, as well as the water main in Acton, will be targeted in this flushing program, which will include neighborhoods in the Elm St., Lowell Rd., Barrett's Mill Rd., Baker Ave., Harrington Ave., and Main St. areas.

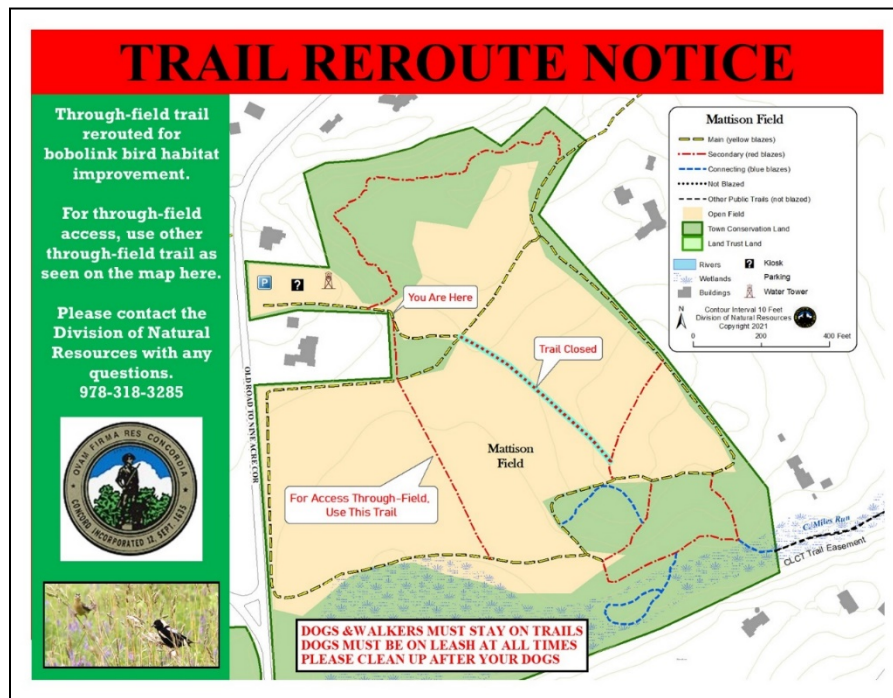
MSBC

Attached are draft FAQs about the project that were recently developed and distributed to Middle School Building Committee members. Also attached is a letter from the MSBA notifying Concord that it would be invited to participate in the next round of funding for the middle school.

DPLM

Mattison Field: Bobolink are now returning to their breeding grounds. These declining, ground-nesting grassland birds have nested at Mattison Field and since Town acquisition of the field in 1997, dogs have

been required to be leashed and on trails between April 1 and July In an effort to provide better, less disturbed habitat the birds to nest raise young, the Division has implemented a relocated trail route. The through-field trail been rerouted to follow the edge of active farm field (planted with sunflowers at the



31.

for and

has the

end

of July), and the original trail has been closed. After the initial roped off stakes with a “Trail Closed” sign located at each end of the closed trail were ripped out, sturdier posts have been set with a post-hole digger and galvanized steel cable has replaced the rope. We thank everyone for

observing posted rules and look forward with hope to increasing the bobolink population through this effort.

Community Preservation Committee meeting of April 20: The CPC Application for funding for FY23 will be up on the website by early next week. Applications will be due September 17, 2021 by 4:00pm. The CPC also discussed the possibility of requiring a Preservation Restriction for the Wright Tavern project as a condition for funding.

Bruce Freeman Rail Trail: The BFRT Advisory Committee is continuing a discussion with residents in the area of the last ½ mile of the trail in Concord regarding questions about the fencing to be shown on the 75% design plans. Additionally, Phase 2B construction of the wildlife corridor under Route 2 will commence this weekend and will be completed next weekend.

Main Library Reopening for Browsing - Safety Guidelines (May 2021)

ALL VISITORS MUST:

Follow traffic flow guidelines

- Maintain a 6 foot distance from others
- Sanitize hands at the entrance
- Wear a mask or face covering - Patrons who cannot wear a mask for any reasons are welcome to sign up for our curbside service.
- 45 minutes per visit/Walk-in/Register at the Entrance for contact tracing purposes (See below for Special Collections and Children's Room instructions.)
- Building capacity limits apply

CURRENT AVAILABLE SERVICES:

- Art Gallery
- Audiovisuals
- Bathrooms
- Children's Room (1 family at a time, 15 minutes per visit but can be extended if no other visitors are waiting)
- Lobby
- Open Reserve Shelves
- 2nd and 3rd Floor Stacks
- Special Collections (If you plan to visit Special Collections, please email specialcollections@concord.org or call 978-318-3342 ahead of your appointment.)
- Teen area
- Thoreau Room
- WiFi printing/photocopier/fax self-service

CURRENT INACCESSIBLE AREAS:

- Study/Meeting Rooms
- Public Computers

Fowler Branch Reopening for Browsing - Safety Guidelines (May 2021)

ALL VISITORS MUST:

Follow traffic flow guidelines

- Maintain a 6 foot distance from others
- Sanitize hands at the entrance
- Wear a mask or face covering - Patrons who cannot wear a mask for any reasons will receive their item(s) at curbside.
- 45 minutes per visit/Walk-in/Register at the Entrance for contact tracing purposes (See below for Children's Room instructions.)
- Building capacity limits apply

CURRENT ACCESSIBLE AREAS:

- Adult Fiction
- Audiovisuals
- Bathrooms
- Children's Room (1 family at a time, 15 minutes per visit but can be extended if no other visitors are waiting)
- Lower Level Stacks
- Magazines
- New Books
- Photocopier
- Teen Books

CURRENT INACCESSIBLE AREAS:

- Meeting Rooms
- Public Computers

Fowler is closed between 1:00 - 2:00 pm for building cleaning.

Middle School Financing Q & A

This document has been prepared in an attempt to help residents better understand questions regarding financing the proposed Concord Middle School project. It will be updated as new information is available.

What is the current project estimate? The Concord Middle School Building Committee began its work with an estimate of \$90 million as presented during discussion of Article 14 of 2019 Annual Town Meeting. However, construction cost escalations on similar projects are between 6 and 8% per year; if the project is bid in 2023, the project cost would be in the range of \$98—108 million.

If approved, how will this project be financed? A combination of short-term and long-term financing will be necessary, to meet project cash flow needs during construction. The preliminary financing models assume short-term financing for 2 to 3 years with 100% permanent financing occurring in year 3 or 4. It is likely that some permanent financing will occur before project completion to take advantage of interest rates.

If approved, what is the term of financing? School building projects can be financed for a period of up to thirty (30) years, in accordance with M.G.L. Ch. 44, §7 (1), using one of 2 methods:

- **Equal Principal:** level principal payment with declining interest payments annually. This results in higher annual payments in the beginning of the term, with a reduction over time as the project is paid off.
- **Level Debt:** level annual payments, similar to a mortgage, resulting in a consistent and predictable impact to taxpayers, but results in higher interest costs.

Who will determine how the project is financed? If the project is approved, Town Meeting can set the terms of financing in accordance with MGL Ch. 44, §7 or, as is more common, authorize the Town Treasurer, with the approval of the Select Board, to set the terms.

What is the estimated property tax impact of a \$100M project? The estimated impact will be dependent upon the financing terms. The following estimates have been calculated, assuming a \$100M project cost using a Level Debt model.

	Estimated Annual Impact, 20 years	Estimated Annual Impact, 25 years	Estimated Annual Impact, 30 years
Median Value (\$928,100)	\$ 1,024.03	\$ 914.12	\$ 836
Average Value (\$1,101,824)	\$ 1,215.71	\$ 1,085.22	\$ 993

term	total interest cost	est. annual impact: median AV	est. annual impact: average AV
20-year	\$ 54,338,200	\$ 1,024	\$ 1,216
25-year	\$ 66,036,988	\$ 914	\$ 1,085
30-year	\$ 76,156,875	\$ 836	\$ 993
est. total cost to taxpayer:			
	20-year	\$ 20,480	\$ 24,320
	25-year	\$ 22,850	\$ 27,125
	30-year	\$ 25,080	\$ 29,790

DRAFT

To get a more accurate picture of your estimated cost, add or subtract the \$100k in AV (Assessed Value) increment, as follows:

	Estimated Annual Impact, 20 years	Estimated Annual Impact, 25 years	Estimated Annual Impact, 30 years
each additional \$100k in AV	\$ 110.34	\$ 98.49	\$ 78.22
Property AV = \$728,000			
Median Value Impact	\$ 1,024.03	\$ 914.12	\$ 836
-\$200k in Assessed Value	\$ (220.67)	\$ (196.99)	\$ (156.44)
	\$ 803.36	\$ 717.13	\$ 679.56
Property AV = \$1,500,000			
Average Value Impact	\$ 1,215.71	\$ 1,085.22	\$ 993
+\$400k in Assessed Value	\$ 441.35	\$ 393.97	\$ 312.88
	\$ 1,657.06	\$ 1,479.20	\$ 1,305.88

What is the impact of each additional \$1M in spending above the \$100M project estimate? Again, the estimated impact will be dependent upon the financing terms. The following estimates have been calculated for illustration purposes only.

each additional \$1M in Project Cost	Estimated Annual Impact, 20 years	Estimated Annual Impact, 25 years	Estimated Annual Impact, 30 years
Median Value (\$928,100)	\$ 7.32	\$ 6.29	\$ 4.64
Average Value (\$1,101,824)	\$ 8.69	\$ 7.48	\$ 5.51

If the Peabody site is sold, can the proceeds of the sale be used to offset project costs? The short answer is “possibly;” however, it will depend upon when the proceeds of the sale become available. Some borrowing will need to occur while the Peabody School is still operating for at least one full school year. Furthermore, given the low probability of adaptively reusing the existing structure, the site will either be marketed “as is” or need to be cleared. The former will significantly impact the sale price; the latter will significantly impact when sale proceeds would be available. Finally, committing the proceeds of the sale to offset debt service would likely impact site reuse options as well. For example, relying on a certain amount of proceeds could preclude continued public use or limit the Town’s ability to impose restrictions and/or conditions on private development, such as affordable housing.

The need for borrowing for the middle school project will precede the availability of Peabody proceeds, which means the costs would need to be borrowed under any scenario. Nevertheless, options to reduce the permanent financing could include:

- If sale proceeds are available within 24 months of project completion, the Town could hold off permanently financing a like amount of project costs and instead fund with Peabody proceeds. Town would only pay cost of short-term financing (interest only)
- If sale proceeds will not be available until after 24 months of project completion, the Town could deposit the proceeds into the Middle School Stabilization Fund and use to pay annual debt service
- If sale proceeds will not be available until after 24 months of project completion, the Town could structure the debt to have a call provision to coincide with availability of sale proceeds. Bond issues of 20 or more years have a standard call provision at 10 years. Additional extraordinary calls can be added, but will likely have an adverse impact on interest rates.

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

April 14, 2021

Mr. Stephen Crane, Town Manager
Town of Concord
P.O. Box 535
Concord, MA 01742

Re: Town of Concord 2020 Statement of Interest Status

Dear Mr. Crane:

The Massachusetts School Building Authority (the "MSBA") would like to thank the Town of Concord (the "District") for expressing an interest in the MSBA's program for school building construction, renovation, and repair grants through the 2020 Statement of Interest (the "SOI") process. The MSBA acknowledges and understands the challenges that each City, Town, and Regional School District within the Commonwealth has faced over the past year because of COVID-19. We appreciate the work that you have done and will continue to do in support of your community and thank you for your ongoing collaboration with the MSBA during the due diligence process especially during this challenging period.

Overall, the MSBA received 71 SOIs from 52 different school districts for consideration in 2020. In reviewing SOIs, the MSBA identifies the school facilities that have the greatest and most urgent need based on an assessment of the entire cohort of SOIs that are received for consideration each year.

Based upon the MSBA's review and due diligence process, it has been determined that the Concord Middle School SOI will not be invited into the MSBA's Eligibility Period at this time. If the District would like this school to be considered for future collaboration with the MSBA, the District should file an SOI in an upcoming year. The MSBA will begin accepting SOIs for consideration in 2021 starting on Tuesday, April 20, 2021. Please see the information below regarding the process as well as on the MSBA's website.

If the District is planning to submit an SOI in 2021, consider notifying local governing boards of your intentions, as local governing bodies will have to vote to approve submission of an SOI prior to the following closing dates:

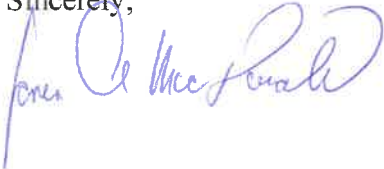
- The SOI closing date for Districts submitting under the Accelerated Repair Program, which is primarily for the repair and/or replacement of windows, roofs, and/or boilers in an otherwise structurally sound facility, will be Tuesday, June 1, 2021.
- The SOI closing date for Districts submitting under the Core Program, which is primarily for projects beyond the scope of Accelerated Repair, including extensive repairs, renovations, addition/renovations, and new school construction will be Friday, June 25, 2021.

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April 14, 2021
2020 Core Program Statement of Interest Status Letter

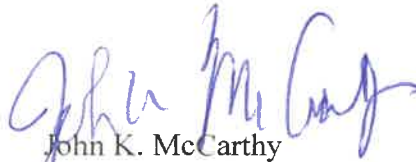
The MSBA remains committed to collaborating and partnering with the Town of Concord to better understand school facility issues within the District and will be sending detailed information regarding the 2021 SOI process in the coming weeks.

Please feel free to contact Katie DeCristofaro, Capital Program Manager at (617) 720-4466 should you have any questions.

Sincerely,



James A. MacDonald
Chief Executive Office



John K. McCarthy
Executive Director/Deputy Chief Executive Officer

Cc: Legislative Delegation
Linda Escobedo, Chair, Concord Select Board
Court Booth, Chair, Concord School Committee
Dr. Laurie Hunter, Superintendent, Concord-Carlisle Regional School District



TOWN OF CONCORD
Planning Board
141 Keyes Road, Concord, MA 01742
(978) 318-3290

MEMORANDUM

To: Select Board
Stephen Crane, Town Manager

From: Kristen Ferguson, Planning Board Chair
Elizabeth Hughes, Town Planner

Re: Recommendation to the Select Board, M.G.L. 61A, Section 14
Notice of Intent to Sell & Convert Use; Parcel 1371-4, Monument Street

Date: April 15, 2021

At its April 13th meeting, the Planning Board reviewed the Notice of Intent to Sell under the Provisions of MGL Ch. 61A, Section 14 that included a copy of the Purchase and Sale Agreement and plans of the land.

The property is a portion of Assessor Parcel 1371-4 and identified as Parcel Y-1, containing 5.335 AC±, on a Plan included with the Notice as Exhibit "A" and owned by Queenston Farm Nominee Trust, Joan B. Litle, Trustee. The property is at the corner of Monument Street and Buttricks Hill Road, approximately 2.17 miles from Monument Square, in the Residence AA Zoning District.

The Planning Board voted to recommend that the Select Board not exercise or transfer the Town's "right of first refusal" as provided under M.G.L. Ch. 61A, Section 14 because the property is not adjacent to any other permanently protect open space or trail connections, the remoteness of the property from the village center does not make it ideal for affordable housing and the purchase price is too high (\$3.5 Mil).

Town of Concord
Finance Department
Memorandum

TO: Select Board
 Stephen J. Crane, Town Manager

FROM: Kerry A. Lafleur, Chief Financial Officer

SUBJ: 2021 General Obligation Bond Sale & Possible Refunding of 2011 Issue

DATE: April 22, 2021

It is now time to prepare for the annual bond issuance to finance previously approved capital purchases and improvements and time to review our existing bonds for potential refunding (refinancing) opportunities.

At this time, we are ready to permanently finance the following capital expenditures:

FY2021		DEBT AUTHORIZATION			Anticipated
Project Number	PROJECT	ARTICLE	Amount Authorized	Included in Bond Issue	Repayment Term (years)
398	Library, Energy Efficient Systems	21-2018 (5)	\$ 150,000.00	\$ 150,000.00	5
399	Parking Lot, Harvey Wheeler Building	21-2018 (6)	\$ 100,000.00	\$ 100,000.00	5
406	Library, FF&E	07-2019	\$ 550,000.00	\$ 550,000.00	5
401	Town-wide Building Maintenance	19-2019	\$ 500,000.00	\$ 500,000.00	5
424	School Building Repair and Equipment Bonds	26-2019	\$ 830,000.00	\$ 830,000.00	10
418	Electric Bus Infrastructure	11-2020	\$ 150,000.00	\$ 150,000.00	5
419	Emerson Playground	11-2020	\$ 200,000.00	\$ 200,000.00	5
421	White Pond Improvements	11-2020	\$ 600,000.00	\$ 600,000.00	10
422	Ambulance #2 Replacement	11-2020	\$ 275,000.00	\$ 275,000.00	5
423	2020 Roads Program	11-2020	\$ 1,250,000.00	\$ 1,250,000.00	10
			General Fund:	\$ 4,605,000.00	
Capital Proj #	Capital Project Name	Authorization	Amount		
380	Water System Improvements, Treatment Plant	28-2016	\$ 14,500,000.00	\$ 1,000,000.00	10
382	Water System Improvements, Nagog Water Intake	28-2016	\$ 2,000,000.00	\$ 2,000,000.00	10
388	Telecommunications	24-2017	\$ 1,000,000.00	\$ 150,000.00	7
			Enterprise Funds:	\$ 3,150,000.00	
			Total Issue:	\$ 7,755,000.00	

As you may recall, in order to move forward with any bond sale, we must obtain a legal opinion from bond counsel stating that we have met all legal requirements to issue bonds for our slate of projects. One such requirement is that for any equipment purchases, the maximum useful life must be identified. Included in this issue are the following equipment purchases for which a maximum useful life vote is required:

Item	Amount Borrowed	Maximum Useful Life
Ambulance #2, Replacement	\$275,000	10 years
Energy Recovery Units (CPS)	\$690,000	25 years
A/C Chiller Replacement (Willard)	\$ 40,000	5 years
Infrastructure Replacement (CPS)	\$100,000	5 years
Library, Audio Visual Equipment	\$275,000	5 years
Library, Furniture & Equipment	\$275,000	5 years
Telecom, Underground Conduit	\$150,000	20 years

The form of vote is included in this packet, and should be used to insure that all appropriate legal requirements have been met. It should be noted that the maximum useful life vote is used to determine under which sections of M.G.L. each borrowing is authorized; and further, that often items are in service for longer than their legal maximum useful life.

At this time, we expect the bond sale to occur the week of May 17, 2021, though that is subject to change depending upon when we receive the legal opinion and updated credit rating. The credit rating conference is scheduled for May 4, 2021.

Based upon our preliminary estimates, we expect this sale to generate the following estimated premiums:

- General Fund = \$630,000
- Water Fund = \$492,000
- Broadband = \$ 20,000

After issuance costs, the remaining premium will be used to reduce the size of the issuance.

At this time, we are also prepare to take bids on refunding the remaining portion of the 2011 General Obligation Bond Issue, of which \$1,300,000 remains outstanding (\$1M for Smart Grid improvements; \$300k Water System improvements). Based on an estimate of market rates (subject to change) the refunding is producing present value savings of approximately \$98,422, or 7.57% of the bonds refunded, which is approximately \$97,811 in budgetary savings over the remaining life of the bonds refunded. The savings associated with a refunding are shown net all issuance costs associated with the transaction. The proposed refunding will not extend the term of borrowing. While not required, I am seeking the Board's agreement in moving forward with this potential refunding opportunity.

The results of the bid process will be brought to you for review and award.

Vote of the Select Board

I, the Clerk of the Select Board of the Town of Concord, Massachusetts, certify that at a meeting of the board held April 26, 2021, of which meeting all members of the board were duly notified and at which a quorum was present, the following vote was unanimously passed, all of which appears upon the official record of the board in my custody:

Voted: that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of (i) the \$275,000 borrowing authorized by the vote of the Town passed September 13, 2020 (Article 11); (ii) the \$900,000 borrowing authorized by the vote of the Town passed April 10, 2019 (Article 12); (iii) the \$550,000 library equipment borrowing authorized by a vote of the Town passed April 8, 2019 (Article 7, Item No. 6); and (iv) a portion of the \$1,000,000 borrowing allocable to Telecommunications equipment authorized by a vote of the Town passed April 26, 2017 (Article 24) is hereby determined pursuant to G.L. c. 44, §7(1) to be as follows:

<u>Item</u>	<u>Amount Borrowed</u>	<u>Maximum Useful Life</u>
Ambulance #2, Replacement	\$ 275,000	10 years
Energy Recovery Units (CPS)	\$ 690,000	25 years
A/C Chiller Replacement (Willard)	\$ 40,000	5 years
Infrastructure Replacement (CPS)	\$ 100,000	5 years
Library, Audio Visual Equipment	\$ 275,000	5 years
Library, Furniture & Equipment	\$ 275,000	5 years
Telecom, Underground Conduit	\$ 150,000	20 years

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 decisions in connection with the subject matter of this vote were taken in executive session, all in accordance with G.L. c.30A, §18-25 as amended.

Dated: April 26, 2021

Clerk of the Select Board: _____

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Town of Concord
Municipal Affordable Housing Trust Bylaw

Pursuant to a vote on Article 24 of the 2019 Annual Town Meeting, the Town accepted the provisions of Massachusetts General Laws c. 44, § 55C and authorized the creation of a Municipal Affordable Housing Trust Fund to support the development of affordable housing in Concord.

SECTION 1. MUNICIPAL AFFORDABLE HOUSING TRUST

There shall be in the Town of Concord an Affordable Housing Trust created pursuant to the authority set forth in Massachusetts General Laws c. 44, § 55C.

SECTION 2. NAME of the TRUST

The Trust shall be called the "Concord Municipal Affordable Housing Trust" (the "Trust").

SECTION 3. PURPOSE

The purpose of the Trust shall be to provide for the preservation and creation of affordable housing in the Town of Concord for the benefit of low and moderate income households and for the funding of community housing, as defined in Massachusetts General Laws c. 44B (the "Community Preservation Act").

SECTION 4. TRUSTEES

There shall be a Board of Trustees (the "Board"), which shall include no less than 5 and no more than 7 Trustees, including one member of the Select Board, each of whom, to the extent possible, shall have a background or interest in affordable housing, and in finance, law, real estate or real estate development.

All Trustees shall be appointed by majority vote of the Select Board.

Trustees shall serve for a term of two (2) years, except that one less than a majority of the initial Trustee appointments shall be for a term of one (1) year. Trustees may be reappointed for up to two (2) additional terms.

Nothing in this subsection shall prevent the Select Board from appointing the Town Manager as a Trustee.

Only persons who are residents of Concord shall be appointed as a Trustee. Any Trustee who ceases to be a resident of the Concord shall cease to be a Trustee hereunder and shall promptly provide a written notification of change in residence to the Board and to the Town Clerk. The Town Manager, if appointed as a Trustee, need not be a resident of Concord.

A Trustee may be removed by the Select Board for cause. Any Trustee may resign by written instrument signed and acknowledged by such Trustee and duly filed with the Town Clerk. Vacancies shall be filled by the Select Board for the remainder of the unexpired term.

If any Trustee is absent from five (5) consecutive, regularly-scheduled meetings of the Trust, except in the case of illness, such Trustee's position shall be deemed vacant and shall be filled with a new appointment as set forth above.

The Trustees shall elect officers annually consisting of a Chair, Vice Chair and Clerk. The Trustees may establish subcommittees or ad hoc related committees to carry out the purpose of

the Trust.

A majority of Trustees then serving may exercise any or all of the powers of the Trustees hereunder and may execute on behalf of the Trustees any and all instruments with the same effect as though executed by all the Trustees. No Trustee shall be required to give bond. No license of court shall be required to confirm the validity of any transaction entered into by the Trustees with respect to the Trust Estate.

No Trustee shall be liable for the acts, negligence, or defaults of any other Trustee or any employee, agent, or representative of the Trustees selected with reasonable care, not for errors in judgment, nor mistakes of law or facts made in good faith, nor in reliance in good faith on advice of counsel, nor any other acts or omissions in good faith.

Neither the Trustees nor any agent or officer of the Trust shall have the authority to bind the Town of Concord.

SECTION 5. MEETINGS OF THE TRUST

The Trust shall meet at least quarterly at such time and at such place as the Trustees shall determine.

The Trust is a governmental body for purposes of Massachusetts General Laws c. 30A, §§ 18-25 (the "Open Meeting Law"). Notice of all meetings of the Trust shall be given in accordance with the provisions of the Open Meeting Law, as may be amended from time to time, including provisions regarding remote participation.

The Clerk shall prepare minutes of meetings of the Trust and shall maintain records thereof. A quorum at any meeting shall be a simple majority of the Trustees then serving.

SECTION 6. POWERS OF THE TRUSTEES

The powers of the Board, all of which shall be carried out in furtherance of the purposes set forth herein, shall include the following powers, except that the Board shall require prior approval of the Select Board: to borrow money; to mortgage or pledge trust assets; or to purchase, accept, sell, lease, exchange, transfer, abandon, or convey any interest in real, personal, or mixed property.

1. to accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the Trust in connection with any bylaw or any general or special law or any other source, including money from Massachusetts General Laws c. 44B;
2. to purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;
3. to sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to Trust property as the Board deems advisable notwithstanding the length of any such lease or contract;
4. to execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the Board engages for the

accomplishment of the purposes of the Trust;

5. to employ advisors and agents, such as accountants, appraisers and lawyers as the Board deems necessary;
6. to pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board deems advisable;
7. to apportion receipts and charges between income and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
8. to participate in any reorganization, recapitalization, merger or similar transaction; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
9. to deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Board may deem necessary and appropriate;
10. to carry property for accounting purposes other than acquisition date values;
11. to borrow money on such terms and conditions and from such sources as the Board deems advisable, to mortgage and pledge Trust assets as collateral, but any mortgage or pledge of assets as collateral greater than the extent of the Trust's assets requires approval by a two-thirds vote of an Annual or Special Town Meeting;
12. to make distributions or divisions of principal in kind;
13. to compromise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this Trust, to continue to hold the same for such period of time as the Board may deem appropriate;
14. to manage or improve real property; and to abandon any property which the Board determined not to be worth retaining;
15. to hold all or part of the Trust property uninvested for such purposes and for such time as the Board may deem appropriate;
16. to extend the time for payment of any obligation to the Trust;
17. to make recommendations on proposals to Town Meeting when such proposals create or support affordable housing for low- and moderate-income households.
18. to develop policy goals and statements, consistent with the Town's adopted housing goals, and subject to approval by the Select Board, to serve as guidelines for the Trust; and
19. to exercise such additional powers consistent with the provisions of this bylaw and Massachusetts General Laws c. 44, § 55C, as may be amended from time to time.
20. to compensate Town employees for services provided to the Trust in connection with the Trust's activities, including but not limited to dedicated staff to Trustees, engineering support for project- specific activities, and other Town services, as requested by the Trustees to the Town Manager and authorized by the Town Manager;
21. to establish criteria and qualifications for recipients and expenditures in accordance with Trust's stated purposes;

22. to serve as a lottery and monitoring agent for affordable housing, and to accept compensation for providing such services into the Trust.

Notwithstanding any general or special law to the contrary, all moneys paid to the Trust in accordance with any Town bylaw or regulation, or private contribution shall be paid directly into the Trust and need not be appropriated or accepted and approved into the Trust. General revenues appropriated into the Trust become Trust property and to be expended these funds need not be further appropriated. All moneys remaining in the Trust at the end of any fiscal year, whether or not expended by the Board within 1 year of the date they were appropriated into the trust, remain Trust property.

SECTION 7. TREASURER AS CUSTODIAN OF FUNDS

The Town of Concord Treasurer shall be the custodian of the Trust's funds and shall maintain separate accounts and records for the Trust's funds.

The Treasurer shall invest the funds in the manner authorized by Massachusetts General Laws c. 44, § 55 (Public Funds on Deposit; Limitations; Investments,) § 55A, (Liability of Depositor for Losses Due to Bankruptcy), and § 55B (Investment of Public Funds).

Any income or proceeds received from the investment of funds shall be credited to and become part of the Trust.

Expenditures by the Trust shall be processed through the Town's payment warrant but shall be subject to the provisions of Massachusetts General Laws c. 44, § 55C. The Trust's approved annual budget, and any approved budget revisions, shall be submitted to the Select Board.

As custodian, the Treasurer shall issue checks as directed by the Trustees. In accordance with Massachusetts General Laws c. 44, § 55C, the books and records of the Trust shall be audited annually by an independent auditor in accordance with accepted accounting practices for municipalities. Upon receipt of the audit by the Board, a copy shall be provided forthwith to the Select Board.

The Trustees shall keep a record of its activities and at the close of every fiscal year, shall make a report thereof to the Select Board. The report shall include a description and source of funds received and expended and the type of affordable housing programs or properties assisted with the funding.

SECTION 8. MISCELLANEOUS

The Trust is a public employer and the members of the Board are public employees for purposes of Massachusetts General Laws c. 258.

Trustees are designated as public agents for purposes of the constitution of the Commonwealth.

The Trust shall be considered a municipal agency and the Trustees shall be considered special municipal employees and shall be subject to the provisions of Massachusetts General Laws c. 268A. The Trustees shall serve without compensation.

The Trust is exempt from Massachusetts General Laws c. 59 and c. 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the Commonwealth or any political subdivision thereof.

The Trust is a Board of the Town for purposes of procurement under Massachusetts General Laws c. 30B and

c. 40 § 15A; but agreements and conveyances between the Trust and agencies, Boards, commissions, authorities, departments and public instrumentalities of the Town of Concord shall be exempt from Massachusetts General Laws c. 30B.

Trustees shall not receive a salary, stipend, bonus or other means of compensation for their service as a Trustee, nor shall they be eligible for any benefits from the Town of Concord. Trustees may be compensated for reasonable out-of-pocket expenses for travel and other Trust-related expenses. All such out-of-pocket expenses shall be fully documented with receipts for expenses prior to payment by the Trust.

SECTION 9. RECORDINGS; AMENDMENTS

The Trustees are hereby authorized to record a Declaration of Trust and a Certificate of Trustees for the Trust with the Middlesex South District Registry of Deeds and the Registered Land Division of the Land Court Registration Office. The Declaration of Trust may be amended from time to time except as to those provisions specifically required under Massachusetts General Laws c. 44, § 55C, by an instrument in writing signed by all of the Trustees then serving and approved at a meeting called for that purpose, and approved by the Select Board provided that in each case, a certificate of amendment shall be recorded with the Middlesex South District Registry of Deeds and, if necessary, the Registered Land Division of the Land Court.

SECTION 10. DURATION OF THE TRUST

The Trust shall continue so long as authorized under the Laws of the Commonwealth of Massachusetts. Notwithstanding the foregoing, The Trust may be terminated by a majority vote of the Town Meeting in accordance with Massachusetts General Laws c. 44, § 55C, provided that an instrument of termination together with a certified copy of the Town Meeting vote are duly recorded with the Middlesex South District Registry of Deeds and, if necessary, the Registered Land Division of the Land Court.

Upon termination of the Trust, subject to the payment of or making provisions for the payment of all obligations and liabilities of the Trust and the Trustees, the net assets of the Trust shall be transferred to the Town and held by the Select Board for affordable housing purposes. In making any such distribution, the Trustees may, subject to the approval of the Select Board, sell all or any portion of the Trust property and distribute the net proceeds thereof or they may distribute any of the Trust's assets in kind. The powers of the Trustees shall continue until the affairs of the Trust are concluded.

SECTION 11. RECORD TO BE CONCLUSIVE, CERTIFICATE AS TO FACTS

Every contract, deed, mortgage, lease and other instrument executed by a majority of the Trustees then serving as appears from instruments or certificates recorded with the Registry of Deeds and Registered Land Division of the Land Court to be Trustees hereunder shall be conclusive evidence in favor of any person relying thereon or claiming thereunder, that at the time of the delivery thereof this Trust was in full force and effect and that the execution and delivery of such instrument was duly authorized by the Trustees except that instruments of amendment pursuant to Section 9 and an instrument of termination pursuant to Section 10 hereof shall be conclusive only if it appears that the delegations, amendments or termination have been executed by all of the Trustees then serving. Any person dealing with the Trust property or the Trustees may rely on a certificate signed by any person appearing from instruments or certificates so recorded to be a Trustee hereunder as to the identity of the then current serving Trustees or as to the existence or non-existence of any fact or facts which constitute conditions precedent to acts by the Trustees or in any other manner germane to the affairs of the Trust.

April 13, 2021

Dear Committee Member,

We are writing as Concord residents and parents of two current students in the CPS to express our concern about the current proposal regarding the auditorium. The proposed size of the auditorium — 270 seats, a 25% decrease from the current Sanborn auditorium size and half the size of the current Sanborn/Peabody spaces combined — is simply not sufficient for students' needs today and certainly not for a building that is intended to last the next 50 years.

CMS students deserve an adequate space for performing arts. Music, drama, and other performing arts are a critical part of the middle school learning experience. The middle school band, chorus, and orchestra are integral to a strong high school music program. More, a 270-seat auditorium does not even allow for the entire band and their families to attend a concert (there are 180 students in CMS band in a typical year). Having students perform in a gymnasium is inappropriate — an athletic facility does not have the acoustics or stage that artistic performances require. And, using space at CCHS is not desired or practical. It does not allow the teachers to schedule events at appropriate times or allow students to perform in a safe, familiar space. The CMS auditorium is also used for many non-performing arts events as well, including orientation, graduation, awards ceremonies, assemblies and informational sessions for parents, many of which require more seating.

The proposed budget for the new CMS is \$100 million. The additional \$2.3 million required to build an appropriately sized auditorium is a tiny percentage of the budget, but provides a much larger benefit to the students, staff and community. Per family, the tax increase will be minimal.

We ask you to vote for a larger auditorium space (at least 550 seats, but preferably sufficient seating for all three grades).

Thank you,

Wendy and Peter Verlander
1159 Old Marlboro Road

From: Jennifer Montbach <jen@radiusensemble.org>

Date: April 14, 2021 at 10:42:40 AM EDT

To: lescobedo@concordma.gov, sbates@concordma.gov,
JHotchkiss@concordma.gov, tackerman@concordma.gov, mjohnson@concordma.gov

Subject: Proposed CMS auditorium

April 10, 2021

Dear Committee Member,

I am writing as a Concord resident (and parent of a current student in the CPS). I have been following the CMS building planning project closely and am very concerned about the current proposal regarding the auditorium. The proposed size of the auditorium (270 seats, a 25% **decrease** from the current Sanborn auditorium size, and half the size of the current Sanborn/Peabody spaces combined) is woefully insufficient. It is shortsighted and irresponsible to plan a building to last the next 50 years that so undervalues the role of the arts in our schools and our society.

We need an adequate space for all performing arts at the middle school level. Music, drama, and other performing arts are a critical part of the middle grade learning experience. The middle school band, chorus, and orchestra are integral stepping stones toward building a strong high school music program. By limiting the space allotted to the middle school arts program, you are seriously crippling the high school performing arts programs and the ability for Concord and Carlisle students to be able to distinguish themselves by participating in statewide and national musical experiences.

A 270 seat auditorium does not allow for the entire band AND their families to attend a concert (there are 180 students in 6/7/8th grade band in a typical year) - in fact each performer could invite only 1 parent, nevermind siblings! Having students perform in a gymnasium is inappropriate - an athletic facility does not have the acoustics or stage that artistic performances require. Booking space at CCHS is not practical (lugging instruments across town), does not allow the teachers to schedule events at appropriate times (CMS performances are by definition secondary to the needs of the high school community), and does not allow students to perform in a safe, familiar space.

In the current CMS auditorium, musical theater productions typically sell out in 48 hours. The students are unlikely to perform more than three performances, and the smaller auditorium space will severely limit the number of parents, families, friends, and Concord residents who can enjoy the students' high quality hard work. Theater is a unifying experience that brings together musicians, "techies," actors, artists, and a broad range of the student body. This is also often a safe space for a marginalized section of the population - students who are emotionally at risk and neediest during the early adolescent years of middle school. Limiting their performance opportunity is a major blow to their safety and emotional engagement.

The Middle School auditorium is also used for a range of non-performing arts events as well. This includes orientation, graduation, awards ceremonies, assemblies, informational sessions for parents regarding trips, activities and transitions. As its **current** size, the auditorium is ALWAYS packed. Every seat is taken, parents sit in the aisles, and spill out into the vestibule. At a minimum, this is a fire hazard and safety liability. Reducing the auditorium size worsens

this issue significantly. We are aware that there is a proposal to move these meetings to the new gym. However, please be aware that this will ruin the new and expensive playing surface, require chairs and special surface padding (or frequent resurfacing of the courts), and increased staff time, all of which are ongoing costs. Better to build an adequate auditorium space with these purposes in mind.

Though we may be current CPS parents, we are speaking to you now as **taxpayers** as few/none of **our** children will get to experience the new CMS building. Though the proposed budget for the CMS is \$100 million, it is clearly going to cost more than that to get the educational spaces, gymnasium spaces, and auditorium that are needed for this project. The 2.3M “extra” that it would cost to build an **appropriately sized** auditorium is a tiny percentage of the whole budget. The tax increase per family will be minimal compared to the lifelong benefits that this auditorium will bring to our community.

We fervently hope that you will stand up for our children and vote FOR a larger auditorium space (at least 550 seats) as well as adequate teaching spaces for music, band, orchestra, and chorus.

Thank you,

Jennifer Montbach & Will Bartlett
45 Pine St.

From: Kimber Lynn Drake <kimber.drake@comcast.net>

Date: April 14, 2021 at 2:28:34 AM EDT

To: "lescobedo@concordma.gov" <lescobedo@concordma.gov>, "sbates@concordma.gov" <sbates@concordma.gov>, "JHotchkiss@concordma.gov" <JHotchkiss@concordma.gov>, "tackerman@concordma.gov" <tackerman@concordma.gov>, "mjohnson@concordma.gov" <mjohnson@concordma.gov>

Subject: a properly-sized auditorium for the new middle school building

Dear Select Board Members,

I am writing to urge you to support an increased middle school building budget that would accommodate a larger auditorium space (at least 550 seats) than has been previously planned, as well as adequate teaching spaces for music, band, orchestra, and chorus. The additional funds required for this will be small compared to the overall budget, and since we will be living with this decision for the next 50 years we really need to do this right.

The current auditorium at Sanborn is not sufficiently sized for the events that it hosts. The musicals, band concerts, etc, are always packed beyond capacity there. The new auditorium needs to be bigger than the current one, not smaller!

The budget number the building committee is trying to stay within was determined a long time ago, and they have learned so much since then. Please support a slightly increased budget that reflects that learning and includes the additional funding for a properly-sized auditorium.

Thank you for your consideration,

Kimber Lynn Drake
452 Laws Brook Road

From: Amy Zall <azall@longviewstrategies.com>

Date: April 14, 2021 at 9:53:09 PM EDT

To: "lescobedo@concordma.gov" <lescobedo@concordma.gov>, "sbates@concordma.gov" <sbates@concordma.gov>, "JHotchkiss@concordma.gov" <JHotchkiss@concordma.gov>, "tackerman@concordma.gov" <tackerman@concordma.gov>, "mjohnson@concordma.gov" <mjohnson@concordma.gov>

Subject: Proposed CMS auditorium

April 14, 2021

Dear Committee Member,

I am writing as a Concord resident (and parent of a current student in the CPS). I have been following the CMS building planning project closely and am very concerned about the current proposal regarding the auditorium. The proposed size of the auditorium (270 seats, a 25% **decrease** from the current Sanborn auditorium size, and half the size of the current Sanborn/Peabody spaces combined) is woefully insufficient. It is shortsighted and irresponsible to plan a building to last the next 50 years that so undervalues the role of the arts in our schools and our society.

We need an adequate space for all performing arts at the middle school level. Music, drama, and other performing arts are a critical part of the middle grade learning experience. The middle school band, chorus, and orchestra are integral stepping stones toward building a strong high school music program. By limiting the space allotted to the middle school arts program, you are seriously crippling the high school performing arts programs and the ability for Concord and Carlisle students to be able to distinguish themselves by participating in statewide and national musical experiences.

A 270 seat auditorium does not allow for the entire band AND their families to attend a concert (there are 180 students in 6/7/8th grade band in a typical year) - in fact each performer could invite only 1 parent, never-mind siblings! Having students perform in a gymnasium is inappropriate - an athletic facility does not have the acoustics or stage that artistic performances require. Booking space at CCHS is not practical (lugging instruments across town), does not allow the teachers to schedule events at appropriate times (CMS performances are by definition secondary to the needs of the high school community), and does not allow students to perform in a safe, familiar space.

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The Middle School auditorium is also used for a range of non-performing arts events as well. This includes orientation, graduation, awards ceremonies, assemblies, informational sessions for parents regarding trips, activities and transitions. As its **current** size, the auditorium is ALWAYS packed. Every seat is taken, parents sit in the aisles, and spill out into the vestibule.

At a minimum, this is a fire hazard and safety liability. Reducing the auditorium size worsens this issue significantly. We are aware that there is a proposal to move these meetings to the new gym. However, please be aware that this will ruin the new and expensive playing surface, require chairs and special surface padding (or frequent resurfacing of the courts), and increased staff time, all of which are ongoing costs. Better to build an adequate auditorium space with these purposes in mind.

Though we may be current CPS parents, we are speaking to you now as **taxpayers** as few/none of **our** children will get to experience the new CMS building. Though the proposed budget for the CMS is \$100 million, it is clearly going to cost more than that to get the educational spaces, gymnasium spaces, and auditorium that are needed for this project. The 2.3M "extra" that it would cost to build an **appropriately sized** auditorium is a tiny percentage of the whole budget. The tax increase per family will be minimal compared to the lifelong benefits that this auditorium will bring to our community.

We fervently hope that you will stand up for our children and vote FOR a larger auditorium space (at least 550 seats) as well as adequate teaching spaces for music, band, orchestra, and chorus.

Thank you,

Amy & Evan Zall
28 Hillcrest Rd.
Concord, MA

From: Laura Ely <ely916@gmail.com>

Date: April 14, 2021 at 10:34:59 PM EDT

To: lescobedo@concordma.gov, sbates@concordma.gov,
JHotchkiss@concordma.gov, tackerman@concordma.gov, mjohnson@concordma.gov

Subject: Proposed CMS auditorium

279 Ministerial Drive
Concord, MA 01742

April 14, 2021

Dear Committee Member,

I am writing as a Concord resident and parent of two current students in the Concord public schools (neither of whom will get to attend the new CMS). Two of my nephews and one niece attended Sanborn, and I also attended Sanborn in the late 1980s. I am very familiar with the Sanborn building and with the Auditorium and music wing. It hasn't changed much in 30 years.

I have been following the CMS building planning project closely and am very concerned about the current proposal regarding the auditorium. The proposed size of the auditorium (270 seats, a 25% **decrease** from the current Sanborn auditorium size, and half the size of the current Sanborn/Peabody spaces combined) is woefully insufficient. It is shortsighted and irresponsible to plan a building to last the next 50 years that so undervalues the role of the arts and community in our schools and our society.

We need an adequate space for all performing arts at the middle school level. Music, drama, and other performing arts are a critical part of the middle grade learning experience. The middle school band, chorus, and orchestra are integral stepping stones toward building a strong high school music program.

A 270 seat auditorium does not allow for the entire band AND their families to attend a concert (there are 180 students in 6/7/8th grade band in a typical year) - in fact each performer could invite only 1 family member – leaving out siblings, grandparents and the other parent! Booking the auditorium at CCHS is not practical because it does not allow the teachers to schedule events at appropriate times – CCHS has a very active arts community causing their auditorium to be booked for weeks on end for CCHS needs.

In the current CMS auditorium, musical theater productions typically sell out in 48 hours. The students are unlikely to perform more than three performances, and the smaller auditorium space will severely limit the number of parents, families, friends, and Concord residents who can enjoy the students' hard work of several months on end. Theater is a unifying experience and a safe space for so many different kinds of kids – where the extroverted actors can unite with introverted kids who prefer to be backstage, musicians who want to shine at their discipline and are brave enough to audition, and the techie kids who can dive into the lighting, mics and wiring. I myself was a shy, introverted, uncoordinated bandie nerd who found her space in the theater, eventually being stage manager up at the high school and working in television production as a career.

The Middle School auditorium is also used for a range of non-performing arts events as well. This includes orientation, graduation, awards ceremonies, assemblies, informational sessions

for parents regarding trips, activities and transitions. As its **current** size, the auditorium is ALWAYS packed. Every seat is taken, parents sit in the aisles, and spill out into the vestibule. At a minimum, this is a fire hazard and safety liability. Reducing the auditorium size worsens this issue significantly. We are aware that there is a proposal to move these meetings to the new gym. However this will require chairs and increased staff time, all of which are ongoing costs in addition to competing with the gym's usage schedule. Better to build an adequate auditorium space with these purposes in mind. Parent involvement is not likely to decline in the coming 50 years – so better to have that can receive involved parents and family members.

As I mentioned at the head of this letter, my children will not get to experience the new CMS building. I do find it humorous that that both of my kids will attend the same school that I did, though! And there were issues with the building back then!

Though the proposed budget for the CMS is \$100 million, it is clearly going to cost more than that to get the educational spaces, gymnasium spaces, and auditorium that are needed for this project. I feel that the \$100 million was a good target, but the 2.3M “extra” that it would cost to build an **appropriately sized** auditorium is a tiny percentage of the whole budget. The tax increase per family will be minimal compared to the lifelong benefits that this auditorium will bring to our community as a whole.

I sincerely hope that you will stand up for our children and vote in favor of a larger auditorium space (at least 550 seats) as well as adequate teaching spaces for music, band, orchestra, and chorus.

Thank you,

Laura Moy Ely
Sanborn '88
CCHS '92

From: Kevin Miller <kmiller99@gmail.com>

Date: April 14, 2021 at 10:35:51 PM EDT

To: lescobedo@concordma.gov, sbates@concordma.gov,
JHotchkiss@concordma.gov, tackerman@concordma.gov, mjohnson@concordma.gov

Subject: Proposed CMS auditorium/gym

To the Select Board, Finance Committee, and Middle School Building Committee,

I am writing to voice my support for the Concord Middle School Project. While I understand that the expectation has been set for an expenditure of \$80M – \$100M, I feel it is more important to construct a building that fully meets the needs of the Concord community in terms of educational spaces, arts, and athletics. I support a larger gymnasium in which two teams can practice simultaneously on two regulation basketball courts. I also support a larger auditorium that can host a single grade and their parents, and also offer theater productions that do not require moving sets to CCHS.

I have been a resident of Concord for 13 years, and have 3 children in the Concord school system. Given that this is the last school building to be built in the town, we need it to have facilities that can support the needs of our kids and community over the long term. If that means adding \$5M – \$10M in expenditure, I believe that is an investment worth making.

Sincerely,

Kevin Miller

123 Bristers Hill

From: Matt Hanselman <mjhanselman@gmail.com>

Date: April 14, 2021 at 8:45:02 PM EDT

To: lescobedo@concordma.gov, sbates@concordma.gov,
JHotchkiss@concordma.gov, tackerman@concordma.gov, mjohnson@concordma.gov

Subject: Proposed CMS auditorium

April 10, 2021

Dear Committee Member,

I am writing as a Concord resident (and parent of a current student in the CPS). I have been following the CMS building planning project closely and am very concerned about the current proposal regarding the auditorium. The proposed size of the auditorium (270 seats, a 25% decrease from the current Sanborn auditorium size, and half the size of the current Sanborn/Peabody spaces combined) is woefully insufficient. It is shortsighted and irresponsible to plan a building to last the next 50 years that so undervalues the role of the arts in our schools and our society.

We need an adequate space for all performing arts at the middle school level. Music, drama, and other performing arts are a critical part of the middle grade learning experience. The middle school band, chorus, and orchestra are integral stepping stones toward building a strong high school music program. By limiting the space allotted to the middle school arts program, you are seriously crippling the high school performing arts programs and the ability for Concord and Carlisle students to be able to distinguish themselves by participating in statewide and national musical experiences.

A 270 seat auditorium does not allow for the entire band AND their families to attend a concert (there are 180 students in 6/7/8th grade band in a typical year) - in fact each performer could invite only 1 parent, nevermind siblings! Having students perform in a gymnasium is inappropriate - an athletic facility does not have the acoustics or stage that artistic performances require. Booking space at CCHS is not practical (lugging instruments across town), does not allow the teachers to schedule events at appropriate times (CMS performances are by definition secondary to the needs of the high school community), and does not allow students to perform in a safe, familiar space.

In the current CMS auditorium, musical theater productions typically sell out in 48 hours. The students are unlikely to perform more than three performances, and the smaller auditorium space will severely limit the number of parents, families, friends, and Concord residents who can enjoy the students' high quality hard work. Theater is a unifying experience that brings together musicians, "techies," actors, artists, and a broad range of the student body. This is also often a safe space for a marginalized section of the population - students who are emotionally at risk and neediest during the early adolescent years of middle school. Limiting their performance opportunity is a major blow to their safety and emotional engagement.

The Middle School auditorium is also used for a range of non-performing arts events as well. This includes orientation, graduation, awards ceremonies, assemblies, informational sessions for parents regarding trips, activities and transitions. As its current size, the auditorium is ALWAYS

packed. Every seat is taken, parents sit in the aisles, and spill out into the vestibule. At a minimum, this is a fire hazard and safety liability. Reducing the auditorium size worsens this issue significantly. We are aware that there is a proposal to move these meetings to the new gym. However, please be aware that this will ruin the new and expensive playing surface, require chairs and special surface padding (or frequent resurfacing of the courts), and increased staff time, all of which are ongoing costs. Better to build an adequate auditorium space with these purposes in mind.

Though we may be current CPS parents, we are speaking to you now as taxpayers as few/none of our children will get to experience the new CMS building. Though the proposed budget for the CMS is \$100 million, it is clearly going to cost more than that to get the educational spaces, gymnasium spaces, and auditorium that are needed for this project. The 2.3M “extra” that it would cost to build an appropriately sized auditorium is a tiny percentage of the whole budget. The tax increase per family will be minimal compared to the lifelong benefits that this auditorium will bring to our community.

We fervently hope that you will stand up for our children and vote FOR a larger auditorium space (at least 550 seats) as well as adequate teaching spaces for music, band, orchestra, and chorus.

Thank you,

Matthew and Jennifer Hanselman
20 Border Rd, Concord, MA

From: <amikelee@comcast.net>

Date: April 14, 2021 at 7:58:14 PM EDT

To: <lescobedo@concordma.gov>, <sbates@concordma.gov>, <JHotchkiss@concordma.gov>, <tackerman@concordma.gov>, <mjohnson@concordma.gov>

Subject: Proposed CMS auditorium

April 10, 2021

Dear Committee Member,

I am writing as a Concord resident (and parent of a current student in the CPS). I have been following the CMS building planning project closely and am very concerned about the current proposal regarding the auditorium. The proposed size of the auditorium (270 seats, a 25% **decrease** from the current Sanborn auditorium size, and half the size of the current Sanborn/Peabody spaces combined) is woefully insufficient. It is shortsighted and irresponsible to plan a building to last the next 50 years that so undervalues the role of the arts in our schools and our society.

We need an adequate space for all performing arts at the middle school level. Music, drama, and other performing arts are a critical part of the middle grade learning experience. The middle school band, chorus, and orchestra are integral stepping stones toward building a strong high school music program. By limiting the space allotted to the middle school arts program, you are seriously crippling the high school performing arts programs and the ability for Concord and Carlisle students to be able to distinguish themselves by participating in statewide and national musical experiences.

A 270 seat auditorium does not allow for the entire band AND their families to attend a concert (there are 180 students in 6/7/8th grade band in a typical year) - in fact each performer could invite only 1 parent. Having students perform in a gymnasium is inappropriate - an athletic facility does not have the acoustics or stage that artistic performances require. Booking space at CCHS is not practical (lugging instruments across town), does not allow the teachers to schedule events at appropriate times (CMS performances are by definition secondary to the needs of the high school community), and does not allow students to perform in a safe, familiar space.

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The Middle School auditorium is also used for a range of non-performing arts events as well. This includes orientation, graduation, awards ceremonies, assemblies,

informational sessions for parents regarding trips, activities and transitions. As its **current** size, the auditorium is ALWAYS packed. Every seat is taken, parents sit in the aisles, and spill out into the vestibule. At a minimum, this is a fire hazard and safety liability. Reducing the auditorium size worsens this issue significantly. We are aware that there is a proposal to move these meetings to the new gym. However, please be aware that this will ruin the new and expensive playing surface, require chairs and special surface padding (or frequent resurfacing of the courts), and increased staff time, all of which are ongoing costs. Better to build an adequate auditorium space with these purposes in mind.

Though we may be current CPS parents, we are speaking to you now as **taxpayers** as few/none of **our** children will get to experience the new CMS building. Though the proposed budget for the CMS is \$100 million, it is clearly going to cost more than that to get the educational spaces, gymnasium spaces, and auditorium that are needed for this project. The 2.3M “extra” that it would cost to build an **appropriately sized** auditorium is a tiny percentage of the whole budget. The tax increase per family will be minimal compared to the lifelong benefits that this auditorium will bring to our community.

We fervently hope that you will stand up for our children and vote FOR a larger auditorium space (at least 550 seats) as well as adequate teaching spaces for music, band, orchestra, and chorus.

Thank you,

Amy & Mike Lee

From: Hugh McCrory <hughmccrory@gmail.com>

Date: April 15, 2021 at 7:07:29 AM EDT

To: lescobedo@concordma.gov, sbates@concordma.gov, Jane Hotchkiss <JHotchkiss@concordma.gov>, tackerman@concordma.gov, mjohnson@concordma.gov

Subject: Proposed CMS auditorium

April 15, 2021

Dear Select-Board,

I am writing as a Concord resident (and parent of a current student in the CPS). I have been following the CMS building planning project closely and am very concerned about the current proposal regarding the auditorium. The proposed size of the auditorium (270 seats, a 25% **decrease** from the current Sanborn auditorium size, and half the size of the current Sanborn/Peabody spaces combined) is woefully insufficient. It is shortsighted and irresponsible to plan a building to last the next 50 years that so undervalues the role of the arts in our schools and our society.

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We fervently hope that you will stand up for our children and vote FOR a larger auditorium space (at least 550 seats) as well as adequate teaching spaces for music, band, orchestra, and chorus.

Thank you,

Hugh and Sue McCrory, 59 Lee Drive, Concord MA 02472

From: "Peter Atwood" <peter.atwood@yahoo.com>

Date: April 15, 2021 at 10:30:43 AM EDT

To: <lescobedo@concordma.gov>, <sbates@concordma.gov>, <JHotchkiss@concordma.gov>, <tackerman@concordma.gov>, <mjohnson@concordma.gov>

Subject: Proposed CMS auditorium

April 15, 2021

Dear Committee Member,

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The Middle School auditorium is also used for a range of non-performing arts events as well. This includes orientation, graduation, awards ceremonies, assemblies, informational sessions for parents regarding trips, activities and transitions. As its current size, the auditorium is ALWAYS

packed. Every seat is taken, parents sit in the aisles, and spill out into the vestibule. At a minimum, this is a fire hazard and safety liability. Reducing the auditorium size worsens this issue significantly. We are aware that there is a proposal to move these meetings to the new gym. However, please be aware that this will ruin the new and expensive playing surface, require chairs and special surface padding (or frequent resurfacing of the courts), and increased staff time, all of which are ongoing costs. Better to build an adequate auditorium space with these purposes in mind.

Though we may be current CPS parents, we are speaking to you now as taxpayers as few/none of our children will get to experience the new CMS building. Though the proposed budget for the CMS is \$100 million, it is clearly going to cost more than that to get the educational spaces, gymnasium spaces, and auditorium that are needed for this project. The 2.3M “extra” that it would cost to build an appropriately sized auditorium is a tiny percentage of the whole budget. The tax increase per family will be minimal compared to the lifelong benefits that this auditorium will bring to our community.

We fervently hope that you will stand up for our children and vote FOR a larger auditorium space (at least 550 seats) as well as adequate teaching spaces for music, band, orchestra, and chorus.

Thank you,

Peter Atwood
51 Ministerial Drive
Concord, MA

From: MAUREEN SZAL <mmszal@comcast.net>

Date: April 22, 2021 at 3:03:54 PM EDT

To: "msbc@concordps.org" <msbc@concordps.org>

Cc: "lescobedo@concordma.gov" <lescobedo@concordma.gov>, "sbates@concordma.gov" <sbates@concordma.gov>, "tackerman@concordma.gov" <tackerman@concordma.gov>, "jhotchkiss@concordma.gov" <jhotchkiss@concordma.gov>, "mjohnson@concordma.gov" <mjohnson@concordma.gov>

Subject: Middle School Building Project

April 22, 2021

Dear Committee Members,

I am writing out of concern for the proposed Middle School Building Project. Having taught at the Concord Middle School for many years, I know that it has been the forgotten middle child. While other schools have been renovated and rebuilt, the Middle School has received a few portable classrooms in response to its needs. Therefore, I want to stress that I support the Middle School Project, within fiscal limits, however. I support a gymnasium, though I believe we have to draw the line at two. Equally important, however, is an auditorium, not a cafetorium. The Middle School has used its current auditorium for plays and for band performances, including an excellent stage band, as well as for other student body gatherings. Concord has always supported both sports and the arts; therefore, our school buildings and appropriations should reflect those values.

In addition to working in the Concord Public Schools, I have also been a middle school principal in Westwood and Holliston. In Holliston I was involved in planning and building their middle school, including the physical plant, curriculum, and staffing. There are always places in a budget that can be trimmed without sacrificing essential functioning. For example, design features can sometime be simplified.

Lastly, I want to emphasize my concern for what this project may do to the taxes I pay. I was born and brought up in Concord and have lived here most of my life. I would like to think I could remain in Concord for the rest of my years. I am not alone, however, in worrying that there is runaway spending in town that will result in taxes that will force many people to leave Concord. I have heard the figure \$1000 dollars a year increase for the foreseeable future. This certainly does not take me or others like me into account.

I encourage you to consider Concord's longstanding values of regarding the needs of all its citizens while providing quality education for our youth. We must conduct budgeting for the town in the same way that we plan our own finances and live within our means.

Sincerely,

Maureen Melisi Szal

961 Main Street

Concord, MA 01742

From: tbartevyan <tbartevyan@yahoo.com>

Sent: Saturday, April 24, 2021 8:33 PM

To: Linda Escobedo <lescobedo@concordma.gov>; Susan Bates <sbates@concordma.gov>; Jane Hotchkiss <jhotchkiss@concordma.gov>; Terri Ackerman <tackerman@concordma.gov>; Matthew Johnson <mjohnson@concordma.gov>; Jeremy Romanul <jromanul@concordma.gov>

Cc: Mark Gailus <mark_gailus@yahoo.com>; Diane Proctor <dpdproctor@gmail.com>; K Reed <kreedtelecom@gmail.com>; julie rohwein <julie_rohwein@post.harvard.edu>

Subject: Requested correction and addition to your March 15 minutes

Dear Members of the Select Board:

Re: Your draft minutes of your March 15th meeting, the Nashoba Regional Greenways discussion:

<https://concordma.gov/DocumentCenter/View/29036/April-26-SB-Packet>

pp 4 and 5

I would like to request the following clarification and addition:

1) My initial quote:

"Tanya Gailus of 62 Prescott Road stated that this agenda item should not have been added after the initial posting of the agenda on Thursday, March 11. Ms. Gailus stated that she asked whether Reformatory Branch Trail would be on the agenda last Monday. Ms. Gailus stated that there are many members of the public that are interested in this agenda item. Ms. Gailus stated that just because Phil Posner is a proponent of this project, it does not make him an official Concord representative. Ms. Gailus stated that other communities appointed official representatives for this project. Ms. Gailus stated that this should not have been discussed with such a short notice and without proper representation from Concord."

The last two sentences would be more accurate as:

"Ms. Gailus stated that other communities appointed official representatives for this project, and that the NRG document was misleading in stating that there were representatives from all towns. Ms. Gailus stated that this should not have been discussed with such a short notice."

(i.e. I was not objecting to Mr. Posner's qualifications. Just that the NRG had misrepresented themselves in implying there was an official representative from Concord as well as other communities.)

2) The minutes of this discussion make no mention of any comments or questions from the Select Board members.

I think it should be stated and indicated that the Select Board members heard this presentation as a **safety** project - even though the citizens who spoke were concerned about the Reformatory Branch Trail and the Town Manager did not affirm or deny the validity of this concern either.

Therefore:

*Please include the fact that **Mr. Johnson** stated that he thought the project was a safety matter and that concerns about future trail pavings were not the issue.*

*Please also include that **Ms. Escobedo** said in closing that the Reformatory Branch Trail was not the issue and nothing had been decided at this meeting.*

Explanation: Otherwise the minutes read as though the discussion was in fact partly about the Reformatory Branch Trail. It should be clear that the Select Board did not think so and that it was not the Select Board's intention to hear it as pertaining to the RBT. Future readers of the minutes should be clear about how the **Select Board** interpreted the matter- i.e. as a safety project.

Thank you for your consideration. It was a complicated discussion.

Respectfully,

Tanya B. Gailus

p.s. I very much hope that you will oblige my requests above. In case you choose not to, kindly post this letter with the meeting documents, including the post scripts.

p.p.s. Ms. Rasmussen's comments at the discussion are also not mentioned; and Mr. Crane is quoted as "Mr. Crane noted that the NRG initiative was in the very early stages of planning and it was brought to the Select Board by the Bike Subcommittee Chair Phil Posner so it could be publicly acknowledged as being in progress."

In fact, Mr. Posner has not yet been officially elected as Chair of the Bike Subcommittee, although that is likely to happen; and the Bike Subcommittee did not discuss the NRG during their only meeting in early March, therefore it would not be appropriate yet for one of its members to speak publicly about the NRG as one of the Subcommittee's interests.

575 Barrett's Mill rd.

Concord MA 01742

mjrudd575@gmail.com

April 25, 2021

Concord Middle School Building Committee (CMSBC)

Dear Select Board and Concord Middle School Building Committee,

I have gleaned the following facts from the CMSBC public website and therefore they should be mutually agreeable:

1. Target construction costs are \$555 /sq.ft, if contract is let by 1/23. Adding 25% for soft costs and contingencies, we arrive at \$694 /sq.ft. This compares with the \$648 /sq.ft plus 14.34% inflation which was presented at the 2019 Town Meeting.
2. The size of the building presented at the 2019 Town Meeting was 125,000 sq.ft, 10,000 sq.ft more than the MSBA guideline. It was argued that this increase was to provide for a larger gym and a separate auditorium. Since that time the space of the school, as voted unanimously by CMSBC on 3/31/2021, has increased to 143,000 sq.ft or 18,000 sq.ft more than that presented at Town Meeting. This increased space has been provided in the academic area. (See next page for details.)
3. The cost of 143,000 sq.ft at \$694 /sq.ft is \$99.2 M, which is at the top of the cost range proposed at the 2019 Town Meeting.
4. Additional space is being considered for a second MIAA basket ball court and a doubling of the seating in the auditorium, which would increase the cost by a further \$9.7 M.

I strongly urge that you hold the line at a building cost of \$100 M and that if these additional facilities are required, then cuts need to be made elsewhere. A \$100M building already represents a 7.5% tax increase, which is a heavy burden for many in town. Any more may break the camel's back.

Yours sincerely

Michael Rudd

Concord Middle School Spaces

	CMSBC Proposed	MSBA Guideline	Difference	
Number of students	700	700		
Core Academic Space	42,450	33,360	9,090	
Special Education	8,535	8,050	485	
Art and Music	6,200	4,600	1,600	
Vocations and Technology	2,400	4,320	-1,920	
Health and Physical Education	10,500	8,400	2,100	May add 6,000
Media Center	4,400	4,405	-5	
Dining and Food Service	7,950	9,558	-1,608	Stage deleted
Auditorium	5,240	0	5,240	May add 3,300
Medical	730	610	120	
Administrative and Guidance	4,750	3,500	1,250	
Custodial and Maintenance	2,175	2,175	0	
Total Net	95,330	78,978	16,352	
Total Gross (+50%)	142,995	115,009		
Originally proposed		125,000	17,995	
Construction Cost \$555/sq.ft.	\$79.4 M	\$69.4 M		
Total Cost (+25%) \$694/sq.ft	\$99.2 M	\$86.7 M		May add \$9.7M