

**TOWN OF CONCORD
SELECT BOARD
MINUTES
SEPTEMBER 20, 2021**

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting via Zoom on September 20, 2021 at 6:30pm.

Present were Terri Ackerman, Chair; Matthew Johnson, Clerk; Henry Dane (joined at 6:35pm), Susan Bates and Linda Escobedo. Also present was Stephen Crane, Town Manager.

Call to Order

Roll call vote

Mr. Johnson: Present

Ms. Ackerman: Present

Ms. Escobedo: Present

Ms. Bates: Present

The Middle School Building Committee and Finance Committee were also in attendance.

Committee Nominations

Paul Macone of 33 Grove Street, Bruce Button of 28 Fairhaven Road, and Anne Rarich of 315 College Road to the Personnel Study Task Force for terms to expire May 31, 2023.

Committee Appointments

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to appoint Carolyn Bottum of 1603 Main Street to the West Concord Junction Cultural District Committee for a term to expire April 30, 2024.

Roll call vote

Mr. Johnson: Aye

Ms. Ackerman: Aye

Ms. Escobedo: Aye

Ms. Bates: Aye

Mr. Dane: Aye

Set dates for Special Town Meeting and Special Election for Middle School Building Project

The Middle School Building Committee recommends January 20, 2022 as the Special Town Meeting date, and February 2, 2022 for the Town Election. These dates were reviewed by the Town Moderator, Town Manager, and Town Clerk.

Mr. Dane stated that it was premature to set a date for the Special Town Meeting, citing the

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need for more knowledge about the bonding and funding amount for the school will be. Ms. Guariello explained that the costs will be known in November 2021. The schematic design will be completed in October, and the independent estimators will then take a few weeks to finalize the cost estimate. This will come in in November 2021, two months before the Special Town Meeting.

Upon a motion duly made and seconded, by a count of 4-1 it was

VOTED: move to set the date of Special Town Meeting to January 20, 2022 at 7:00pm to decide whether to authorize debt exclusion financing for the construction of the new middle school and any other matters properly submitted to the Special Town Meeting Warrant.

Roll call vote

Mr. Johnson: Aye
Ms. Ackerman: Aye
Ms. Escobedo: Aye
Ms. Bates: Aye
Mr. Dane: No

Upon a motion duly made and seconded, by a count of 4-1 it was

VOTED: move to set the date for the Special Town Election as February 2, 2022 to vote to authorize debt exclusion financing for the construction of the new middle school.

Roll call vote

Mr. Johnson: Aye
Ms. Ackerman: Aye
Ms. Escobedo: Aye
Ms. Bates: Aye
Mr. Dane: No

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Brainstorming possible revenue offsets to the Middle School Building Project

Ms. Ackerman explained that the purpose of this meeting is to provide voters with estimated financial information about the middle school building project, identify revenue and cost offsets, and have a brainstorming session on how to make the project as affordable as possible.

The following ideas for cost offsets were discussed:

- Increase use of stabilization funds
- Extend bond terms from 20 to 25 to 30 years
- Switch bond amortization schedule from level principal to level payments
- Capture cost efficiencies from combining schools through cross-funding
- Disposition of the Peabody property
- Monetize excess solar panel output and/or reduce school operating costs through reduced cost of solar
- Apply for grants to offset cost
- Expand public use and collection of fees in the new middle school
- Sell naming rights for facilities (buildings, rooms, sports fields)
- Seek CPC funds to preserve open space and/or develop recreational facilities
- Reduce capital spending elsewhere in town
- Utilize potential federal infrastructure funds (if pending infrastructure legislation passes)
- Seek Community Development Block Grants
- Seek private donations

Chief Financial Officer Kerry Lafleur presented data behind some of the aforementioned potential revenue offsets.

[illegible]

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Members of the Select Board, Middle School Building Committee, and Finance Committee reviewed the data that Ms. Lafleur presented on the potential revenue offsets.

Adjourn

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

Roll call vote

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

Minuteman Media Network Coverage: https://www.youtube.com/watch?v=Vkl3_Naw3DQ

Meeting Materials: <https://www.concordma.gov/DocumentCenter/View/32284/September-20-SB-Packet>