



Welcome to  
**MAYNARD**

# Special Town Meeting

October 7, 2024

*Fowler School*

*3 Tiger Drive • Maynard, Massachusetts*



# Town Moderator

## Dick Downey

presiding over Special Town Meeting – October 7, 2024

### Select Board

Jeff Swanberg, Chair

Chris DiSilva

David Gavin

Lindsay McConchie

Mike Stevens

### School Committee

Natasha Rivera, Chair

Maro Hogan, Vice Chair

Mary Brannelly

Alexis Fishbone

Hilary Griffiths

### Finance Committee

Jillian Prendergast, Chair

Katie Moore, Vice Chair

Peter Campbell

Nathaniel Dwyre

Linda Holt

Nikhil Rao

Nathan Wigfield

### Town Administrator

Gregory W. Johnson

### Town Clerk

Melissa Pelletier



# Amend the Town General Fund Budget

## Fiscal Year 2025

Article #1

### **MOTION:**

Move to approve Article 1, as printed in the warrant,  
except the words: "to do or act thereon."

### **PURPOSE:**

To amend what was approved at the Annual Town Meeting in May 2024 using updated revenue from the state budget in order to fund contractual obligations and operational needs of town department staffing.



# Amend The Town General Fund Budget Article #1

## Fiscal Year 2025

	<u>Amount</u>	
	<u>Increased/(Decreased)</u>	<u>Total Budget</u>
General Government	\$33,588.00	\$4,122,140.00
Public Safety	-	\$5,631,872.00
Public Works	\$17,000.00	\$2,674,164.00
Culture and Recreation	-	\$655,833.00
Education - Maynard	\$76,000.00	\$22,915,261.00
Education - Maynard	-	\$1,319,213.00
Employee Benefits	-	\$10,075,030.00
Debt Service	\$(2,102,378.00)	\$3,599,833.00
Reserve Fund	-	\$250,000.00
PEG Access	-	\$361,880.00
Total Gen. Fund Expenses	\$(1,975,790.00)	\$51,605,226.00



# Community Preservation Reserve Fund Appropriations

## **MOTION:**

Move to approve Article 2, as printed in the warrant, except the words: "to do or act thereon."

## **PURPOSE:**

To authorize spending on two projects using \$28,466 from the Community Preservation Fund.



# Community Preservation Reserve Fund Appropriations

**Ice House Landing Improvement Phase II:**  
Install additional signage, seating, and plantings.  
**\$8,466**



**Preservation of Lorenzo Maynard Water Trough**  
Move from old fire station to Memorial Park.  
**\$20,000**





# Borrowing Authorization Through Debt Exclusion: New Alumni Field Bleachers and Facilities

Article #3

## **MOTION:**

Move to approve Article 3, as printed in the warrant, except the words: "to do or act thereon."

## **PURPOSE:**

To seek Town Meeting approval (one of two steps required for a debt exclusion) to borrow \$3,400,000.00 for the construction of code compliant bleachers, press box, bathrooms, utility infrastructure, concessions, and ADA accessibility improvements at Alumni Field and its perimeter for a long-term and safe solution that allows for continued school and community use.



# Alumni Field Bleacher Project

## Why the Need for This Project?

- Existing bleachers deemed irreparable, unsafe, are noncompliant, and cannot be certified for use
- Current rental bleachers and porta-potties are not ADA compliant and do not meet plumbing code requirements
- Entryway from Great Road and curb access to municipal parking is not ADA compliant
- Address overdue safety issue for Maynard that continues to become more expensive with further delays
- Noncompliant rental options (bleachers and restrooms) are shortsighted and cost more than a permanent solution:
  - ~\$62,000 per year **before** additional code upgrades
  - ~\$4.4M after 25 yrs (assuming 5% inflation), with no enhancements to Alumni Field Complex
  - Permanent solution paid off in 15 yrs and lasts 50+ yrs



# Alumni Field Bleacher Project

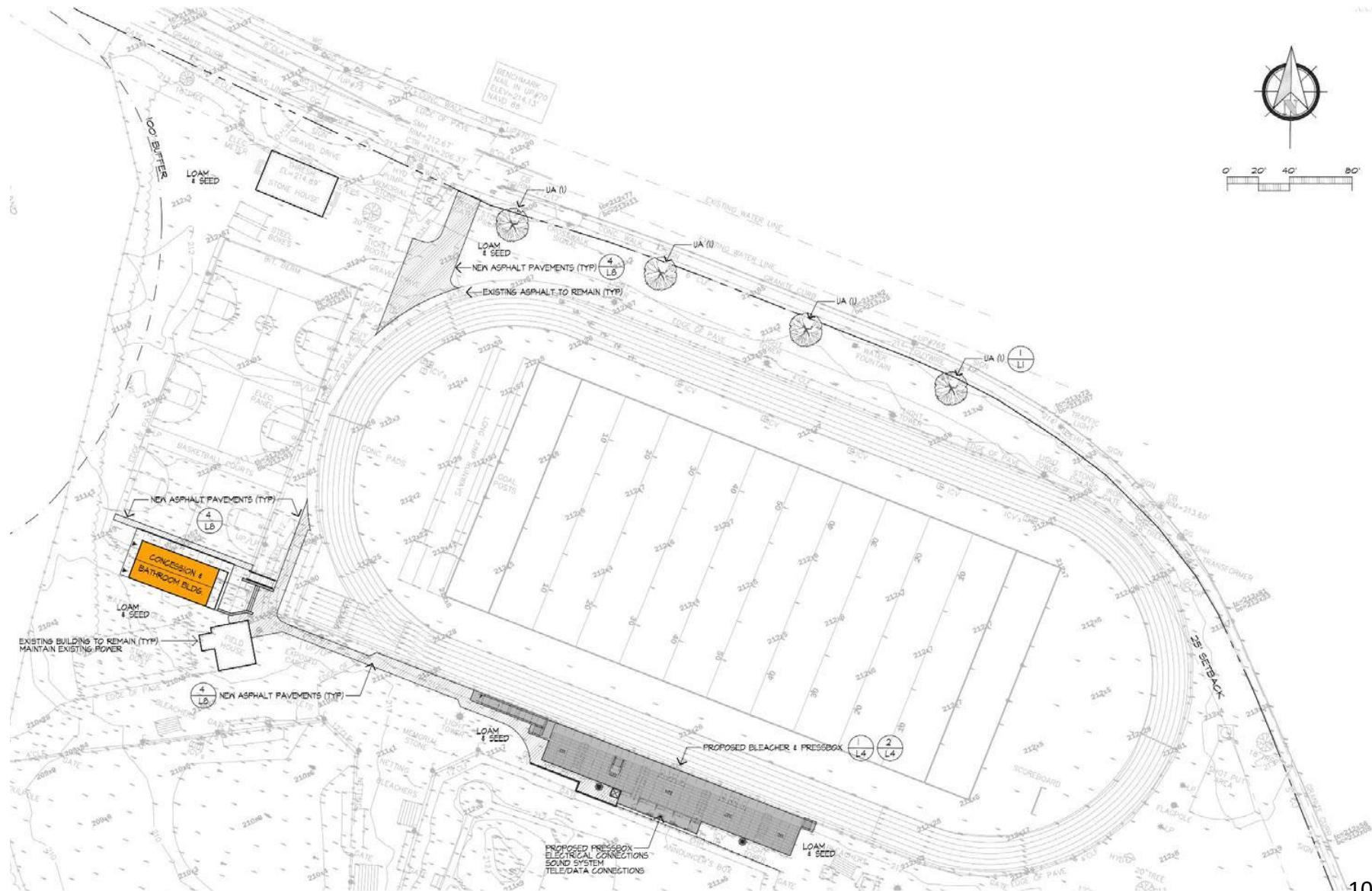


## Features of the Project:

- Accessible bleachers with seating for 750 (300 fewer than current capacity)
- ADA compliant press box with lift for WAVM
- Accessible and code compliant restroom building with room for concessions, includes family restroom, drinking station, and community access to automated external defibrillator (AED) at primary recreation complex
- Accessibility and safety improvements with entryway from Great Road, along with utility improvements
- Investing in permanent, high-quality bleachers and facilities that will last 50+ years
- Future-proofed design to accommodate future expansion of Alumni Field

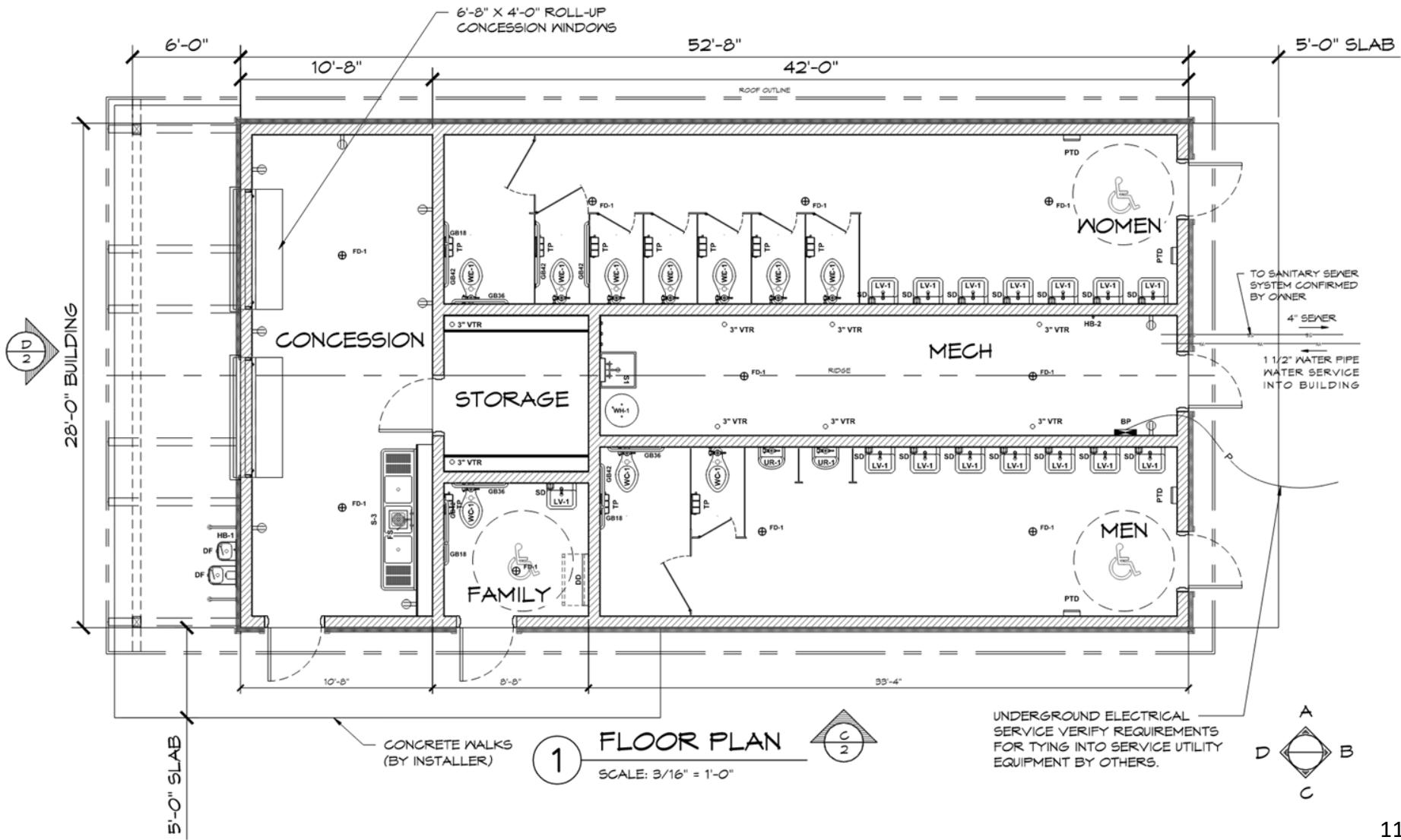


# Alumni Field Bleacher Project





# Alumni Field Bleacher Project





# Alumni Field Bleacher Project

EXHIBIT "A"





# Alumni Field Bleacher Project



## Costs Incurred and Funds Committed Thus Far:

- Since FY23, approximately \$460,000 spent towards project designs, rentals, and project oversight:
  - Project Manager (required under MGL) hired and funded through free cash
  - Project designs funded through CPA and free cash
  - Fence and bleacher rentals funded through free cash
  - Countless hours of work by school and municipal staff funded through operating budgets (not captured)
- **After FY25, there is no funding source remaining** for a temporary or permanent solution



# Alumni Field Bleacher Project



## Financial Considerations for Residents:

- Bond with 3.5% for 15 years. Total cost with interest is ~\$4,559,625
- ~\$70 annually (\$5.83 monthly) for average single-family home valued at \$504,701; Earliest expected tax bill to reflect the proposed new bleachers/facilities would be January 2026
- Unknown – Additional costs to comply with future code changes without a permanent solution
- Unknown – Town legal exposure for delaying solutions to safety and compliance issues
- Revenue – Improved facilities allow for hosting events and tournaments, increasing rental revenue not currently being captured; Visitors also boost local businesses



# Alumni Field Bleacher Project

## Next Steps if Funding Approved:

- **November 2024:** Re-engage with OPM and designer
- **December 2024:** Finalize bid documents
- **January – February 2025:** Contractor bidding
- **March – April 2025:** Shop drawings/submittal process/ permitting process
- **May – August 2025:** Construction
- **End of August 2025:** Project completion



# Alumni Field Bleacher Project

## What Your Vote Means:

- **NO vote** will stall project with no funding to demolish existing bleachers or solution for the press box/electricity
- **YES vote** will require a successful ballot vote within 90 days, with the decision laying with the Selectboard by a  $\frac{2}{3}$  majority vote (4 members instead of 3)



# Water Retained Earnings Transfer for Capital Equipment

## **MOTION:**

Move to approve Article 4, as printed in the warrant, except the words: "to do or act thereon."

## **PURPOSE:**

To transfer retained earnings within  
the Water Enterprise Fund  
to support the outfitting of  
the already acquired utility truck.



# Sewer Retained Earnings Transfer for Wastewater Treatment Plant Analysis

## **MOTION:**

Move to approve Article 5, as printed in the warrant, except the words: "to do or act thereon."

## **PURPOSE:**

To transfer retained earnings within the Sewer Enterprise Fund to support an analysis of the town's wastewater treatment plant's capacity.



# Acquisition of Sewer Utility Easements

## **MOTION:**

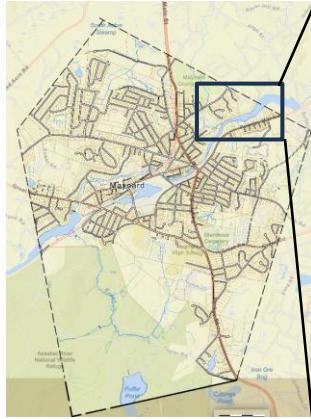
Move to approve Article 6, as printed in the warrant, except the words: "to do or act thereon."

## **PURPOSE:**

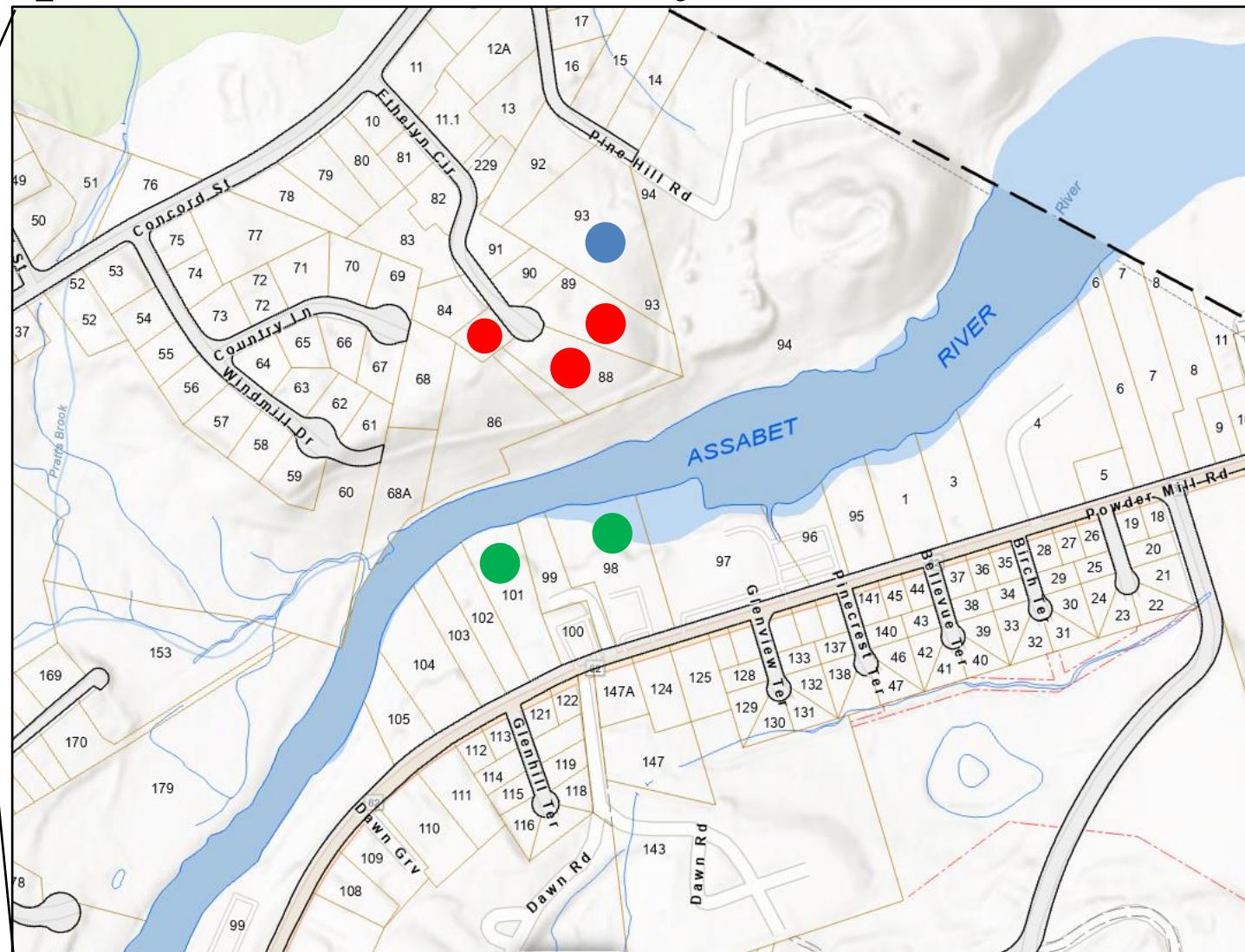
To authorize the acquisition of easements to support the upgrading and enlarging of aspects of the town's pump station network.



# Acquisition of Sewer Utility Easements

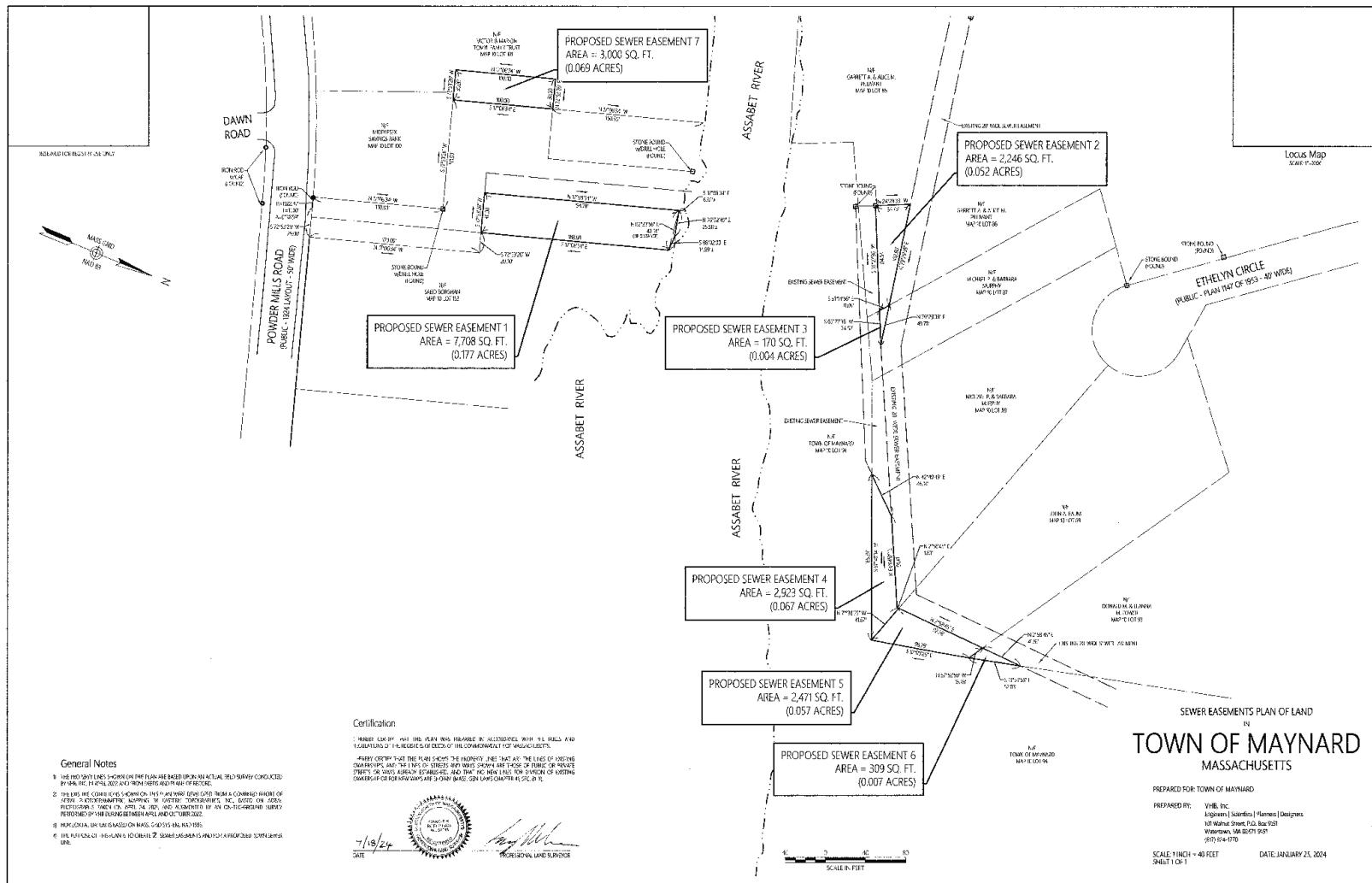


Ethelyn  
**10, 11, 12**  
Pine Hill  
**11**  
Powder Mill  
**70, 76**





# Acquisition of Sewer Utility Easements





# Adoption Of Enterprise Fund For Solid Waste And Recycling Services Program

Article #7

## **MOTION:**

Move to approve Article 7, as printed in the warrant, except the words: "to do or act thereon."

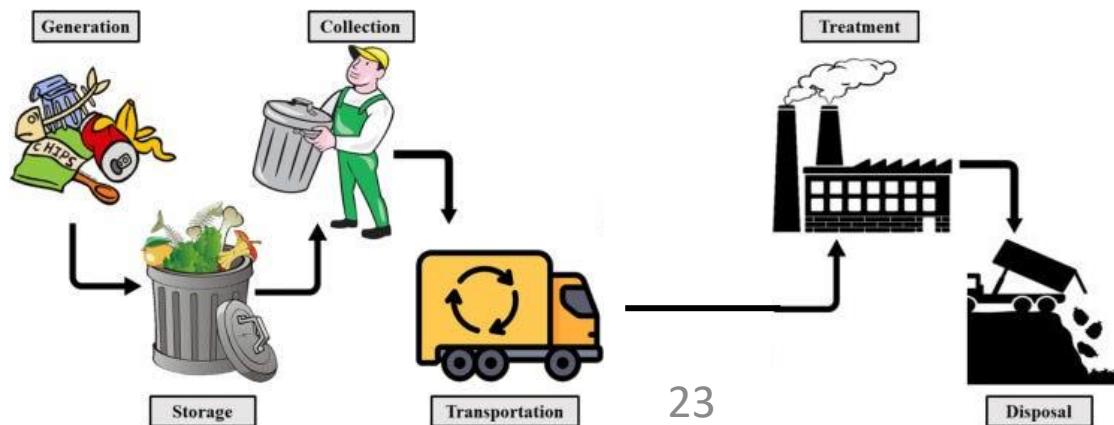
## **PURPOSE:**

The town's Solid Waste and Recycling Task Force recommends the establishment of a new enterprise fund to facilitate efforts towards modernization and efficient management of the town's sanitation program.



# What is an Enterprise Fund?

- Enterprise funds separate the monies spent and collected for the trash and recycling utility from general fund budget into a separately managed fund.
- Enterprise funds allow the town to make projections based on collection and disposal markets, control the rate at which prices go up, and mitigate abuse and inefficiencies.
- Enterprise funds are a financial mechanism that allows the utility to protect the level of services.





# How an Enterprise Fund will Benefit Maynard

- Control costs to town and residents
- Incentivize trash reduction
- Provide flexible and convenient service to residents





# Why Adopt an Enterprise Fund

## Challenges faced by Trash/Recycling Programs

- Lack of timely and complete financial data
- Rising costs for trash/recycling collection, trash disposal, and recycling processing
- Decreasing revenues
- Increasing pressure to reduce waste
- Maintaining long-term financial sustainability
- Create long-term planning and cost control



# Why Adopt an Enterprise Fund

## Benefits of an Enterprise Fund

- Structured to be run like a non-profit business providing quicker response thus reducing costs
- Identifies a total cost and related revenues for a service
- Provides information to analyze the extent to which revenues are covering expenditures
- Retains and maintains investment income and surplus
- Provides useful information to make decisions on user charges and other financing items
- Provides both short and long-term financial perspectives
- Provides program flexibility to adapt to cost fluctuations and market pricing volatility



## Home Rule Petition:

Article #8

# Special Legislation for Liquor License for Maynard Corner Store, 49 Walnut Street

### MOTION:

Move to approve Article 8, as printed in the warrant,  
except the words: "to do or act thereon."

### PURPOSE:

To petition the state to add a package store license  
to the town's quota, to be applied for specifically by  
the Corner Store at 49 Walnut Street.



Welcome to  
**MAYNARD**



*Thank you!*