



Town of Concord
Concord Finance Committee

AGENDA

Thursday, May 22, 2025, at 6:30 PM

Concord Town House

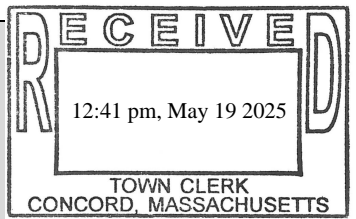
22 Monument Sq., 2nd Fl. Select Board Conference Room

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

HYBRID IN-PERSON AND VIRTUAL MEETING VIA ZOOM

Join the meeting: <https://us02web.zoom.us/j/83787410668?pwd=NjslHOoq8rFvO8wSv5BG87jpx0bjNG.1>

Meeting ID: 837 8741 0668 Passcode: 345350 Dial in Toll-Free: 833-548-0282



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

6:30 PM	1. Call to Order
6:30 PM	2. Public Comment <ul style="list-style-type: none">Public Comment is limited to up to 10 minutes, with no more than 2 minutes allocated to any one speaker. Public Comment is limited to items that are not on the agenda.
6:40 PM	3. Meeting Minutes <ul style="list-style-type: none">Approve the minutes of May 1, 2025
6:45 PM	4. Correspondence <ul style="list-style-type: none">Review and discussion of any correspondence received since previous meeting
6:50 PM	5. Liaison Report <ul style="list-style-type: none">Review and discussion of compiled liaison report and recent updates
7:00 PM	6. Preparation for Annual Town Meeting <ul style="list-style-type: none">Review of schedule and expectations for Finance Committee roleAnticipated Finance Committee member speaking roles on warrant articles
7:30 PM	7. Finance Committee Schedule and Goals <ul style="list-style-type: none">Review and discussion of progress on Finance Committee's 2024-2025 schedule and goals
7:50 PM	8. Finance Committee Officers for 2025-2026 <ul style="list-style-type: none">Nomination and election of Chair, Vice Chair, Clerk, Vice Clerk, Guidelines Subcommittee Chair, and Guidelines Subcommittee Vice Chair for 2025-2026
8:10 PM	9. Farewell to Departing Members <ul style="list-style-type: none">Appreciation for the service of departing members
8:20 PM	10. Next Meetings <ul style="list-style-type: none">Monday, June 2, 2025 6:30 PM: Annual Town MeetingTuesday, June 3, 2025 6:30 PM: Annual Town Meeting (additional dates as needed)Late June (date/time TBD): Finance Committee regular meeting
8:30 PM	11. Recap of Action Items and Adjourn



Concord Finance Committee
AGENDA ACTION REQUEST

May 22, 2025

1

Call to Order

Requested by: FC Chair

Action Sought: Open Meeting

Proposed Motion(s)

None anticipated.

Additional Information

Board Action

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



Concord Finance Committee
AGENDA ACTION REQUEST

May 22, 2025

3

Minutes

Requested by: Don Kupka, Clerk

Action Sought: Seek Approval

Proposed Motion(s)

MOVE to approve the Finance Committee minutes for May 1, 2025.

Additional Information

Attached are the minutes from the May 1, 2025, meeting for review and potential approval.

Board Action

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

Town of Concord
Minutes of the May 1, 2025
Public Hearing and Meeting of Finance Committee
Hybrid Meeting

Members Present: Peggy Briggs, Kathy Cuocolo, Eric Dahlberg, John Garofalo, Pat Geyer , Greg Guarriello, Don Kupka, Lyndsey Lis, Dee Ortner, Karlen Reed, Paul Rodriguez, Quazi Sadruzzaman, Sri Tupil, Lois Wasoff.

Members Absent: Suresh Bhatia.

Others Attending: Anthony Ansaldi (CFO), Zach Lamoureux, Senior Financial Analyst; Kerry Lafleur, Town Manager, Megan Zammuto, Deputy Town Manager; Jessica Porter, Assistant Town Manager; Terri Ackerman, Mark Howell, Wendy Rovelli, Select Board; Sven Weber and Andrea Solomon, Public Works Commission; Alan Cathcart, Steve Dookran, and Justine St. John, Public Works Department; Jason Bulger, Concord Municipal Light Plant Director; Amalia McCaffrey, Chief Information Officer; Julie Manoogian, Minuteman Media Network; Paul Boehm, Recreation Commission; Leigh Jackson, Recreation Director; Jenny Saccardo, Beede Center General Manager; Linda Miller, Planning Board; Carmin Reiss, Town Moderator; Elizabeth Akehurst-Moore and Dan Gainsboro, MCI Concord Advisory Board; and members of the public.

1: Call to Order: of the Finance Committee Meeting at 6:30 p.m. by Chair Dahlberg, who then described the purpose and the flow of tonight’s meeting. Slide presentations of the Articles (including updated Article 7 slides) are in the FinCom meeting packet.

2: Finance Committee Meeting: Mr. Ansaldi and Ms. Lafleur led a discussion on updates to the FY26 Town budget, Article 7. Mr. Ansaldi apologized for errors in earlier drafts that had been presented to the Committee and noted that the excess (unused) levy capacity had been overstated. Ms. Lafleur asserted that better information is now available, and she explained the differences among several versions of the budget and the final version which was presented at this meeting. Ms. Lafleur, in the updated slides presented to the Committee, stated that the corrected FY26 total revenues should be \$145,200,923 and the corrected FY26 total expenditures (including Town, Schools, Capital, OPEB and Overlay) should be \$145,200,923. Ms. Lafleur presented slides showing that the corrected property tax impact of the Town’s overall budget for FY26 is a 4.05% increase over FY25. She assured the Committee that there was no change in the town guidelines and non-guidelines spending, which was stated in the Warrant for Article 7 as \$62,630,061.

Committee members asked about changes in accounting for the \$1M Middle School Stabilization Fund transfer (which is the pending Article 24), treatment of Free Cash, changes in the revenues, changes in the property tax impact, changes to enterprise fund transfers to the general fund, the Warrant statement, and the impact of Concord250 revenues and expenses. Chair Dahlberg expressed his deep concern about the budget errors. He asked Ms. Lafleur how confident she was that all errors have been corrected in the FY26 Town Budget, and if more errors of a material discrepancy were detected before Town Meeting, would she flag it for the Committee? Ms. Lafleur responded that she is very confident that she has caught all the errors, and confirmed that she would flag any additional errors for the Committee.

Ms. Briggs moved and Ms. Wasoff seconded to recommend Affirmative Action on this Article 7. Vote: 12 Yes, 1 No, 0 Abstain. The motion passed.

3: Minutes: Ms. Wasoff moved and Ms. Ortnier seconded the approval of the April 15, 2025 and April 24, 2025 minutes as presented. Vote: 13 Yes, 0 No, 0 Abstain. The motion passed.

4: Correspondence: Chair Dahlberg noted that FinCom received no correspondence.

5: Finance Committee Annual Town Meeting Public Hearing: Chair Dahlberg gave a brief statement about the Committee's approach to hearing warrant articles. Upon a motion by Ms. Ortnier, seconded by Ms. Briggs, and a vote 14 Yes, 0 No, 0 abstain (motion passed), the public hearing was opened at 7:00 p.m. Ms. Briggs noted that, since all Committee members are physically present, roll call votes are no longer needed.

Article 33, MCI Concord Planning – Mr. Howell presented the Article's request for \$250K from free cash to continue the Town's planning efforts on the MCI Concord property and to evaluate the merits of acquiring the MCI Concord wastewater treatment plant. Mr. Cathcart reminded the Committee of the Town's lack of wastewater capacity. Committee members asked about community outreach efforts, the spending detail, zoning, state due diligence work, building acquisition, using Town general funds for wastewater and sewer improvements, total funding amounts, planning and decision timeline, request timing risks, and the \$725K legislative earmarks for FY25.

Article 34, Stormwater Enterprise Fund Expenditures – Town Engineer Steve Dookran provided an overview of the new stormwater enterprise fund and noted that the purpose of the Article is not to set the rates or budget, but to approve the use of the stormwater budget to meet those expenses. The rates will be set at a May 14 public hearing by the Public Works Commission. This Article will authorize the Public Works Commission (PWC) to spend the Fund's FY26 budget. The PWC estimates the FY26 budget to be \$1.06 million. This new enterprise fund was established at 2024 Town Meeting to recover the costs of repairing and improving our Town's stormwater system (clean and repair drainpipes, culverts, and catch basins; monitor, inspect, and remove pollutants like phosphorous; EPA permit compliance; billing; water quality monitoring; etc.).

Committee members inquired about the expected capital costs, staffing, budget estimates, and the calculation method for impervious area. Members also asked about the impact of wetlands and related credit policy, rate start date, consumer-facing bills, public outreach efforts, using GIS to map the impervious areas, and impact on affordability for residents and commercial property owners.

Article 48, Authorize Expenditure of Revolving Funds under MGL Ch. 44 Sec. 53 E1/2 – Ms. Lafleur explained the components of these revolving funds (ambulance, regional housing services, road repair, senior services, tree preservation, and visitor's center), totaling \$1.665M. Committee members asked about the roads repair component and the fee balance.

Article 49, Light Plant Expenditures and Payment in Lieu of Taxes (PILOT) – Light Plant Director Jason Bulger guided the Committee through the Light Plant's budget authorization Article, including forecasted revenues and expenditures, PILOT, power generation sources, capital outlay, gross margins, kilowatt hour consumption, and depreciation.

Committee members queried about the \$451K PILOT and the Light Plant's indirect cost chargeback of \$662K to the Town's general fund, the status of the Light Board's time-of-use (TOU) project, cost of service study, and nuclear power sources.

Article 50, Solid Waste Disposal Fund Expenditures – Public Works Department member Justine St. John led the Committee through the \$2.39M trash and recycling budget presentation. Committee members asked when the Public Works Department would switch to a monthly billing system for trash and recycling.

Article 53, Water System Expenditures – Mr. Cathcart presented the water enterprise fund data that included information about capital expenditures, operating costs, Nagog Pond, PFAs contaminants, groundwater wells. He noted that about 95% of the Town relies on Town water, the loss of MCI Concord as a customer has bit into the Town’s water revenues by 10%, and that water rates are expected to rise 12.5% at the June 2025 water rate hearing held by the Public Works Commission. Committee members asked about the status last year’s \$50M borrowing authorization warrant article and related capital expenditures.

Article 51, Sewer System Expenditures and Article 52, Sewer Improvement Fund Expenditures – Mr. Cathcart described the FY26 operating expenditures of \$3.7M and \$2.4M for capital improvements to the sewer system. He indicated that we would need to upgrade our existing wastewater treatment plant, which may cost \$9M, over the next two-five years. The sewer rates will reflect a 5% rate increase for FY26, and the \$5M sewer fund could be used to upgrade the MCI Concord facility. Committee members asked about the relationship between revenues and expenditures, the \$25M expense of repairing the MCI wastewater treatment plant and acquiring its discharge permit, and sewer improvements.

Article 54, Authorize Expenditure from PEG Access & Cable Related Fund – Ms. McCaffrey and Ms. Manoogian described the proposed revenues (\$358K) and proposed expenses (\$526K) of the PEG fund and the accomplishments of Minuteman Media Network. Committee members asked about the status of the Comcast franchise agreement, how long the \$1.6M PEG fund will last, and Carlisle’s payment and demand for PEG services.

Article 55, Beede Swim and Fitness Center Enterprise Fund Expenditures – Ms. Jackson and Ms. Porter presented the FY26 budget (\$2.68M revenues, \$2.69M expenses) with the balance drawing from the Beede Fund. They noted several budget accomplishments, FY26 budget goals, expected revenues and expenses, and membership data. Committee members asked about the operating losses, trends, membership rate increases, capital needs, investment income, and the recreation revolving account.

Article 56, Appropriate and Transfer Balance of Parking Meter Fund – Mr. Ansaldi presented this Article, which would eliminate this \$300K fund by moving \$57K to the Town’s general fund to pay for the meters’ removal and moving the \$250K balance to free cash. Committee members asked a few clarifying questions about moving the fund balance to free cash and the removal of parking meters in Town.

Article 57, Unpaid Bills – Mr. Ansaldi presented the Town’s request to pay roughly \$5K in overdue bills since 2023 in the facilities, highway and grounds, and public ceremonies departments. Committee members had no questions on this Article.

Article 58, Debt Rescission – Mr. Ansaldi noted there would be no motion for this Article, which would have allowed the Town to rescind any unused borrowing authorizations. Mr. Ansaldi noted that he would look next year to see if this needed to be cleaned up. Committee members had no questions on this Article.

6: Close the Finance Committee Annual Public Hearing – With no further testimony, comment, or public input, Chair Dahlberg closed the Public Hearing at 9:35 p.m. on motion by Ms. Ortnier, second by

Mr. Guarriello, and a vote of 14 Yes, 0 No, 0 abstain. The motion passed and the Committee took a short break.

7: Finance Committee Meeting: Chair Dahlberg reconvened the Finance Committee at 9:40 p.m. to consider and vote on the Articles presented. He proposed, and the Committee agreed, to pull out for separate votes Articles 33 and 34, and to vote the rest of the Articles (Articles 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57) as a bloc. A motion to consolidate those ten Articles (48-57) and recommend all for Affirmative Action was made by Ms. Briggs and seconded by Mr. Rodriguez, with a vote of 14 Yes, 0 No, 0 Abstain. The motion passed. Ms. Reed expressed her disappointment that the Enterprise Book had not yet been published, thereby depriving Committee members of time to review the proposals. Mr. Ansaldi noted portions of the Enterprise Book were released on the Town's website earlier that day. Ms. Reed requested that, in the future, the Enterprise Book should be made available at least a week in advance of the Enterprise public hearing.

Article 33, MCI Concord Planning - Committee members questioned the sufficiency of detail to support the Town's request for \$250K for this Article from free cash. Members expressed conflicted perspectives on this Article, acknowledging the need for the Town to do its due diligence while also acknowledging the lack of specificity in this request. Several members inquired about the timing of this request and commented on the need for the MCI Advisory Board to have the money available in case they needed it to do the Town's work on MCI.

Ms. Briggs moved and Ms. Ortner seconded to recommend Affirmative Action on this Article. Vote: 13 Yes, 1 No, 0 Abstain. The motion passed.

Article 34, Stormwater Enterprise Fund Expenditures - Committee members were concerned about the impact the Article will have on property owners during this economic climate, and that the Town's PILOT program of fees from non-profits is starting. Committee members also asked about the consequence of not passing this Article and noted that these fees would normally have been part of the Town's general budget. Most Committee members supported the Article, noting that half of the stormwater budget will come from commercial and non-profit properties; the PILOT program is slow to start; and the alternative to passage is drawing from the Town's roads program funds or general fund to pay for Town stormwater repairs.

Ms. Ortner moved and Mr. Rodriguez seconded to recommend Affirmative Action on this Article. Vote: 11 Yes, 3 No, 0 Abstain. The motion passed.

8: Adjournment of Finance Committee meeting: Chair Dahlberg noted that the Committee will vote on Articles 18 and 19, regarding stabilization funding, at Town meeting, and that the Finance Committee Report is due by Monday noon (May 5). Ms. Briggs and Ms. Ortner were asked to help review the draft report. The next FinCom meetings are May 22, 2025 (regular meeting) and June 2, 3, and 4, 2025 (Annual Town Meeting) as needed. Chair Dahlberg will post the notice for the Committee's pre-Town Meeting vote on Articles 18 and 19. Ms. Reed will post the approved minutes. Chair Dahlberg adjourned this meeting at 10:10 p.m.

YouTube: Ctrl+Click to follow link: [May 1, 2025 Finance Committee Public Hearing and Meeting video](#)

Meeting Documents Link: [May 1, 2025 Finance Committee Public Hearing and Meeting packet](#)



Concord Finance Committee
AGENDA ACTION REQUEST

May 22, 2025

4

Correspondence

Mail, letters, emails, presentation, etc.

Requested by: FC Chair

Action Sought: to provide update

Proposed Motion(s)

None anticipated.

Additional Information

Attached are all the emails that have been sent to the Finance Committee email (finance@concordma.gov), since the meeting on May 8, 2025.

Board Action

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

From: dlsgateway@dor.state.ma.us
To: arry_c@yahoo.com; mera.tilley@gmail.com; shriram.bharath@gmail.com; [Carolyn Dee](#); [Michael Gibbons](#); brendan.kemeza@gmail.com; [Meredith Stone](#); yannitsitsas@yahoo.com; [Samantha Perry](#); [TaxCollection](#); [Kerry Lafleur](#); [Shannon McAndrew](#); [Amanda Moore](#); [Mary Hartman](#); [Richard Delorey](#); [Mary Barrett](#); [Ryan Ferrara](#); [Zachary Lamoureux](#); [Anthony Ansaldi](#)
Cc: handfielda@dor.state.ma.us
Subject: Notification of free cash approval - Concord
Date: Friday, May 16, 2025 9:58:07 AM
Attachments: [FreeCashCertification.PDF](#)

Massachusetts Department of Revenue Division of Local Services

Geoffrey E. Snyder, Commissioner

Sean R. Cronin, Senior Deputy Commissioner of Local Services

5/16/2025

NOTIFICATION OF FREE CASH APPROVAL - Town of Concord

Based upon the un-audited balance sheet submitted, I hereby certify that the amount of available funds or "free cash" as of July 1, 2024 for the Town of Concord is:

General Fund	\$15,898,216.00
Enterprise Fund Swim & Fitness	\$4,344,017.00

This certification is in accordance with the provisions of G. L. Chapter 59, §23, as amended.

Certification letters will be emailed to the mayor/manager, board of selectmen, prudential committee, finance director and treasurer immediately upon approval, provided an email address is reported in DLS' Local Officials Directory. Please forward to other officials as you deem appropriate.

Sincerely,



Deborah A. Wagner
Director of Accounts
Massachusetts Department of Revenue

Free Cash Certification
Free Cash Calculation - Fiscal Year 2025

Begin:	
Unreserved Undesignated Fund Balance	18,667,439.00
Subtract:	
Personal Property Tax Receivable	117,698.00
Real Estate Tax Receivable	1,160,145.00
Other Receivables in Deferred Revenue	
	0.00
Total	0.00
Other Receivables, Overdrawn Accounts, Deficits	
Receivables Variances	11,917.00
SR DESIG FD BAL- VISITOR CENTER	4,706.00
SR FY24 MIIA RISK MGMT GRANT	9,978.00
SR TITLE V B FUND BALANCE	12,907.00
SR CWT2118 113 HILLSIDE AVE	4,775.00
SR FEMA URBAN SRCH - FIRE	48,769.00
SR FY09 MPG GRANT FD BAL	3,777.00
SR EEC ARPA GRANT - ALCOTT	110.00
SR EEC ARPA GRANT - CARSEL	1,542.00
SR EEC ARPA GRANT - WILLARD	121.00
SR FEMA URBAN SEARCH RESCUE-FIRE	18,569.00
SR SPED 94-142 FUND BALANCE	49,098.00
SR SPED EARLY CHILD FD BAL	26.00
SR FY23 FF SAFETY EQ GRANT (RADIOS) FUND BALANCE	12,310.00
SR FY24 COMMUNITY PLANNING GRANT	15,000.00
SR FY24 MCOA DIRECT GRANT	6,062.00
SR LIBRARY STAFF GIFT FUND BALANCE	488.00
SR POLICE GIFT FUND BALANCE	10,000.00
SR SPORTS CLINIC	170.00
SR FRIENDS OF SLEEPY HOLLOW CEMETERY GIFT FUND	404.00
CP ROADS PROGRAM ART21ATM18 FUND BALANCE	249.00
CP 26M16 RD IMP BAL	330.00
CP 47M17 17 RD PGM BAL	3,137.00
AF DUE TO STATE FIREARM IDENTIF	3,103.00

Free Cash Certification
Free Cash Calculation - Fiscal Year 2025

AF Undistribute Gross Payroll Exp	9,514.00
AF REGISTRY FILINGS - TREASURER	1,155.00
AF NEW TASK FORCE FUND BALANCE	2,366.00
AF AGENCY - FIRE ODD FUND BALANCE	14,653.00
AF AGENCY - POLICE DETAILS FUND BALANCE	42,620.00
GF Due from housing authority	1,533.00
GF Due from retirement sys	141,987.00
Total	431,376.00
Free Cash Voted from Town Meeting Not Recorded	0.00
Add:	
Circuit Breaker, Other Closed Accounts, Adjustments:	
	0.00
Total	0.00
Deferred Revenue (Credit Balance+, Debit Balance-)	-1,060,004.00
Free Cash Calculation for 2024	15,898,216.00
Reviewed By:	Amy Handfield
Certified On:	5/16/2025

Free Cash Certification
Retained Earnings Calculation - Swim & Fitness - Fiscal Year 2025

Enterprise Fund Number	A-2(1ST)
Type of Enterprise Fund	Pool
Name of Enterprise Fund/Statutory Reference	Swim & Fitness

Part I Cash	5,369,061.00
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Current Liabilities, Designations of Fund Balance:

Accounts Payable	66,537.00
Payroll Payable	0.00
Warrants Payable	0.00
Encumbrances	69,601.00
Expenditures	844,502.00
Continuing Appropriations	0.00
Other Liabilities	
Other Liabilities	44,404.00
Total	1,025,044.00

Cash less Current Liabilities	4,344,017.00
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Part II Retained Earnings, Undesignated	4,344,017.00
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Accounts Receivable (net):

User Fees	0.00
Other Accounts Receivable	
	0.00
Total	0.00

Undesignated Retained Earnings Less Accounts Receivable	4,344,017.00
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Fixed Assets

Debits:

	0.00
Total	0.00

Credits:

	0.00
Total	0.00

Free Cash Certification
Retained Earnings Calculation - Swim & Fitness - Fiscal Year 2025

Fixed Assets Variance (Debits - Credits)	<i>0.00</i>
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From: [Miguel Echavarri](#)
To: [Kerry Lafleur](#)
Cc: bill.kemeza@gmail.com; cdenaro74x@gmail.com; [Mark Howell](#); [Wendy Rovelli](#); cameronmckennitt@gmail.com; [Paul Boehl](#); [Terri Ackerman](#); [Mary Hartman](#); [Anthony Ansaldi](#); [Alyssa Sandoval](#); [finance mail](#); ["Kath, Ryan \(NBCUniversal\)"](#); ["Polk, Justin \(AGO\)"](#); ["Anderson, Deborah \(AGO\)"](#)
Subject: Investigate the Division of Natural Resources and the WP Dredge Design and RFP
Date: Saturday, May 17, 2025 11:27:11 AM
Attachments: [Letter Investigate DNR over the Warners Pond Dredge Bid.pdf](#)

Dear Kerry,

Please **refer** to the attached letter.

The letter asks your office to **investigate** the conduct of our Division of Natural Resources (DNR) as pertains to the Warner's Pond dredge design and RFP. Specifically, was their **conduct** appropriate, did they **waste** \$154K of taxpayer funds and worse, did they **misuse** those funds by designing an **unusable** and unworkable dredge design that was destined to fail and in the process **misled** town committees, the public and MCI? **Finally**, was this intentional or just an epic case of poor project management? Either way, there should be **accountability** because Concord taxpayers entrusted DNR with \$154K of public funds and those funds were wasted.

I understand that these are **serious questions** and they're not asked lightly. But as you'll see by the attached letter and footnotes, it appears DNR may have **misled** MCI into accepting pond sediment as compost for their prison farm (the sediment was sand) which then **allowed** DNR to place a sediment disposal site on a restricted part of the prison. DNR then **failed** to ask about security restrictions associated with accessing the site and this raised disposal costs by \$4.5M (on a \$3M project) effectively killing the project. They later **claimed** they didn't know about the restrictions but these claims are **simply not credible** because [1] eleven months prior to the RFP, engineers hired by DNR had to undergo rigorous security checks just to inspect the site and [2] in 2017, MCI specifically told DNR about restrictions. So it's **implausible** DNR didn't know about the restrictions.

Please be sure to **view the video links** shown in the footnotes which provide specific examples of DNR telling the public and town committees that MCI would accept the sediment as compost for their farm, omitting any mention that the sediment was sand. There's also a link of DNR directly telling the public the sediment wasn't sand but muck.

I've reposted that link below – **why** would DNR make this statement unless they meant to purposefully mislead the public? **Why** would they want to mislead the public and **why** are my tax dollars being used to fund departments that are being **dishonest** with the public? At this point it's fair to ask, **what** was their endgame in making these misrepresentations?

[League of Women Voters, Warner's Pond Update, December 8, 2023](#)

Would you please forward this email and letter to the NRC and the CPC?

Sincerely,

Miguel Echavarri

Homeowner – 255 Commonwealth Ave

Subject: Investigate DNR over the Warners Pond Dredge Bid

Dear Kerry,

I'm writing to ask your office to **investigate** Concord's Division of Natural Resource (DNR) to determine whether their **conduct** on the Warner's Pond dredge bid was appropriate and to **determine** whether \$154K of taxpayer dollars were wasted and possibly misused.

Please consider the following.

DNR **convinced** the prison (MCI) into **accepting** pond sediment as **compost** for their farm operations¹. Based on MCI believing the sediment was compost, the Town **placed** its sediment disposal site on prison property. This site (and access to it) became a **vital** part of DNR's dredge design. (*See footnote (1) for video links of DNR statements to various town committees and the public that clearly show MCI was expecting compost, as well as good soil or fertilizer from the pond*)

But here's the thing, the **sediment isn't compost**, it's ~80% sand and thus useless as compost for farm operations. Two sets of laboratory results, based on core samples taken in 2012 and 2018, show pond sediment is primarily sand. In the RFP Addendum, DNR clarified the sediment as "...2% gravel and 78% fine to coarse sand". Previously, DNR and their consultants correctly referred to the sediment as sand². The sediment is obviously sand, **why** would DNR **intentionally mislead** MCI (a major stakeholder in the dredge design) into accepting pond sediment under false pretenses? (*refer to footnote (2) for lab results, addendum, and links to comments made by DNR and their consultants confirming the sediment is sand*)

Further, as shown by the link below, DNR **directly lied** about the sediment at a League of Women Voter's forum on Warners Pond, saying, "...the sediment is muck, it's not sands or gravel or loam or something like that, it's muck". But as discussed above, the sediment is sand.

- [League of Women Voters, Warner's Pond Update, December 8, 2023](#)
- FYI: Muck is a term for organic matter and dead plants that have collected on the surface of a pond bottom. It's very similar to compost. But as noted above, the vast majority of the sediment to be dredged (located below the thin layer of muck on the pond bottom) is sand.

Why make this statement except to **deliberately mislead** the public? For that matter, why did they **mislead** the Community Preservation Committee (CPC) and the Natural Resources Commission (NRC) by telling them the sediment was compost? What was DNR's endgame in telling this lie and making these misrepresentations? (*refer to footnote (1)(a-d)*)

Further, misrepresenting pond sediment to a prison would likely have had **consequences**. Consider a scenario where a bid was accepted and dredging actually began. **What** would've happened if a fleet of trucks arrived at the prison with 30K cubic yards of sand instead of compost? MCI (expecting compost for their farm) would likely have **denied** trucks entry to the site and this would have resulted in equipment, personnel and trucks sitting idle, ultimately **shutting down** the project. And this would have exposed Concord to legal liability from contractors and possibly the state. DNR had to realize this, so why insist on misrepresenting the sediment to MCI, the public and town committees?

Moving on - after obtaining **permission** from MCI (under the false pretenses noted above) DNR's dredge **design** then placed a sediment disposal site on a restricted area of the prison. But DNR **never inquired** about access to the site. Security measures associated with the disposal site would later add \$4.5M to the cost of dredging and **terminate** the project³.

DNR would later **claim** they didn't know about the restrictions and they told the NRC that the restrictions threw a "wrench" into their plans⁴. But these claims are **implausible** because engineers (hired by DNR) underwent rigorous security checks to inspect the site, 11 months prior to the RFP⁵. **Did** DNR believe that restrictions imposed on engineers wouldn't apply to a fleet of 1,000 trucks, dumping 30k cubic yards of sediment? That seems unlikely. Also, as early as 2017, MCI informed DNR of "delivery procedures" that would include "background checks" on all personnel entering the site⁶. Based on these events, DNR **claims** of not knowing about security restrictions are simply **not credible**. Besides, common sense dictates that prisons are restricted areas! (*footnote (4) shows security restrictions, (5)(6) show emails between DNR and MCI about restrictions*)

To recap, DNR spent \$154K to generate an **unworkable design** that was **destined to fail**. And because of misrepresentations made to MCI, the project would've been shut down shortly after dredging commenced. In short, this project was **unviable**. In the process, DNR **misled** the public, MCI, CPC and the NRC, they **wasted** public funds, and **exposed** Concord taxpayers to unnecessary financial and legal risk.

This begs the question, did DNR design the dredge plan to fail and in the process misuse public funds? I'm asking that this be investigated. If nothing else, there should be accountability for the waste of \$154K spent on this fiasco. Especially if public funds were misused, the public trust abused and our community thrown into chaos as a result of these actions.

Can you let me know whether you intend to **investigate** or refer this to an outside state agency? If not, can I at least get answers to **why** DNR told everyone the sediment was compost when it was actually sand? And can someone tell my **why** DNR specifically told me the sediment was muck and not sand?

Sincerely,
Miguel Echavarri
Homeowner – 255 Commonwealth Ave
978-333-0385

Footnotes

¹ On multiple occasions, and to different groups, DNR stated that MCI would receive pond sediment as either **compost, good soil, fertilizer and muck** that can be composted for the prison farm. Links below.

- a) [NRC meeting, September 28, 2022](#) – MCI was going to "... take 30,000 (cubic yards) and use it for compost and, you know, good soil..."
- b) [CPC meeting, December 1, 2021](#) – The sediment "...would be transported to the MCI prison farm fields, where they've agreed to accept it for use in amending their farm fields as fertilizer."
- c) [NRC meeting, November 16, 2022](#) – "...the prison was willing to accept them (the sediment) as compost and they would have been trucked over to the prison farm..."
- d) [Warners Pond Restoration Community Meeting, March 2, 2023](#) – "...the prison was going to accept it (pond sediment) and use it for composting..."

² Lab results and multiple sources (including the town) **confirmed that pond sediment was ~80% sand**. Links below. Please note some links are slow to load.

- a) [Warner's Pond Watershed Management Plan](#), Revised May 25, 2012, Page 25 – Table 5. Unified Soil Classification System for Warner's Pond Sediments - 2012 laboratory results from core samples concluded that Warner Pond sediment was fine to medium sand

-
- b) [Appendix B Laboratory Results](#) – Dredging Feasibility Assessment and Conceptual Engineering Design for Warner’s Pond, Pages 53 to 64 showing sediment results from Materials Testing Inc – 2018 core samples indicated that the sediment was a fine silty soil, DNR would later confirm with contractors bidding the RFP this meant sand.
 - c) [Contractor question 27 on the RFP Amendment](#) – Refer to attachment “ Warner's Pond Restoration Project Addendum No. 1” - Contractors, responding to the dredging RFP, asked for clarification on the “silty soil” referred to in the 2018 core samples; NRD responded that it “...was 2% gravel and 78% fine to coarse sand”. Refer to footnote 2b above.
 - d) [Warner’s Pond Public Forum, October 21, 2021](#) - EA Engineer (hired by DNR) states that “...about 80% of the material is sand based on the grain size analysis that was done as part of the design for this project and so there is while there is a thin layer of organic material relatively speaking to the surface, most of the material will be coarser grained and not nutrient or organic material...”
 - e) [Warners Pond Public forum, October 21, 2021](#) – The Director of Natural Resources (who later states that the sediment is not sand – refer to footnote 3 below) confirms the assessment made by the EA engineer that the sediment is sand, “I would just note that the analysis of what the material is, came from testing what the materials are, with some sediments from coring, so that's where that information is coming from...”

³ [Contractor bid for Charter Construction](#) - Alternative disposal site under Item-11 shows 43K tons (which is 27,000 cubic yards) to be received at the alternative site, this is 90% of total sediment. Cost per cubic yard is \$166/cy, total cost is \$4.5M. Cost to dump sediment at the prison site, \$40/cubic yard. Please note that link from town site is slow in loading.

⁴ [Security Restrictions](#)

- a) [Source](#): 08/24/2022 Emails between multiple people at DNR and MCI – Only after the RFP was issued, and contractors submitted questions about site access, did DNR ask about restrictions. MCI responded in the emails that “*the prison would open the facility for three one-hour time windows each day between the hours of 8:00 am and 3:00 pm during which trucks may enter/leave the prison facility grounds. Up to three trucks may be on the prison facility grounds at any one time.*”
- b) [RFP - Addendum No. 1 - Warner's Pond Restoration Project, Contractor question #11e](#) – Details about security restrictions noted above are included in the RFP Addendum.
- c) [Source](#): Weeks prior to the RFP - July 2022 emails between EA engineer Alex Patterson and MCI Director Jeffery Quick – MCI provided EA with an extensive list of restrictions to be placed on personnel entering the property that included background checks. They also provided the following document, DOC Entry and Security Procedures” –Section 01 80 00. 1.09 E. While the document was extensive, it didn’t reference time schedules nor the number of trucks allowed on the land (as described by footnote 5a).

⁵ [Source](#): September emails between Jeff Quick of MCI and Delia Kay of DNR – DNR had contacted MCI to request permission for town consultants, EA Engineering (EA,) to enter prison grounds to inspect the sediment disposal site. MCI informed DNR that EA was required to submit forms to enter the grounds, undergo background checks and to provide the date, time and duration of their visit. In later emails, MCI informed DNR that EA, upon entering the property, was required to sign-into the facility and would likely require an escort while on prison grounds. As noted, this was eleven months prior to issuance of the RFP.

⁶ [Source](#): 10/24/2017 Email between Jeff Quick of MCI and Lori Capone of DNR – “*The facility will need to coordinate delivery procedure with your contractor which will include background checks for the employees coming on to the site.*”

From: [Enid Hart Boasberg](#)
To: [Miguel Echavarri](#); [Kerry Lafleur](#)
Cc: bill.kemeza@gmail.com; cdenaro74x@gmail.com; [Mark Howell](#); [Wendy Rovelli](#); cameronmckennitt@gmail.com; [Paul Boehl](#); [Terri Ackerman](#); [Mary Hartman](#); [Anthony Ansaldi](#); [Alyssa Sandoval](#); [finance mail](#); [Kath, Ryan \(NBCUniversal\)](#); [Polk, Justin \(AGO\)](#); [Anderson, Deborah \(AGO\)](#)
Subject: Re: Investigate the Division of Natural Resources and the WP Dredge Design and RFP
Date: Monday, May 19, 2025 4:00:56 PM

You don't often get email from harpplayer@comcast.net. [Learn why this is important](#)

Dear Kerry,

These questions raised by Miguel are a cause for grave concern. It is unacceptable for town staff to misrepresent facts to Concord's citizens as well as boards and committees. I certainly don't want my tax dollars being wasted which is apparently what happened with a dredge design that appeared destined for failure. I want to know how the DNR was allowed to waste \$154,000 of tax payer money!

How could the director of the DNR misrepresent the sediment in the pond to MCI, a state prison? That would seem to open up the town to legal liability. Why did she do that? What was the purpose?

All of these questions need to be investigated and answered.

Sincerely,

-Enid Hart Boasberg

On 05/17/2025 11:26 AM EDT Miguel Echavarri <miguel@intelimapinc.com> wrote:

Dear Kerry,

Please **refer** to the attached letter.

The letter asks your office to **investigate** the conduct of our Division of Natural Resources (DNR) as pertains to the Warner's Pond dredge design and RFP. Specifically, was their **conduct** appropriate, did they **waste** \$154K of taxpayer funds and worse, did they **misuse** those funds by designing an **unusable** and unworkable dredge design that was destined to fail and in the process **misled** town committees, the public and MCI? **Finally**, was this intentional or just an epic case of poor project management? Either way, there should be **accountability** because Concord taxpayers entrusted DNR with \$154K of public funds and those funds were wasted.

I understand that these are **serious questions** and they're not asked lightly. But as you'll see by the attached letter and footnotes, it appears DNR may have **misled** MCI into accepting pond sediment as compost for their prison farm (the sediment was sand) which then **allowed** DNR to place a sediment disposal site on a restricted part of the prison. DNR then **failed** to ask about security restrictions associated with accessing the site and this raised disposal costs by \$4.5M (on a \$3M project) effectively killing the project. They later **claimed** they didn't know about the restrictions but these claims are

simply not credible because [1] eleven months prior to the RFP, engineers hired by DNR had to undergo rigorous security checks just to inspect the site and [2] in 2017, MCI specifically told DNR about restrictions. So it's **implausible** DNR didn't know about the restrictions.

Please be sure to **view the video links** shown in the footnotes which provide specific examples of DNR telling the public and town committees that MCI would accept the sediment as compost for their farm, omitting any mention that the sediment was sand. There's also a link of DNR directly telling the public the sediment wasn't sand but muck.

I've reposted that link below – **why** would DNR make this statement unless they meant to purposefully mislead the public? **Why** would they want to mislead the public and **why** are my tax dollars being used to fund departments that are being **dishonest** with the public? At this point it's fair to ask, **what** was their endgame in making these misrepresentations?

[League of Women Voters, Warner's Pond Update, December 8, 2023](#)

Would you please forward this email and letter to the NRC and the CPC?

Sincerely,

Miguel Echavarri

Homeowner – 255 Commonwealth Ave

From: [Paul](#)
To: [Mary Hartman](#); [Mark Howell](#); [Terri Ackerman](#); [Cameron McKennitt](#); [Wendy Rovelli](#); [finance mail](#)
Subject: Letter
Date: Monday, May 19, 2025 11:19:15 PM
Attachments: [SB Finance Committee Letter.pdf](#)

You don't often get email from mac.one@comcast.net. [Learn why this is important](#)

My letter is attached. Please confirm receipt.

Thanks,

Paul Macone

33 Grove Street

Concord

May 19, 2025

To the Select Board and Finance Committee:

In June 2023, Town Manager Kerry LaFleur fired Budget and Purchasing Director Jon Harris. Jon had 21 years of admirable service with the Town and was respected by his peers during his tenure in the Finance Department. I know because I worked with Jon for years on many occasions regarding procurement, large purchases and building projects, to mention a few. At the time of the firing, Jon was responsible for developing budgets, producing budget books, and converting the ERP software from Admins to Munis. Kerry offered Jon \$21,711 to keep quiet about the firing. Soon thereafter and a week after Jon had his lawyer contact the Town to begin discovery about the firing, then Chief Financial Officer Gail Dowd resigned.

Since then, the Town was unable to produce a budget book in FY25 and only produced a marginal budget book in FY26.

As for the ERP conversion, although everything was in place to successfully convert to Munis when Jon left, the Town has had its problems. Because the Town wasn't ready when it decided to go live with Munis in October 2023, the Town has needed to license both Admins and Munis through FY25 at an unexpected and unbudgeted cost of **\$60,360**. To clean up the conversion mess, the Town has paid the consulting firm, CliftonLarsonAllen LLP (CLA), **\$89,579.03** as of May 6, 2025.

During the last three years, the Finance Department has been a revolving door of employees, and there have been recent issues with coming up with a statutorily mandated balanced budget.

Kerry's management decisions have cost the Town **\$150,209.03**, in addition to ongoing turnover problems and demonstrated incompetence in the Finance Department. It seems to me that this isn't good management, and we, the taxpayers, are footing the bill for these avoidable costs and mismanagement.

Paul Macone

From: [Eric Simms](#)
To: [finance mail](#)
Subject: Energy Savings Performance Contract (ESPC) Community Meeting - 5/20
Date: Wednesday, May 14, 2025 10:34:27 AM
Attachments: [ESCO-ESPC-stakeholder-info-meeting-5-20-25.docx](#)
[Concord-ESPC-RFQ-draft 5-12-25.docx](#)

Dear Chair Dahlberg and Finance Committee –

I'm writing to let you know that we'll be holding a meeting next Tuesday, 5/20 (6:00pm, Goodwin Forum CFPL or via Zoom) around the ongoing efforts towards an Energy Savings Performance Contract for Concord. The intent is to provide an update and solicit input and questions from key stakeholders and the community about the process and the draft RFQ. Key stakeholders include Town Administration (TMO, Finance, Procurement), Facilities, Select Board, School Leadership and School Committee, Finance Committee, CMLP, and the Climate Action Committee.

I've attached a draft agenda and the latest version of the draft Request for Qualifications (RFQ) for review prior to the meeting. In addition to Town counsel, we plan to have a few other individuals at the meeting who have knowledge and experience with ESCO/ESPCs to help answer questions. We hope that someone from the Finance Committee will be able to attend the meeting as a key stakeholder.

Note: please do NOT share the draft RFQ beyond the Committee at this point per suggestion of Town counsel – the public will have a chance to learn more about the RFQ during the meeting.

Thanks for the consideration and let me know if you have any questions.

Best,
Eric

Eric Simms
Sustainability Director
Town of Concord
esimms@concordma.gov
978.318.3008

Municipal Building Decarbonization:

Energy Savings Performance Contract (ESPC) Meeting

May.86?8681- .2:66pm

Goodwin.Forum?Concord.Free.Public.Library

Virtual.attendance;

Zoom; <https://us68web.zoom.us/j/43904191685?pwd=qq3MSM1huXhsDsbZxA5DfJLcxQU3Ww7>

Meeting.ID;439.0419.1685.....\.....Passcode;757526

Welcome and Overview

6:00-6:25 pm

A brief review that will include:

- The need to address municipal building energy savings, decarbonization, and improvements
- Why an Energy Savings Performance Contract (ESPC)?
- Where do we stand in the process?

Review of draft Request for Qualifications (RFQ)

6:25-6:45 pm

- Overview of the draft RFQ and standard contract elements, led by Town Counsel (Anderson & Krieger)

Questions and Discussion

6:45-7:15 pm

- Opportunity for key stakeholders and the public to ask questions



Concord Finance Committee
AGENDA ACTION REQUEST

May 22, 2025

4

Liaison Updates

Finance Committee liaisons to provide updates

Requested by: FC Chair

Action Sought: to provide update

Proposed Motion(s)

None anticipated.

Additional Information

Attached is the Concord Finance Committee Liaison Report for the meeting on Thursday, May 22, 2025.

Board Action

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

Concord Finance Committee | Liaison Report

For meeting on Thursday, May 22, 2025

Select Board | Eric Dahlberg

- At May 19th meeting, Select Board made appointments to new Land Use Working Group meeting – see meeting agenda [here](#) for names.
- Intend to further discuss (and potentially vote on) Articles 18 and 19 (related to stabilization funds) at their 5/27 meeting.

Other | Eric Dahlberg

- I am drafting a letter to the Bridge pointing readers to the finalized FinCom annual report. See last page of this liaison report for a draft – for FinCom members’ review and feedback.

School Committee | Pat Geyer

- Recapping May 13th meeting:
 - Committee approved revises use of E&D so that \$350K is reserved for Amenities Building sewer connection plus some extra to put towards future capital projects. Additionally, up to \$50,000 is reserved for mental health services. Any overage will go into the Capital Stabilization fund.
 - The moderator asked if the Schools' Committee wanted to reorder the Amenities Building warrant to place it sooner in the evening of June 3rd--meaning before the budget articles. They indicated they were amenable to that adjustment to ordering.
 - Graduation Day at CCHS is when the sewer capacity will be maxed out. Schools will request a discount on the fee structure. The projected cost of the sewer hook up is \$200,000.

Public Works Commission | Karlen

- Recapping May 14th meeting:
 - The Public Works Commission (PWC) conducted the Stormwater Enterprise Rate Hearing regarding the new fee structure (with residential tiers 1-5 and non-residential tiers 1-10) for the new Stormwater Enterprise Utility Fund.
 - The fees are based on GIS impervious area calculations, and the fund includes a new credit policy (up to 25% for residential, up to 50% for commercial). The residential fees (annual) range from \$41.30 to \$733.49 and the non-residential fees range from \$118 to \$23,347. The total amount to be collected for FY26 is expected to be roughly \$1.1M; the fee structure also allows for a low-income discount for residents already enrolled in certain Town or State financial assistance programs.

The fees will be included on residents' electric / water / sewer / broadband bill issued by the Light Plant. The PWC hopes to begin collection in mid-summer to early fall 2025. PWC commissioners approved the rate structure conditioned on a 6-month status check on the overall process and results.

- Additionally, the PWC heard an appeal by the Regional School District of a preliminary denial of sewer connection regarding the amenities building which is proposed as part of Article 13 for Town Meeting. After urging the District to reach out to the Board of Health to inquire on the appropriate sizing of the sewer connection and flow rate, the PWC postponed its decision to its next meeting, which is June 25.
- Later, the PWC decided not to move Article 32 on the Dover and Darton temporary repair of private way near White Pond at Town Meeting, given changes in the abutters' perspectives on the project. The PWC did, however, decide to keep the abutters' petition open for later discussion.
- Finally, the PWC elected new leadership for FY26; Andrea Solomon will serve as the next PWC chair.

Light Board | Karlen

- Recapping May 14th meeting:
 - The Light Board heard, in the Director's Report, that the Light Plant is ready to go on the Middle School solar project as soon as the School Committee signs their operation agreement.
 - Director Bulger announced that the Light Plant has hired a new financial officer, Nan Okarna, and the Light Plant will be doing the billing services for the new Stormwater Enterprise Fund.
 - Only 9 meters are left to be installed in the Town-wide electric smart meter replacement program.
 - The Light Board reviewed examples of the new time of use (TOU) customer bill format and heard that the public awareness campaign for the new TOU rates, which go into effect January 1, 2026, will begin August 1, 2025.
 - A preliminary review of a new cost of service study (used to support the TOU rates) indicates that electric commercial accounts are still subsidizing residential accounts, a policy decision that was made by the Light Board in 2018.
 - Also, the Light Board discussed several proposed changes to the broadband rate structure – to be continued to the next meeting, which is June 11. Video link to the meeting [here](#).

Last updated: Dahlberg 5/20/25

DRAFT LETTER TO THE BRIDGE 5/22/25
FinCom: Annual Report ready for residents

One of the Finance Committee's most important responsibilities is delivering to Concord residents an annual report on the town's financial condition and on our recommendations on warrant articles with a spending or borrowing component ahead of Annual Town Meeting. This year's report is now available on the town web site [here](#) and is included in the Annual Town Meeting briefing book (starting on page 95).

In producing this year's report, our goal was to make it as concise, informative, and user-friendly as possible. Of note: this year, for the first time, we augment our recommendations on warrant articles by including an estimated tax impact for each, where relevant.

This year's report shows that Concord continues to face substantial financial challenges:

- Our tax base remains overwhelmingly residential, which means we as residents shoulder most of the burden as taxes increase to fund ever more spending and borrowing.
- Our tax levy is edging closer to the state-defined limit. When we hit that limit, we will face a decision to pursue a tax override, which would raise our high taxes even higher, or make urgent spending cuts.
- We continue to take on more debt, which increases the proportion of our budget that goes to debt service and constrains our ability to fund operations.
- Our reserves are lower than recommended levels. We are in a weak position as the likelihood of an economic downturn increases.

We as taxpayers must approach requests for new spending and borrowing carefully. Given the sky-high taxes we pay, we expect the best of everything. There are many worthy causes competing for Concord's limited financial resources.

As always, we welcome your input. Please let us know your thoughts on this year's report and how we can make it better next year.

Eric Dahlberg
Chair, Concord Finance Committee



Concord Finance Committee
AGENDA ACTION REQUEST

May 22, 2025

6

2025 Annual Town Meeting

Review of schedule and expectations for Finance Committee role and anticipated member speaking roles on warrant articles.

Requested by: FC Chair

Action Sought: Seek Approval

Proposed Motion(s)

Discussion Dependent

Additional Information

The Finance Committee will discuss their role and Warrant Articles for the June 2025 Annual Town Meeting. They will be reviewing the anticipated schedule and discuss anticipated FC member speaking roles.

Board Action

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

Concord Finance Committee | Proposed Speaking Roles for 2025 ATM Warrant Articles

For discussion at meeting on Thursday, May 22, 2025

This document summarizes FinCom votes on all 2025 ATM warrant articles that fall under our public hearing scope (that is, any article with a spending or borrowing component) and shows a proposed FinCom speaker for each. A few notes:

- Traditionally, the Finance Committee provides a brief opening statement (typically key points from our annual report). Eric will cover that.
- We are confirmed to speak on several articles as shown in the righthand/yellow column below (noted with “Confirmed speaking role”). Eric has assigned those to himself – but welcomes volunteers.
- We *may* be asked to state our position on other articles – so the proposed speakers listed below are intended to be “on standby” for their article(s). In most cases, the proposed speaker is the FinCom member who drafted the FinCom recommendation narrative for the annual report. These are open for discussion and swaps.

Article	Estimated Tax Change	Finance Committee Recommendation	Narrative owner	Proposed ATM speaker (if needed)
Article 3. Meeting Procedure	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. This article is sponsored by the Finance Committee to ensure that all articles and amendments moved by town meeting are in compliance with the requirements of the Mass. Gen. Laws c. 59, § 21C.	Sri	Eric (Confirmed speaking role)
Article 6. FY25 Budget Line-Item Adjustments	Does not change property taxes.	<i>There is no motion anticipated for this article.</i>	Eric	Eric
Article 7. FY26 Town Budget	\$315 net increase (includes the increase in debt service expense for the new school building as previously approved)	The Finance Committee voted to recommend Affirmative Action on this article by a vote of 12-1. The town budget meets the Finance Committee’s FY26 guideline for spending, which was set at \$33,678,889 , or a 2.85% increase over FY25. During deliberation on this article, Finance Committee questions focused on the increase in spending on joint accounts, debt service, areas for future efficiencies and savings, and concerns about headcount.	Eric	Eric (Confirmed speaking role)

Article	Estimated Tax Change	Finance Committee Recommendation	Narrative owner	Proposed ATM speaker (if needed)																								
<p>Article 8. Debt Exclusion for Road Maintenance</p>	<p>Tax change is per \$1,477,028 of assessed value.</p> <table border="1"> <tr><td>FY26</td><td>\$ 18</td></tr> <tr><td>FY27</td><td>\$ 136</td></tr> <tr><td>FY28</td><td>\$ 255</td></tr> <tr><td>FY29</td><td>\$ 480</td></tr> <tr><td>FY30</td><td>\$ 520</td></tr> <tr><td>FY31</td><td>\$ 519</td></tr> <tr><td>FY32</td><td>\$ 519</td></tr> <tr><td>FY33</td><td>\$ 519</td></tr> <tr><td>FY34</td><td>\$ 401</td></tr> <tr><td>FY35</td><td>\$ 283</td></tr> <tr><td>FY36</td><td>\$ 165</td></tr> <tr><td>FY37</td><td>\$ 47</td></tr> </table> <p>Data by Hilltop Securities. This exempt debt replaces future non-exempt borrowing, reducing net tax impact.</p>	FY26	\$ 18	FY27	\$ 136	FY28	\$ 255	FY29	\$ 480	FY30	\$ 520	FY31	\$ 519	FY32	\$ 519	FY33	\$ 519	FY34	\$ 401	FY35	\$ 283	FY36	\$ 165	FY37	\$ 47	<p>The Finance Committee recommends Affirmative Action on this Article by a vote of 9-3.</p> <p>This article will appropriate a sum not to exceed \$27.5 million to fund a five-year road maintenance program including pedestrian and bicycling safety improvements. The goal of this Article is to frontload investment in our roads to achieve a higher condition of pavement that will be less costly to maintain in the future.</p> <p>Committee members observed that the Town has been borrowing for road maintenance every year using non-excluded debt as part of the Concord Public Works budget. If Article 8 passes, members noted that the Town will be using excluded debt which will give us more headroom towards our Proposition 2 ½ limit. Members acknowledged that this is a lot of money and noted that the Transportation Advisory Committee has submitted a support letter that emphasized the multi-year aspect for road maintenance.</p> <p>Members commented that it has been a focus of this Committee for the last couple of years to try to get people thinking about long-term capital planning. Several Committee members were concerned that this was too much debt to be taken on during a time of economic uncertainty, and some questioned why the Town has not taken better care of its roads given our tax level. Other members looked at the overall cost avoidance of the Article; others asked whether we could wait one year to begin the program.</p>	<p>Karlen</p>	<p>Karlen</p>
FY26	\$ 18																											
FY27	\$ 136																											
FY28	\$ 255																											
FY29	\$ 480																											
FY30	\$ 520																											
FY31	\$ 519																											
FY32	\$ 519																											
FY33	\$ 519																											
FY34	\$ 401																											
FY35	\$ 283																											
FY36	\$ 165																											
FY37	\$ 47																											
<p>Article 9. FY26 Capital Improvement and Debt Plan</p>	<p>\$36 net increase</p>	<p>The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. It includes a number of small and mid-sized capital projects that align with departments' needs and with the Town's bigger picture capital plan. Of note, it includes \$2M in borrowing for pavement management which will not be borrowed if Article 8. Debt Exclusion for Road Maintenance is approved at Town Meeting and subsequently at the ballot box.</p>	<p>Eric</p>	<p>Lois</p>																								
<p>Article 10. Concord Public Schools Operating Budget</p>	<p>\$119 net increase (Includes \$500,000 savings from consolidation of Middle School buildings)</p>	<p>The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. The CPS operating budget met the guidelines for spending issued by the Finance Committee. The recommended budget for FY26 is \$47,632,034 which is \$1,116,321 more than the FY25 budget - or a 2.4% increase.</p>	<p>Dee & Pat</p>	<p>Eric (Confirmed speaking role)</p>																								

Article	Estimated Tax Change	Finance Committee Recommendation	Narrative owner	Proposed ATM speaker (if needed)																						
Article 11. Concord Public Schools Capital Budget	\$119 net increase	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. The CPS operating budget met the guidelines for spending issued by the Finance Committee. The recommended budget for FY26 is \$47,632,034 which is \$1,116,321 more than the FY25 budget - or a 2.4% increase.	Dee & Pat	Dee																						
Article 12. Concord-Carlisle Regional School District Budget	\$114 net increase	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. The CCRSD operating budget met the guidelines for spending issued by the Finance Committee. The recommended budget for FY26 is \$40,384,952, a 3.62% increase over FY25. Concord's assessment for FY26 is \$27,209,557.	Dee & Pat	Eric (Confirmed speaking role)																						
Article 13. Amenities Building	Tax change is per \$1,477,028 of assessed value. <table border="1"> <tr><td>FY26</td><td>\$ 4</td></tr> <tr><td>FY27</td><td>\$ 27</td></tr> <tr><td>FY28</td><td>\$ 27</td></tr> <tr><td>FY29</td><td>\$ 27</td></tr> <tr><td>FY30</td><td>\$ 26</td></tr> <tr><td>FY31</td><td>\$ 26</td></tr> <tr><td>FY32</td><td>\$ 27</td></tr> <tr><td>FY33</td><td>\$ 27</td></tr> <tr><td>FY34</td><td>\$ 27</td></tr> <tr><td>FY35</td><td>\$ 27</td></tr> <tr><td>FY36</td><td>\$ 26</td></tr> </table> Data by Hilltop Securities. Full table in Appendices	FY26	\$ 4	FY27	\$ 27	FY28	\$ 27	FY29	\$ 27	FY30	\$ 26	FY31	\$ 26	FY32	\$ 27	FY33	\$ 27	FY34	\$ 27	FY35	\$ 27	FY36	\$ 26	The Finance Committee voted to recommend Affirmative Action on this article by a vote of 7 to 5. To comply with state regulations regarding bathroom facilities for field athletics and to provide a long-term structure that minimizes environmental impact. Included in the plans are spaces for storage and concessions. The Finance Committee requested additional information regarding the required municipal waste connection (system capacity and connection cost) and was given assurance that the budget is adequate to cover this critical item.	Dee & Pat	Dee
FY26	\$ 4																									
FY27	\$ 27																									
FY28	\$ 27																									
FY29	\$ 27																									
FY30	\$ 26																									
FY31	\$ 26																									
FY32	\$ 27																									
FY33	\$ 27																									
FY34	\$ 27																									
FY35	\$ 27																									
FY36	\$ 26																									
Article 14. Non-Resident Tuition Revolving Fund	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. This article was non-controversial at hearing and has no impact on Town's general budget.	Dee & Pat	Pat																						

Article	Estimated Tax Change	Finance Committee Recommendation	Narrative owner	Proposed ATM speaker (if needed)
Article 15. Facilities Rental Revolving Fund	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. This article establishes a facilities rental revolving fund for Concord Public Schools Facilities. If the Town votes in the affirmative, it will enable the Concord Public Schools to accept fees related to the rental of facilities which will be used to offset costs and maintenance of the facilities.	John	John
Article 16. Authority to Contract for up to Five Years for Selected Items	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. Typically, municipalities are authorized to contract for three year periods. This article will extend that period to five years and provide the town with additional leverage to negotiate better terms and price discounts without needing a separate annual article at each Town meeting.	Paul	Paul
Article 17. Minuteman Regional Technical School District Budget	\$4 net increase	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. As a member of the Minuteman Regional Technical High School District, Concord agrees to pay an assessed share of the regional district's operating budget. The amount of the assessment paid by each town participating in the regional district is determined by a formula established in the regional agreement and relies in part on a four year average of enrollment for member communities. This Article authorizes the payment of Concord's FY25 assessment.	Paul	Paul

Article	Estimated Tax Change	Finance Committee Recommendation	Narrative owner	Proposed ATM speaker (if needed)
<p>Article 18. Creation of Capital and Debt Stabilization Funds</p>	<p>Does not change property taxes but could reduce the annual tax impact of future capital projects.</p>	<p>(Note: no FinCom vote as of 5/22)</p> <p>The Finance Committee voted to defer action on this article until Town Meeting. This article will establish two funds, as follows: (1) Debt Stabilization Fund, for the purpose of offsetting the debt associated with future capital projects, and to transfer \$500,000 from Free Cash into said fund; and (2) Capital Stabilization Fund, for the purpose of funding future capital projects, and to transfer \$100,000 from Free Cash into said fund.</p> <p>The conservative estimate for free cash for FY25 is \$10,400,000. After deducting the cost of Annual Town Meeting 2025 articles that, if approved, would be funded by free cash allocations, the balance of available free cash is forecasted to be \$9,980,094, which is \$1,693,584 above the 6% Target for Free Cash as a % of the prior year's operating budget (\$8,286,510 = 6%). The \$600,000 total for this article would come out of the \$1,693,584 in excess Free Cash, leaving \$1,093,584 in excess free cash above the 6% target.</p>	<p>Lyndsey</p>	<p>Lyndsey</p>
<p>Article 19. Appropriation to General Stabilization Fund</p>	<p>Does not change property taxes.</p>	<p>(Note: no FinCom vote as of 5/22)</p> <p>The Finance Committee voted to defer action on this article until Town Meeting. This article will move the remaining \$1,093,584 in excess in Free Cash above the 6% target to the existing General Stabilization Fund, the current balance of which is ~\$5,000 total.</p>	<p>Lyndsey</p>	<p>Lyndsey</p>
<p>Article 20. OPEB Trust Fund Appropriation</p>	<p>\$11 net increase</p>	<p>The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. Similar to last year, this appropriation comes from the General Fund, the Light Fund, and the Broadband Fund.</p>	<p>Suresh</p>	<p>Suresh</p>
<p>Article 21. OPEB Trust Fund Expense</p>	<p>Does not change property taxes.</p>	<p>The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. The Town appropriates the expenses of the OPEB Trust Fund and pays them directly rather than deducting those expenses from investment earnings.</p>	<p>Suresh</p>	<p>Suresh</p>

Article	Estimated Tax Change	Finance Committee Recommendation	Narrative owner	Proposed ATM speaker (if needed)
Article 22. Retirement Board Stipends	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this Article by a vote of 9 to 3, with 1 abstention. This article will provide the five members of the Retirement Board with an annual stipend of \$4,500 each, paid from the investment proceeds of the Concord Retirement Fund. The Committee raised concerns about setting a precedent of paying committee members for their volunteer service to the Town and providing a stipend even though all service-related costs are reimbursed. These aspects were outweighed by the recognition of the responsibilities of the Board, the stipend is authorized by the Legislature, the funds are paid from the Retirement Fund and not the Town's General Fund, and the Board has difficulty in attracting qualified candidates for membership.	Karlen	Karlen
Article 23. Acceptance of the HERO Act	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. The exemption for disabled veterans is a small token of thanks for the sacrifices made by our neighbors and their families. The assessor will validate each exemption against the Commonwealth statute annually. This Article authorizes the additional exemption for assessor validated disabled veterans.	Paul	Paul
Article 24. Transfer from Middle School Stabilization Fund	(\$107) net decrease	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. The Middle School Stabilization Fund was created to provide a source of revenue to reduce the tax impact during peak years of debt service payments for the Ellen Garrison Building at Concord Middle School. The Article applies \$1,000,000 toward the cost of debt service this year.	Lyndsey	Lyndsey
Article 25. Transfer of Peabody School and Appropriate Funds	Does not change property taxes. (The Free Cash utilized is equivalent to \$11 property tax)	The Finance Committee voted to recommend Affirmative Action on this article by a vote of 7 to 4 with 2 abstentions. These funds will support the insurance, utilities and maintenance of the site for FY26. The Town is forming a committee to review Town needs and available real estate. Recommendations for future reuse or surplus of the three parcels (approx. 20 acres) comprising the Peabody School property will be an outcome of this study.	Don	Don

Article	Estimated Tax Change	Finance Committee Recommendation	Narrative owner	Proposed ATM speaker (if needed)
Article 29. Feasibility of Acquiring 2229 Main Street (NMI Starmet Site)	Does not change property taxes.	<i>There is no motion anticipated for this article.</i>	Kathy	Kathy
Article 32. Betterments for Temporary Improvements to a Private Way - Darton and Dover Streets	Does not change property taxes.	<i>There is no motion anticipated for this article.</i>	Sri	Sri
Article 33. MCI Concord - Planning	Does not change property taxes. (The Free Cash utilized is equivalent to \$27 of property tax)	The Finance Committee voted to recommend Affirmative Action on this article by a vote of 13-1. The article allocates \$250,000 from Free Cash to be used for consultant services associated with the study of the potential reuse of MCI Concord, including potential re-zoning of the parcel. Specific contracts have not been identified, and funds will be allocated by the Select Board.	Don	Don
Article 34. Stormwater Enterprise Fund Expenditures	Does not change property taxes, but the resulting budget will be used to establish a new fee structure for all property owners. That structure has not yet been finalized by the Public Works Commission.	The Finance Committee voted to recommend Affirmative Action on this Article by a vote of 11-3. This Article will authorize the Public Works Commission (PWC) to spend the Fund's FY26 budget. The PWC estimates the FY26 budget to be \$1.06 million and will set the rates and a credit policy at a May 14 public hearing. This new enterprise fund was established at 2024 Town Meeting to recover the costs of repairing and improving our Town's stormwater system (clean and repair drainpipes, culverts, and catch basins; monitor, inspect, and remove pollutants like phosphorous; EPA permit compliance; billing; water quality monitoring; etc.). Several Committee members opposed the Article, citing concerns that a new enterprise fund that will impact property owners during this economic climate, and as the Town's payment-in-lieu-of taxes (PILOT) fee program for non-profits is starting. Most Committee members supported the Article, noting that half of its budget will come from commercial and non-profit properties; the PILOT program is slow to start; and the alternative to passage is drawing from the Town's general fund to pay for Town stormwater repairs.	Karlen	Karlen

Article	Estimated Tax Change	Finance Committee Recommendation	Narrative owner	Proposed ATM speaker (if needed)
Article 47. Community Preservation Appropriation Recommendations	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article (on all projects) by unanimous vote. The total appropriation sought in the article is \$1,450,460. All projects were reviewed and approved by the Town Community Preservation Committee (CPC) and are funded by monies collected as a 1.5% surcharge on property tax bills supplemented by partial state matching funds.	Kathy	Kathy
Article 48. Authorize Expenditure of Revolving Funds under Mass. Gen. Laws 44 § 53 E1/2	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. This is a routine authorization of annual spending limits from Revolving Funds, expenditures made pursuant to the Town’s Revolving Fund By-Law with the approval of the Town Manager	Greg	Greg
Article 49. Light Fund Budget and PILOT Payment	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. This is a routine, non-controversial annual action authorizing the Light Plant to expend its income from operations for the expenses of the Light Plant, and further provides for the transfer of \$451,000 (or some other sum) from the Operating Fund of the Light Plant to be used by the Board of Assessors to reduce the tax levy for the fiscal year ending June 30, 2026.	Greg	Greg
Article 50. Solid Waste Fund Budget	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. This article authorizes the Town Manager to allocate the funds in the Solid Waste Disposal Fund (which are generated from user fees charged for the Town’s curbside recycling program) without the need for further appropriation. This is a routine, non-controversial annual action authorizing the use of the fund to operate the solid waste and recycling collection and disposal program.	Lois	Lois

Article	Estimated Tax Change	Finance Committee Recommendation	Narrative owner	Proposed ATM speaker (if needed)
Article 51. Sewer Fund Budget	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. This article authorizes the Town Manager to use cash on hand in the Sewer Fund and revenue generated within fiscal year 2026 for the operation, maintenance and improvement of the Town’s sewer system. The entire cost of operations, maintenance, capital replacement and renewal are funded by user fees. Currently, about one-third of Concord’s residences and many businesses and institutions are connected to the Town’s municipal sewer system. This has been a routine annual action.	Quazi	Quazi
Article 52. Sewer Improvement Fund Budget	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. The Sewer Improvement Fund is a sub-fund of the Sewer Fund consisting of improvement fees paid by certain properties for connecting to the sewer system. The Article authorizes expenditure from the Fund under the direction and control of the Town Manager for construction and expansion of sewer lines and treatment facility capacity.	Quazi	Quazi
Article 53. Water System Expenditures	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. This article represents a routine annual action related to the Water Fund which is an Enterprise Fund for which the entire cost of operations is borne by user fees. The annual action authorizes the Town Manager to use cash on hand in the Water Fund and fiscal year 2026 revenue for the operation and maintenance and improvement of the Town’s water system.	John	John
Article 54. PEG Fund Budget	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. This article represents a routine annual action related to the PEG Access Fund which is an Enterprise Fund for which the cost of public access via the Minuteman Media Network.	Don	Don
Article 55. Beede Swim and Fitness Center Enterprise Fund Budget	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this article by unanimous vote. This article represents an annual action related to the operating budget of the Beede Center, which is an Enterprise Fund for which the entire cost of operations is borne by user fees.	Peggy	Peggy

Article	Estimated Tax Change	Finance Committee Recommendation	Narrative owner	Proposed ATM speaker (if needed)
Article 56. Appropriate and Transfer Balance of Parking Meter Fund	Does not change property taxes. (The Free Cash utilized is equivalent to \$27 property tax).	The Finance Committee voted to recommend Affirmative Action on this Article by unanimous vote. Last year, the Select Board decided to discontinue the use of parking meters as of June 30, 2023. Funds from the Parking Meter Fund can only be released by a vote of Town Meeting. Affirmative Action on this article will transfer the remaining balance Free Cash and close out this fund.	Lois	Lois
Article 57. Unpaid Bills	Does not change property taxes.	The Finance Committee voted to recommend Affirmative Action on this Article. This is a routine article required by state law, Ch. 44 § 64: Payment of bills incurred in excess of appropriations: <i>Any town or city having unpaid bills of previous fiscal years which may be legally unenforceable due to the insufficiency of an appropriation in the fiscal year in which such bills were incurred may, in the case of a town, at an annual meeting by a four fifths vote.</i>	Sri	Sri
Article 58. Debt Recission	Does not change property taxes.	<i>There is no motion anticipated for this article.</i>	Peggy	Peggy



Concord Finance Committee
AGENDA ACTION REQUEST

May 22, 2025

7

Finance Committee FY25 Goals and Milestones/Schedule

Progress check on Finance Committee schedule and goals

Requested by: FC Chair

Action Sought: to hear update

Proposed Motion(s)

None anticipated.

Additional Information

The Finance Committee Chair Eric Dahlberg has requested this agenda item. The Finance Committee will be reviewing their progress check about goals, including Operations, Capital Budget, Revenue, Financial Policies, Liaisons, Communicating with Taxpayers, and any other item(s).

Board Action

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

FY25 Schedule and Milestones | Version 16 (1 of 2)

May 2024

Priorities:

- Kick-off FY25
- ATM debrief
- Review mission, roles and responsibilities
- Make liaison assignment picks
- Start goals and key issues discussion

Meeting date(s):
Thu 5/23

Jun 2024

Priorities:

- Finalize liaison assignments
- Finalize goals and key issues to monitor
- Recap FY25 guidelines process and preview FY26

Meeting date(s):
Thu 6/20

Jul 2024

Priorities:

- Draft FY26 informational request letters to Town, CPS, CCRSD, and Minuteman to be sent in Sept.
- Notify Town, CPS, CCRSD, and Minuteman that FY26 requests are coming in Aug.

Meeting date(s):
Mon 7/8 w/SB
Thu 7/18

Aug 2024

Priorities:

- Review and approve FY26 guideline inputs/metrics
- Finalize and send FY26 request letters (request responses in Oct).

Meeting date(s):
Mon 8/19 w/SB
Mon 8/19
Thu 8/22 (visits)

Sep 2024

Priorities:

- Q&A with Town, Schools, and Minuteman on FY26 request letters
- Progress check on milestones and goals.

Meeting date(s):
Wed 9/4 (2229)
Thu 9/26

Oct 2024

Priorities:

- Review CPS, CCRSD (with Carlisle FinCom), and Minuteman FY26 budget info
- Kick-off planning for annual report

Meeting date(s):
Thu 10/24

Nov 2024

Priorities:

- 11/7: Review Town FY26 budget info
- 11/7: Review estimated tax impact of preliminary FY26 guidelines
- 11/18: Continue capital planning
- **11/21: Approve FY26 preliminary guidelines**

Meeting date(s):
Thu 11/7
Mon 11/18 w/SB
Thu 11/21

Note: For planning purposes only. All dates are tentative at this time.

FY25 Schedule and Milestones | Version 16 (2 of 2)

Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025
<p>Priorities:</p> <ul style="list-style-type: none"> 12/16: Continue capital planning 12/19: Review revised five-year revenue and cost projections 12/19: Approve final FY26 guidelines 	<p>Priorities:</p> <ul style="list-style-type: none"> Review property tax impact of final FY26 guidelines Public hearing on capital plan [FYI: Deadline for issuing guidelines: 1/15] 	<p>Priorities:</p> <ul style="list-style-type: none"> 2/13: Review FY26 budgets 2/27: Review FinCom-relevant warrant articles (warrant closes 2/19) Draft annual report: Align on sections, section owners, and key dates. 	<p>Priorities:</p> <ul style="list-style-type: none"> Continue drafting annual report Prepare for public hearings on budget articles 	<p>Priorities:</p> <ul style="list-style-type: none"> Hold public hearings: <ul style="list-style-type: none"> Hearing 1 of 3 (4/10): MM, CPC Hearing 2 of 3 (4/15): Town, CPS, CCRSD Continue drafting annual report 4/24: Vote on FinCom-relevant warrant articles 	<p>Priorities:</p> <ul style="list-style-type: none"> Hold public hearings: <ul style="list-style-type: none"> Hearing 3 of 3 (5/1): Enterprise Funds 5/1: Vote on FinCom-relevant warrant articles and finalize annual report (due 5/5) 5/22: Final preparations for ATM 	<p>Priorities:</p> <ul style="list-style-type: none"> Participate in ATM
<p>Meeting date(s): Mon 12/16 w/SB Thu 12/19</p>	<p>Meeting date(s): Thu 1/9</p>	<p>Meeting date(s): Thu 2/13 Thu 2/27</p>	<p>Meeting date(s): Thu 3/27</p>	<p>Meeting date(s): Thu 4/10 (PH1) Tue 4/15 (PH2) Thu 4/24</p>	<p>Meeting date(s): Thu 5/1 (PH3) Thu 5/1 Thu 5/22</p>	<p>Meeting date(s): Mon 6/2 (ATM begins)</p>

Note: For planning purposes only. All dates are tentative at this time.

FY25 Goals | Progress Check

(Last reviewed in March 2025)

Operations

- Hit all target dates for key Finance Committee milestones detailed in big picture schedule (preliminary and final guidelines, 5-year tax projection, annual report, etc.)

Capital

- Develop unified long-term capital plan (Town and Schools)
- Treat capital similarly across budget units

Revenue

- Work with key stakeholders (Select Board, Economic Vitality, 2229 Task Force, MCI Task Force, etc) to identify and prioritize opportunities for revenue generation (outside of the property tax).

Financial Policies

- Support staff initiative to update and document financial policies

Liaisons

- Prioritize areas we flagged for additional attention in FY25 (Minuteman Tech, 2229 Main Street, CPC, etc)

Communications

- Continue focus on communications (with Dee as our liaison)
- Collaborate with Carlisle Finance Committee (especially on CCRSD)
- Make 5-year tax projection and annual report more interactive – allow taxpayers to adjust/estimate impacts

Others?

- Others?



Concord Finance Committee
AGENDA ACTION REQUEST

May 22, 2025

8

Finance Committee Reorganization

Nomination and election of Chair, Vice Chair, Clerk, Vice Clerk, Guidelines Subcommittee Chair, and Guidelines Subcommittee Vice Chair for 2025-2026.

Requested by: FC Chair

Action Sought: Reorganization

Proposed Motion(s)

Discussion Dependent

Additional Information

The Finance Committee will be reorganization by accepting nominations and having an election for Chair, Vice Chair, Clerk, Vice Clerk, Guidelines Subcommittee Chair, and Guidelines Subcommittee Vice Chair for 2025-2026

Board Action

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



Concord Finance Committee
AGENDA ACTION REQUEST

May 22, 2025

9

Farewell to Departing Members

Requested by: FC Chair

Action Sought: provide update

Proposed Motion(s)

None anticipated.

Additional Information

The following Finance Committee members are terming-out off the committee this year:

- Greg Guarriello (2025)
- Dee Ortner (2025)

Board Action

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



Concord Finance Committee
AGENDA ACTION REQUEST

May 22, 2025

10

Next Meeting

Requested by: FC Chair

Action Sought: provide update

Proposed Motion(s)

None anticipated.

Additional Information

The Finance Committee's next meetings are:

- Monday, June 2, 2025, 6:30 PM, Annual Town Meeting
- Tuesday, June 3, 2025, 6:30 PM, Annual Town Meeting (additional dates as needed)
- Late June (date/time TBD), Finance Committee regular meeting

Board Action

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