

Packet

February 12, 2024

7:00PM



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

MICHAEL F. MCCALL
TOWN MANAGER
TEL. (508) 358-3620
www.wayland.ma.us

SELECT BOARD

ANNE BRENSLEY
THOMAS J. FAY
ADAM G. GUTBEZAHL
CAROL B. MARTIN
WILLIAM D. WHITNEY

SELECT BOARD

Monday, February 12, 2024

7:00pm

HYBRID

**Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA**

Agenda

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate. All topics may be subject to deliberation and vote

One may watch with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>.

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and via remote means, in accordance with applicable law. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

- 7:00 pm 1. Call to Order, Review Agenda for Public
- 7:05 pm 2. Announcements and Public Comment
- 7:10 pm 3. Town Clerk: Brief update from Town Clerk, Trudy Reid, on early voting, Presidential Primary
- 7:15 pm 4. Appointments to Committees: Interview, discuss and potential vote to appoint:

<u>Committee</u>	<u>Potential Appointee</u>	<u>Term End Date</u>
Community Preservation Committee	Mike Lowery	06/30/2025

- 7:30 pm 5. Executive Session
 - a) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3), to discuss strategy with respect to collective bargaining, relating to a Step 3 grievance with the International Association of Firefighters, AFL-CIO Local 1978.

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- b) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to litigation related to MCRT Investments, LLC vs. Wayland Zoning Board of Appeals, HAC 2023-5.
 - c) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to litigation: the Board will discuss strategy regarding the national opioid multi-district litigation settlement allocation of funds.
 - d) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (7) to review and approve the executive session minutes of February 5, 2024 with the intent to hold said minutes.
- 8:45 pm
- 6. 2024 Annual Town Meeting (ATM): discussion of ATM topics, including but not limited to:
 - a) Invite attendance by Susan Weinstein, Chair of Community Preservation Committee to discuss the following articles below:
 - b) Review, insert and determine a position on articles, including but not limited to:
 - 1. J: Surface Water Quality Committee Budget
 - 2. P: CPA: Set Asides and Transfer
 - 3. DD: CPA – Affordable Housing Consultant Services
 - 4. EE: CPA – Open Space Projects: Improvement at Pine Brook Conservation Area; Biocontrol of Purple Loosestrife at Cow Common; and Conservation Restriction, House Demolition, and Trail Construction for 27 Sherman's Bridge Road with Archaeological Monitoring
 - 5. FF: CPA – Historic Preservation Projects: Preservation Materials for Town's Historic Collection; Preservation of Town Permanent Records and HVAC System at Grout-Heard House
 - 6. GG: CPA – Historic Preservation Project: Restoration of Stone's Bridge
 - 7. HH: CPA – Recreation Project: Improvements at Cochituate Ball Fields
 - 8. II: CPA – Recreation Project: Wayland Community Pool Rehabilitation
- 9:30 pm
- 7. Capital Budget Presentation: discussion of FY2025 Capital Budget, Five-Year Capital Plan and list of current capital appropriations
 - a) Invite attendance by Brian Keveny, Finance Director and John Bugbee, Assistant Town Manager
- 9:50 pm
- 8. Energy Choice/Community Aggregation: Discuss and vote to adopt guidance from Peregrine Energy Group and Energy and Climate Committee and to authorize the Town Manager to establish Renewable Energy Certificates
- 10:00 pm
- 9. Talbot Mills Dam: Discussion and potential vote to authorize the Town Manager to compose a letter to support the removal of the Talbot Mills Dam in Billerica, MA.

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- 10:10 pm 10. MBTA Communities Zoning: Discussion and possible vote to authorize the Town Manager to refer the draft MBTA Zoning by-law article back to the Planning Board for further revision
- 10:15 pm 11. Town Manager's Report
a) Town Manager Review/Evaluation – next steps
b) Facilities update
c) Recap since last meeting
- 10:25 pm 12. Consent Calendar:
a) Review and vote to approve listed items
b) Discuss, consider, and potentially act on items removed from Consent, if any
- 10:30 pm 13. Minutes
a) Review and approve the minutes of January 22 and February 5, 2024.
- 10:35 pm 14. Review Correspondence
- 10:40 pm 15. Select Board Members' reports and concerns
- 10:45 pm 16. Topics not reasonably anticipated by the Chair 48 hours in advance, if any
- 10:50 pm 17. Adjourn

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CONSENT CALENDAR

1. Vote the question of approving the request of Broomstones, Inc., 138 Rice Road (One Curling Lane), for an extension of the hours during which alcoholic beverages may be sold until 1:00 a.m. on Saturday, January 27, 2024, for the Francis Dyke Memorial Tournament (Five and Under).
2. Vote the question of accepting a grant (FY24 Firefighter Safety Equipment Grant) from the MA Department of Fire Services, for the Fire Department in the amount of \$19,000.00.
3. Vote the question of approving Town Manager, Michael McCall, as signatory for approving the contract for the Wayland Town Beach Reconstruction Project from M.E. O'Brien & Sons Inc. (of Medway, MA), in the amount of \$299,839.04.
4. Vote the question of approving a One Day Liquor License (Beer and Wine) to Edward Hebert for an event (Family Feud) at Good Shepherd Parish, 99 Main Street, Wayland, MA 01778 on Saturday, March 16th, 2024 from 5:00pm to 10:00pm.

**Town of Wayland
Board/Committee Appointments
Status as of February 9, 2024**

All boards/committees with openings are listed below. Openings created by resignation are included when confirmed by the Town Clerk. Please note that most volunteer positions have a term that ends on June 30. Incumbents may reapply, and all interested volunteers will be considered.

Information on each board and committee (purpose, responsibilities, Chair) can be found on its web page. All board and committee pages are linked here: <https://www.wayland.ma.us/boards>.

Volunteers interested in serving on one of the committees or boards listed below, please send an email explaining your interest and qualifications and a resume/CV to the Select Board c/o Kelsi Power-Spirlet at kpowerspirlet@wayland.ma.us. All positions are appointed by the Select Board unless otherwise noted.

*please note that a redacted version of your resume/CV will become public record upon applying.

Committee	Term Ending Date
Board of Registrars	June 30, 2026
Community Preservation Committee	
Select Board	June 30, 2025
Conservation Commission	June 30, 2026
Cultural Council	
Select Board (multiple positions)	June 30, 2025
Design Review Advisory Board	
Planning Board	June 30, 2024
Dog Control Appeals Board	June 30, 2025
Historic District Commission	
Select Board - Alternate Member	June 30, 2025
Select Board	June 30, 2025
Select Board	June 30, 2026
Housing Partnership	
Select Board	June 30, 2024
Human Rights, Diversity, Equity, and Inclusion	
Non-Voting Member (2 Positions)	June 30, 2024
Voting Member	June 30, 2025
Voting Member	June 30, 2026
Municipal Affordable Housing Trust Fund Board	
Select Board	June 30, 2024
Select Board	June 30, 2025
MWRTA Regional Transportation Authority	June 30, 2024
Planning Board	
Associate	June 30, 2024

Wastewater Management District Commission

June 30, 2026

Wayland Housing Partnership

Select Board

June 30, 2026

Select Board

June 20, 2024

Conservation Commission

June 30, 2026

School Committee

June 30, 2026

Wayland Community Access and Media (WayCAM) Board of Directors

Appointed Director

November 30, 2025

Youth Advisory Committee

Select Board

June 30, 2026

Zoning Board of Appeals

Associate

June 30, 2024

MICHAEL LOWERY

February 6, 2024

Select Board
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

Subject: Request to be Appointed to the Community Preservation Commission

Select Board members:

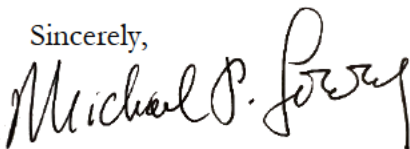
I would like to continue my town service as a member of the CPC. I moved to Wayland in 1975, and have served briefly on the Finance Committee, and for 10 years on the Surface Water Quality Committee, and 10 years on the Board of Public Works (3 as chair). I've also served on the Dudley Area Advisory Committee and the Master Plan Advisory Committee. I'm skilled at listening, innovation, presenting, and achieving consensus.

I am familiar with the Community Preservation Act, allowed uses of CPA funds, and the role and responsibilities of the Commission. I have made a successful application for CPA funds, and successfully presented CPC articles at Town Meeting. I understand the roles of town boards, committees, and commissions as they relate to CPA projects.


I founded, own, and operate Order Processing Technologies, a software firm providing enterprise software to steel and paper companies built with rapid-application-development tools which our firm created. I have four grown children, two who live in town and three grandchildren, two who live in town. My wife Karen and I have lived on the shores of Dudley Pond for 30 years.

I've supported most CPA projects and opposed a few. I promise a proactive and analytical approach to project selection, reviewing projects from other towns, engaging the public in suggesting possible CPA projects and finding the best uses for Wayland's limited CPA funds.

Sincerely,



Mike Lowery



ARTICLE LIST 2024 ANNUAL TOWN MEETING

Article	Article Name	Sponsor	Select Board Assignee	Fincom Assignee	Select Board Vote to Insert	Position Select Board	Position Fincom	Notes
*A	Recognize Citizens & Employees for Particular Service to Town	Select Board	B. Whitney	K. Lappin	4-0-0			
*B	Pay Previous Fiscal Year Unpaid Bills	Select Board	B. Whitney	K. Lappin	4-0-0			
*C	Current Year Transfers	Select Board	B. Whitney	K. Lappin	4-0-0			
*D	OPEB Funding	Select Board	A Gutbezahl	K. Lappin	4-0-0	5-0-0		
*E	Enterprise Fund Budgets	Select Board	A Gutbezahl	B. O'Herlihy	4-0-0			
F	FY25 Omnibus Budget	Select Board	C. Martin	P. Roman	4-0-0			
*G	Fiscal Year 2025 Revolving Fund Expenditure Limits	Select Board	T. Fay	M. Hoyle	4-0-0	5-0-0		
H	Update Personnel Bylaws and Wage & Classification Plan	Select Board	C. Martin	B. O'Herlihy	4-0-0			
*I	Fund Union Agreements	Select Board	B. Whitney	S. Correia	4-0-0			
*J	Surface Water Quality Committee Budget	Select Board	C. Martin	J. Barnett	4-0-0			
*K	Accept Gifts of Land	Select Board	A Gutbezahl	A. Methot	4-0-0			
*L	Capital Stabilization Fund Appropriation	Select Board	C. Martin	K. Lappin	4-0-0			
*M	Choose Town Officers	Select Board	A. Brensley	M. Hoyle	4-0-0			
*N	Hear Reports	Select Board	A. Brensley	M. Hoyle	4-0-0			
*O	Sell or Trade Vehicles and Equipment	Select Board	A. Brensley	M. Hoyle	4-0-0			
*P	<i>CPA: Set Asides and Transfer</i>	CPA	C. Martin	J. Barnett	5-0-0			
*Q	Special Education Reserve Fund	Select Board	A. Brensley	M. Hoyle	5-0-0			
*R	Rescind Unissued Debt	Select Board	T. Fay	K. Lappin	5-0-0	5-0-0		
S	Revise Town Code Chapter 43: Personnel	Select Board	C. Martin	S. Correia	5-0-0			

ARTICLE LIST 2024 ANNUAL TOWN MEETING

T	Amend Zoning Bylaws and Town Zoning Map - MBTA Communities Multi-Family Housing	Planning Board/Select Board	T. Fay	S. Correia	5-0-0			
U	Fire Department Staffing Study	Select Board	B. Whitney	S. Correia	5-0-0			
V	Classification and Compensation Study for All Town Wage Scales	Select Board	B. Whitney	B. O'Herlihy	5-0-0			
W	Loker Elementary School Solar Agreement	Select Board	A Gutbezahl	J. Barnett	5-0-0			
X	Solar Agreements for Town Properties	Select Board	A Gutbezahl	J. Barnett	4-0-1			
Y	To Adopt the Massachusetts Specialized Energy Code	Select Board	A Gutbezahl	J. Barnett	5-0-0			
Z	Appropriation for Engineering Rt. 20 Corridor Roadway Improvements	Select Board	T. Fay	S. Correia	3-2-0			
*AA	Reaffirm Remote Participation at Town Meeting	Select Board	T. Fay	A. Methot	5-0-0			
BB	<i>Revise Town Code 91-1</i>	Town Clerk	A. Brensley	S. Correia				
CC	<i>Revise Town Code 91-2</i>	Town Clerk	A. Brensley	S. Correia				
*DD	<i>CPA – Affordable Housing Consultant Services</i>	CPA	C. Martin	B. O'Herlihy				
EE	<i>CPA – Open Space Projects: Improvement at Pine Brook Conservation Area; Biocontrol of Purple Loosestrife at Cow Common; and Conservation Restriction, House Demolition, and Trail Construction for 27 Sherman's Bridge Road with Archaeological Monitoring</i>	CPA	C. Martin	J. Barnett				
FF	<i>CPA – Historic Preservation Projects: Preservation Materials for Town's Historic Collection; Preservation of Town Permanent Records and HVAC System at Grout-Heard House</i>	CPA	A. Brensley	A. Methot				
GG	<i>CPA – Historic Preservation Project: Restoration of Stone's Bridge</i>	CPA	A Gutbezahl	A. Methot				
HH	<i>CPA – Recreation Project: Improvements at Cochituate Ball Fields</i>	CPA	C. Martin	J. Barnett				
II	<i>CPA – Recreation Project: Wayland Community Pool Rehabilitation</i>	CPA	B. Whitney	A. Methot				

ARTICLE LIST 2024 ANNUAL TOWN MEETING

JJ	<i>Authorize Affordable Housing Trust to Seek Affordable Housing</i>	Wayland Housing Partnership	T. Fay	B. O’Herlihy				
KK	<i>Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial use in a New Business B Zone Subdistrict B-1</i>	Petitioners’ Article	A Brensley	M. Hoyle				
LL	<i>Authorize Affordable Housing Trust to Seek Affordable Housing</i>	Petitioners’ Article	T. Fay	B. O’Herlihy				
MM	<i>Resolution in Support of Changing the State Flag and Seal of Massachusetts</i>	Petitioners’ Article	A Gutbezahl	S. Correia				
NN	<i>Solar Compact Development for Wayland</i>	Petitioners’ Article	B. Whitney	J. Barnett				
OO	<i>Establish Athletic Fields Planning Committee</i>	Petitioners’ Article	B. Whitney	B. O’Herlihy				
PP	<i>Extension of Moratorium on Synthetic Fields/ Artificial Turf</i>	Petitioners’ Article	C. Martin	M. Hoyle				

*Abbreviated Presentation

Article J. Surface Water Quality Committee Budget
Proposed by: Select Board

Estimated Cost: \$30,000

Article Description (final language to be provided by Town Counsel based on description provided):

To determine whether the Town will vote to appropriate funds for the expenses of the Surface Water Quality Committee to be spent under the direction of the Select Board.

FINANCE COMMITTEE COMMENTS: Passage of this article will fund the work of the Surface Water Quality Committee (SWQC) which is cyclical in nature as water treatment requirements and related costs can vary widely from year to year. From a budget perspective this timing and financial variability of expenditures does not fit well with the Town's fiscal year which ends on June 30. For instance, some years the SWQC needs to treat for milfoil and the treatment timetable crosses the fiscal years.

Appropriating funds through an article rather than the budget allows funds to be carried over year to year versus an annual budget allocation that is set prior to the scope of work and estimated costs are identified. The FY25 budget request of \$30,000 represents a \$5,000 increase to accommodate anticipated cost increases.

The Select Board recommends Vote:

ARGUMENTS IN FAVOR: Appropriating funds through an article rather than the budget allows funds to be carried over, improving budgeting and cash flow.

This allocation is not included in the FY25 budget. Without this article, there will be no funds to perform this work.

ARGUMENTS OPPOSED: These expenditures are no different than budget items that do not carry over and should be part of the omnibus budget.

Providing funding through an article versus the budget reduces transparency.

RECOMMENDATION: The Finance Committee recommends Blank. Vote:

QUANTUM OF VOTE: Majority, See Massachusetts General Laws, chapter 40, Section 5.

For more information about this article, contact Town Manager Michael McCall at mmccall@wayland.ma.us.

Article P. Community Preservation Act - Set Asides and Transfer

Proposed by: Community Preservation Committee

Estimated Cost: \$814,141

Article Description (final language to be provided by Town Counsel based on description provided):

1. Set aside for later spending from the Community Preservation Fund (CPF) Uncommitted Fund, in accordance with the requirements of the Community Preservation Act:
 - a. Not less than \$129,870 for open space, but not including land for recreational use; and
 - b. Not less than \$129,870 for historic preservation; and
 - c. Not less than \$129,870 for community housing; and
 - d. \$50,000 for administrative expenses; and
2. Set aside for later spending \$373,731 from the CPF Uncommitted Fund for annual debt service obligations relating to the acquisition of the conservation restriction on Mainstone Farm, as approved by the 2016 Annual Town Meeting; and
3. Transfer \$130,670 from the CPF Community Housing Fund to the Wayland Municipal Affordable Housing Trust Fund.

FINANCE COMMITTEE COMMENTS: This article accomplishes three annual tasks for managing the Town's Community Preservation Fund (CPF):

- a) annual 10% distribution of funds to Community Housing, Historic Preservation, and Open Space — the three purposes as required by the Community Preservation Act (CPA) — and to the Administrative Fund for expenses incurred by the Community Preservation Committee;
- b) reservation of the monies required to fund the debt service on the Conservation Restriction on Mainstone Farm; and
- c) transfer of funds set aside for Community Housing in the Community Housing Fund to the Wayland Municipal Affordable Housing Trust Fund (WMAHTF) that was authorized by the 2014 Annual Town Meeting to provide for the creation and preservation of affordable housing in Wayland.

The CPF is the Town's primary vehicle for financing purchases of open space, undertaking historic preservation projects, and creating and preserving community housing that is affordable for low- and moderate-income individuals and families. CPF monies may also be used for many types of recreation projects as well as costs of administrative expenses and consultant fees associated with appraisals, surveys, studies, plans and similar activities within the scope of the CPA's purposes. The CPF is funded through the local surcharge on real estate, contributions from the State Community Preservation Trust Fund, and interest earned on these amounts. An appropriation from any part of the Wayland CPF must (1) meet statutory criteria for its purpose, (2) be recommended by the Community Preservation Committee (CPC), and (3) be passed by a majority of Town Meeting, or two-thirds majority in the case of borrowing. These set asides and transfers do not increase or impact the Town's property tax rate. The descriptions below correspond with the appropriations listed above.

- a) Annual Distribution of Funds: Within the Wayland CPF, there are four separate pools of money. Three funds hold money designated exclusively for a single purpose, one each for open space, historic preservation, and community housing. Each of these three funds receives at least 10% of the annual contributions, which come from a 1.5% local real estate tax surcharge and from the State Trust Fund yield. The remainder of annual contributions (not more than 70%) is assigned to the Uncommitted Fund, which retains the balance of funds not specifically designated. The monies in the individual purpose funds can only be used for those specific purposes, while the monies in the Uncommitted Fund may be used for any of the three purposes, certain recreation projects, and CPC administrative expenses (such as appraisals, studies, and plans). The first part of this article accomplishes the annual allocation to the three individual purpose funds and a set aside for administrative expenditures.
- b) Debt Service: The 2016 Annual Town Meeting voted to purchase a Conservation Restriction protecting Mainstone Farm from development and preserving it as open space in perpetuity. To accomplish that purchase, the Town incurred debt that is paid exclusively by Community Preservation Fund revenue. This allocation services that debt.
- c) Community Housing Funds Transfer: The WMAHTF was created to address the shortage of affordable housing in Wayland. Funds to be transferred to the WMAHTF this year are those allocated to the Community Housing Fund through the annual distribution cited in paragraph a) and an additional \$800 previously deposited in that fund. The transferred funds retain the same use restrictions as if they continued to be held in the CPF.

The Community Preservation Committee recommends approval. Vote: 6-0-0

The Select Board recommends Vote:

ARGUMENTS IN FAVOR: These set asides and transfer are funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These set asides and transfer do not increase or impact the Town's property tax rate.

- a) The 10% set asides are required by the Community Preservation Act (CPA), but also ensure that the Town continues to balance our community's needs of housing, open space, and historic preservation consistent with the CPA. [The set aside for administrative spending enables the CPC to fund appraisals, plans, studies, and similar expenses that support the CPC's ability to carry out its statutory responsibilities.](#)
- b) Funds set aside from the uncommitted fund are used to pay the debt service obligations related to the Mainstone Farm Conservation Restriction approved at Town Meeting in 2016.
- c) The Town created the WMAHTF in 2014 to facilitate the creation and preservation of housing for people with low or moderate income. Transferring funds to the WMAHTF enables the Town to make progress on affordable housing issues and pursue opportunities for affordable housing with greater flexibility than if tied to the Annual Town Meeting

schedule. The CPA's use restrictions apply to funds transferred from the CPF to the WMAHTF.

ARGUMENTS OPPOSED:

- a) Some may oppose funding the individual purpose funds (open space, historic preservation, and community housing) at the statutory minimum of 10% and would instead devote a greater percentage of the funds to a single purpose, rather than retaining 70% of the revenue in the Uncommitted Fund that can be used for these uses and certain recreation projects.
- b) Some may oppose the amount being allocated for administrative expenses; however, not allocating the funds would negatively affect the CPC's ability to procure appraisals, studies, and similar work to support the CPC's performance of its statutory responsibilities.
- c) Some may oppose the transfer of funds from the CPF Community Housing Fund to the WMAHTF, however, this would be inconsistent with the Town's adoption of the Trust and the practice of transferring funds annually.

RECOMMENDATION: The Finance Committee recommends Blank. Vote:

QUANTUM OF VOTE: Majority – see M.G.L. Chapter 44B, Section 6.

For more information about this article, contact CPC Chair, Susan Weinstein at sweinstein@wayland.ma.us.

Article DD. Community Preservation Act – Affordable Housing Consultant Services

Proposed by: *Community Preservation Committee*

Estimated Cost: \$28,000

Appropriate from the Community Preservation Fund Uncommitted Fund for community housing purposes not more than \$28,000 to be expended by the Town to engage one or more housing consultants over a period of two years to support, coordinate, and advance the Town's affordable housing efforts.

FINANCE COMMITTEE COMMENTS: The Town Planner requested \$28,000 of Community Preservation Act (CPA) funds to cover the cost of hiring one or more outside community housing consultants for FY2025 and FY2026. It is anticipated that substantially all these funds will be utilized to procure services from the Regional Housing Services Office (RHSO) which has been providing community housing services to Wayland since 2018. RHSO currently supports the Town's ongoing efforts to advance community housing through coordination, document review, monitoring, cost certifications, and similar activities for specific projects, as well as through other general services provided to the Town Manager, Town Planner, Wayland Housing Partnership, Wayland Municipal Affordable Housing Trust Fund, and various other community housing stakeholders in Town. RHSO has a proven track record of increasing and preserving affordable housing in Town and several nearby communities. Over the past six years, RHSO's services have been funded with CPA and federally-provided HOME funds (FY2019-2021) and Town funds (FY2022-2024). Most of RHSO's member communities fund all, or a portion, of their annual RHSO service cost with CPA funds.

The Community Preservation Committee recommends approval. Vote: 6-0-0

The Select Board recommends approval. Vote: 0-0-0

ARGUMENTS IN FAVOR: CPA funds may be used for the acquisition, creation, preservation, and support of community housing, as well as the rehabilitation or restoration of community housing that was acquired or created with CPA funds. Using such funds to hire one or more community housing consultants is consistent with this purpose, and was done in Wayland in FY2019-2021 and is currently being done in other RHSO member communities.

This two-year appropriation will allow Wayland to continue to make progress on affordable housing goals, enhance its ability to secure outside funds, and comply with applicable statutes and regulations without having to seek an additional appropriation next year.

ARGUMENTS OPPOSED: If increasing community housing is a Town priority, it should fund a new full or part-time position, perhaps within the Planning Department, to support community housing efforts rather than utilizing an outside consultant.

These funds could be better utilized on another community housing initiative and, in any event, should not be approved for more than one year at a time.

RECOMMENDATION: The Finance Committee recommends approval. Vote: 0-0-0

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 44B, Section [5 or 7].

For more information about this article, contact Community Preservation Committee Chair, Susan Weinstein at sw Weinstein@wayland.ma.us.

Commented [BO1]: Question of S. Weinstein and Town Counsel – should this be "COMMUNITY"?

Commented [BO2]: Question for S. Weinstein and Town Counsel - should this be "during the fiscal years ending June 30, 2025 and 2026"? See wording in the CPC application submitted by the Town Planner.

Commented [BO3]: Question for S. Weinstein and Town Counsel – should this be "community"?

Article EE. Community Preservation Act – Open Space Projects: Improvements at Pine Brook Conservation Area; Biocontrol of Purple Loosestrife at Cow Common; and Conservation Restriction, House Demolition, and Trail Construction for 27 Sherman’s Bridge Road with Archaeological Monitoring

Proposed by: Community Preservation Committee

Estimated Cost: \$65,846

Article Description (final language to be provided by Town Counsel based on description provided):

1. Appropriate from the Community Preservation Fund Open Space Fund:
 - (a) Not more than \$9,065 for installation of granite stairs to access the trails at Pine Brook Conservation Area; and
 - (b) Not more than \$6,000 for a biocontrol project to address invasive purple loosestrife at the Cow Common Conservation Area; and
 - (c) For the property at 27 Sherman’s Bridge Road, not more than \$6,500 for legal fees associated with preparing the conservation restriction and not more than \$3,500 to endow monitoring of the conservation restriction; not more than \$13,781 for construction of an ADA-accessible trail; and not more than \$12,000 for demolition of the existing house; and

2. Appropriate from the Community Preservation Fund Uncommitted Fund for historic preservation purposes not more than \$15,000 to be expended by the Historical Commission for archaeological monitoring of the house demolition and trail construction at 27 Sherman’s Bridge Road.

BACKGROUND INFORMATION: This article presents the Community Preservation Committee’s (CPC) recommendations of the eligible open space projects requested by the Conservation Department and an appropriation for historic purposes associated with the proposed work at 27 Sherman’s Bridge Road.

Replace stairs at Pine Brook: This capital improvement project will replace the deteriorated and unsafe existing stairs at the Pine Brook Conservation Area, which provide access to conservation trails. The stairs are located between 50 and 54 Forty Acres Drive. The new granite steps with handrail will have greater tread depth, reducing the angle of the stairs and supporting access for people who are unable to ascend or descend the stairs because of the current steepness. These long-lasting steps will provide safe access for visitors to the conservation area.

Address purple loosestrife at Cow Common: Purple loosestrife is a highly invasive plant that affects wetland areas, choking out native plant species. This habitat preservation project would introduce *Galerucella* beetles at the Cow Common Conservation Area over a two-year period. The beetles have a record of effectiveness for addressing purple loosestrife and preserving wetland habitats throughout the Commonwealth. The project will be undertaken in collaboration with the Massachusetts Office of Coastal Zone Management, Division of Ecological Restoration.

27 Sherman’s Bridge Road: The 2022 Annual Town Meeting voted to purchase the property at 27 Sherman’s Bridge Road for open space purposes. The property helps to link two conservation

areas, Trout Brook and Castle Hill. This appropriation will resolve outstanding issues at the property as follows.

Conservation Restriction: The CPA requires imposition of a conservation restriction on property acquired for open space purposes. The Sudbury Valley Trustees, a nonprofit land trust has agreed to draft and manage the conservation restriction. Wayland will pay for preparation of the conservation restriction and will pay for monitoring services through an endowment.

ADA Compliant Trail: The Conservation Department will construct an Americans with Disabilities Act (ADA)-compliant trail to connect with an existing trail that approaches a vernal pool on the abutting Trout Brook Conservation Area. ~~At the intersection with the existing trail,~~ The Conservation Department proposes to install an interpretive panel and a bench to observe birds and other wildlife that live in and around the vernal pool. An extension to the new trail will lead uphill, providing visitors with a view of the dramatic glacially-formed landscape of eskers and a deep kettle hole, then loop back around to the parking area.

Demolition: One of the conditions of the purchase and sale was that the existing house be demolished. The Conservation Department does not have sufficient funds to complete demolition of the house and removal of the debris. This additional appropriation will allow that work to be completed in an environmentally-sensitive manner.

State law requires an archaeologist to monitor digging on public lands, which includes land at 27 Sherman's Bridge Road. This appropriation will ensure the Town is in compliance with Massachusetts law and is positioned to identify and document any historical artifacts that may be found from soil disturbance associated with filling in the house foundation and constructing the trail.

The Community Preservation Committee recommends
The Select Board recommends

Vote 6-0

ARGUMENTS IN FAVOR: These projects are funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town's property tax rate.

The granite steps are a needed and enduring improvement to improve safety and enhance access to the Pine Brook Conservation Area trails.

Purple loosestrife has a devastating impact on native plant and wildlife species. The biocontrol of purple loosestrife has a record of effectiveness in Massachusetts without introducing harmful chemicals and requires no physical disturbance of habitat or adverse impact to native wildlife.

State law requires that the new open space asset at 27 Sherman Bridge Road needs to be protected by a conservation restriction. Sudbury Valley Trustees is a longtime trusted partner in land stewardship in Wayland. The new trail will integrate into the broader Wayland conservation

trail system by linking with a vernal pool trail on the Trout Brook conservation area. The portion from the parking lot to the intersection with the Trout Brook trail will comply with the ADA.

Additional funding will complete removal of the existing house from the property, fulfilling the terms of the purchase and sale.

The house demolition and trail construction at 27 Sherman's Bridge Road cannot proceed without an archaeological monitor. This appropriation ~~funds will cover the cost of the~~ archaeologist's services.

ARGUMENTS OPPOSED: Some may see the granite steps as an excessive cost. The existing stairs could be repaired or replaced using less expensive materials and improving access to the trails is unnecessary.

Some may believe that Wayland should keep the purple loosestrife because it adds to the beauty of the wetlands and employ other means than insects of addressing invasive purple loosestrife. Or some may believe that there are other conservation areas that could be a better choice for this project.

Some may suggest ~~that (1) the~~ Town could use a different nonprofit organization for monitoring the conservation restriction, ~~;(2) the~~ property should not be disturbed with a designated trail ~~to improve the conservation experience for those people~~ with mobility disabilities; or ~~demolition funds (3) we should have~~ ~~been designated appropriated funds, or been assured that funds were available elsewhere, when to demolish the house when we approved tthe~~ he property ~~was purchased~~ purchase.

Some might think that the cost of the archaeologist makes the trail project too expensive, and that the trail project should be canceled.

RECOMMENDATION: The Finance Committee recommends Blank. Vote:

QUANTUM OF VOTE:

For more information about this article, contact CPC Chair, Susan Weinstein at sweinstein@wayland.ma.us.

|

Article FF: Community Preservation Act – Historic Preservation Projects: Preservation Materials for Town’s Historic Collection; Preservation of Town Permanent Records; and HVAC system at Grout-Heard House

Proposed by Community Preservation Committee

Estimated Cost: \$157,673

Article Description (final language to be provided by Town Counsel based on description provided):

Appropriations from the Community Preservation Fund Historic Preservation Fund:

- (a) Not more than \$2,673 to be expended by the Wayland Historical Commission for the purchase of supplies and materials for preservation and storage of the Town’s historical artifacts; and
- (b) Not more than \$100,000 to be expended by the Town Clerk, subject to the advance approval of the Wayland Historical Commission, for the rehabilitation, conservation, and preservation of the Town’s permanent records that are more than 50 years old, including but not limited to birth, marriage, and death records, annual street listings, and annual town reports; and
- (c) Not more than \$55,000 to be expended by the Wayland Historical Society for installation of a new HVAC system at the Grout-Heard House and Museum.

BACKGROUND INFORMATION: Community Preservation Act (CPA) funds may be used for the acquisition, preservation, rehabilitation, and restoration of historic resources. This article would fund three historic preservation projects through the Community Preservation Fund Historic Preservation Fund.

- (a) **Supplies for Preservation and Storage of Town Artifacts:** The Town of Wayland sits on land that has been occupied by humans for thousands of years. Artifacts from the past 5,000 years have been discovered in Wayland, collected, and stored in the Archaeology Lab in the Town Building. The Archaeology Lab’s estimated 10,000 individual artifacts may be at risk because of previously-used storage materials and practices. For more than 2 years, volunteers have been implementing professional guidance on current standards for storage and documentation of historic records and artifacts. This appropriation will fund the purchase of additional supplies and materials to continue this important work.
- (b) **Town Permanent Records:** Massachusetts laws require municipalities to maintain certain records in perpetuity. Even when Town permanent records are digitized, the Town is obligated to maintain the original records. Each of these records provides unique information about the Town and its residents. This project helps preserve the recorded history of Wayland, providing a treasure trove of primary source material. While the CPC is supportive of the entire project, the CPC recommends funding of the first phase of this multi-year project due to available monies.
- (c) **HVAC at Grout Heard House:** The Wayland Historical Society (WHS), a not-for-profit organization, needs to replace the heating, ventilation, and air conditioning (HVAC) system to provide the consistent heating and cooling necessary to protect and preserve the 18th-century Grout-Heard House and its more than 5,000 historical resources, located at

12 Cochituate Road. A new HVAC system will enable the WHS to preserve the building and its contents. The WHS has solicited multiple bids to substantiate the anticipated expense and has applied for a Massachusetts Cultural Council Facilities Grant to support the project. If approved, it would provide a 1:1 match and reduce the CPA contribution by half. However, the grant awards will not be announced before Annual Town Meeting, so the CPC recommends funding the entire expense. CPA funds non-Town projects on a reimbursement basis. Any excess funds would be returned to the CPA Historic Preservation Fund.

These projects are funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town's property tax rate. Wayland adopted the CPA to accomplish, in part, projects that preserve the Town's historic resources. The three projects are an appropriate use of CPA Historic Preservation funds.

The Community Preservation Committee recommends approval. Vote: 6-0-0 for preservation supplies and the Town's records; 5-0-1 for the Grout-Heard House project.

ARGUMENTS IN FAVOR: The Historical Commission needs supplies and materials to preserve and maintain the Town's irreplaceable collection of Wayland artifacts. The Historical Commission receives no funding in the Town's budget and has no other funding source.

The Town must preserve certain official records in perpetuity. This article will fund the first year of a multi-year project to organize, rehabilitate, and preserve these historic documents.

The Grout-Heard House preserves and showcases Wayland's history. Maintaining consistent climate control protects the historic house, documents, and artifacts. The funding will enable the Wayland Historical Society to install an efficient, modern system, helping to protect the Museum and its contents.

ARGUMENTS OPPOSED: Even though it is a Town Board, the Historical Commission might be able to solicit private donations to purchase the supplies.

Some might say that the Town just needs to keep the records, but they don't have to be put in good condition.

Although the Wayland Historical Society has obtained multiple bids and applied for a matching grant from the Commonwealth, it might be able to get more favorable bids and pay less for the project than the current estimate.

RECOMMENDATION:

QUANTUM OF VOTE:

For more information about this article, contact CPC Chair, Susan Weinstein at sweinstein@wayland.ma.u



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Community Preservation Act – Historic Preservation **Estimated Cost: \$400,000**
Project: Restoration of Stone's Bridge

Article Description (final language to be provided by Town Counsel based on description provided):

Appropriate from the Community Preservation Fund not more than (1) \$100,000 from the Historic Preservation Fund and (2) \$300,000 from the Uncommitted Fund for historic preservation purposes to be expended by the Town, with the advance approval of the Historical Commission, to restore the entirety of Stone's Bridge.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Community Preservation Act (CPA) funds may be used for the acquisition, preservation, rehabilitation, and restoration of historic resources. This project seeks to restore the historically significant Stone's Bridge. This bridge is along the Henry Knox Trail that in the winter of 1775-1776 brought heavy artillery from Western New York to the Continental Army outside of Boston. The current bridge, constructed about 1858, is one of the oldest surviving bridges of the seventeen Sudbury River crossings between the Saxonville Dam in Framingham and the river's confluence with the Concord River downstream. The bridge is an important regional example of the transition in the pre-Civil War decades from wooden "cart bridges" to dry-laid stone-arch construction. In 1955, flooding and damage from Hurricane Diane caused the bridge to be closed for safety reasons. The U.S. Army Corps of Engineers carried out a plan in 1957 to straighten, widen, and re-channel the Sudbury River farther to the west, so that the end of the bridge that had been attached to the Framingham embankment is now over the river, with no attachment on the west bank in Framingham. Stone's Bridge is therefore accessible only from land in Wayland.

In 2014, the Historical Commission prioritized restoration and stabilization of Stone's Bridge for use of CPA funds. Consequently, Town Meeting has approved historic preservation work on Stone's Bridge twice. At the 2015 Annual Town Meeting (ATM), the Town appropriated up to \$480,000 from the CPA Historic Preservation Fund for the first half (two of four arches) of the Stone's Bridge stabilization project, with the intention of undertaking the remaining two after the first two were completed. The Town then learned that there were substantial cost savings in restoring all of the four arches at once, as much of the cost involves set-up labor and work prior to the actual restoration work. The 2019 ATM appropriated a further \$300,000, drawing \$100,000 from the Historic Preservation Fund and \$200,000 from the Uncommitted Fund for historic preservation purposes. The total appropriation of \$780,000 remains earmarked for this project in the Community Preservation Fund.

To enhance the Stone's Bridge area and experience, the 2015 ATM also approved \$332,000 for the acquisition of the abutting property at 246 Stonebridge Road for open space purposes., which included funding for demolition and removal of the existing structures. The Town acquired the property in June 2015. To further utilize the area, the 2018 ATM appropriated \$75,000 in CPA funds to construct a canoe and kayak launch with walkway and steps at 246 Stonebridge Road. The non-motorized boat launch project was abandoned after determining that the Wayland side of the river is unsuitable for that purpose.

Despite the Town's efforts, the project has not been undertaken. There have been delays related to environmental issues associated with disturbing mussels at the base of the footings. And twice the Town bid the project and twice the winning bidder didn't sign a contract. Due to labor and material cost increases, this article seeks a final appropriation of up to \$400,000 to undertake and complete the restoration and preservation project.

The Community Preservation Committee (CPC) questioned the total cost of the stabilization project and the municipal responsibility for the bridge. Regarding the cost, the CPC defers to the Permanent Municipal Building



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

Committee and the Historical Commission, which has prioritized this project for nearly a decade. Regarding the location, the Town investigated the Town boundary line with Framingham at Stone's Bridge. (To be clear, this bridge is different from the Stonebridge/Potter Road bridge that was the subject of a road construction article at the 2022 ATM.) The Town Surveyor has confirmed that the Town of Wayland owns the eastern half of Stone's Bridge, i.e., from the end of the second arch back to the Wayland shore. This marks the approximate middle of the river circa 1858. Other sources indicate that the dividing line is further out the bridge. However, although approximately half of the bridge structure extends over the Town boundary, the only access onto the bridge is from Wayland.

Framingham has recently adopted the CPA and the CPC was hopeful that our neighbor would be amenable to sharing the cost of restoration. Through informal discussions with Framingham, the CPC learned that the bridge is not on its current list of priority CPA projects so would not be eligible for consideration at this point. It may be possible to receive CPA funds from Framingham in the future. Regardless, the Town of Wayland will seek to enter into an intermunicipal agreement allowing the project to proceed without liability to or interference from the Town of Framingham as a condition of allocating CPA funds for the bridge restoration.

From the beginning of this process, the Historical Commission has advocated restoration of the entire bridge. The bridge is accessible only from Wayland. Rehabilitating only half of the bridge would be risky. If the part of the bridge across the town's boundary is not restored, its further deterioration will endanger the remainder of the bridge.

Further delays risk additional deterioration and additional costs for the work, which has continued to get more expensive. The Permanent Municipal Building Committee considers this a priority and is prepared to put the project out to bid and get the work underway.

The CPC strongly believes the project needs to move forward now. To that end, the CPC would require that the bid solicitation, whether in the form of a Request for Proposals or other process, be issued within three (3) months of this article's approval by Town Meeting.

The Wayland Historical Commission and the Wayland Historical Society submitted letters in support of this project, in addition to numerous letters and a petition from Wayland residents in support of the project.

In consideration of the long-term interest in completing this project, the bridge's historical significance, the Historical Commission's and community's unwavering support, the CPC's requirement of prompt action, and that it will be funded with monies already collected and will therefore not impact the tax rate, the CPC recommends this final appropriation for the restoration of Stone's Bridge.

ARGUMENTS IN FAVOR

This project will be funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town's property tax rate. Wayland adopted the CPA to accomplish, in part, the acquisition, preservation, rehabilitation, and restoration of historic resources. Stone's Bridge is an irreplaceable historic resource.

The Town has demonstrated nearly 10 years of interest in seeing this project through and has been willing to devote substantial funds toward the bridge's restoration and preservation. The longer we wait, the more the bridge will be at risk of collapse and the more expensive the project will be.

The Town purchased abutting property so that the bridge would be more accessible and could be enjoyed by more people. Once made safe, the Stone's Bridge area with its open space and scenic view will be an attractive community destination.



TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
Attach extra pages if necessary

ARGUMENTS OPPOSED

Even though Stone's Bridge is accessible by land only from Wayland, some may say that the Town should restore only the parts of the bridge that are fully within its borders, even if that means that the restored section is at risk as the remainder of the bridge deteriorates.

Some may say that the Town shouldn't devote so much CPA Historic Preservation fund monies to a single project, even though the bridge has great historical significance from the Revolutionary War and pre-Civil War eras for Wayland and the region.

Contact Information for Publication in Warrant

Contact Person Name: Susan Weinstein **Contact Person Phone:** 978-302-8866
Contact Person Town Email: sweinstein@wayland.ma.us

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit Article: 6-0 **Date of Board Vote:** 1/11/2024

Signature of Board Chairperson: _____ **Date:** 1/16/2024



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

Article Title: Community Preservation Act – Recreation Projects: Estimated Cost: \$450,000
Improvements at Cochituate Ball Fields and Wayland
Community Pool

Article Description (final language to be provided by Town Counsel based on description provided):

Appropriate from the Community Preservation Fund Uncommitted Fund for recreation purposes

- (a) not more than \$154,000 to be expended by the Town for improvements to the softball fields at the Cochituate Ball Fields; and
- (b) not more than \$296,000 to be expended by the Wayland Community Pool to rehabilitate the pool and associated infrastructure.

Background Information (to be used by Finance Committee to draft its recommendation. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

Community Preservation Act (CPA) funds may be used for the acquisition, creation, preservation, restoration, and rehabilitation of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land for recreational facilities such as a park, playground, or athletic fields. CPA recreation funds cannot be used for horse or dog racing; the use of land for a stadium, gymnasium, or similar structure; or artificial turf. Recreation projects are funded through the Community Preservation Fund Uncommitted Fund.

a. Cochituate Ball Fields

This article seeks appropriation of up to \$154,000 to fund a variety of improvements to the softball fields at the Cochituate Ball Fields at 40 West Plain Street. These improvements include design fees, installation of backstops and ADA-compliant bleachers, and related infrastructure improvements. The Town has been developing a project to install dugouts for both of the softball fields at the Cochituate Ball Fields with funding from the Eliza J. Norton Foundation. This project complements that dugouts project.

ARGUMENTS IN FAVOR

- The Cochituate Ball Fields Improvements project will be funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town's property tax rate.
- The Town has a project in process to install dugouts at the Cochituate Ball Fields softball fields, initiated by a gift from the Eliza J. Norton Foundation. Backstops, ADA-compliant bleachers, and related improvements will further improve the safety, usability, and accessibility of the softball fields.

ARGUMENTS OPPOSED

- Last year, the Town appropriated \$150,000 to rehabilitate and improve the Cochituate Ball Fields outdoor ball court. The Town should allocate this money to recreation facilities in other areas of Wayland.
- This proposal was not initiated by the Recreation Commission or Recreation Department. We should defer to their priorities and these funds might be needed for their future preferred recreation projects.

b. Wayland Community Pool

The ten-lane Wayland Community Pool (WCP), which sits alongside the High School at 258 Old Connecticut Path, is a centrally-located community resource promoting wellness for all ages. Originally constructed as a five-lane pool by a private entity in 1969, it was owned and operated by the Town for a period of time. After the Town decided not to continue operations, the WCP organization opened the current ten-lane pool in 2010. The WCP is organized as a not-for-profit entity. The pool receives no operating support from the Town of Wayland, though the Town pays a use fee for school and camp activities. The Town owns the underlying land, which the WCP leases for \$1 per year.



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

The WCP is an outdoor pool from May through September but also continues its operations under a temporary bubble in the winter. For Community Preservation Act (CPA) purposes, we consider the time that the pool is outdoors and exclude the costs associated with covering and uncovering the pool.

The WCP provides a significant benefit to our community. The pool is used by families and individuals of all ages for outdoor recreation during the summer months, with usage exceeding 500 people per day. The pool is also used by the Wayland High School swim team, Wayland recreational teams, WCP USA team, WCP Masters team, Wayland High School Water Warriors program, Wayland summer camps, lap swimmers, aquatic exercise classes, swim lessons, scuba classes, and lifeguard training. Without the WCP, the Town would have difficulty supporting these functions. It seems unlikely that the Town has the capacity or inclination to construct and run a Town pool, whether at the High School or elsewhere.

This project will fund replacement or rehabilitation of the plumbing infrastructure, toilets and showers in the women's and men's locker rooms, the roof over those showers, starting blocks, a diving board, and handicapped chair lift. This work qualifies for CPA funds, which includes support for "capital improvements, or extraordinary repairs to make assets functional for intended use including improvements to comply with federal, state or local building or access codes...." The work will bring the pool into compliance with health code and disability access requirements and remedy degradation of the infrastructure. The WCP is engaging in fundraising to address additional capital improvements and other costs that are not eligible for CPA funding.

CPA funds can be used for not only swimming pools, but also associated facilities like toilets and showers needed to accomplish the facility's intended purpose. Communities with purely outdoor pools require changing rooms, lockers, toilets, showers, plumbing, lighting, and other infrastructure. Those projects are eligible for full CPA funding, even though they are open only during the summer months. Because those facilities would be necessary if the Wayland Community Pool were open only during the summer months, as is the case with communities with outdoor pools that operate just 3-4 months per year, the Community Preservation Committee (CPC) recommends appropriation of CPA funds for this project without reduction for the non-summer months. Having the CPA support just a portion of the bathrooms, for example, would not make sense because they are needed regardless of the length of time that the pool is open outdoors.

The CPC also voted to provide up to \$30,000 in design funds through the Administrative Fund. CPA funding for non-Town entities is provided on a reimbursement basis following substantiation of costs and payments and verification that the work is completed. Any money that is appropriated but not used will be released back to the Uncommitted Fund.

The Recreation Commission voted to support the project.

ARGUMENTS IN FAVOR

- This project is funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town's property tax rate.
- The Wayland Community Pool serves an important recreation function in the community that the Town cannot meet otherwise. These capital improvements will bring the pool into compliance with relevant codes and improve the safety and functionality of the facilities for families and individuals of all ages.

ARGUMENTS OPPOSED

- Some might say that we shouldn't fund a project at a pool that isn't owned by the Town, even though there is no Town-owned pool to for resident use.



TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

Attach extra pages if necessary

- Some might oppose the scope of the project, as it extends to work beyond the pool itself, but CPA funds have been used throughout Massachusetts to support related facilities like bathrooms, showers, and changing rooms.

Contact Information for Publication in Warrant

Contact Person Name: Susan Weinstein Contact Person Phone: 978-302-8866

Contact Person Town Email: sweinstein@wayland.ma.us

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit Article: 6-0 Date of Board Vote: 1/11/2024

Signature of Board Chairperson: _____ Date: 1/16/2024



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ARGUMENTS OPPOSED

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- This proposal was not initiated by the Recreation Commission or Recreation Department. We should defer to their priorities and these funds might be needed for their future preferred recreation projects.

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TOWN OF WAYLAND

SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING

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The WCP provides a significant benefit to our community. The pool is used by families and individuals of all ages for outdoor recreation during the summer months, with usage exceeding 500 people per day. The pool is also used by the Wayland High School swim team, Wayland recreational teams, WCP USA team, WCP Masters team, Wayland High School Water Warriors program, Wayland summer camps, lap swimmers, aquatic exercise classes, swim lessons, scuba classes, and lifeguard training. Without the WCP, the Town would have difficulty supporting these functions. It seems unlikely that the Town has the capacity or inclination to construct and run a Town pool, whether at the High School or elsewhere.

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CPA funds can be used for not only swimming pools, but also associated facilities like toilets and showers needed to accomplish the facility's intended purpose. Communities with purely outdoor pools require changing rooms, lockers, toilets, showers, plumbing, lighting, and other infrastructure. Those projects are eligible for full CPA funding, even though they are open only during the summer months. Because those facilities would be necessary if the Wayland Community Pool were open only during the summer months, as is the case with communities with outdoor pools that operate just 3-4 months per year, the Community Preservation Committee (CPC) recommends appropriation of CPA funds for this project without reduction for the non-summer months. Having the CPA support just a portion of the bathrooms, for example, would not make sense because they are needed regardless of the length of time that the pool is open outdoors.

The CPC also voted to provide up to \$30,000 in design funds through the Administrative Fund. CPA funding for non-Town entities is provided on a reimbursement basis following substantiation of costs and payments and verification that the work is completed. Any money that is appropriated but not used will be released back to the Uncommitted Fund.

The Recreation Commission voted to support the project.

ARGUMENTS IN FAVOR

- This project is funded through monies already collected through the Community Preservation Act property tax surcharge and revenue from the State Community Preservation Fund. These expenditures do not increase or impact the Town's property tax rate.
- The Wayland Community Pool serves an important recreation function in the community that the Town cannot meet otherwise. These capital improvements will bring the pool into compliance with relevant codes and improve the safety and functionality of the facilities for families and individuals of all ages.

ARGUMENTS OPPOSED

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TOWN OF WAYLAND
SPONSORING BOARD ARTICLE REQUEST FOR TOWN MEETING
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Contact Person Town Email: sweinstein@wayland.ma.us

Proposing Board Information

Board Name: Community Preservation Committee

Board Vote (Quantum) to Submit Article: 6-0 **Date of Board Vote:** 1/11/2024

Signature of Board Chairperson: _____ **Date:** 1/16/2024



Capital Project Plan Fiscal 2025 – Fiscal 2029

Town of Wayland

February 12, 2024

Specific Challenges FY25 through FY29

- Town Facilities
 - Town Building Improvements.
 - Need to develop 20-year capital plan for all Town / School Properties.
 - Completing open capital appropriations.
 - Having adequate staff to quantify costs and implement work schedules.
- Fields
 - Evaluating potential new grass fields.
 - Turf Field Moratorium will expire soon.
- School Facilities
 - Elementary schools feasibility / Possible new construction.
 - Need to determine next significant School Building Renovation or New Construction.

Specific Challenges FY25 through FY29

- Water Supply
 - Potential MWRA Connection / water supply upgrades.
 - Water Departments is currently developing 10 year operating plan.
 - Funding for MWRA costs can be funded by MWRA loans, issuing bonds, water rates and General Fund Subsidies.

Capital Revenue- Historical / Recommended

CIP Development

Capital Project Process

Preparation Process
Departmental Submissions
Review Submissions
Prioritize CIP's
Review Outstanding Capital
Adhere to Revenue Budget
Prepare Five Year Plan

Capital Financing Process

Financial Indicators
Year to Year Budget \$ Increase
Year to Year Budget % Increase
Year to Year Tax \$ Increase
Levy vs Excluded Debt
Tax Rate
Unused Levy
Debt as % of Budget
Total Bonds Payable as % of Budget

Estimated Omnibus Capital Revenue by Category

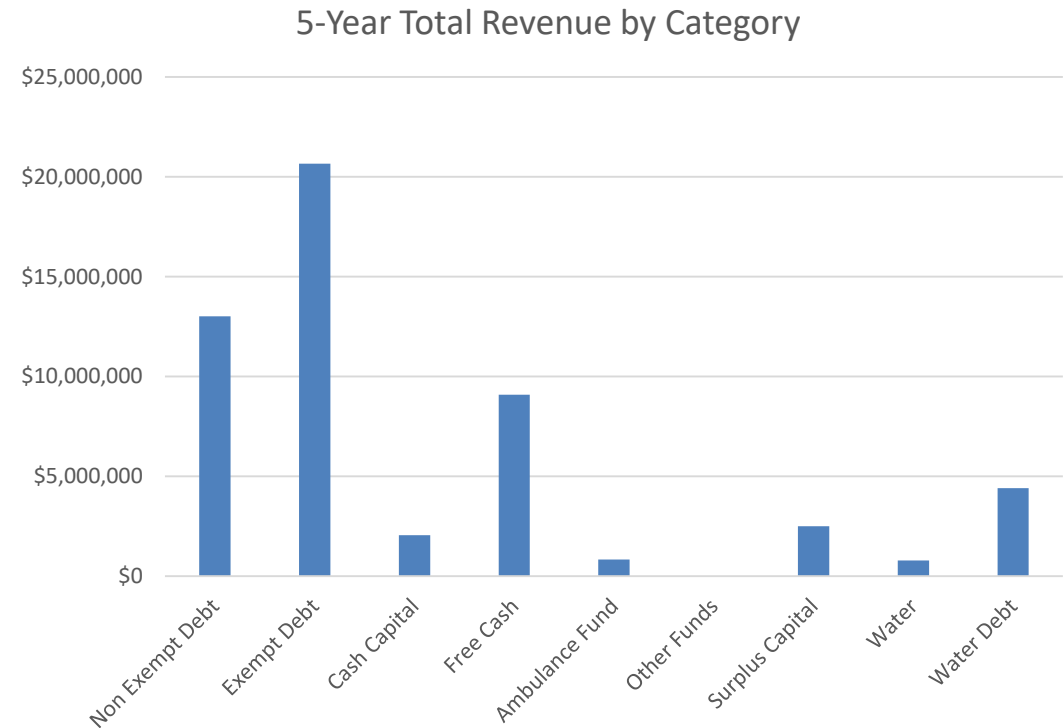
Capital Funding Revenue Budgets	
Funding Source Category	Annual Budget
Cash Capital	\$.600M-\$800M
Free Cash	\$1.5M-\$2.0M
Debt within Levy	\$3.050M
Prop 2 1/2 Excluded Debt	TBD
Ambulance Fund	\$.200M
Other Funds	\$.200M
Chapter 90	\$.500M
CPA Funds	\$.500M
Water Fund Revenue	\$.100M
Water Fund Reserve	\$.100M
Wastewater Revenue	\$.050M
Wastewater Reserve	\$.050M

Historical CIP Revenue Budgets

CIP Budget / FY-20-24 Avg.

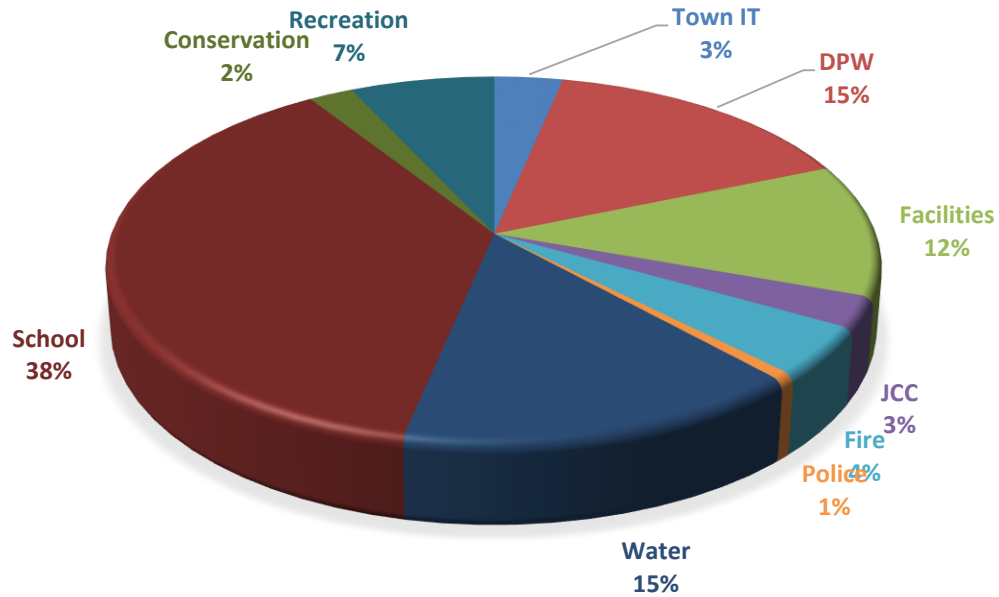
Five Year Avg.			
Annual Revenue - \$000	5-Year Avg.	% of Avg.	Annual Estimate
Total Debt	\$6,733	63.13%	\$5,000
Cash Capital	\$411	3.85%	\$600
Free Cash	\$1,816	17.03%	\$2,000
Ambulance Fund	\$167	1.57%	\$200
Other Funds	\$0	0.00%	\$0
Surplus Capital	\$498	4.67%	\$0
Water	\$158	1.48%	\$200
Water Debt	\$881	8.26%	\$500
Totals	\$10,665		\$8,500

Historical 5-Year Revenue Categories

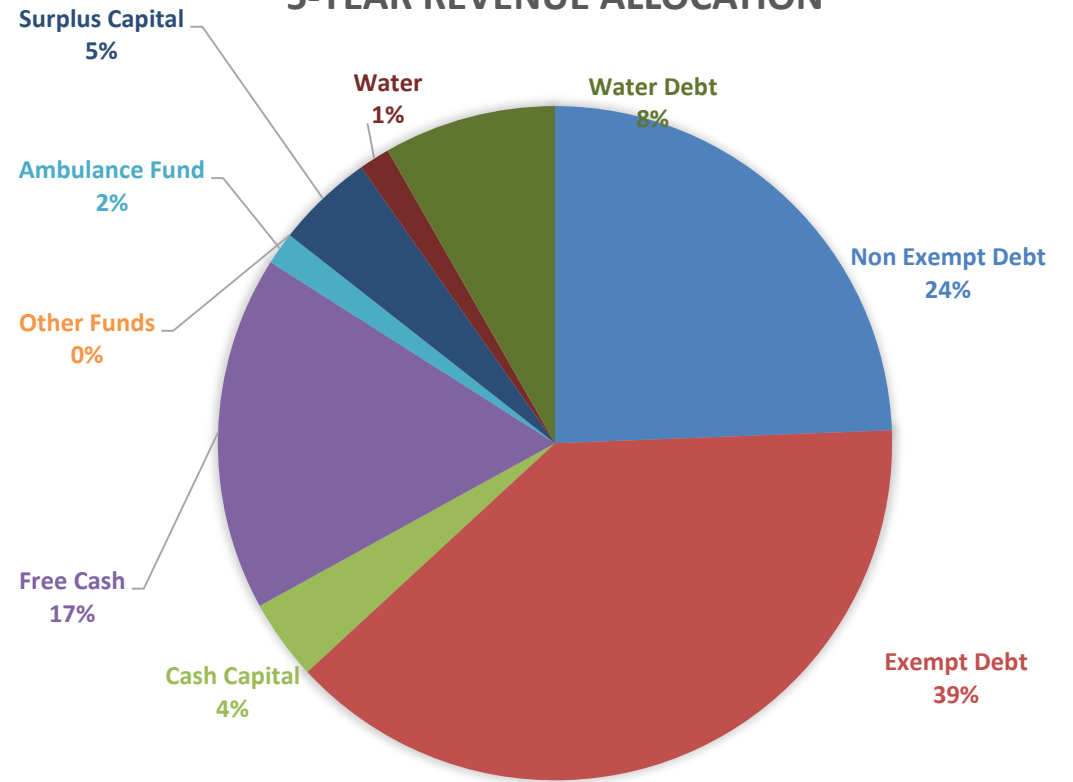


5- Year Trends

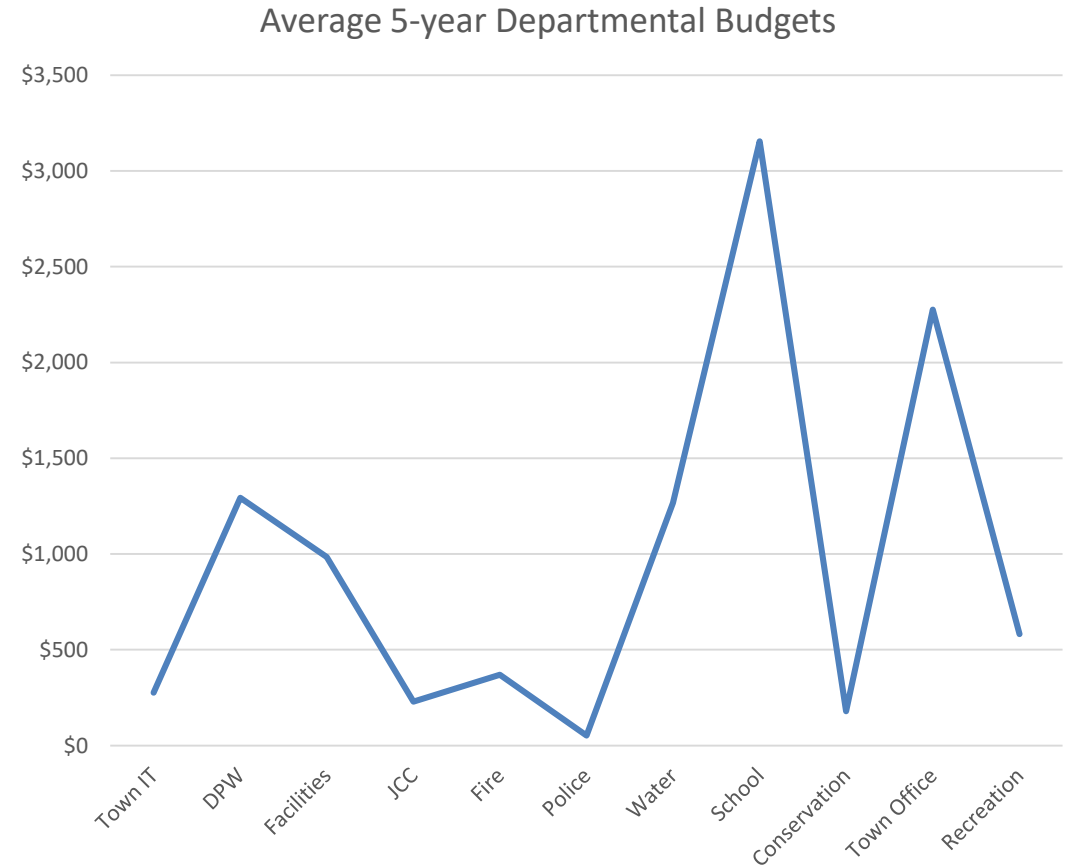
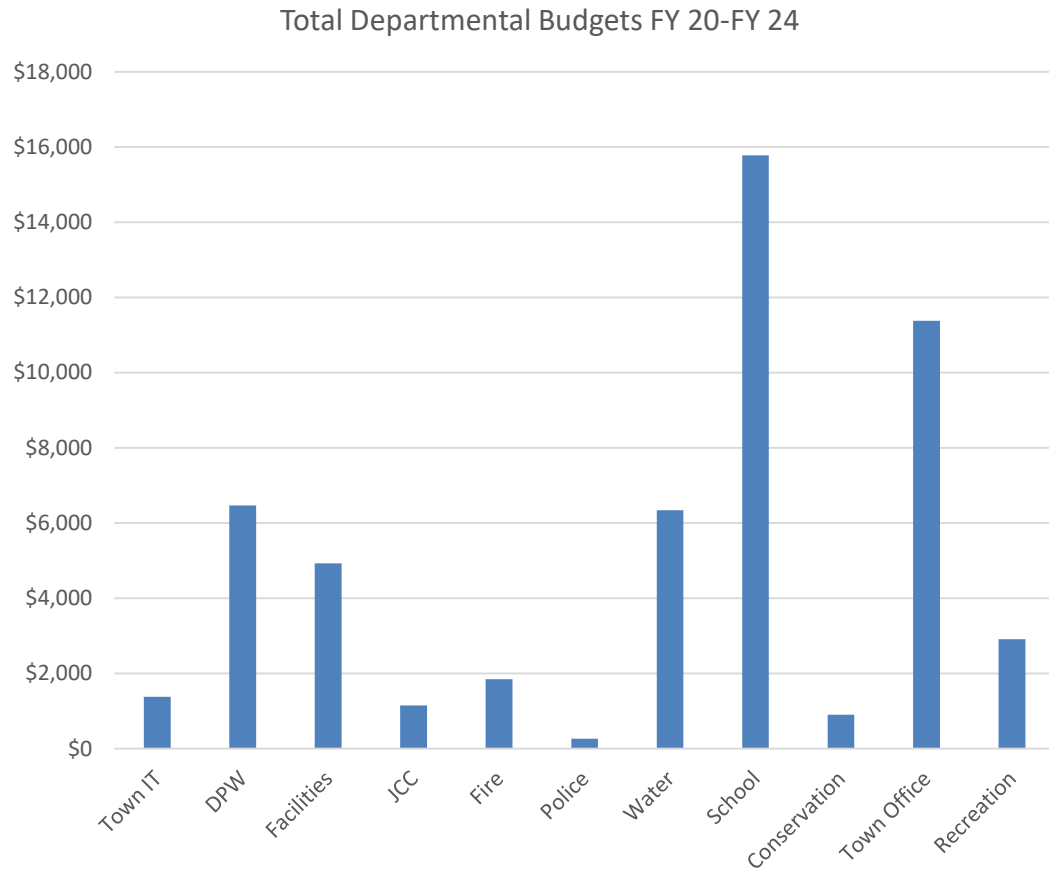
% OF 5 YEAR SPENT BY DEPARTMENT



5-YEAR REVENUE ALLOCATION



Historical Departmental Budgets



Historical Capital Budgets by Revenue / Dept.

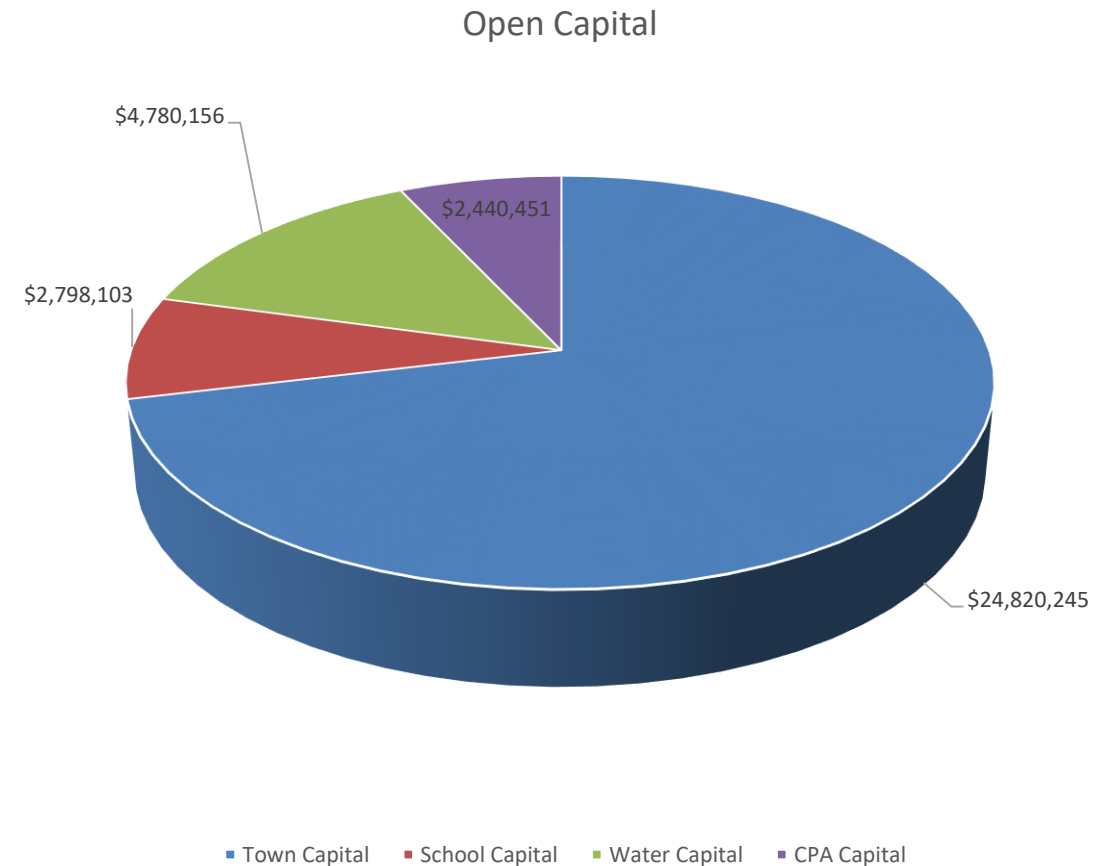
	Fiscal 2024	Fiscal 2023	Fiscal 2022	Fiscal 2021	Fiscal 2020	5-Year Total	5-Year Avg.	% of Total
Revenue								
Non Exempt Debt	-	\$5,171,000	\$1,669,429	\$6,165,000	-	\$13,005,429	\$2,601,086	24.39%
Exempt Debt	-	\$13,610,840	-	-	\$7,050,000	\$20,660,840	\$4,132,168	38.75%
Cash Capital	-	\$625,000	\$600,000	\$250,000	\$580,000	\$2,055,000	\$411,000	3.85%
Free Cash	\$1,764,291	\$1,974,600	\$1,921,500	\$1,931,000	\$1,489,367	\$9,080,758	\$1,816,152	17.03%
Ambulance Fund	\$288,000	\$180,000	\$227,000	-	\$140,000	\$835,000	\$167,000	1.57%
Other Funds	-	-	-	-	-	\$0	\$0	0.00%
Surplus Capital	\$1,389,081	-	\$819,159	-	\$283,683	\$2,491,923	\$498,385	4.67%
Water	\$139,000	\$225,000	\$300,000	\$75,000	\$50,000	\$789,000	\$157,800	1.48%
Water Debt	\$1,876,000	\$1,040,000	\$870,412	-	\$620,000	\$4,406,412	\$881,282	8.26%
	\$5,456,372	\$22,826,440	\$6,407,500	\$8,421,000	\$10,213,050	\$53,324,362	\$10,664,872	
Department								
Town IT	\$105,000	\$400,000	605,000	\$228,000	\$40,000	\$1,378,000	\$275,600	2.58%
DPW	\$1,147,500	\$1,335,000	975,000	\$1,979,000	\$1,030,000	\$6,466,500	\$1,293,300	12.13%
Facilities	\$390,000	\$3,420,000	822,000	\$292,000	-	\$4,924,000	\$984,800	9.23%
JCC	-	\$305,000	350,000	\$427,000	\$64,000	\$1,146,000	\$229,200	2.15%
Fire	\$288,000	\$180,000	572,000	\$730,000	\$76,000	\$1,846,000	\$369,200	3.46%
Police	\$112,500	\$102,000	50,000	-	-	\$264,500	\$52,900	0.50%
Water	\$2,424,772	\$1,265,000	1,900,000	\$75,000	\$670,000	\$6,334,772	\$1,266,954	11.88%
School	\$688,600	\$931,000	1,133,500	\$4,690,000	\$8,333,050	\$15,776,150	\$3,155,230	29.59%
Conservation	-	\$900,000	-	-	-	\$900,000	\$180,000	1.69%
Town Office	-	\$11,377,600	-	-	-	\$11,377,600	\$2,275,520	21.34%
Recreation	\$300,000	\$2,610,840	-	-	-	\$2,910,840	\$582,168	5.46%
	\$5,456,372	\$22,826,440	6,407,500	\$8,421,000	\$10,213,050	\$53,324,362	\$10,664,872	

Open Capital

November 2023

Open Capital by Balance and Category

Open Capital		
Category	\$ Total	Number of Projects
Town Capital	\$24,820,245	80
School Capital	\$2,798,103	37
Water Capital	\$4,780,156	23
CPA Capital	\$2,440,451	27
Total	\$34,838,955	167



Town Manager Capital Project Budget

FY - 25 thru FY - 29

Capital Improvement Plan Financing Goals FY2024-FY2028

- Cash Capital Budget
 - Range = \$687,500-\$773,787 – Due to Levy constraints, no Cash Capital used.
- Debt Service
 - MWRA and possible school construction projects on the horizon.
 - Deferment of Capital Projects funded by debt.
 - Defer Funding of \$1,000,000 MSBA project to FY 26.
- Capital Stabilization Funding Options
 - Develop reoccurring revenue funding and implement draw down of funds.
 - Annually fund Capital Stabilization with \$500,000 by Tax.
- Planned Free Cash
 - \$1,500,000 - \$2,000,000 annually, Five Year average over revenue budget.
- Need to reduce open capital to a manageable and acceptable level.

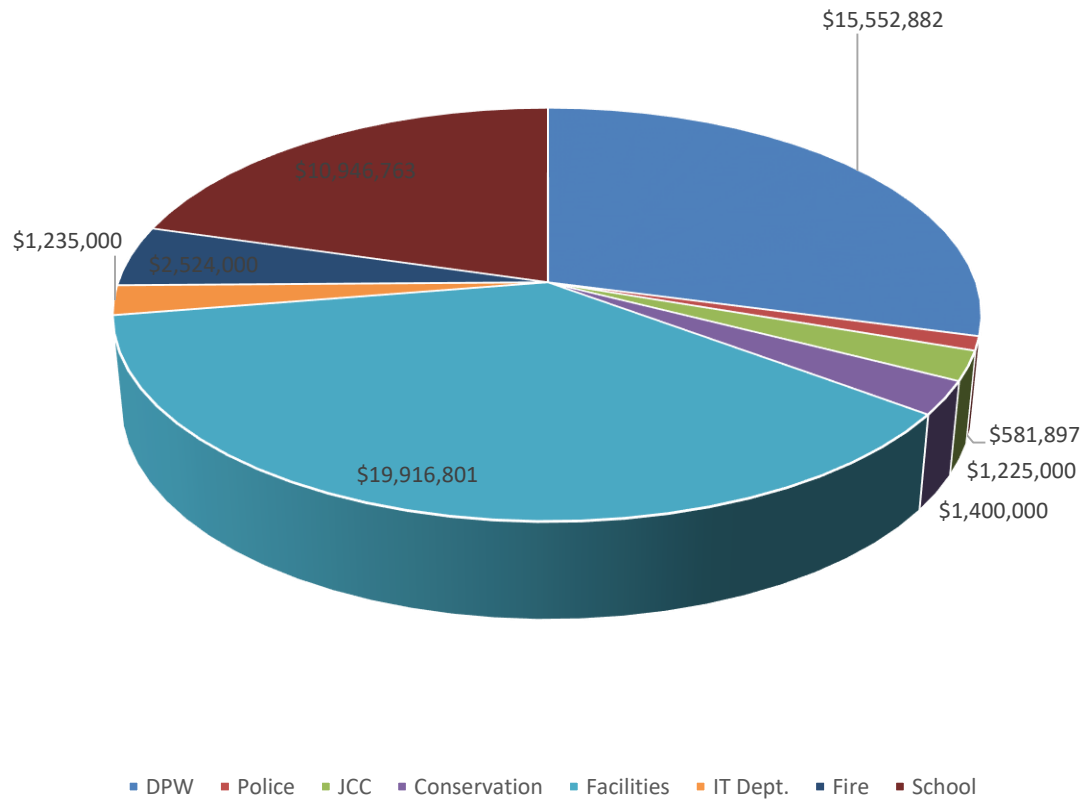
Departmental Capital Requests FY25-FY29 Summary

Department	FY - 25	FY - 26	FY - 27	FY - 28	FY - 29	Total
DPW	\$3,246,250	\$4,389,369	\$4,311,250	\$1,998,787	\$1,607,226	\$15,552,882
Police	\$76,897	\$92,500	\$137,500	\$142,500	\$132,500	\$581,897
JCC	\$350,000	\$225,000	\$275,000	\$175,000	\$200,000	\$1,225,000
Conservation	\$0	\$1,400,000	\$0	\$0	\$0	\$1,400,000
Facilities	\$3,022,186	\$2,922,440	\$2,598,945	\$10,129,030	\$1,244,200	\$19,916,801
IT Dept.	\$210,000	\$280,000	\$225,000	\$180,000	\$340,000	\$1,235,000
Fire	\$279,000	\$1,040,000	\$605,000	\$205,000	\$395,000	\$2,524,000
School	\$1,203,300	\$1,790,900	\$2,463,392	\$2,792,671	\$2,696,500	\$10,946,763
Total Gen. Govt.	\$8,387,633	\$12,140,209	\$10,616,087	\$15,622,988	\$6,615,426	\$53,382,343
Water Fund	\$4,580,000	\$400,000	\$1,130,000	\$500,000	\$1,100,000	\$7,710,000
Total all	\$12,967,633	\$12,540,209	\$11,746,087	\$16,122,988	\$7,715,426	\$61,092,343

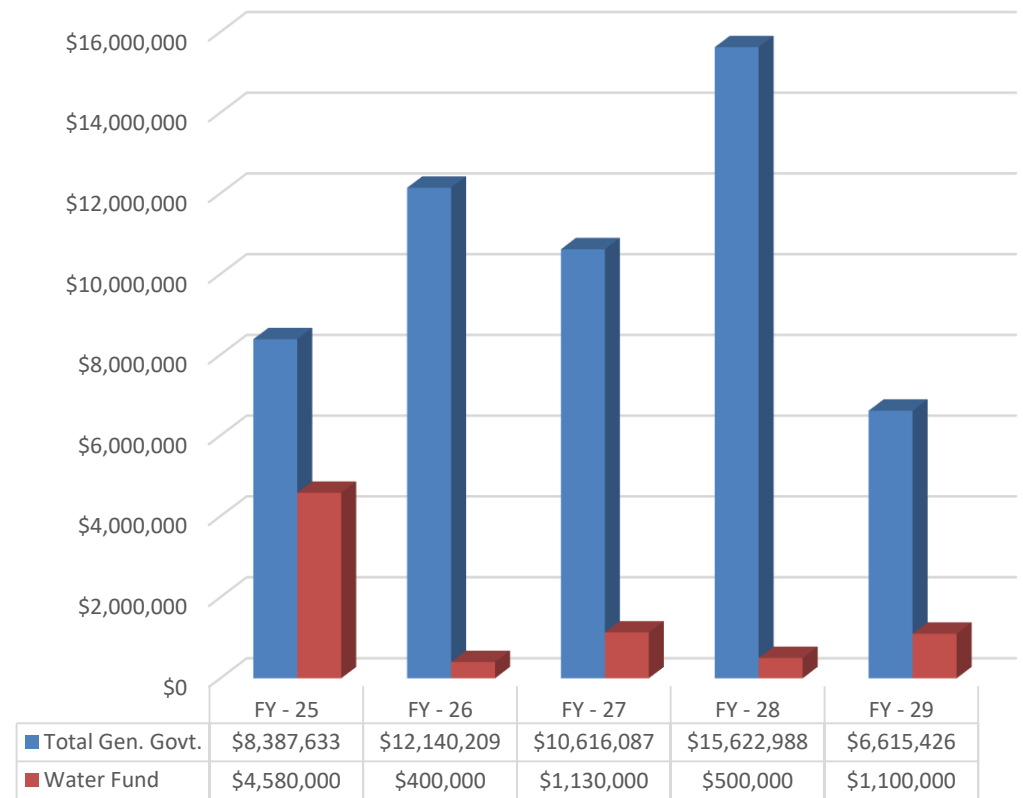
Five Year Departmental Submissions

\$60.1M

5-Year Totals by Department



5-Year Total All Departments

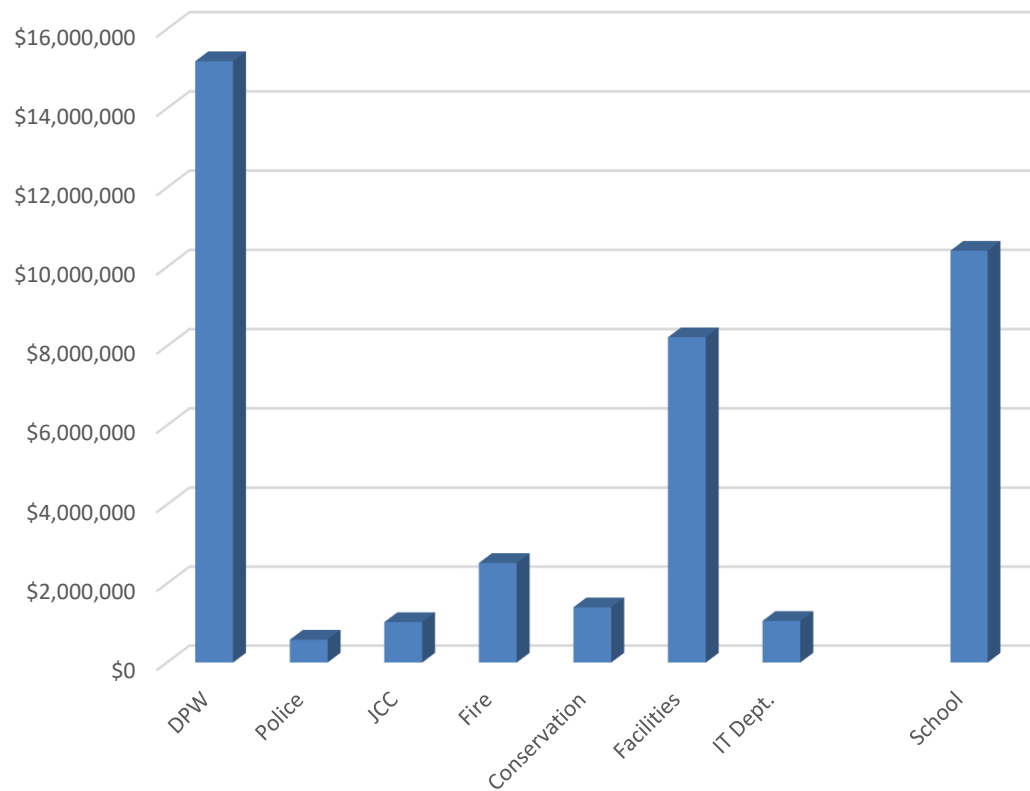


Town Manager Capital Plan by Department

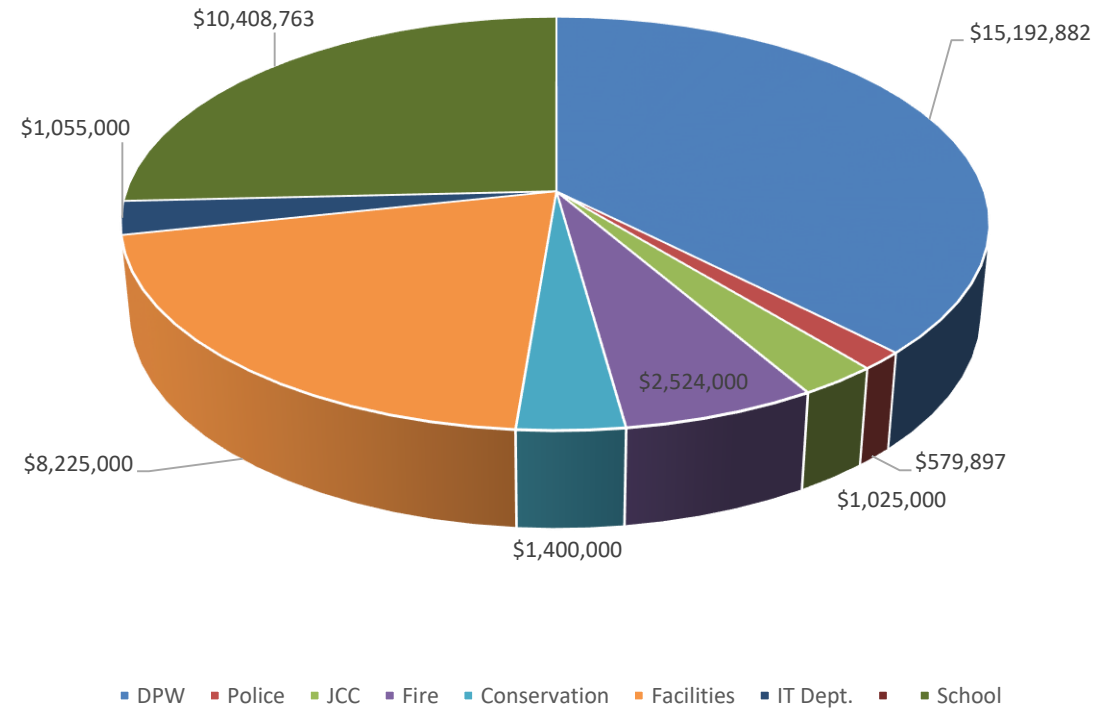
TOWN MANAGER OMNIBUS CAPITAL BUDGET						
Department	FY-25	FY-26	FY-27	FY-28	FY-29	Dept. Total
DPW	\$1,411,250	\$6,989,369	\$1,986,250	\$3,198,787	\$1,607,226	\$15,192,882
Police	\$74,897	\$160,000	\$135,000	\$110,000	\$100,000	\$579,897
JCC	\$350,000	\$225,000	\$275,000	\$175,000	\$0	\$1,025,000
Fire	\$279,000	\$1,040,000	\$605,000	\$205,000	\$395,000	\$2,524,000
Conservation	\$0	\$1,400,000	\$0	\$0	\$0	\$1,400,000
Facilities	\$530,000	\$2,870,000	\$1,060,000	\$3,140,000	\$625,000	\$8,225,000
IT Dept.	\$210,000	\$280,000	\$225,000	\$0	\$340,000	\$1,055,000
Recreation	\$0	\$0	\$0	\$0	\$0	\$0
School	\$963,300	\$1,798,900	\$2,217,392	\$2,792,671	\$2,696,500	\$10,468,763
	\$3,818,447	\$14,763,269	\$6,503,642	\$9,621,458	\$5,763,726	\$40,470,542
Water	\$4,580,000	\$400,000	\$1,130,000	\$500,000	\$1,100,000	\$7,710,000
Wastewater	\$0				\$0	\$0
	\$4,580,000	\$400,000	\$1,130,000	\$500,000	\$1,100,000	\$7,710,000
Totals	\$8,398,447	\$15,163,269	\$7,633,642	\$10,121,458	\$6,863,726	\$48,180,542

Town Manager Capital Plan

In Plan FY25-FY29



5-Year Total by Department



Capital Financing Plan

FIVE YEAR PROPOSED OMNIBUS CAPITAL REVENUE BUDGET						
	FY25	FY26	FY27	FY28	FY29	Totals
<u>Levy Taxation</u>	\$1,354,577	\$3,603,369	\$4,256,642	\$2,365,458	\$3,107,226	\$14,687,272
<u>Excluded Taxation</u>	\$0	\$7,410,000	\$0	\$4,800,000	\$0	\$12,210,000
<u>Total Debt</u>	<u>\$1,354,577</u>	<u>\$11,013,369</u>	<u>\$4,256,642</u>	<u>\$7,165,458</u>	<u>\$3,107,226</u>	<u>\$26,897,272</u>
<u>Cash Capital - Taxation</u>	\$0	\$0	\$0	\$0	\$0	\$0
<u>Free Cash</u>	\$2,109,661	\$2,209,900	\$2,142,000	\$2,251,000	\$2,261,500	\$10,974,061
<u>Ambulance Fund</u>	\$279,000	\$140,000	\$105,000	\$205,000	\$395,000	\$1,124,000
<u>Other Funds</u>	\$0	\$0	\$0	\$0	\$0	\$0
<u>Transfer Station</u>	\$0	\$0	\$0	\$0	\$0	\$0
<u>Capital Closeouts</u>	\$75,210	\$0	\$0	\$0	\$0	\$75,210
<u>Capital Stabilization</u>		\$1,400,000				\$1,400,000
<u>Water Fund</u>	\$4,580,000	\$400,000	\$1,130,000	\$500,000	\$1,100,000	\$7,710,000
<u>Wastewater Fund</u>	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Funding	\$8,398,447	\$15,163,269	\$7,633,642	\$10,121,458	\$6,863,726	\$48,180,542

Summary of Capital Plan by Year

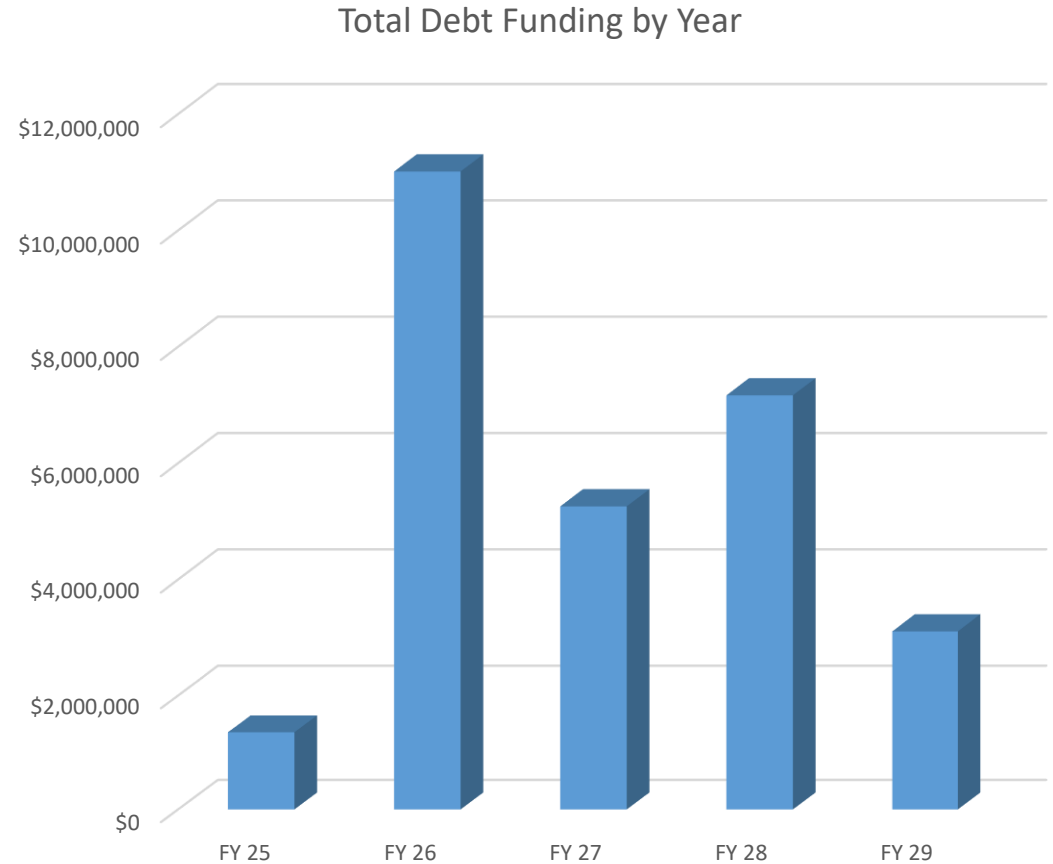
<u>FY 25</u>	
Capital Closeouts applied to funding	\$.075M
Town Building Repairs - \$2.9M moved from FY 25 to FY 26 due to open capital. Reduced by \$1M.	\$2.9M
School Student Information System added to Plan	\$.130M
<u>FY 26</u>	\$2.9M
Snake Brook Dam - Added to FY 26 due to uncertainty in obtaining grant funding- Cap. Stab. Funding	\$1.4M
High School Wastewater – Moved from FY 27 to FY 26, new cost \$5.5M , change to excluded debt.	\$5.5M
Facilities-Climate Initiatives – New request for \$11M in projects FY25-FY29 – Not in Plan	\$11M

Summary of Capital Plan by Year

<u>FY 27</u>	
Moved Town Building Renovations and Parking Maintenance from FY 26 to FY 27	\$.210M
<u>FY 28</u>	
Town Building Roof to be funded by Excluded Debt	\$2.8M
Middle School HVAC to be funded by Excluded Debt	\$2.0M
Route 20 Rehabilitation Design added	\$.700M
Route 20 Landfill Cap Restoration added	\$.500M
<u>FY 29</u>	\$2.0M
Phase 3 High School Field added to FY 29- Requested – not in plan	\$2.0M

Capital Funded by Debt

Capital Funded by Debt					
Year	Omnibus Levy Debt	Omnibus Excluded Debt	BY Article Levy	By Article Excluded	Totals
FY 25	\$1,354,577	\$0	0	\$0	\$1,354,577
FY 26	\$3,603,369	\$7,410,000	0	0	\$11,013,369
FY 27	\$4,256,642	\$0	\$1,000,000	0	\$5,256,642
FY 28	\$2,365,458	\$4,800,000	0	0	\$7,165,458
FY 29	\$3,107,226	0	0	0	\$3,107,226
Totals	\$14,687,272	\$12,210,000	\$1,000,000	\$0	\$27,897,272



Questions



TOWN OF WAYLAND

FIVE – YEAR CAPITAL IMPROVEMENT PLAN

FY2025-FY2029

**Michael McCall, Town Manager
Brian Keveny, Finance Director**

November 15, 2023

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Section I

Introduction

The Town of Wayland's Capital Improvement Plan (CIP) should serve as a multi-year tool to plan, coordinate and fiscally manage the maintenance of and improvements to capital assets. The passage of the Town Manager act now requires the Town Manager to update and prepare the 5-year CIP. Capital expenditures cover feasibility, design, and construction or implementation, of maintenance and improvements to facilities, infrastructure, vehicles, and equipment. Capital facilities include buildings and grounds, fields, trails, parks, and other recreational and open spaces. Capital infrastructure includes public works infrastructure, comprising roads, sidewalks, streetlights, bridges, etc., as well as information technology infrastructure. Finally, capital assets include vehicles and equipment over a certain threshold amount. Planning the timing of capital projects ensures that the most needed projects are addressed first and that the costs are reviewed to minimize annual impacts on taxation. While the Capital Improvement Plan is a five-year plan, it will be reviewed and updated annually by the Town Manager.

The CIP for FY2025-2029 will continue to highlight certain challenges to be met with significant capital investment needed in existing facilities and also in potential new facilities. Most notably is the number of open capital projects still being developed. Balancing requests for large capital investments while maintaining the ordinary investment in capital projects will require careful fiscal planning and discipline. Available resources need to be identified in order to complete projects. The Water Department changing the water supply to the MWRA and the possibility of a large school renovation / construction remain uncertain. The debt service related to these two projects would be significant.

Capital Planning Process

The Town Manager and Finance Director began the CIP process by evaluating all available financing sources to support future capital spending. The funding plan was based on a review of historical expenditure levels for each of the funding sources available for funding of capital expenditures. The two financing goals for the Town's CIP preparation were to smooth out the amount allocated by funding source and to make an initial determination of the funding goals for each funding source based upon the use of the funds. The goal and result of the financing plan was predictable capital budgets and predictable effects on tax rates.

In October 2023 all Department Managers were asked to submit a Five-Year Capital Improvement Plan, update any FY 25 approved projects, and provide FY 29 requests. Additionally, Department Managers were ask to provide updates on all existing capital projects. The update would include the original appropriation, procurement date, total expenses, expected completion date and to explain why projects 3-years and older are not completed. The Town Manager and Finance Director met with departments and reviewed their respective requests.

The Five-Year CIP for FY2025-2029 was developed based on projected available revenue, review of capital project requests, and the anticipated financial impact on the Town's levy. A total of \$61.2M in capital requests were received compared to \$42.8M last year from Town and School Departments. A

total of \$6.0M was received from the Water and Sewer Departments. The study and design of the MWRA is still underway and is expected to be completed in FY 25. The Five-Year CIP recommendation totals \$40.4M compared to \$42.8M for Town and School Departments. The Water Fund CIP plan will be finalized in January – February 2024 pending a financial review by the Abrahams Group.

Definition of Capital Project

A Capital Project can be a large or small project which can be non-recurring or recurring. A Capital Project must have a minimum useful life of 3 years and a unit purchase cost of \$25,000 or more. A Capital Project includes construction, vehicles, equipment, infrastructure, and the feasibility studies.

A capital budget, unlike an operating budget, may be spent over more than one fiscal year. This allows for flexibility in supporting multiple year expenditures and expenditures for large projects that could not be completed within one year.

Section II

Available Funding Sources

The following are potential funding sources to support capital projects.

Cash Capital

Cash Capital is raised from taxation. As such, Cash Capital is ideal for recurring capital expenses. Cash Capital should not vary annually.

Free Cash

Free Cash consists of surplus or unexpected revenue and unspent authorized operating or capital expenses. Free Cash becomes part of the General Fund balance. It is a funding source that is certified annually by the Massachusetts Department of Revenue. Free Cash may vary annually.

Debt within the Levy

Debt within the Levy is debt that is authorized as part of the operating budget. Generally, debt within the levy supports larger capital projects that were not considered for excluded debt.

Excluded Debt

Excluded Debt is debt that the voters have approved at a town election for a specific project and a certain estimated cost. Debt service related to Excluded Debt is not included in the Proposition 2 ½ Levy Limit calculation.

Recreation Stabilization and Capital Stabilization Funds

Stabilization funds can support cash or debt expenditures. They require a majority vote of Town Meeting to add funds and a 2/3 vote of Town Meeting to authorize expenditures.

Revolving and Special Revenue Funds

The Town has various revolving and special revenue funds including the Cemetery Fund, Recreation Revolving, Ambulance Fund and other funds where revenue generated from specific operations is segregated from the General Fund. Revolving funds and special revenue funds can only support capital projects related specifically to their revenue generating operations.

Enterprise Funds

The Town operates both the Water Enterprise Fund and the Wastewater Enterprise Fund. Both funds support capital expenditures through rate setting.

Community Preservation Act Funds

The Town has adopted the Community Preservation Act (CPA), M.G.L. chapter 44B. The CPA provides for a local option surcharge with a State fund match. The match has been declining over the year. CPA funds support expenditures related to affordable housing, historic preservation, and open space or recreation. Annually, at least 10% of the collected CPA funds must be set aside for each of the three allowable categories of expenses.

Section III

Open Capital Projects

The Town is striving to improve the process of closing completed capital projects. Closing capital projects is an administrative task that requires review of all contracts, creating and signing of final balancing amendments, verifying payment of all invoices and receipt of all warranties. Surplus funds from closed out projects can be re-appropriated to other projects or transferred to the Capital Stabilization Fund for future funding.

Open Town / School Capital Projects- There are a total of 80 open capital appropriations for Town projects with a total balance of \$24.8M and a total of 37 open capital appropriations for School-related projects with a balance of \$2.7M. Not included in these totals are authorized but unissued approved projects. The new COA/CC and Loker Grass Field projects are included in this total.

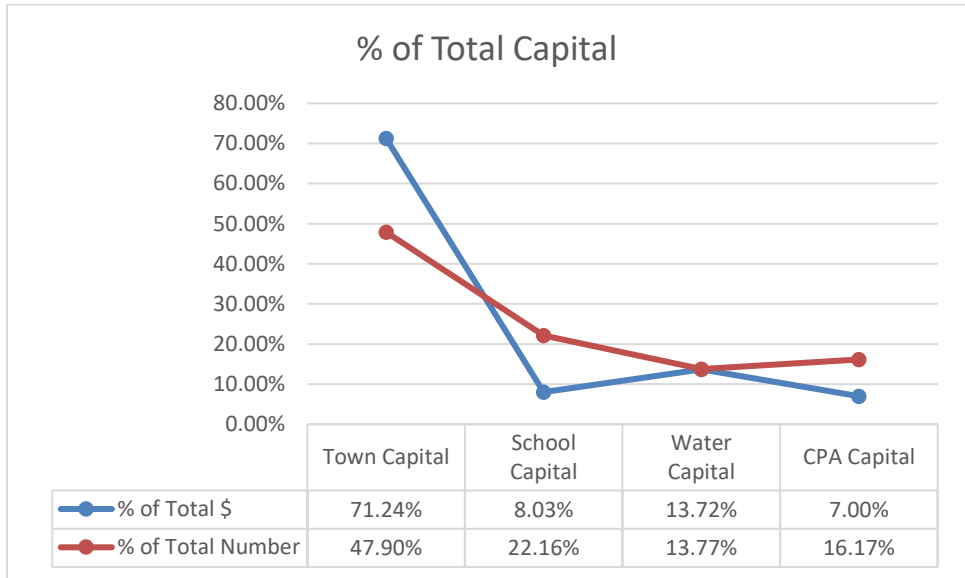
Open Enterprise Capital Projects –Water Enterprise Fund has a total of 23 open projects with a total balance of \$4.7M. The Wastewater Enterprise Fund does not have any open capital projects.

Category	\$ Total	Number of Projects
Town Capital	\$24,820,245	80
School Capital	\$2,798,103	37
Water Capital	\$4,780,156	23
CPA Capital	\$2,440,451	27
Total	\$34,838,955	167

Open Community Preservation Act Projects – The CPA Fund currently has a total of 27 open projects. The aggregate total committed to these projects is \$2.4M.

Category	\$ Total	Number of Projects
Open Space		
Rec.	\$521,434	9
Open Space	\$435,984	4
Historical	\$1,278,044	10
Housing	\$204,989	4
Total	\$2,440,451	27

Open Capital shown as % of Total \$ and Number of Projects



Section IV

Town Manager Five Year Capital Improvement Plan

Estimated Revenue Allocations per Year

The following are estimated revenue sources and spending ranges per fiscal year to support the Capital Improvement Plan.

Cash Capital – Pay as you go total based on operational budget.

Free Cash - Estimate based on projected revenue and appropriation surplus.

Stabilization Funds – Funds can support capital appropriations by 2/3 vote.

Debt – Excluded and Levy Debt are recommended separately.

Other Funds – such as revolving funds. Amount based on ability of funds to support payments.

Chapter 90 – State approved allotment for specific roadways.

CPA Fund – Subject to CPC approving capital requests and available funds.

Water Fund – Subject to maintaining positive fund balance.

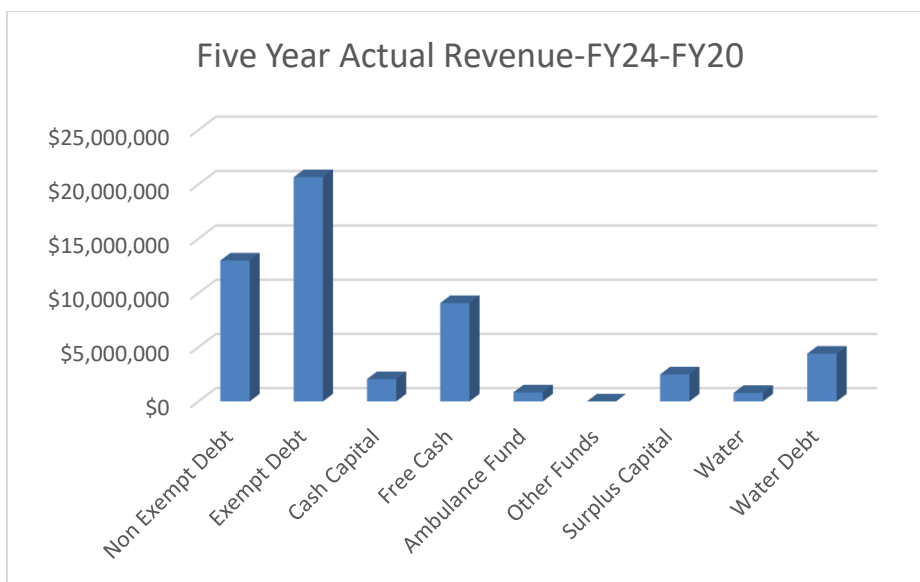
Wastewater Fund – Amount available in either revenue or reserves.

CIP Revenue Category	Annual Spending Estimate
Cash Capital	\$.600M - \$.800M
Free Cash	\$1.5M - \$2.0M
Debt	\$3.0M- \$5.0M
Ambulance Fund	\$.200M
Other Funds	\$.200M
Chapter 90	\$.900M
CPA Fund	\$.500M
Water Fund Revenue	\$.100M
Water Fund Reserve	\$.100M
Wastewater Revenue	\$.050M
Wastewater Reserve	\$.050M
Stabilization Funds	\$1.5M

Review of Capital Submissions

The process for the development of a comprehensive 5-year Capital Improvement Plan began in October 2023. The Town Manager Act requires the Town Manager to prepare the 5-Year CIP plan. This process includes the participation of the all department managers.

Five Year Actual Revenue Budgets / Departmental Capital Appropriations



	Fiscal 2024	Fiscal 2023	Fiscal 2022	Fiscal 2021	Fiscal 2020	5-Year Total	5-Year Avg.	% of Total
Revenue								
Non Exempt Debt	-	\$5,171,000	\$1,669,429	\$6,165,000	-	\$13,005,429	\$2,601,086	24.39%
Exempt Debt	-	\$13,610,840	-	-	\$7,050,000	\$20,660,840	\$4,132,168	38.75%
Cash Capital	-	\$625,000	\$600,000	\$250,000	\$580,000	\$2,055,000	\$411,000	3.85%
Free Cash	\$1,764,291	\$1,974,600	\$1,921,500	\$1,931,000	\$1,489,367	\$9,080,758	\$1,816,152	17.03%
Ambulance Fund	\$288,000	\$180,000	\$227,000	-	\$140,000	\$835,000	\$167,000	1.57%
Other Funds	\$0		-	-	-	\$0	\$0	0.00%
Surplus Capital	\$1,389,081		\$819,159	-	\$283,683	\$2,491,923	\$498,385	4.67%
Water	\$139,000	\$225,000	\$300,000	\$75,000	\$50,000	\$789,000	\$157,800	1.48%
Water Debt	\$1,876,000	\$1,040,000	\$870,412	-	\$620,000	\$4,406,412	\$881,282	8.26%
	\$5,456,372	\$22,826,440	\$6,407,500	\$8,421,000	\$10,213,050	\$53,324,362	\$10,664,872	
Department								
Town IT	\$105,000	\$400,000	605,000	\$228,000	\$40,000	\$1,378,000	\$275,600	2.58%
DPW	\$1,147,500	\$1,335,000	975,000	\$1,979,000	\$1,030,000	\$6,466,500	\$1,293,300	12.13%
Facilities	\$390,000	\$3,420,000	822,000	\$292,000	-	\$4,924,000	\$984,800	9.23%
JCC	-	\$305,000	350,000	\$427,000	\$64,000	\$1,146,000	\$229,200	2.15%
Fire	\$288,000	\$180,000	572,000	\$730,000	\$76,000	\$1,846,000	\$369,200	3.46%
Police	\$112,500	\$102,000	50,000	-	-	\$264,500	\$52,900	0.50%
Water	\$2,424,772	\$1,265,000	1,900,000	\$75,000	\$670,000	\$6,334,772	\$1,266,954	11.88%
School	\$688,600	\$931,000	1,133,500	\$4,690,000	\$8,333,050	\$15,776,150	\$3,155,230	29.59%
Conservation	-	\$900,000	-	-	-	\$900,000	\$180,000	1.69%
Town Office	-	\$11,377,600	-	-	-	\$11,377,600	\$2,275,520	21.34%
Recreation	\$300,000	\$2,610,840	-	-	-	\$2,910,840	\$582,168	5.46%
	\$5,456,372	\$22,826,440	6,407,500	\$8,421,000	\$10,213,050	\$53,324,362	\$10,664,872	

Fiscal 2025- 2029 Capital Improvement Plan

The 5-Year Recommended Capital Improvement Plan includes funding \$48.1M capital projects requests within the Omnibus Capital Plan. A total of \$16.4M capital requests not included in plan.

Deferment of Capital Projects: The Town Building repairs capital project has been deferred from FY 25 to FY 26. This deferment allows for open capital projects related to Town Building to be started and completed. This deferment also extends the unused levy capacity in FY 26.

Road Construction: The FY 25 Road Construction funding source will be Levy Debt. This is a change from the previous 5-year plan, which allocated Free Cash as the funding source.

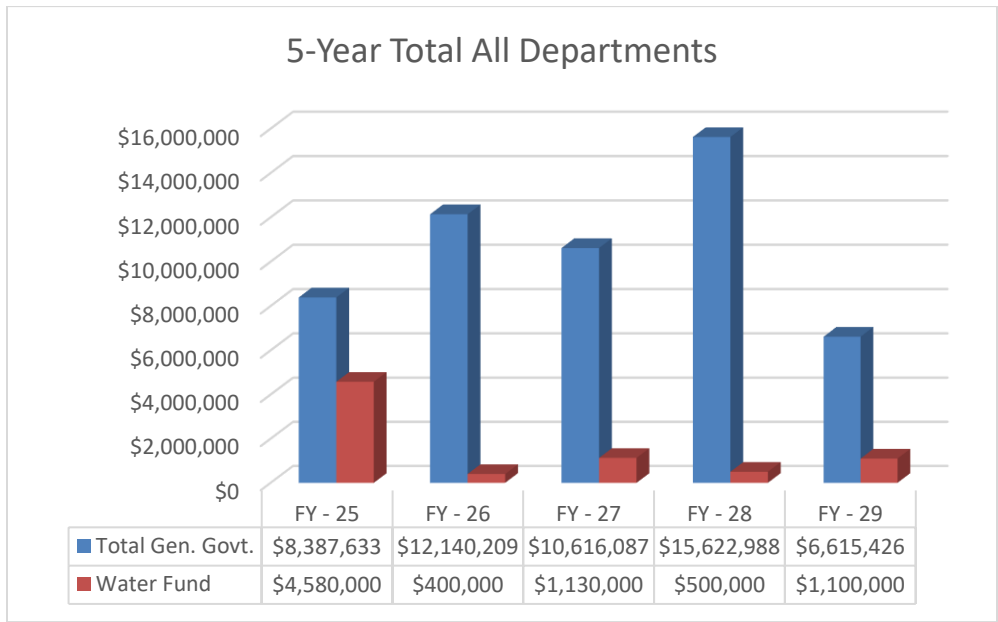
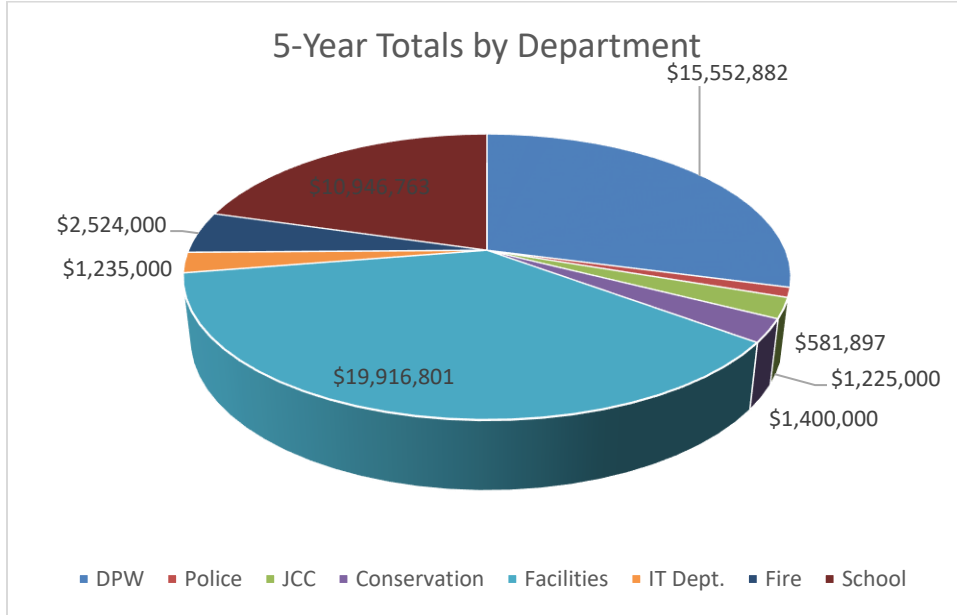
Large Construction Projects: The following capital projects are included in the 5-year plan:

- 1) High School Wastewater- \$5.5M
- 2) Snake Brook Dam - \$1.4M
- 3) Town Building Repairs - \$1.9M
- 4) Town Building Roof - \$2.8M
- 5) Middle School HVAC - \$2.0M

Total Departmental Submissions:

Department	FY - 25	FY - 26	FY - 27	FY - 28	FY - 29	Total
DPW	\$3,246,250	\$4,389,369	\$4,311,250	\$1,998,787	\$1,607,226	\$15,552,882
Police	\$76,897	\$92,500	\$137,500	\$142,500	\$132,500	\$581,897
JCC	\$350,000	\$225,000	\$275,000	\$175,000	\$200,000	\$1,225,000
Conservation	\$0	\$1,400,000	\$0	\$0	\$0	\$1,400,000
Facilities	\$3,022,186	\$2,922,440	\$2,598,945	\$10,129,030	\$1,244,200	\$19,916,801
IT Dept.	\$210,000	\$280,000	\$225,000	\$180,000	\$340,000	\$1,235,000
Fire	\$279,000	\$1,040,000	\$605,000	\$205,000	\$395,000	\$2,524,000
School	\$1,203,300	\$1,790,900	\$2,463,392	\$2,792,671	\$2,696,500	\$10,946,763
Total Gen. Govt.	\$8,387,633	\$12,140,209	\$10,616,087	\$15,622,988	\$6,615,426	\$53,382,343
Water Fund	\$4,580,000	\$400,000	\$1,130,000	\$500,000	\$1,100,000	\$7,710,000
Total all	\$12,967,633	\$12,540,209	\$11,746,087	\$16,122,988	\$7,715,426	\$61,092,343

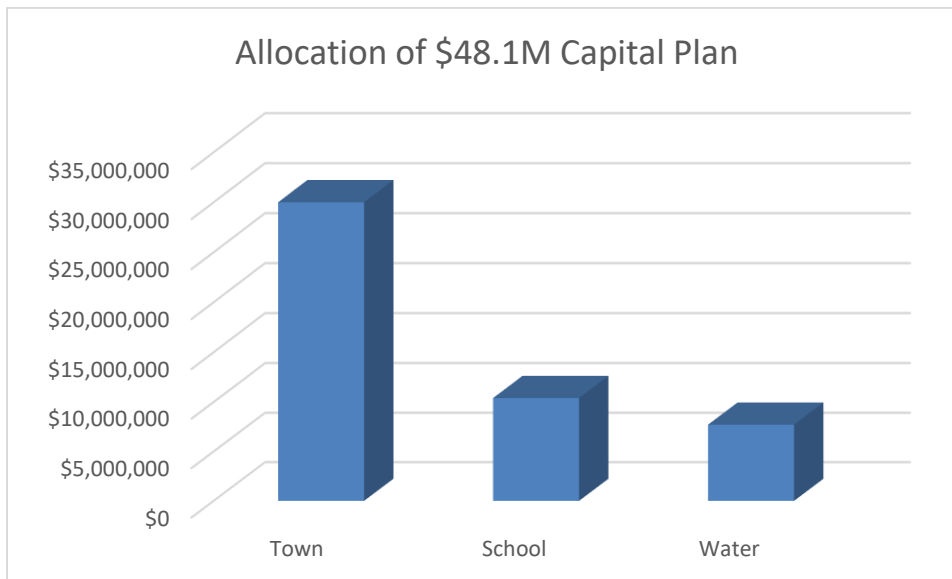
Summary of 5-Year Departmental Capital Request



Summary Table of Capital Plan by Department.

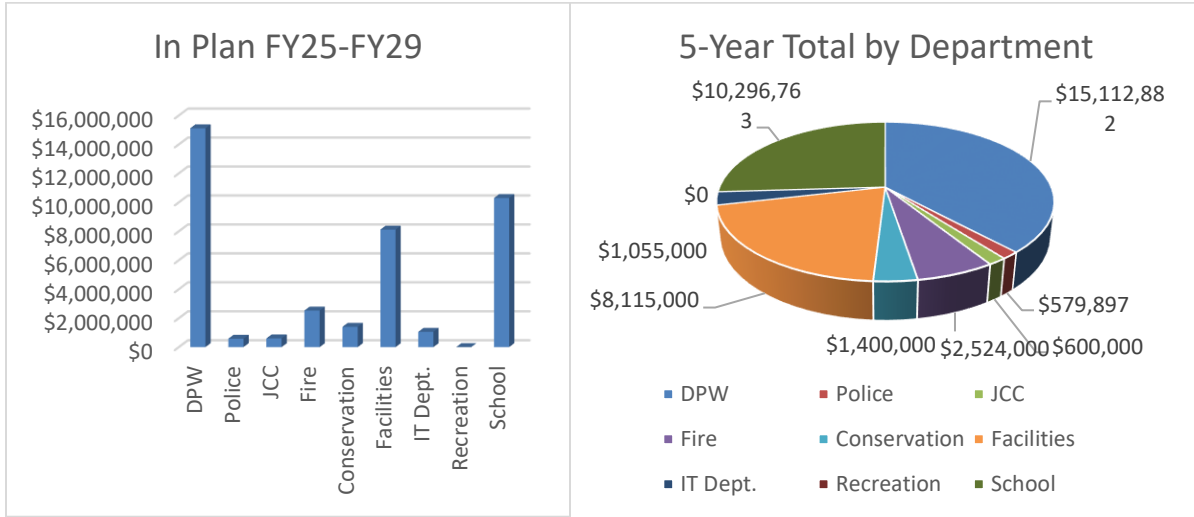
TOWN MANAGER OMNIBUS CAPITAL BUDGET						
Department	FY-25	FY-26	FY-27	FY-28	FY-29	Dept. Total
DPW	\$1,411,250	\$6,989,369	\$1,986,250	\$3,198,787	\$1,607,226	\$15,192,882
Police	\$74,897	\$160,000	\$135,000	\$110,000	\$100,000	\$579,897
JCC	\$350,000	\$225,000	\$275,000	\$175,000	\$0	\$1,025,000
Fire	\$279,000	\$1,040,000	\$605,000	\$205,000	\$395,000	\$2,524,000
Conservation	\$0	\$1,400,000	\$0	\$0	\$0	\$1,400,000
Facilities	\$530,000	\$2,870,000	\$1,060,000	\$3,140,000	\$625,000	\$8,225,000
IT Dept.	\$210,000	\$280,000	\$225,000	\$0	\$340,000	\$1,055,000
Recreation	\$0	\$0	\$0	\$0	\$0	\$0
School	\$903,300	\$1,798,900	\$2,217,392	\$2,792,671	\$2,696,500	\$10,408,763
	\$3,758,447	\$14,763,269	\$6,503,642	\$9,621,458	\$5,763,726	\$40,410,542
Water	\$4,580,000	\$400,000	\$1,130,000	\$500,000	\$1,100,000	\$7,710,000
Wastewater	\$0				\$0	\$0
	\$4,580,000	\$400,000	\$1,130,000	\$500,000	\$1,100,000	\$7,710,000
Totals	\$8,338,447	\$15,163,269	\$7,633,642	\$10,121,458	\$6,863,726	\$48,120,542

Total Five-Year Capital Plan by Fund



5-Year Capital Plan by Department

The Facilities Department, DPW and School Department represent over 71% of the total 5-year budget and 85% of the open capital projects.



Capital Budget - Fiscal 2025		
DPW		
Road Improvements	Levy Debt	\$756,250
Sidewalk Improvements- Design / Const,	FC	\$250,000
H-8 2005 Trackless	FC	\$200,000
P-60 Utility Truck	FC	\$130,000
Compactor Replacement	FC	\$75,000
Police		
Replace Department Issued Firearms	FC	\$43,317
Replace Speed Sign Board	FC	\$31,580
JCC		
Building Security And Video Equipment	FC	\$50,000
Equipment For A Secondary PSAP	FC	\$300,000
Fire		
Detection Meters	AMB	\$30,000
Ambulance Stretcher & Stairchair	AMB	\$99,000
SCBA Air Pscks	AMB	\$75,000
Fire Vehicle - Car 3	AMB	\$75,000
Facilities		
LIB RFID Tagging	FC	\$100,000
DPW Fleet Maintenance Flooring	FC/SC	\$85,000
DPW Wash Bay Rehabilitation	FC	\$175,000
Middle School Fire Sensor Replacement	FC	\$170,000
Information Technology		
Video Monitoring and Mgmt. System	FC	\$210,000
Schools		
DW Boilers and Boiler Systems	FC	\$109,000
WHS Mini-Bus for Athletics Replacement	FC	\$50,000
DW Roof Replacement/Repairs	Levy Debt	\$150,000
Elementary Installation of HVAC Air Conditioning	Levy Debt	\$317,500
WMS Rooftop Air Handling Units and Exhaust Fans	Levy Debt	\$164,800
Student Information System Replacement	FC	\$112,000
Water Fund		
Water Main-Design / Construction	Water Debt	\$1,200,000
Ozone Upgrades	Water Debt	\$750,000
Vehicle W-2	Water Debt	\$130,000
Second Water Tank-Construction	Water Debt	\$2,500,000
TOTAL BUDGET		\$8,338,447
SUMMARY OF FUNDING SOURCES		
BORROW (WITHIN THE LEVY)	LD	\$1,354,577
FREE CASH	FC	\$2,049,661
AMBULANCE FUND	AMB	\$279,000
SURPLUS CAPITAL	SC	\$75,210
WATER REVENUE	WD	\$4,580,000
TOTAL FUNDING SOURCES		\$8,338,447

Financial Impact

The following tables and graphs illustrate the financial impact of the recommended Omnibus Capital Improvement Plan. The Town has developed revenue budgets for all revenue categories. A total of \$17.8M in capital requests were not included in the Five Year Capital Plan for a variety of reasons including revenue budget constraints. As the Town's unused levy capacity continues to deplete, new revenue sources need to be determined.

Summary of Revenue Categories in Five Year Capital Plan:

Levy Debt – Levy Debt will fund 23 total capital projects, \$13.5M in appropriations.

Excluded Debt – Excluded Debt will fund 7 total capital projects, \$13.2M in appropriations.

Cash Capital (Tax) – Cash Capital is not included in the plan due to the depletion of the unused levy capacity.

Free Cash - Free Cash is used to fund numerous projects within the 5-year plan. The budget for Free Cash is \$10.0M over five years. The plan is funding at a higher rate due to the gradual increase in the Free Cash Certifications. This trend will be evaluated each year.

Ambulance Fund – The Ambulance Fund continues to fund the Fire Department capital requests. The Fire Pumper- \$900,000 and Ambulance -\$500,000 will be funded by debt.

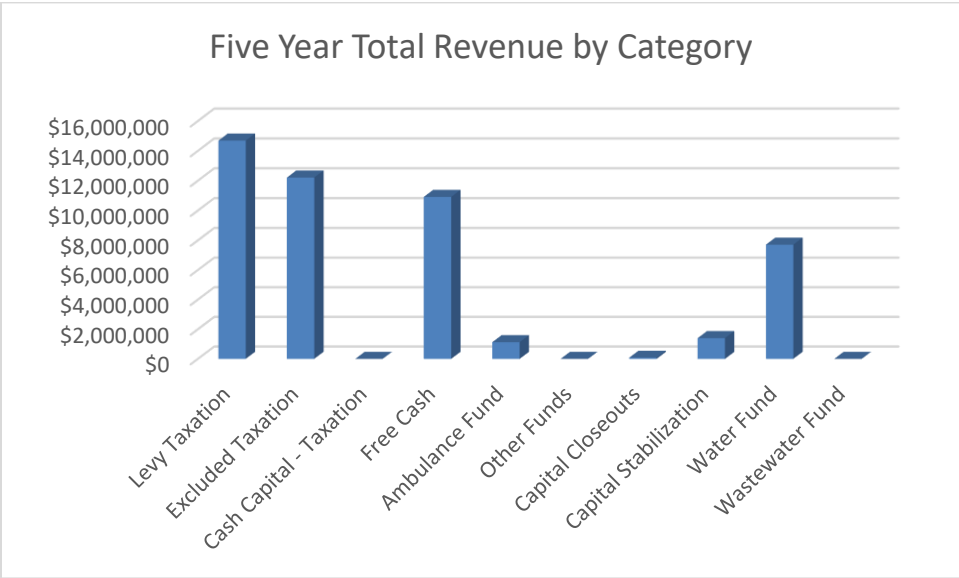
Other Funds – Currently not in plan as there are no capital requests that could be funded by revolving funds.

Capital Closeouts – This is a year to year allocation of closed capital. The FY 25 capital plan will be supported with \$70,971 in closed capital.

Capital Stabilization – The Capital Stabilization will fund the Snake Brook Dam in FY 27 if the Town is not able to secure additional funding thru grants. This funding is predicated on the Capital Stabilization Fund receiving adequate annual funding.

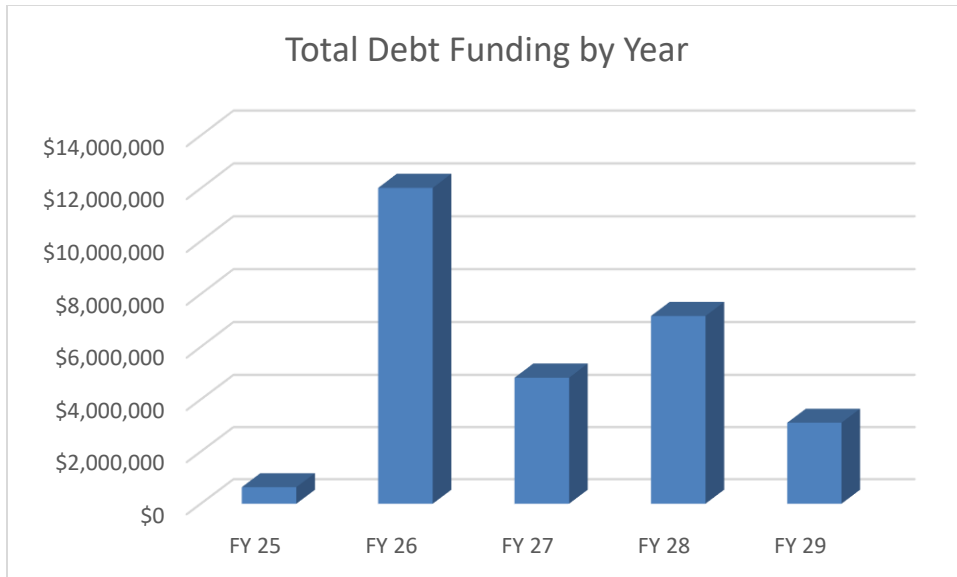
Water Fund – The Water Fund will support \$6.6M in appropriations mostly by issuing debt. The MWRA capital initiatives are currently being designed by the firm Klinfelder. We expect that a full MWRA capital plan will be finalized in FY 25.

FIVE YEAR PROPOSED OMNIBUS CAPITAL REVENUE BUDGET						
	FY25	FY26	FY27	FY28	FY29	Totals
<u>Levy Taxation</u>	\$1,354,577	\$3,603,369	\$4,256,642	\$2,365,458	\$3,107,226	\$14,687,272
<u>Excluded Taxation</u>	\$0	\$7,410,000	\$0	\$4,800,000	\$0	\$12,210,000
<u>Total Debt</u>	<u>\$1,354,577</u>	<u>\$11,013,369</u>	<u>\$4,256,642</u>	<u>\$7,165,458</u>	<u>\$3,107,226</u>	<u>\$26,897,272</u>
<u>Cash Capital - Taxation</u>	\$0	\$0	\$0	\$0	\$0	\$0
<u>Free Cash</u>	\$2,049,661	\$2,209,900	\$2,142,000	\$2,251,000	\$2,261,500	\$10,914,061
<u>Ambulance Fund</u>	\$279,000	\$140,000	\$105,000	\$205,000	\$395,000	\$1,124,000
<u>Other Funds</u>	\$0	\$0	\$0	\$0	\$0	\$0
<u>Transfer Station</u>	\$0	\$0	\$0	\$0	\$0	\$0
<u>Capital Closeouts</u>	\$75,210	\$0	\$0	\$0	\$0	\$75,210
<u>Capital Stabilization</u>		\$1,400,000				\$1,400,000
<u>Water Fund</u>	\$4,580,000	\$400,000	\$1,130,000	\$500,000	\$1,100,000	\$7,710,000
<u>Wastewater Fund</u>	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Funding	\$8,338,447	\$15,163,269	\$7,633,642	\$10,121,458	\$6,863,726	\$48,120,542



Funding by Levy and Excluded Debt

Capital Funded by Debt					
Year	Omnibus Levy Debt	Omnibus Excluded Debt	BY Article Levy	By Article Excluded	Totals
FY 25	\$1,354,577	\$0	0	\$0	\$1,354,577
FY 26	\$3,603,369	\$7,410,000	0	0	\$11,013,369
FY 27	\$4,256,642	\$0	\$1,000,000	0	\$5,256,642
FY 28	\$2,365,458	\$4,800,000	0	0	\$7,165,458
FY 29	\$3,107,226	0	0	0	\$3,107,226
Totals	\$14,687,272	\$12,210,000	\$1,000,000	\$0	\$27,897,272



Capital Plan by Fiscal Year and by Debt

FY-25	Excluded Debt	Levy Debt
DW Flooring	\$0	\$0
DW Classroom Cabinetry Replacement -(moved to FY26)	\$0	\$0
DW Roof Replacement/Repairs	\$0	\$150,000
Elementary Installation of HVAC Air Conditioning	\$0	\$317,500
WMS Rooftop Air Handling Units and Exhaust Fans	\$0	\$164,800
Road Improvements	\$0	\$722,277
Total	\$0	\$1,354,577

FY-26	Excluded Debt	Levy Debt
Fire Vehicle - Pumper	\$0	\$900,000
Road Improvements	\$0	\$729,369
PSB HVAC Upgrade	\$0	\$750,000
DW Boilers and Boiler System	\$0	\$436,000
DW Roof Replacement/Repairs	\$0	\$383,000
Elementary Installation of HVAC Air Conditioning	\$0	\$405,000
WHS and WMS Ceiling and Wall Repairs	\$0	\$0
TB Window and Door Replacement - \$1,200,000	\$200,000	\$0
TB Interior Renovations-\$250,000 + Schools \$125,000	\$125,000	\$0
TB Mech/ Electrical Imp Phase 2-\$1,360,000	\$1,360,000	\$0
TB Exterior Painting/Sealing -\$125,000	\$125,000	\$0
TB Project Management \$100,000	\$100,000	\$0
High School Wastewater	\$5,500,000	\$0
Total	\$7,410,000	\$3,603,369

FY-27	Excluded Debt	Levy Debt
Fire Vehicle - Ambulance	\$0	\$500,000
Road Improvements	\$0	\$751,250
Equipment H-17 Sweeper	\$0	\$425,000
TS Transfer Station Garage Replacement	\$0	\$450,000
DW Repair/Replacement of Driveways, Sidewalks	\$0	\$444,000
Elementary Installation of HVAC Air Conditioning	\$0	\$540,000
WMS Rooftop Air Handling Units and Exhaust Fans	\$0	\$500,000
Middle School Roadways and Sidewalks	\$0	\$431,392
DW Flooring \$200,000,\$140,000, \$92,400		\$215,000
Total	\$0	\$4,256,642

FY-28	Excluded Debt	Levy Debt
Salt Shed Rehabilitation	\$0	\$1,000,000
Road Improvements	\$0	\$773,787
TB Roof Replacement	\$2,800,000	\$0
High School Building Improvements	\$0	\$476,671
Middle School Exterior and Interior Door Replacement	\$0	\$115,000
Middle School HVAC Replacement	\$2,000,000	\$0
Total	\$4,800,000	\$2,365,458

FY-29	Excluded Debt	Levy Debt
Road Improvements	\$0	\$1,107,226
Phase III Stadium Project	\$0	\$2,000,000
	\$0	\$3,107,226

Capital requests Not In FY25-FY29 Plan	Amount	Year
<u>School</u>		
WMS Automatic Transfer Switch	\$42,000	FY 25
DW Boilers and Boiler Systems HH FY26, WHS FY27 & FY28)	\$13,000	FY 28
Middle School Exterior and Interior Door Replacement	\$15,000	FY 28
WHS Water Heater	\$48,000	FY 25
Café Tables (CH & HH FY25, WHS FY26)	\$60,000	FY 25
Café Tables (CH & HH FY25, WHS FY26)	\$72,000	FY26
Secondary Auditorium Lighting, Sound, Projection	\$150,000	FY 25
WHS Library and Student Learning Centers Furniture	\$110,000	FY 25
Custodial Equipment Replacement	\$28,000	FY 25
Total	\$538,000	
<u>DPW</u>		
Equipment H-17 Sweeper	\$250,000	
Electric Vehicle Charging Stations	\$40,000	FY25
Engineering Electric Vehicle	\$70,000	FY25
Route 20 Rehabilitation Design	\$0	FY26
RT -20 South Landfill Cap Restoration	\$0	FY27
Total	\$360,000	
<u>JCC</u>		
Radio System and Equipment Upgrades	\$200,000	FY29
<u>IT Department</u>		
Document Management and Electronic Plan Review	\$180,000	FY29
<u>Facilities</u>		
TS Transfer Station Garage Replacement	\$50,000	
FS Building Decarbonization - Beach House	\$15,000	FY25
FS Electric Vehicle Charging Infrastructure	\$79,326	FY25
FS Building Decarbonization - Fire Station #2	\$30,860	FY25
FS Building Decarbonization - Claypit Hill Elementary School	\$317,025	FY25
FS Building Decarbonization - The Children's Way	\$89,975	FY26
FS Building Decarbonization - High School	\$123,440	FY26
FS Building Decarbonization -Middle School	\$1,269,100	FY26
FS Building Decarbonization - DPW	\$359,900	FY26
FS Building Decarbonization - High School	\$1,007,395	FY27
FS Building Decarbonization -Middle School	\$621,550	FY27
Flood Mitigation Project	\$120,000	FY27
FS Building Decarbonization - High School	\$4,029,260	FY28
FS Building Decarbonization -Middle School	\$2,486,220	FY28
FS Building Decarbonization - DPW	\$218,550	FY28
FS Building Decarbonization - DPW	\$874,200	FY28
Total	\$11,691,801	

Capital requests Not In FY25-FY29 Plan		Amount	
<i>Other</i>			
Middle School Field Construction		\$2,000,000	TBD
PLAYGROUND: Claypit Hill Kinder-CPA-Design		\$30,000	TBD
PLAYGROUND: Claypit Hill Kinder-CPA-Construction		\$400,000	TBD
PLAYGROUND: Alpine -CPA		\$30,000	TBD
PLAYGROUND: Town Building / TCW		\$530,000	TBD
PLAYGROUND: Loker Side		\$350,000	TBD
WHS JV Baseball		\$10,000	TBD
WHS Varsity Baseball		\$50,000	TBD
Middle School Back Fields: Design / Permit / Bid		\$50,000	TBD
Indoor Gymnasium Improvements (New wall pads,		\$35,000	TBD
	Total	\$3,485,000	
Total		\$16,454,801	

Potential Select Board guidance

The Select Board offers the following guidance to the Town Manager for Wayland Standard Green, the default program offering:

- ▶ **Price:** No higher than the expected average price of Eversource Basic Service over the contract term. Slightly below the Basic Service price if possible.
- ▶ **Term:** No more than three years.
- ▶ **Additional renewable electricity:** As much as possible within the price and term conditions. The additional renewable electricity should come from Massachusetts Class I RECs.

MASS POWERChoice

TO: Michael McCall
Wayland Town Manager

FROM: Paul Gromer
MassPowerChoice

RE: Background information regarding Wayland Electricity Choice

DATE: February 7, 2024

I have attached additional background information regarding Wayland Electricity Choice:

1. A presentation delivered at a public information session for Wayland residents on October 17, 2022
2. A handout developed and distributed by the Wayland Energy and Climate Committee as part of initial program outreach
3. A table showing illustrative program prices
4. The Frequently Asked Questions section from the program website, WaylandElectricityChoice.com. Additional information is available on that website.
5. A report regarding green municipal aggregation published by a nonprofit organization, Green Energy Consumers.

Please let me know if you would like additional information.

Boston • Worcester

MassPowerChoice.com

617.367.0777 • info@masspowerchoice.com

Presentation delivered at a public information session for
Wayland residents on October 17, 2022

An introduction to



Wayland Electricity Choice

An electricity program from the Town of Wayland
for residents and business

Wayland Electricity Choice is...

a municipal electricity aggregation program



To say it another way, it is...

a form of group electricity purchasing

It's a **Town alternative** to the electricity marketing that you receive in the mail and over the phone.



Wayland Electricity Choice

Cleaner electricity

Competitive, stable prices

(savings cannot be guaranteed)

Consumer protections

Wayland Electricity Choice will **NOT**...

replace Eversource as your electric utility

We are Wayland's
electricity **delivery** utility
no matter what.

But we get to choose
our electricity **supplier**.

EVERSOURCE



Three ways to buy electricity in MA:

1 Your utility (**EVERSOURCE**) buys it for you = **Basic Service**

2 You sign a private contract with a commercial electricity supplier

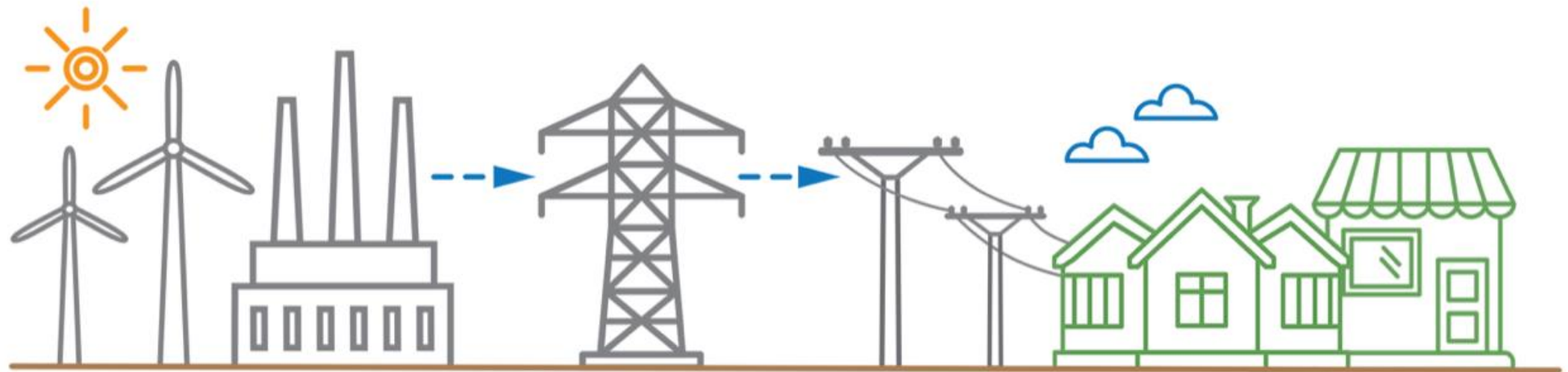
Wayland Electricity Choice will be a **green** municipal electricity aggregation

3 Your Town signs a contract that you can benefit from with an electricity supplier
= **municipal electricity aggregation**

How aggregation works

Before the program begins

Eversource provides you with two services:
They both deliver and supply your electricity.



Supply & Delivery

EVERSOURCE

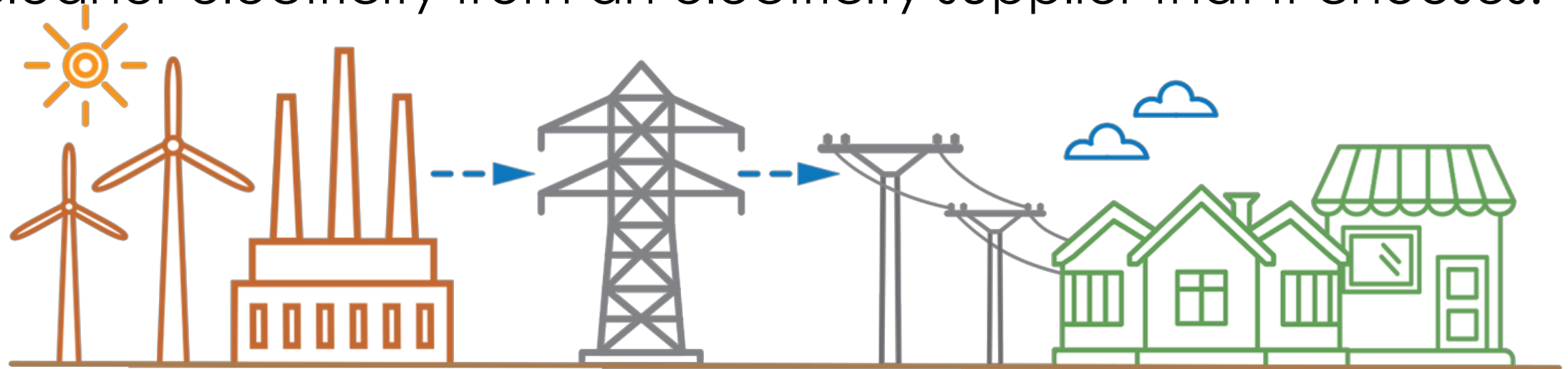
End User

Wayland

How aggregation works

With Wayland Electricity Choice

Eversource continues to deliver your electricity, but Wayland buys cleaner electricity from an electricity supplier that it chooses.



Supply
A company
Wayland chooses

Delivery
EVERSOURCE

End User
Wayland

3 new consumer-friendly choices

1

Wayland Standard Green

*automatic
enrollment*

**More renewable
electricity** than the
minimum required
by the state
(amount TBD)

2

Wayland 100% Green

opt UP option

100% renewable electricity

3

Wayland Economy

opt DOWN option

Minimum amount
of renewable
electricity required
by state law

Eversource's Basic Service

opt OUT option

Minimum amount
of renewable
electricity required
by state law

Price fixed / guaranteed for longer than 6 months
(but savings can't be guaranteed)

*Price changes every
6 months or less*

Wayland Electricity Choice will impact your **SUPPLY** charge

EVERSOURCE

Delivery charge =

The cost to deliver your electricity and maintain the delivery infrastructure

Supply charge =

The cost of the electricity you use

Total Amount Due by 03/22/21 **\$133.45**

Amount Due On 02/21/21	\$268.77
Last Payment Received On 02/01/21	-\$268.77
	\$0.00
	\$133.45

Current Charges for Electricity

Supply
\$65.92

Delivery
\$67.53

\$0 \$28 \$56 \$84 \$112 \$140

Your electric supplier is
ELECTRICITY SUPPLIER NAME

Your primary relationship for electricity will remain with

EVERSOURCE

- ▶ Eversource will continue to **deliver** your electricity.
- ▶ You will continue to call Eversource **if the power goes out.**
- ▶ Eversource will continue to send your bill, you will continue to pay them, and this is the **only electricity bill** you will receive.
- ▶ If you are eligible for any discounts from Eversource, **you will continue to receive those discounts.**

Participating in Wayland Electricity Choice = **EASY!**

All Wayland electricity customers on Eversource's Basic Service will be **automatically enrolled** at launch (state law).

You will receive a formal notification in the mail **bearing the Town seal** before you are enrolled.

Participation is NOT required. You may opt out before being enrolled or at any time in the future with no penalty or fee.

Information on how to opt out will be available closer to program launch.



Wait! What if I have...

Signed a contract with an electricity supplier already?

- ▶ You will **not** be automatically enrolled, but you can join.

Solar panels or participate in community solar and receive credits on my bill or a payment?

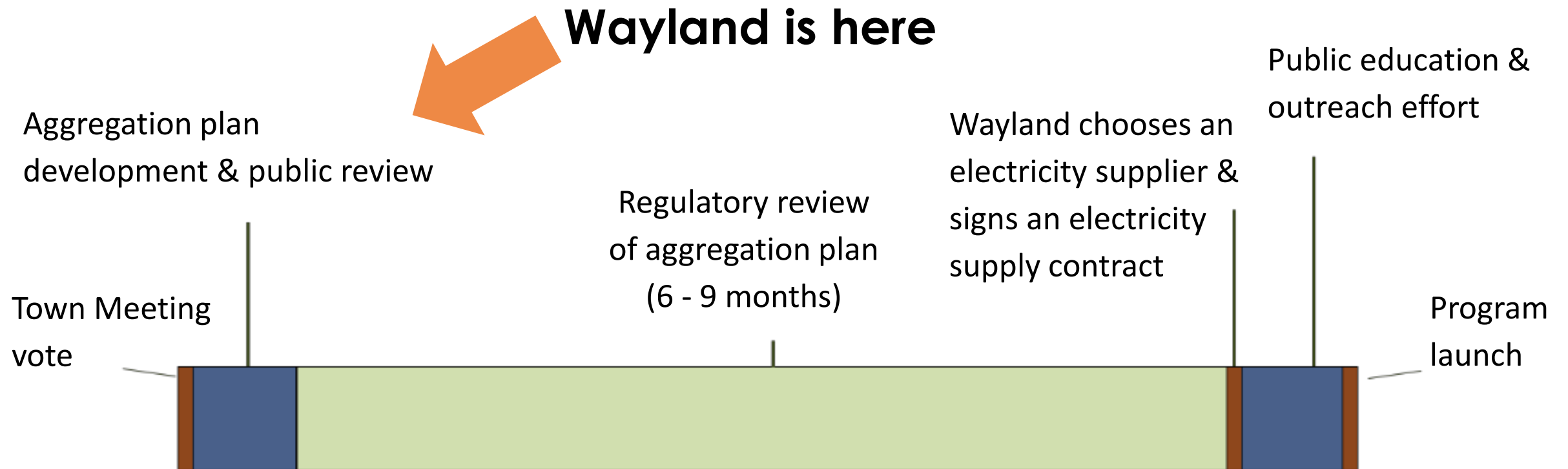
- ▶ **No change.**

A low-income discount?

- ▶ **No change.**

What is the timeline?

The total process typically takes more than a year.



When/how will I get information?

Program details like pricing will be available approximately 6 - 8 weeks before launch

Letters – to every account on Eversource's Basic Service

Announcement - sent to local paper, email lists, social media

Website - WaylandElectricityChoice.com

Public information sessions

Customer support - by phone and email

Translate this page:



English



More translations...

Wayland Electricity Choice

FAQ

HOW AGGREGATION WORKS

PROGRAM IMPLEMENTATION PROCESS

SUPPORT



You can visit
WaylandElectricityChoice.com today

Or call customer support: **1-844-202-6400**

Public comments now accepted

The aggregation plan is available for public comment
until **5:00 PM on November 17, 2022**

Download a copy of the plan from Wayland.ma.us or WaylandElectricityChoice.com.
Paper copies are available upon request from the Wayland Town Clerk's office.

Submit written comments:

Email: etohn@wayland.ma.us

U.S. mail: John Bugbee
Attention: Wayland Electricity Choice
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

Handout developed and distributed by the
Wayland Energy and Climate Committee
as part of initial program outreach

Wayland Electricity Choice

*An electricity program provided by the Town of Wayland
for its residents and businesses*

The Town of Wayland is developing a plan for a consumer-friendly electricity program called **Wayland Electricity Choice**. The program is a form of group electricity purchasing known as *electricity aggregation*. More than 150 cities and towns in Massachusetts have already launched electricity aggregations.

An opportunity to take a bold step → Through Wayland Electricity Choice, Wayland can significantly increase the amount of renewable energy in the community's electricity supply while also offering other benefits.

How it works → **Wayland Electricity Choice will not replace Eversource as Wayland's electric delivery utility.** Through the program, the Town will use the group buying power of the community to select an electricity supplier and to secure new options and prices for the Supply portion of our Eversource bills.

Three new choices:

1. Wayland Standard Green: Wayland Standard Green will include more electricity from renewable sources than is required by state law, though the specific amount is still to be determined.

2. Wayland 100% Green: With Wayland 100% Green, *all* of the electricity you buy will be generated by renewable energy projects in the New England region. By choosing Wayland 100% Green, you will take a significant step toward:

- **Reducing your greenhouse gas emissions** by ensuring that all of the electricity you buy comes from clean sources
- **Encouraging the development of new renewable energy projects in New England** by creating more demand for the electricity generated by those projects
- **Supporting local businesses and local jobs** by buying all of your electricity from New England-based projects.

3. Wayland Economy: Through Wayland Economy, you will retain the program benefits of price stability and consumer protections without buying any additional renewable energy above minimum state requirements.

All three choices will provide renewable electricity from New England-based renewable energy projects.

Coming in early 2024

Benefits

More electricity from clean, renewable sources like the sun and the wind

Long-term stable prices for the Supply part of the electricity bill that do not change seasonally.

Consumer protections, such as the ability to leave any time with no fee or penalty.

The potential for savings compared with Eversource's Basic Service price, though savings cannot be guaranteed.

Participating

Any Wayland electricity customer who has Eversource's Basic Service (meaning you have not signed a private contract with an electricity supplier) will be *automatically enrolled*, in accordance with state law.

Participation is *not required*. You may opt out of the program before being enrolled and any time after enrollment *with no penalty*.

If you have a contract with an electricity supplier at program launch, you will not be automatically enrolled, but you may opt in.

As a participant in Wayland Electricity Choice, you will remain an Eversource customer.

- Eversource will continue to deliver your electricity, and you will continue to call Eversource if your power goes out.
- You will still receive your bill from and pay Eversource. A Wayland Electricity Choice price will be used to calculate the Supply portion of your Eversource bill.
- If you are eligible for a low-income discount, you will continue to receive that benefit.
- If you have solar panels on your property or you participate in a community solar program, you will continue to receive solar credits and/or solar incentive payments with no change.

The Program Implementation Process

Implementing a program like **Wayland Electricity Choice** is a regulated process that is overseen by the Massachusetts Department of Public Utilities (DPU). The regulatory review process can take as long as a year.

- A Wayland Town Meeting vote to pursue aggregation occurred on May 15, 2021.
- Wayland's Aggregation Plan was presented to the public on October 17, 2022 and made available for public comment.

Next steps:

- Wayland submits its Aggregation Plan to state regulators for review and approval.
- Once state regulators approve Wayland's Aggregation Plan, the Town will issue an RFP for, select, and sign a contract with an electricity supplier.
- After the electricity supply contract is signed, the Town will conduct a public education campaign to inform the community about program details like prices.
- At the conclusion of the public education campaign, the program will launch.

Learn more about Wayland Electricity Choice at WaylandElectricityChoice.com or by calling customer support with our Town's program consultants at 1-844-202-6400.

Illustrative program prices

Illustrative prices for Wayland participants

These are *illustrative* prices based on prices received by other communities. They are **not** actual prices for Wayland Electricity Choice. Actual prices will be established after bids are received.

	Standard Green (automatic)	100% Green (option)	Basic (option)	Eversource's Residential Basic Service (opt out)
Price (¢/kWh)	15 ¢	17 ¢	14 ¢	17 ¢
Total MA Class I Renewable Electricity	44%	100%	24%	24%
Price Period	June 2024 – May 2026	June 2024 – May 2026	June 2024 – May 2026	Jan. 2024 – July 2024

Because the Eversource Basic Service price changes every six month, and future prices are unknown, savings compared to those future prices cannot be guaranteed.

Frequently Asked Questions section from the program website, WaylandElectricityChoice.com.

Wayland Electricity Choice

Frequently Asked Questions

General program information

What is Wayland Electricity Choice?

Wayland Electricity Choice is a municipal electricity aggregation, which is a form of group electricity purchasing.

Typically, your electric utility, Eversource, provides two sets of services to you:

1. They deliver your electricity. Delivery services appear on your bill as your Delivery charge.
2. They also supply your electricity, which means they buy electricity for you and pass the cost along to you. The cost of the electricity they buy for you appears on your bill as your Supply charge.

In Massachusetts, there are actually three ways to purchase your electricity:

- Your utility can do it for you, as just described. This is called Basic Service, and this is how most people buy their electricity.
- You can sign a contract with an electricity supplier yourself. You may have received offers in the mail or over the phone.
- Your municipal government can sign a contract with an electricity supplier that you can benefit from. This third option is municipal electricity aggregation, and this is what Wayland Electricity Choice is.

[Learn more about how aggregation works.](#)

What gives Wayland the authority to launch a municipal electricity aggregation?

Municipal electricity aggregation was enabled by the Massachusetts Restructuring Act of 1997 ([Chapter 164, Section 134](#)), which allows local municipal governments to aggregate the electricity supply loads of the electricity consumers within their geographic boundaries in order to negotiate more favorable terms with an electricity supplier.

Municipal aggregations are subject to oversight by the Massachusetts Department of Public Utilities, and Wayland's aggregation plan is subject to a regulatory review and approval process

before the Town will be authorized to implement the program. ([Learn more about Wayland's implementation process.](#))

Nearly 50% of Massachusetts communities have already launched electricity aggregations.

Why is Wayland launching this program?

The primary goal of Wayland Electricity Choice is to provide more clean, renewable electricity, electricity price stability, and consumer protections for Wayland residents and businesses, all at a competitive price. Wayland Electricity Choice will be a Town alternative to Eversource's Basic Service. It will also be a transparent alternative to other electricity offers, but without the high pressure or fees of those other offers.

(Please note, that while Wayland Electricity Choice will offer the potential for savings when compared with Eversource's Basic Service price, Wayland Electricity Choice cannot guarantee savings.)

Massachusetts state law already requires that a minimum amount of renewable energy be included in all the electricity sold in the state. The default option in Wayland Electricity Choice will include *additional renewable energy over and above the state required minimum*. Wayland Electricity Choice will also offer options to choose other amounts of renewable electricity.

How will I benefit from Wayland Electricity Choice?

With Wayland Electricity Choice, the Town will use the bulk buying power of the community to provide you with new electricity choices that will give you greater control over the environmental characteristics and price of your electricity supply.

- **Cleaner electricity** – Wayland Electricity Choice participants will automatically receive **more renewable electricity than is required by state law**. (The standard amount is still to be determined, depending in part on electricity prices at the time the Town enters into a contract with an electricity supplier.) Or you will be able to choose other amounts of renewable electricity.
- **Price stability** – The program will provide a fixed price for electricity supply over a long period of time. This will make the program different from Eversource's Basic Service, where the price changes every six months or less, and from many commercial offers in the marketplace.
- **Consumer protections** – Wayland Electricity Choice will provide a trustworthy, Town-vetted alternative to other electricity supply offers in the marketplace. The program will

include consumer protections, such as no hidden fees and the ability to opt out of the program at any time with no penalty.

Is Wayland the only community in Massachusetts implementing an aggregation?

No. Municipal electricity aggregation has been building momentum across Massachusetts. Wayland is joining more than 150 other Massachusetts communities that already have aggregations. Increasingly, communities are implementing “green” aggregations like Wayland’s program will be, which increase the amount of renewable electricity in the community’s electricity supply beyond the minimum amount required by state law.

What will change for me with Wayland Electricity Choice?

You will see two key changes as a result of participating in Wayland Electricity Choice:

1. On the first page of your Eversource electricity bill, you will see the Wayland Electricity Choice electricity supplier listed as your supplier instead of Eversource. Wayland will choose its supplier through a competitive procurement process after the Wayland Electricity Choice Aggregation Plan receives regulatory approval.
2. Eversource will use a Wayland Electricity Choice price to calculate the supply charge on your bill instead of their own Basic Service price.

Additionally, the amount of renewable energy that you receive may change, depending on which program option you choose.

Otherwise, *everything else will remain the same*. You will continue to receive your electricity bill from Eversource, you will continue to pay Eversource, and you will continue to call Eversource if your power goes out.

If you are eligible for any discounts or credits from Eversource, those benefits will be unaffected by your participation in Wayland Electricity Choice.

I received a call/visit/letter in the mail about my electricity bill. Is it from the Town, this program, or Eversource?

The Town of Wayland will send a letter to electricity accounts that are eligible for automatic enrollment after Wayland’s Aggregation Plan receives regulatory approval. **That letter has not been mailed.** It will arrive in an envelope bearing the Town seal, and the letter itself will also bear the Town seal. The letter will not ask for additional information. If your account is eligible

to be automatically enrolled, as will be the case for most Wayland electricity customers, you will not need to provide any additional information.

Please note: Eversource, the Town of Wayland, and Wayland Electricity Choice do not make sales calls or visits to your home.

Any person or company who asks for additional information (such as the account number on your electricity bill) when they market their program to you does **not** represent Wayland Electricity Choice or Eversource.

If you receive a letter that does not include the Town seal, it is **not** from the Town and does **not** represent Wayland Electricity Choice. If you want to confirm whether you have received a legitimate Town communication, you can [contact customer support](#) with Wayland's program consultants.

If you receive a call or a visit from someone who wants to discuss your electricity, keep these two things in mind:

- You should treat your Eversource electricity account number like you treat your credit card information. *Do not give it out unless you want to change your electricity supplier.*
- You do have the right to select an electricity supplier of your choice. If you choose to explore this option, please check the terms of the agreement carefully. Things to check for include, but are not limited to: minimum bill amounts, contract length requirements, early termination fees, low introductory rates that change after the introductory period ends, and rates that vary.

If you feel a sales person has fraudulently identified themselves as working for Eversource or the Town, please report it to the Department of Public Utilities Consumer Division 617-737-2836, or DPUConsumer.Complaints@state.ma.us.

How long will Wayland Electricity Choice last?

The program will last as long as Wayland believes it is providing value for the community. Wayland will sign an initial contract with an electricity supplier when the program launches. At the end of that contract, Wayland can decide whether to continue the program or discontinue it and return all participants to Eversource's Basic Service.

Who do I call if the power goes out?

Call Eversource if your power goes out, as always. Eversource will continue to deliver your electricity and maintain the polls and wires, and will remain responsible for addressing power outages.

I have solar panels on my property or I participate in a community solar program. If I join Wayland Electricity Choice, will I continue to receive the credits or payments that I receive now?

Yes. You will continue to receive solar credits and/or solar incentive payments, and participating in Wayland Electricity Choice will not change how they are calculated.

How do I maintain my account's tax-exempt status if I participate in Wayland Electricity Choice?

Tax-exempt accounts that wish to maintain their tax-exempt status in Wayland Electricity Choice must submit tax-exemption documentation to the program's electricity supplier.

This means that tax-exemption documentation must be submitted *each time the program's electricity supplier changes.*

The program's electricity supplier is required by the State of Massachusetts to have valid tax-exemption documentation on hand for all tax-exempt accounts.

You may have submitted tax-exemption documentation to Eversource already, but Eversource does not share this documentation with the program's electricity supplier. It is the customer's responsibility to submit this documentation.

More information about where to send your tax-exemption documentation will be available closer to program launch.

Enrolling and participating

How do I join Wayland Electricity Choice?

Most electricity accounts in Wayland will be automatically enrolled when the program launches.

Specifically, all electricity accounts on Eversource's Basic Service (meaning those who have not signed a private contract with an electricity supplier) will be automatically enrolled at launch, unless they opt out.

If you have a contract with an electricity supplier at the time the program launches, your account will not be automatically enrolled, but you can choose to enroll, and the enrollment process will be easy. Please be aware that your electricity supplier may charge early termination fees, so you should carefully review your current contract terms and conditions before deciding to enroll.

More information about enrollment will be available after Wayland's Aggregation Plan receives regulatory approval.

Who will be eligible to participate in Wayland Electricity Choice?

All metered electricity customers within the geographic boundaries of Wayland will be eligible to participate. All Wayland electricity customers with Eversource's Basic Service (meaning those who have not signed a private contract with an electricity supplier) will be automatically enrolled when the program launches. The automatic enrollment model is state law.

Is participation required?

No. While the program has an automatic enrollment model in accordance with state law, participation is not required. There is no penalty for opting out. You may do so at any time. If you receive a letter notifying you that your account will be automatically enrolled, you may opt out of the program before being automatically enrolled, and you may also opt out any time after enrollment. If you opt out, the Supply portion of your Eversource electricity bill will continue to be calculated using Eversource's Basic Service price.

Can I opt out and then re-enroll?

Yes, however if you opt out of the program and want to re-enroll, there's a possibility that you will be charged a market price instead of the program price. You'll just want to ask at the time you re-enroll.

I have a large commercial account. Am I eligible for program pricing?

Large commercial accounts may be eligible for higher market pricing instead of program pricing when they request initial enrollment in the program. If you are interested in submitting an enrollment request for your large commercial account, please [contact customer support](#).

Pricing, potential savings, and billing

Will Wayland Electricity Choice provide savings compared with Eversource's prices?

Wayland Electricity Choice will offer the *potential* for savings compared with the average of Eversource's changing Basic Service prices. However, because Eversource's prices change every 6 months for residential and small business accounts and every 3 months for large business accounts and their future prices are not known, **Wayland Electricity Choice cannot guarantee to provide savings.**

Will I know the program options and the price for each before I am enrolled?

Yes. If you are an Eversource Basic Service customer and eligible for automatic enrollment in Wayland Electricity Choice, you will receive a letter in the mail with program information, including pricing, before you are enrolled.

What will my electricity supply price be if I participate in Wayland Electricity Choice?

We do not know yet. Wayland Electricity Choice prices will be determined when the Town signs a contract with an electricity supplier. That contract will be signed after a competitive procurement process, which will occur after the state regulatory review and approval process for the Wayland Electricity Choice Aggregation Plan has been completed.

Wayland Electricity Choice will provide a stable electricity supply price. Why is a stable electricity supply price important?

Having a stable price for the Supply portion of your electricity bill can protect you from the seasonal price increases that occur when you have Eversource's Basic Service pricing. When you have Eversource's Basic Service, the price that is used to calculate the Supply portion of your electricity bill changes every 6 months for residential and small business accounts and every 3 months for large business accounts, often rising in the winter.

Having a stable price for the Supply portion of your electricity bill can also provide a predictable alternative to the variable prices of some electricity supply offers in the marketplace. Some electricity supply offers will provide a stable price for a few months, but then the price will vary monthly and will rise significantly.

The Wayland Electricity Choice price will be fixed for longer than 6 months, and when it changes, the Town will announce the new price publicly before it takes effect.

However, because Eversource's prices change and future prices are not known, Wayland Electricity Choice cannot guarantee to provide savings compared with Eversource's Basic Service prices.

What if Eversource's price falls below the Wayland Electricity Choice price?

The Wayland Electricity Choice price will be a long-term price, while Eversource's Basic Service prices change every 6 months for residential and small business accounts and every 3 months for large business accounts. As a result, it is likely that for some months, the Eversource price will fall below the Wayland Electricity Choice price. Wayland Electricity Choice cannot guarantee that it will beat Eversource's Basic Service prices at all times. Remember that you are free to leave the program at any time and return to Eversource's Basic Service with no penalty or fee.

Will I receive a second electricity bill?

No. Eversource will continue to bill you for your electricity. This is the only electricity bill you will receive as a participant in Wayland Electricity Choice. The program will be integrated into your existing electricity bill. [See an example Eversource bill.](#)

Where will I see Wayland Electricity Choice on my Eversource electricity bill?

Wayland Electricity Choice will appear on your Eversource electricity bill in two ways:

1. On the first page of your electricity bill, you will see the Wayland Electricity Choice supplier listed as your electricity supplier instead of Eversource.
2. On the second page, the price that Eversource uses to calculate your Supply charge will be a Wayland Electricity Choice price instead of their own Basic Service price. [See an example Eversource bill.](#)

Electricity supply and electricity suppliers

I have already signed my own contract with an electricity supplier. Can I participate in Wayland Electricity Choice?

Yes. If you have already chosen an electricity supplier, you will not be *automatically* enrolled in Wayland Electricity Choice, but you may choose to participate, and enrolling will be easy. Please be aware that your electricity supplier may charge early termination fees, so you should carefully review your current contract terms and conditions before choosing to enroll. More information about enrolling will be available closer to program launch.

What's the difference between Eversource and an electricity supplier?

In Massachusetts, an electric utility like Eversource is fundamentally an electricity delivery company. Eversource does not generate electricity for you. They are responsible for delivering electricity to you, for maintaining the poles and wires, and for addressing power outages. They charge you for these services on the Delivery portion of your electricity bill.

An electricity supplier is a company that buys electricity for you.

- For most electricity customers, their utility is also their electricity supplier. When you first open your electricity account, this is the case. When Eversource is also your electricity supplier, you have what is known as Eversource's Basic Service.
- You may also choose your own electricity supplier. If you do, the name of that company will appear on your Eversource bill as your electricity supplier, and Eversource will use the rate you negotiated with that electricity supplier to calculate the Supply charge on your bill.
- With Wayland Electricity Choice, the Town will choose an electricity supplier. If you participate, the name of the company selected by the Town will appear on your Eversource bill as your electricity supplier, and Eversource will use a Wayland Electricity Choice price to calculate the Supply charge on your bill.

What is electricity supply?

Electricity service has two parts: supply and delivery. Supply refers to the electricity itself. Delivery is the process of bringing that electricity to you over the wires.

With Basic Service, your electric utility (Eversource) is your electricity supplier and also delivers the electricity to you.

With Wayland Electricity Choice, Eversource will continue to deliver your electricity, but Wayland will choose its own electricity supplier.

What is a competitive electricity supplier?

A competitive electricity supplier is not your electric utility. Electricity suppliers do not deliver your electricity. They buy it for you, and your electric utility delivers it.

A competitive electricity supplier is a company licensed by the Massachusetts Department of Public Utilities to purchase electricity and related services from the wholesale electricity markets for resale to retail electricity customers.

If you sign a private contract with an electricity supplier or you participate in a municipal program like Wayland Electricity Choice, your electric utility (Eversource in Wayland) will use your electricity supplier's price to calculate the Supply charge on your electricity bill instead of their own Basic Service price.

Eversource

Will Wayland Electricity Choice replace Eversource as my electric utility?

No. Eversource will remain the electric utility for Wayland and will continue to deliver your electricity, and your primary relationship for electricity will remain with Eversource.

Wayland Electricity Choice will change the supplier on your Eversource electricity bill, and it will change the price that Eversource uses to calculate the Supply charge on your electricity bill. But your electricity bill will continue to come from Eversource, and Eversource will continue to be your electric utility.

Will Eversource provide me with a lower quality of service if I participate in Wayland Electricity Choice?

No. Eversource's quality of service to you will be unaffected by your participation in Wayland Electricity Choice. Eversource does not profit from the Supply charge on your electric bill. They make their profit from Delivery charges. As a result, they have no preference whether they choose your supplier or Wayland does.

I am currently eligible for a low-income discount from Eversource. Will that change?

No. If you are eligible for a low-income discount from Eversource, it will be unaffected by your participation in Wayland Electricity Choice. You will continue to receive that discount.

I have budget billing from Eversource. Will this change?

Yes. If you participate in Wayland Electricity Choice, budget billing will continue to apply to the Delivery charge on your bill, but it will no longer apply to the Supply charge on your bill.

Renewable electricity

What is renewable electricity?

Renewable electricity is generated by sources that can be renewed as opposed to sources that can be used only once, such as fossil fuels. Under Massachusetts state law, a variety of resources qualify as renewable. The main sources of renewable electricity are solar, wind, and small hydroelectric projects. Renewable electricity is sometimes referred to as green electricity or clean electricity.

Why is renewable electricity important?

Using renewable electricity is an important step you can take to fight climate change and increase your independence from fossil fuels like gas, coal, and oil. Electricity generated from renewable sources does not cause air pollution and does not emit the gases that cause climate change.

What is the minimum amount of renewable electricity required by Massachusetts law?

The minimum amount increases every year. For 2023, Massachusetts state law requires that 22% of your electricity comes from newer renewable energy projects in New England (Massachusetts Class I RECs).

In addition, state law requires the inclusion of a minimum amount of renewable energy from older renewable energy projects in New England (Massachusetts Class II RECs), as well as from some alternative energy sources that are considered highly efficient but not renewable.

For more information, visit the Massachusetts Department of Energy Resources page on [compliance information for the Renewable Portfolio Standard](#).

Report regarding green municipal aggregation
published by a nonprofit organization,
Green Energy Consumers.

Fall 2023



GREEN POWER AT LOWER COST

Green Municipal Aggregation continues to be a huge success in the Bay State

GREENENERGYCONSUMERS.ORG/AGGREGATION

This report was written by Larry Chretien and Mikaela Hondros-McCarthy.

Significant contributions were made by Rebecca Toomey and Kate Marcellino.

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EXECUTIVE SUMMARY

Our mission at Green Energy Consumers Alliance is to harness the power of energy consumers and communities to speed a just transition to a zero-carbon world. We do so by advocating for sound public policy and by operating programs that help consumers access clean energy technologies to reduce their personal greenhouse gas (GHG) emissions. Information about our programs and advocacy work is available on [our website](#). This report highlights our largest program, Green Municipal Aggregation.

This is the fourth edition of the Green Municipal Aggregation (GMA) status report, following previous editions that were published in 2018, 2020, and 2022. This report provides an in-depth description of GMA in Massachusetts, its substantial consumer and climate benefits, and current barriers to its growth.

This report is intended to be a resource for anyone who consumes energy in Massachusetts, to foster a better understanding of the full landscape of energy options available, particularly for ratepayers who have an interest in clean energy and the climate crisis. It is also a resource for public officials and policymakers who have the authority and responsibility to move renewable, sustainable energy solutions forward in our transition to a clean energy future. We recognize that, as an organization working in close partnership with communities to expand municipal aggregation or community choice aggregation, this is not an unbiased document.

Green Energy Consumers Alliance has direct knowledge about the 28 communities (21 in Massachusetts and 7 in Rhode Island) with whom we are currently working by supplying those aggregations with the renewable energy certificates (RECs) above and beyond the RECs they procure to meet the state's mandate, the Renewable Portfolio Standard (RPS). We closely observe other existing aggregations with which we have no direct involvement. We look forward to serving even more cities and towns in the years ahead as both Massachusetts and Rhode Island, and we also hope to see the model grow overall.

In preparation of this report, Green Energy Consumers Alliance has practiced diligence in properly labeling and distinguishing between facts and our opinion throughout this report.

Background

Municipal Aggregation (also called "Community Choice Aggregation") is defined as the process by which a city or town purchases its electricity supply in bulk on behalf of its community, including residential and small-business customers, often with the goal of reducing costs for ratepayers.

Municipal Aggregation was first enabled in Massachusetts in 1997. Building on this concept, Green Energy Consumers Alliance, in collaboration with Good Energy, LLC, developed GMA,

first rolled out in Dedham and Melrose in January 2016, as a solution to incorporate a greater amount of renewable energy into these aggregation programs.

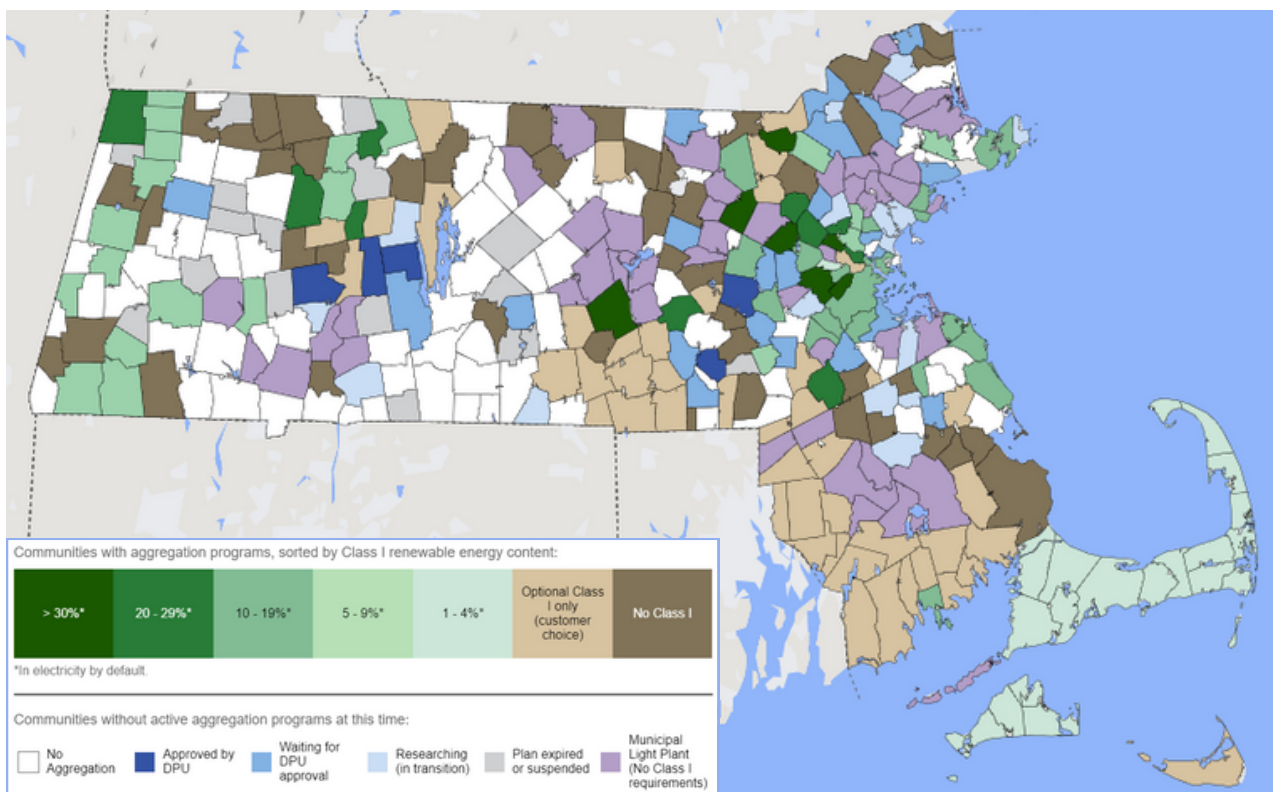
We define GMA as a program with a default energy option that includes at least 5% more Class I RECs — energy from wind, solar, and other renewable sources — than are currently required by the state’s RPS.

Key Findings & Updates

In the spring of 2022, we released a report, *“Green Power at Lower Cost: Municipal Aggregation is a Huge Success in Massachusetts,”* detailing the numerous, cross-sector benefits of GMA to date. With over a year of additional data available, it has only become more apparent that GMA has produced profoundly successful results, both in terms of meaningful cost savings for ratepayers and in support of the Commonwealth’s clean energy targets. The following are our key findings:

- Of the 351 municipalities in Massachusetts, 167 cities and towns currently have an aggregation plan approved by the Massachusetts Department of Public Utilities (DPU). *Note that 49 cities and towns receive their power supply from municipal utilities.*
- These plans range from including no Class I renewable options (“brown”) to including 30% or more Class I renewable options than are required by state law (“very dark green”), depending on how much renewable content each municipality has opted to incorporate into its program.

Mapping Aggregation in Massachusetts



Cost Savings & Benefits of GMA Programs in Massachusetts

We studied a cohort of 55 GMAs between August 2017 and October 2023, all of which include 5%-11% more Class I RECs than the state’s RPS requires. For this cost analysis, we excluded “light green” aggregations that had less than 5% Class I content and “darker green” aggregations that had more than 11% Class I content.

We found that these municipalities within the cohort were able to stabilize their electricity costs over the past six years and saved an average of 3.3 cents per kilowatt-hour (kWh) in comparison to consumers on Basic Service.

For the average household using 500-600 kWh per month, this equates to \$200-\$237 per year. If these savings per kWh were extrapolated to all residential households served by the investor-owned utilities (Eversource, National Grid, and Unitil), the savings would total over a half billion dollars per year.

	National Grid <i>Dec 2018 – Oct 2023</i>	Eversource <i>Aug 2017 – Oct 2023</i>	GMA 5%-11%	GMA Savings <i>¢/kWh vs. Basic Service</i>
Min ¢/kWh	9.707	9.877	9.534	0.173
Max ¢/kWh	33.891	25.776	15.671	18.220
Avg ¢/kWh	14.491	13.820	10.829	3.327

GMA is Driving Renewable Energy Expansion in Massachusetts

In all, 54 cities and towns in Massachusetts currently have active GMAs. We estimate that these 54 GMAs are adding approximately one million megawatt hours of renewable energy to the grid above and beyond RPS requirements per year. This is equivalent to the total power usage of 150,000 to 200,000 homes.

The default rates charged by those GMAs have been lower than Basic Service rates by an average of 83% of the time between both Eversource and National Grid over the past six years. It’s important to note that consumers are able to opt out of the default rate without penalty at any time. Aggregations also typically allow consumers to “opt-up” to higher percentages of renewable energy or to “opt-down” to percentages that meet, but do not exceed, the RPS.

GMA is a Critical Tool to Combat Predatory Competitive Electric Suppliers

Based on this data, we believe municipal aggregation also provides a critical opportunity to offer Massachusetts consumers urgently needed protection from predatory retail electricity suppliers, which pose a growing and distressing threat to communities across the Commonwealth. For example, the Office of Massachusetts Attorney General Andrea Campbell published a [report](#) in May of 2023 detailing how, over six years, Massachusetts residents lost \$525 million through competitive electric supply contracts. This breaks down to individual residential consumers losing an average of \$231 every year. Furthermore, residents of low-income communities, communities of color, and communities with high percentages of households with low English proficiency are twice as likely to be signed up for a competitive supplier. Therefore, these residents are disproportionately harmed by these predatory practices.

Some Communities are Slow to the Party

There are still 69 Massachusetts cities and towns without aggregations, the majority of which are small municipalities. In the 2020 Census, the median population size for Massachusetts municipalities was 10,639 people. Of the 69 communities with no aggregation, 68% of them have populations under the state median population. There are some larger communities like Springfield, Lawrence, and Brockton who we note are researching aggregations but have not yet submitted plans to the DPU. Those three cities account for 350,715 people according to the 2020 Census.

Barriers to the Expansion of GMA in Massachusetts

The greatest barrier to the more widespread success of the aggregation model is the DPU, the state agency responsible for approving aggregation plans. Right now, 22 communities across the Commonwealth are waiting on the DPU to approve their petitions for GMA. Several of those communities have been waiting several years for approval, with no resolution. And yet despite the backlog and proven benefits that the implementation of these plans provide in the context of the state's stated climate goals, no aggregations have been approved thus far in 2023, and only one aggregation, Fitchburg, was approved in 2022.

Recommendations

There is a bill in the Massachusetts legislature – House Bill 3852, An Act Supporting Load Aggregation Programs – which would empower municipalities with existing aggregation programs to more effectively update and operate their programs and foster the expansion of these programs to other cities and towns throughout the Commonwealth.

The DPU recently announced [an investigation](#) to establish “guidelines, with the goal of creating a more efficient and streamlined process for Massachusetts cities and towns to establish municipal aggregation programs for their residents and businesses.”

The order includes proposed guidelines, as well as a template municipal aggregation plan designed to aid municipalities in developing new municipal aggregation plans. It is debatable whether or not the proposed guidelines and templates would adequately support the municipal aggregation model or further impinge the model's ability to bring economic and environmental benefits to the Commonwealth.

At the time that this report was published, the DPU investigation was just beginning. Whether or not legislation passes amending the municipal aggregation statute or the DPU revises its regulations and guidelines, we encourage the Massachusetts Department of Energy Resources to provide cities and towns with greater support on aggregation, perhaps through the Green Communities Division. Currently, there is no concerted effort by the Commonwealth to capture the benefits of municipal aggregation.



WHAT IS GMA?

This paper describes a community-based energy model, Green Municipal Aggregation (GMA), which we pioneered along with Good Energy, LLC. The model has proven to be greatly successful at reducing carbon emissions cost-effectively and equitably by increasing the demand for renewable energy.

Municipal aggregation is the process by which a municipality (a town or city) purchases electricity in bulk from a competitive supplier on behalf of the residents and businesses within the community. The fundamental characteristic that distinguishes GMA from traditional aggregations is that the default electricity supply in a GMA includes more Class I renewable content than required by the Massachusetts Renewable Portfolio Standard (RPS) and Clean Energy Standard (CES).

As of October 2023, Green Energy Consumers Alliance serves 21 GMAs in Massachusetts by supplying them with renewable energy over and above the amount required to meet the state mandates: Arlington, Bedford, Brookline, Cohasset, Dedham, Fairhaven, Gloucester, Hamilton, Medford, Marshfield, Melrose, Millis, Milton, Rockland, Scituate, Somerville, Stoneham, Waltham, Westford, Westwood, and Winchester. Green Energy Consumers Alliance also supplies additional renewable energy for consumers in these communities who opt-up to 100% renewable energy content. *Note that, in addition to the aforementioned communities, Green Energy Consumers Alliance is serving 7 cities and towns in Rhode Island – Barrington, Central Falls, Narragansett, Newport, North Kingstown, Portsmouth, and Providence.*

Our work in aggregation stems from a long history of offering consumers effective and affordable clean energy solutions. In 1998, our organization became one of the first in the country to market a retail green power product, offering consumers the opportunity to support electricity from renewable energy separately from their utility bills (at that time, solar and landfill gas). In 2002, we launched a product called New England Wind, which allowed consumers the opportunity to similarly support local wind energy. The Hull 1 wind turbine was the first wind project in our portfolio and the first utility-scale wind turbine in the Northeast. Our purchase of Renewable Energy Certificates (RECs) from Hull was probably the first of its kind in New England. Today, our Green Powered Program serves thousands of households and businesses who have voluntarily decided to buy green power. The Green Powered program is the foundation upon which we have built the GMA model with Good Energy, LLC.

This paper is intended to serve as a resource to citizens and public officials wishing to understand GMA and communities considering GMA as part of a comprehensive community-scale clean energy and climate plan. Additional resources for technical assistance and next steps are included at the end.

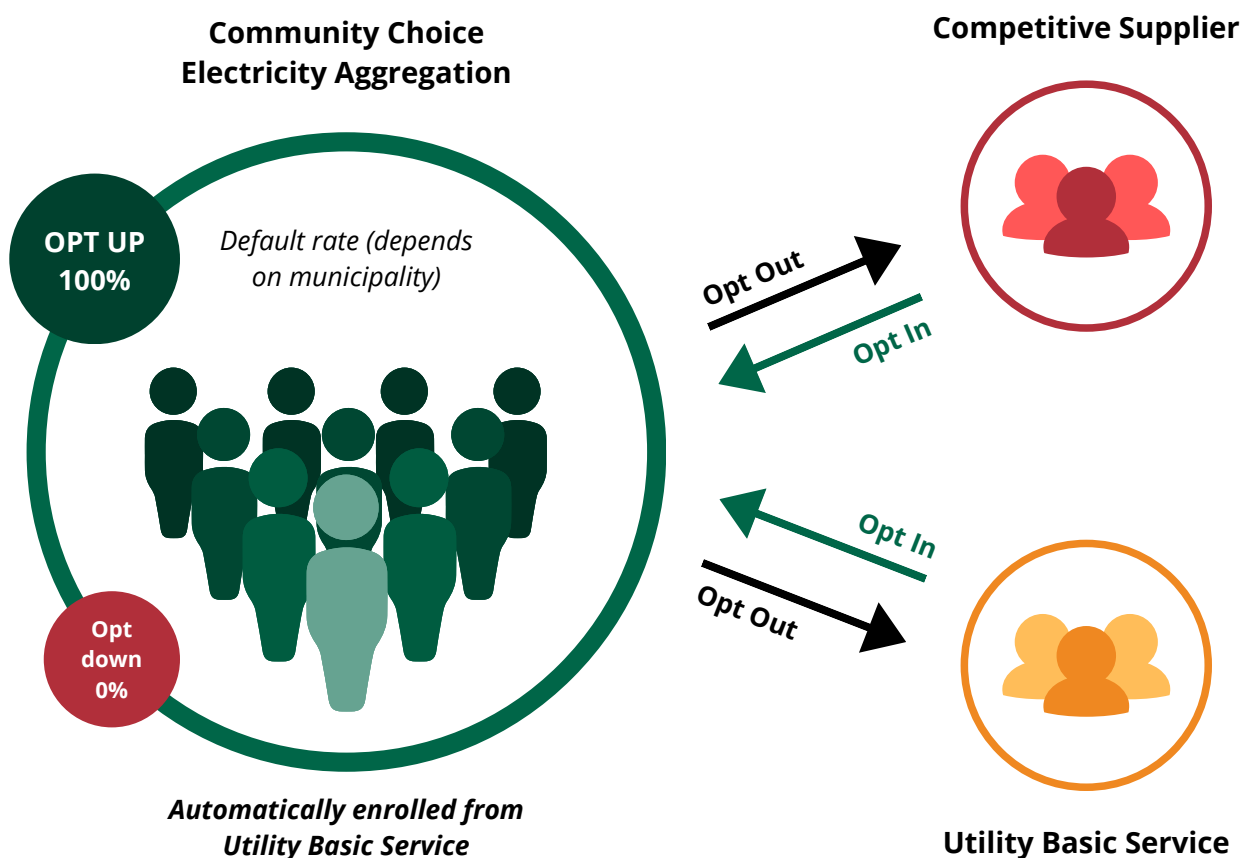
Throughout this report, we will frequently refer to RECs, particularly those that qualify as “Class I.” If you are unfamiliar with these terms, see the appendix for a primer. Both ideas are fundamental to understanding the GMA approach.

KEY ATTRIBUTES OF GMA

The “news value” of this 2023 report is that we can point to recent empirical data that explains how effective GMA is with respect to financial cost and environmental impact, but GMA has other attributes that are worthy of attention.

The significant environmental benefits of increasing renewable energy content via GMA are derived **without public subsidy**. Green Energy Consumers Alliance supports subsidies for clean energy when the subsidies are needed, but the additional renewable energy brought onto the grid by GMA doesn't require direct investment from state or local government. Rather, it comes about through managed competition enabled by local government and is subject to the assent of every participant.

GMA is perhaps the most **socially equitable** clean energy intervention available today. Everyone benefits from renewable energy, even people who live outside the community, outside the Commonwealth, or even in other countries. Furthermore, ratepayers have every opportunity to opt-out of the aggregation without penalty or to opt-down should they wish to save a few dollars per year.



GMA also guarantees **certainty**. Consumers benefit from stability in their electricity prices and the knowledge that the additional “green” content in their energy mix is having an impact on the New England grid (if it is Class I) and not just “greenwashing.”

According to the agreement with suppliers, RECs, which certify the “greenness” of the electricity, must be retired on the consumers’ behalf. The community and its constituents take on no risk related to financing, project siting, generation, and the like.

GMA enhances the benefits of **electrifying transportation and heating**. According to the Massachusetts Clean Energy and Climate Plan (CECP), by 2030, the Commonwealth will need close to a million electric vehicles and a similar number of heat pumps to achieve the CECP’s greenhouse gas reduction target of 50% under 1990 levels. Those are daunting figures, implying a huge amount of capital investment and almost two million decisions by ordinary people. An electric vehicle or a heat pump powered by GMA is more potent as a carbon reducer than one that is not. This point is illustrated in Appendix V.

Scalability is another strong attribute of GMA. In Massachusetts, it’s available to 302 cities and towns. In addition, when an aggregation goes online, it starts with customers who were previously on the distribution company’s Basic Service. Subsequently, new customers to Basic Service or those who were previously with a competitive supplier can join the aggregation, further extending its impact. And each aggregation has the right to increase the percentage of Class I RECs in its default product over time. Finally, within each aggregation, consumers often have the option of selecting a product that is 100 percent Class I.



GREEN ENERGY CONSUMERS ALLIANCE & GMA

Our mission at Green Energy Consumers Alliance is to empower consumers and communities to speed a just transition to a zero-carbon world. We do so by advocating for sound public policy and by operating programs that help consumers access clean energy technologies to reduce their personal greenhouse gas (GHG) emissions. Information about our programs and advocacy work is available on our [website](#). GMA is our largest program and is at the core of our mission.

Municipal aggregation was first enabled by statute in Massachusetts in 1997. In 2016, the model of GMA was developed by Green Energy Consumers Alliance in collaboration with Good Energy, LLC, an energy consultant to municipalities. The first two communities to adopt GMA were Dedham and Melrose.



Green Energy Consumers Alliance purchases Class I RECs sourced from projects in New England that are qualified new hydroelectric, solar, wind, or anaerobic digester facilities. In order to do that, we research projects that are being developed, especially close to our GMA communities and in some cases, we contract directly with the owners and/or developers. Some of our RECs support projects we have long-term agreements with like the wind turbine in Scituate and the landfill solar facility based in Johnston, RI, both pictured below:



We here at Green Energy Consumers Alliance have supplied 177,643 RECs to our 21 GMA communities in 2022, representing a combined population of 652,418. GMA also promotes additionality, which is defined as the result of increased purchases of renewable energy with verifiable GHG reductions above the state's mandates.

GMA is unique in its ability to deliver clean energy in a way in which everyone can participate and benefit. We will continue to advocate for the expansion of GMA in both Massachusetts and Rhode Island due to its demonstrated success.

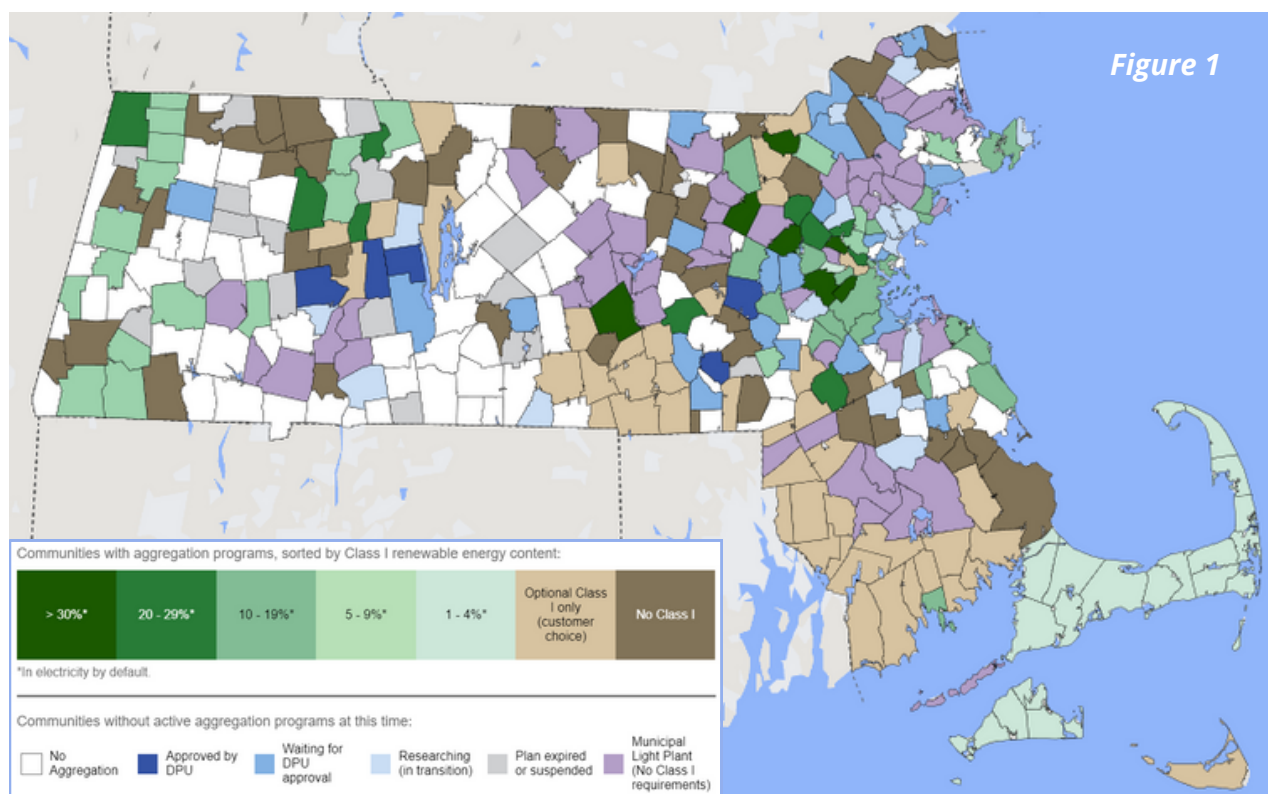
The Importance of Class I RECs

We view Class I RECs as the best standard for certifiably adding renewable energy to the electric grid, and therefore, we only count the demand for Class I RECs as adding more renewable energy content from municipal aggregations. One REC is produced for every megawatt-hour (MWh) of electricity generated by a wind turbine, solar panel, or another qualifying renewable energy source. For an entity to claim it is consuming renewable energy, it must purchase one REC for every MWh consumed. In New England, Class I RECs add new, clean, resources and lead to additionality, meaning incremental GHG emissions reductions that would not have occurred without the increased demand from the purchase of a Class I REC. The importance of Class I RECs comes from the notion that they create the demand for more renewable energy on the New England energy grid and verifiably reduce greenhouse gases. Learn more about RECs and the importance of Class I RECs in Appendix I.



MAPPING GMA

The map below represents the 351 municipalities in Massachusetts. 167 cities and towns have an approved aggregation plan. These 167 municipalities are represented in brown and green. Another 62 communities have participated in aggregation in the past, are currently researching aggregation, or are waiting to be approved by the Massachusetts Department of Public Utilities (DPU). These 62 municipalities are represented in blue. The 49 towns and cities with dashed lines are served by municipally-owned utilities.



Check out the status of your community on our map.

The communities in green and brown are divided into groups based on how much they include Class I RECs above the Renewable Portfolio Standard (RPS) requirements. The RPS is a Massachusetts law that requires a certain percentage of the state’s electricity to come from renewable energy. In 2023, MA requires that 22% of the state’s energy supply come from renewables. This percentage continues to increase 2% every year until 2029 and then increases by 1% each year following.

The green represents the aggregations whose default option includes more renewable energy content than required by the RPS standard. The 54 municipalities in green whose default option includes at least 5% more renewable energy content than required by the RPS standard are the towns we delineate as having Green Municipal Aggregations. Of the 54 Green Municipal Aggregation communities in Massachusetts, 21 are served by us here at Green Energy Consumers Alliance and Good Energy.

Communities We Serve & 2023 Renewable Percentages

Arlington	30%	Hamilton	5%	Scituate	10%
Bedford	20%	Marshfield	10%	Somerville	20%
Brookline	36%	Medford	5%	Stoneham	10%
Cohasset	10%	Melrose	10%	Waltham	10%
Dedham	10%	Millis	10%	Westford	10%
Fairhaven	10%	Milton	10%	Westwood	10%
Gloucester	10%	Rockland	10%	Winchester	20%

The brown represents aggregations whose supply is the same as Basic Service because they include the minimum requirements of the RPS. Customers living in municipalities designated in light brown can opt to include Class I RECs above the RPS standard.

The number of cities and towns participating in municipal aggregations has grown. Eighteen cities and towns have begun participating in municipal aggregation in some form since we published the third edition of our [report](#) in 2022. However, all but one of those communities was approved by the Massachusetts Department of Public Utilities (DPU) in 2021 or prior.

As we will discuss later in the report, the DPU has been slow in approving the petitions that municipalities file to begin aggregations. There are currently 22 communities waiting for approval of their aggregations by the DPU, many of whom have been waiting for multiple years. As of October 2023, no aggregations have been approved this year. In 2022, only one municipality, Fitchburg, was approved by DPU. It took just under two years to approve this aggregation, as the City of Fitchburg petitioned for an aggregation on December 31, 2020. In 2021, ten municipalities were approved to begin an aggregation. Of the ten approved in 2021, five were GMAs: Milton, Scituate, Cohasset, Marshfield, and Westwood. As of October 2023, many cities and towns have been waiting for well over two years for approval.

BENEFITS OF GMA

Affordability

GMA benefits consumers by stabilizing and often lowering prices in comparison to the electricity supply offered by the investor-owned utilities, Eversource, National Grid, and Unitil. The utility supply is called “Basic Service”. By law and regulation, Basic Service rates fluctuate every six months.

Methodology

The results are based on data compiled between August 2017 – October 2023 for Eversource customers and between December 2018 – October 2023 for National Grid customers. We studied 55 communities that either had or continue to have GMA during that time period. Of those 55, we focused on 41 Massachusetts cities and towns that have a default option between 5% and 11% of additional renewable MA Class I content above the RPS standard. Last year’s report focused on 38 communities within this range. Since then, some have added renewable content above 11% and some new communities have come within that range, like Cohasset, Scituate, Marshfield, and Westwood.

Aggregations with less than 5% or more than 11% Class I content are not included in the following data. We chose to exclude aggregations that are “light green” from the cost savings analysis to focus on communities that are dark green but not “super dark green.” At very high percentages of Class I REC prices, default products tend to have higher rates than Basic Service. However, it is important to note that in many aggregations consumers can “opt-down” to a product that meets, but does not exceed, state renewable energy standards or to “opt-out” of the aggregation entirely at any time without penalty.



Results

Our calculations demonstrate that residential consumers within this GMA cohort of 41 communities saved an average of 3.3 cents per kilowatt-hour (kWh) in comparison to consumers on Basic Service. This equates to household savings averaging approximately \$233 per year.

	National Grid <i>Dec 2018 – Oct 2023</i>	Eversource <i>Aug 2017 – Oct 2023</i>	GMA 5%-11%	GMA Savings <i>¢/kWh vs. Basic Service</i>
Min ¢/kWh	9.707	9.877	9.534	0.173
Max ¢/kWh	33.891	25.776	15.671	18.220
Avg ¢/kWh	14.491	13.820	10.829	3.327

As stated above, National Grid and Eversource change their Basic Service rates every six months. We looked at the last ten six-month periods for National Grid customers and the last 13 six-month periods for Eversource customers. Of the ten National Grid periods, the average GMA rate was lower than basic service for seven of them. For Eversource customers, the average GMA rate was lower than basic service for 12 of the 13 six-month periods. Taken together, over the past several years, the average GMA rate has been lower than Basic Service rates 83% of the time. During the times the Basic Service rates were lower than average GMA rates, the most they were under by was 1.1 cents per kWh, or 11% of the overall average GMA rate. The most Basic Service rates were above GMA rates (represented by the highest spike in the winter of 2022), was by 23 cents per kWh, or 217% of the average GMA rate.

In our 2022 report, which compared rates from August 2017 to June 2022, before the winter price spike, we found that GMA communities during that period saved an average of 1.3 cents / kWh. For more details please refer to our [2022 report](#).

Eversource GMA Communities

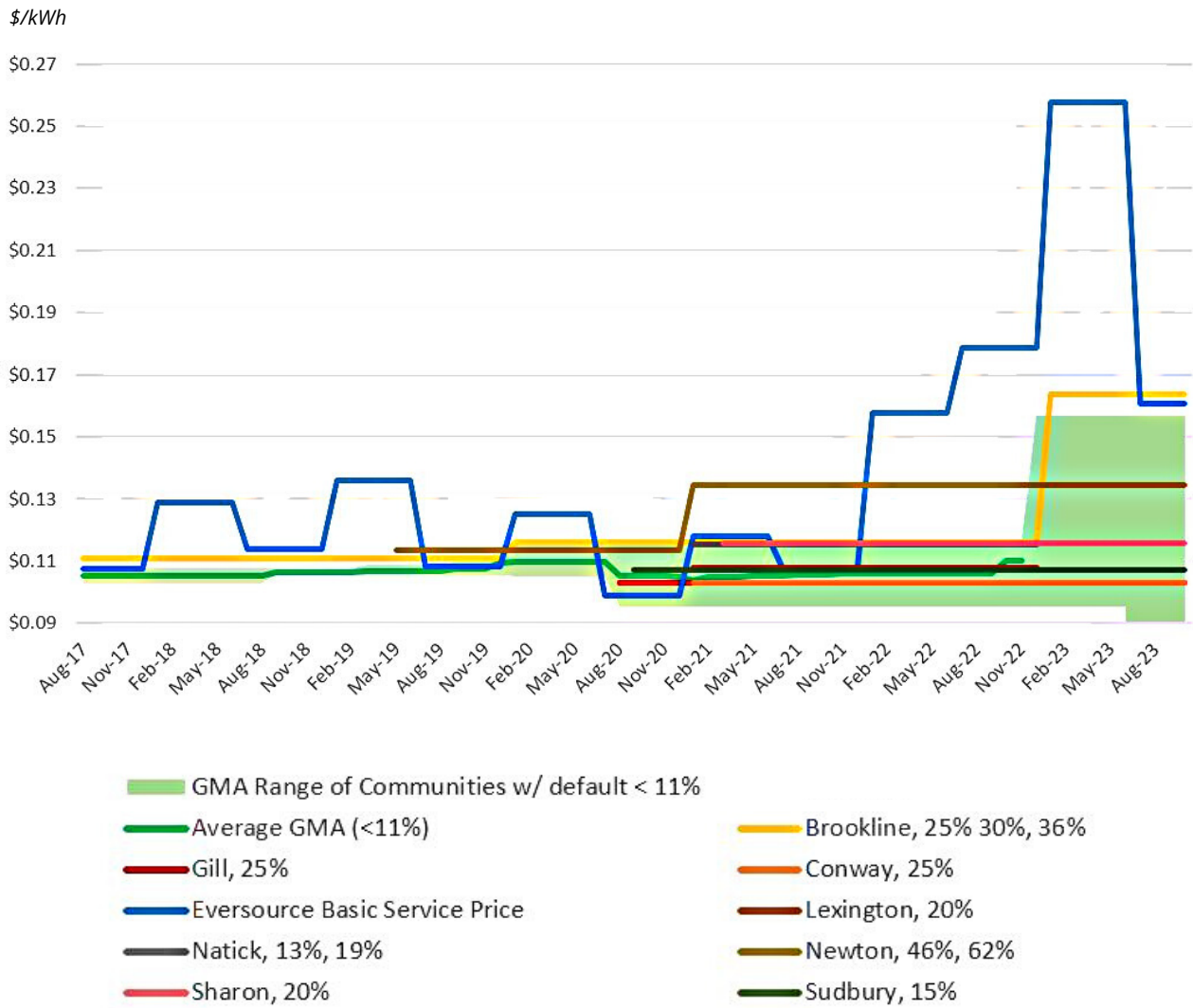


Figure 2: A comparison between Eversource customers on Basic Service and Eversource customers with a Green Municipal Aggregation between August 2017 and October 2023. The blue line represents the Basic Service price, which changes every six months. The light green line represents the average GMA rate for communities that offer between 5%-11% additional renewable Class I content. The thick light green shading represents the range in rates for 5%-11% GMA communities, and the other lines break out communities over 11% additional renewable Class I content.

National Grid GMA Communities

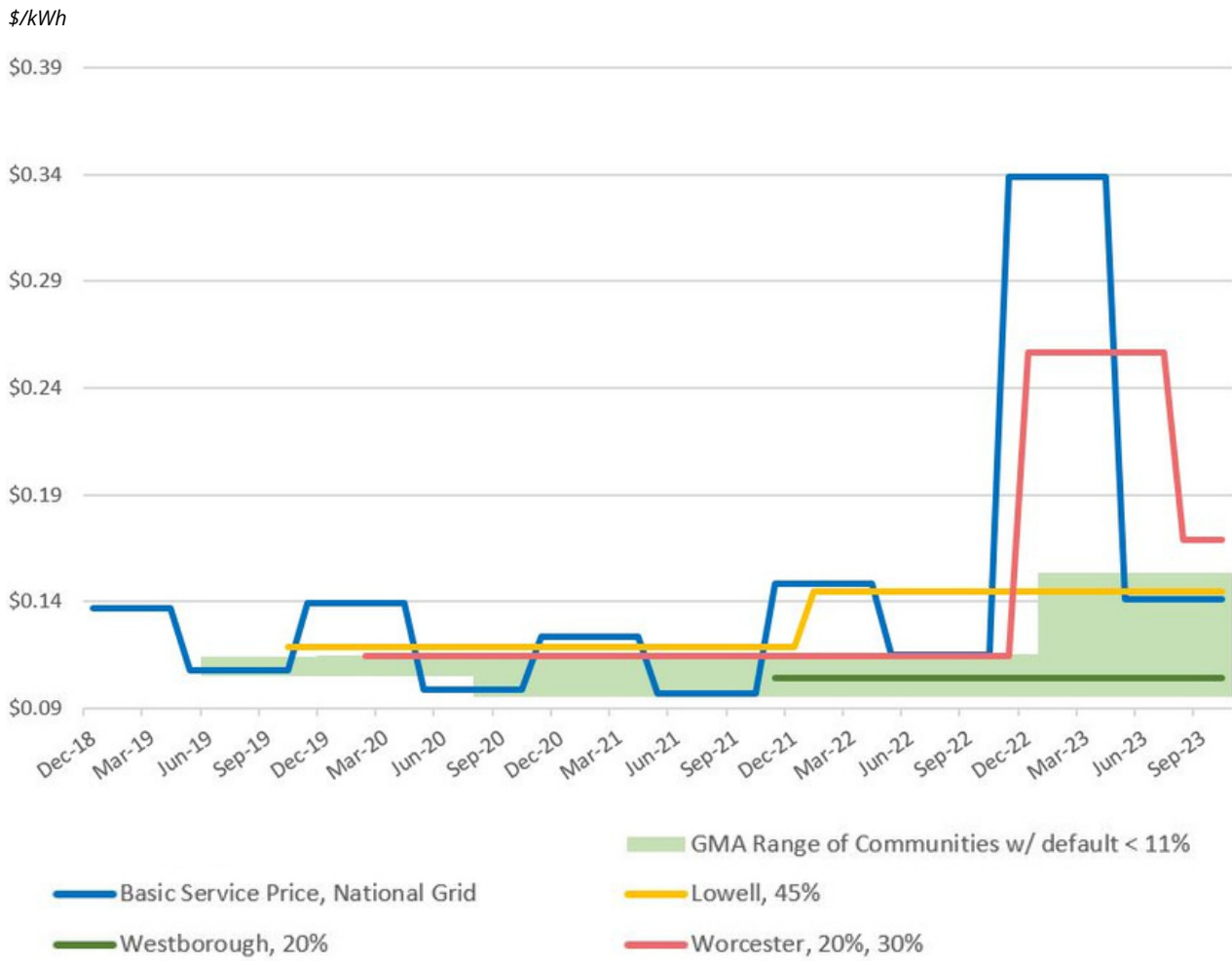


Figure 3: A comparison between National Grid customers on Basic Service and National Grid customers with a Green Municipal Aggregation between December 2018 and October 2023. The blue line represents the Basic Service price, which changes every six months. The green shading represents the range of GMA rates for communities that offer between 5%-11% additional renewable Class I content.

For illustrative purposes only, the graph below shows how GMA has been successful at adding renewable energy while saving consumers money. Adding RECs does come with a cost, but the empirical data indicates that aggregations have been able to secure lower power prices than utilities by an amount greater than the cost of additional RECs when the default product is 5-11% more Class I than required by the RPS

A Comparison of GMA & Basic Service Rates (Numbers are for illustrative purposes only)

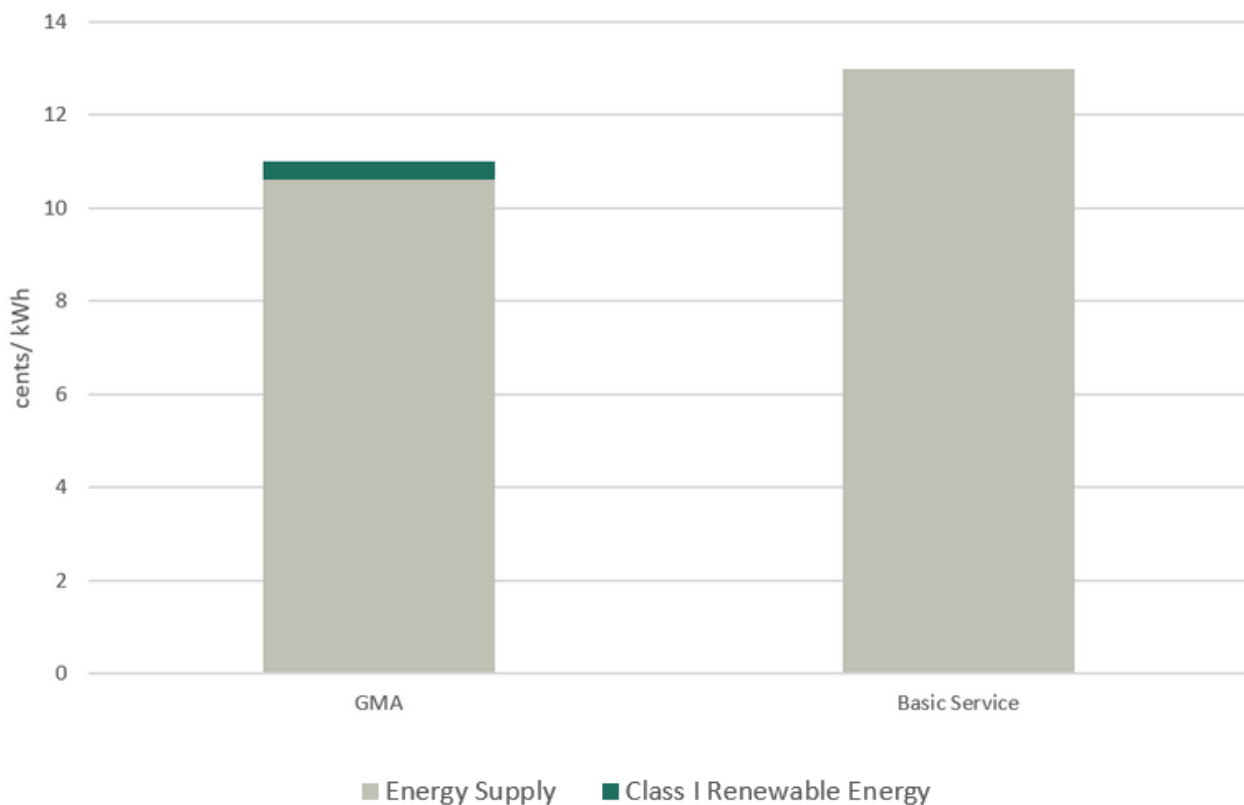


Figure 4: An illustrative comparison of how additional Class I content adds an incremental cost to GMA rates while in many cases remaining below the average basic service rate.

2023 UMass Amherst Report Confirms GMA Savings

A [report](#) published in March 2023 by the University of Massachusetts Amherst School of Public Policy corroborates our findings that municipal aggregation can deliver renewable energy at a reduced cost. Lead author of the report, Marta Vicarelli, Assistant Professor of Economics and Public Policy at UMass Amherst, describes how the report’s results suggest “that fair and equitable access to energy is not compromised by the transition to sustainable/renewable energy, which is urgently needed to mitigate climate change.”

Note that the UMass report looked at 2021 exclusively, while we looked at data between 2017-2023. Additionally, the UMass report took its data from all communities that use Class I RECs above the RPS, while we studied a subset of communities with 5%-11% Class I RECs above the RPS.

GMA Communities Are Getting Greener As Contracts Continue

As communities continue to renew their aggregation contracts, some are opting for their default option to include higher percentages of Class I REC content. Although the additional Class I REC content marginally increases aggregation rates, many municipalities are still saving their residents money in comparison to Basic Service rates.

Case Study: Arlington

Arlington has continued to increase the percentage of renewable energy content in its municipal aggregation contracts over the past six years. Arlington's first contract began in August 2017 at 5% above the RPS standard. This percentage increased to 11% in December 2019 and to 30% on their most recent contract in November 2022. As of July 2023, the decrease in Eversource Basic Service rates means that Arlington GMA customers are paying more than those on Basic Service. Despite this, from 2017 through October 2023, Arlington GMA customers have saved an average of 1.5 cents per kWh while simultaneously increasing their Class I REC content.

Other communities who have continued to have greener default GMA options as their contracts continue include Acton, Bedford, Brookline, Dedham, Lowell, Natick, Newton, Rockland, Salem, Somerville, Sunderland, Swampscott, Williamstown, Winchester, and Worcester.

While it is not possible to guarantee savings under a municipal aggregation model, especially for communities with more than 10% Class I RECs above the RPS in the default product, we have six years of empirical data that should be quite dispositive.



The High Winter Prices of 2022/2023

GMA customers saved significantly more money in the winter of 2022/2023 because of large increases in Basic Service rates. Basic Service rates for National Grid and Eversource customers dramatically increased last winter due to natural gas price spikes caused by the war between Russia and Ukraine.

National Grid: Winter Prices of 2022/2023

Between November 2022 – April 2023, National Grid's prices spiked to 33.9 cents per kWh, up from 11.5 cents per kWh. Twenty of the 41 communities we looked at were in National Grid territory. National Grid GMA customers with default option between 5% and 11% of additional renewable MA Class I content above the RPS standard saved 22.6 cents per kWh. This equates to approximately \$791 saved per household within this six-month period.

Eversource: Winter Prices of 2022/2023

Between January 2023 – June 2023, Eversource's prices spiked to 26 cents/kWh, up from 17.9 cents/kWh. Twenty-one of the 41 communities we looked at were in Eversource territory. Eversource GMA customers with a default option between 5% and 11% of additional renewable MA Class I content above the RPS standard saved 13.4 cents per kWh during the winter price spike. This equates to approximately \$462 saved per household within this six-month period.

Again, although we cannot guarantee that GMA customers will always save as much as this year in comparison to Basic Service, last winter served as an example of how municipal aggregation can protect consumers from volatile fossil fuel prices while contributing to the expansion of renewable energy markets in New England.

Protection Against Third-Party Electric Suppliers

GMA provides consumers with protection from third-party electric suppliers in the sense that it offers an additional option that is approved by the community and accessible to all ratepayers. Third-party competitive electric suppliers are private companies that often employ aggressive marketing to sell electricity directly to residents. These companies are known for knocking door-to-door and, in some instances, have been known to impersonate city officials. These predatory companies end up overcharging residents millions of dollars each year.

The Office of Massachusetts Attorney General Andrea Campbell published a [report](#) in May of 2023 detailing how over six years Massachusetts residents lost \$525 million through competitive electric supply contracts in comparison to Basic Service. This breaks down to individual residential consumers losing an average of \$231 every year.

Low-income communities, communities of color, and communities with high percentages of households with low English proficiency are disproportionately harmed as these groups are twice as likely to be signed up for a competitive supplier.

Taken together, the data sets from UMass-Amherst, Green Energy Consumers, and the Attorney General’s office indicate that consumers enrolled in municipal aggregation are far better off than those who are on Basic Service or who have signed up for an individual retail contract.

This table from the Attorney General’s report demonstrates the ten municipalities with the highest aggregate monthly net consumer loss in September 2021. Data for all communities is found in Appendix 2B of the report, and Appendix 2C lists this information from many Massachusetts municipalities.

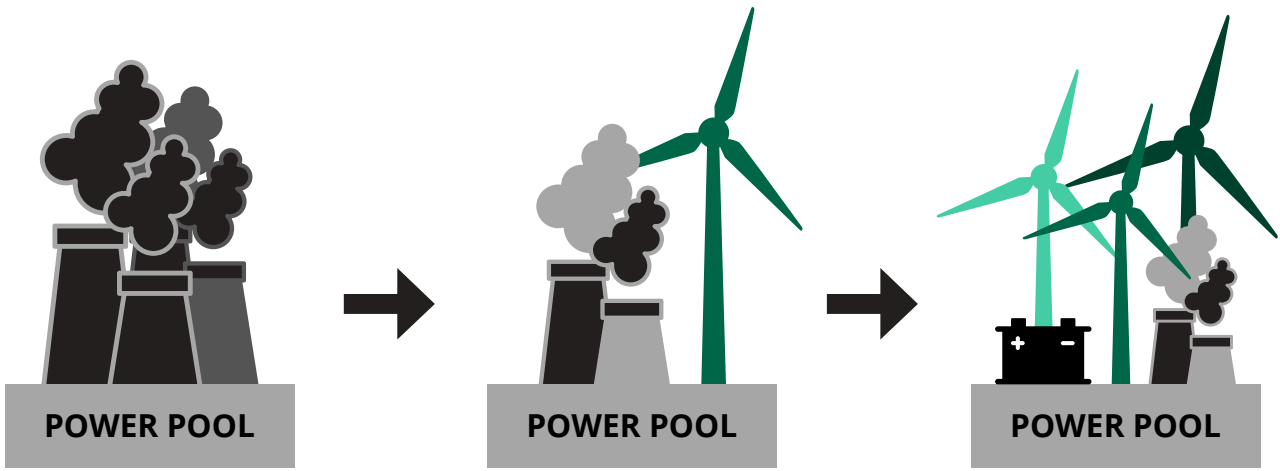
Municipality	Total Consumer Loss in Month	Average Per Household Loss in Month	Premium (per kWh)	% Households Participating in Competitive Supply Market	# Competitive Supply Accounts
Boston	\$980,099	\$20.42	\$0.0375	17%	47,999
Springfield	\$396,123	\$28.59	\$0.0479	23%	13,857
Worcester	\$378,145	\$24.91	\$0.0416	22%	15,183
Lowell	\$312,126	\$32.96	\$0.0522	25%	9,470
Fall River	\$280,515	\$28.62	\$0.0507	25%	9,802
Brockton	\$268,377	\$24.90	\$0.0409	33%	10,777
Newton	\$200,049	\$40.65	\$0.0478	14%	4,921
Lawrence	\$192,194	\$28.33	\$0.0477	26%	6,783
New Bedford	\$185,812	\$22.15	\$0.0374	21%	8,388
Lynn	\$154,163	\$23.67	\$0.0456	25%	6,513

Greenhouse Gas Reductions

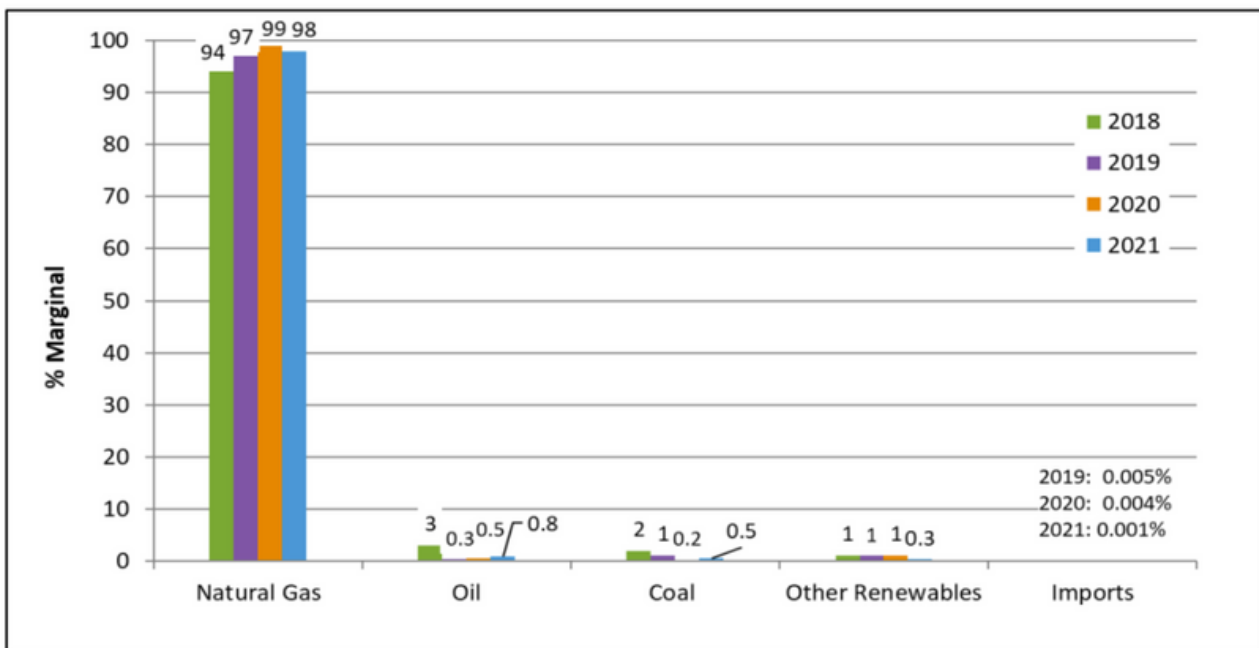
How Green Municipal Aggregation Reduces Greenhouse Gas Emissions

The Massachusetts Clean Energy and Climate Plan ([CECP](#)) set a GHG reduction target of 50% under 1990 levels by 2030. Specifically, the MA electric sector is required to reduce emissions 53% under 1990 levels by 2025 and 70% by 2030. By increasing the amount of renewable energy on the grid through programs such as GMA, municipalities are able to contribute to the Commonwealth’s greenhouse gas emission reduction efforts.

GMA enables greenhouse gas emissions reductions by adding more renewable energy to the electric grid than is required by state law. GMA does this through what we describe as additionality. Additionality creates the demand necessary to bring one more MWh of renewable energy, onto the grid, displace fossil fuels, and verifiably reduce emissions.



According to the [2021 ISO-New England Electric Generator Air Emissions Report](#), natural gas accounts for 39% to 62% of the total native electricity generation each month, and natural gas is the marginal resource almost all of the time. The following graph from the ISO-New England report shows the annual percentages of load for when various resource types were marginal.



When more renewable energy is added to the grid, it will displace natural gas and, therefore, reduce greenhouse gas emissions. It is important to note that the official Massachusetts Greenhouse Gas Inventory, as maintained by the Department of Environmental Protection, accounts for only emissions within our borders. It does not include emissions from the well and leakage from pipelines before they reach the Commonwealth. If the GHG inventory were to include those factors, as they should, the GHG reduction value of adding megawatt hours of zero-emission power would be considerably greater.

GMA is Driving Renewable Energy Expansion in Massachusetts

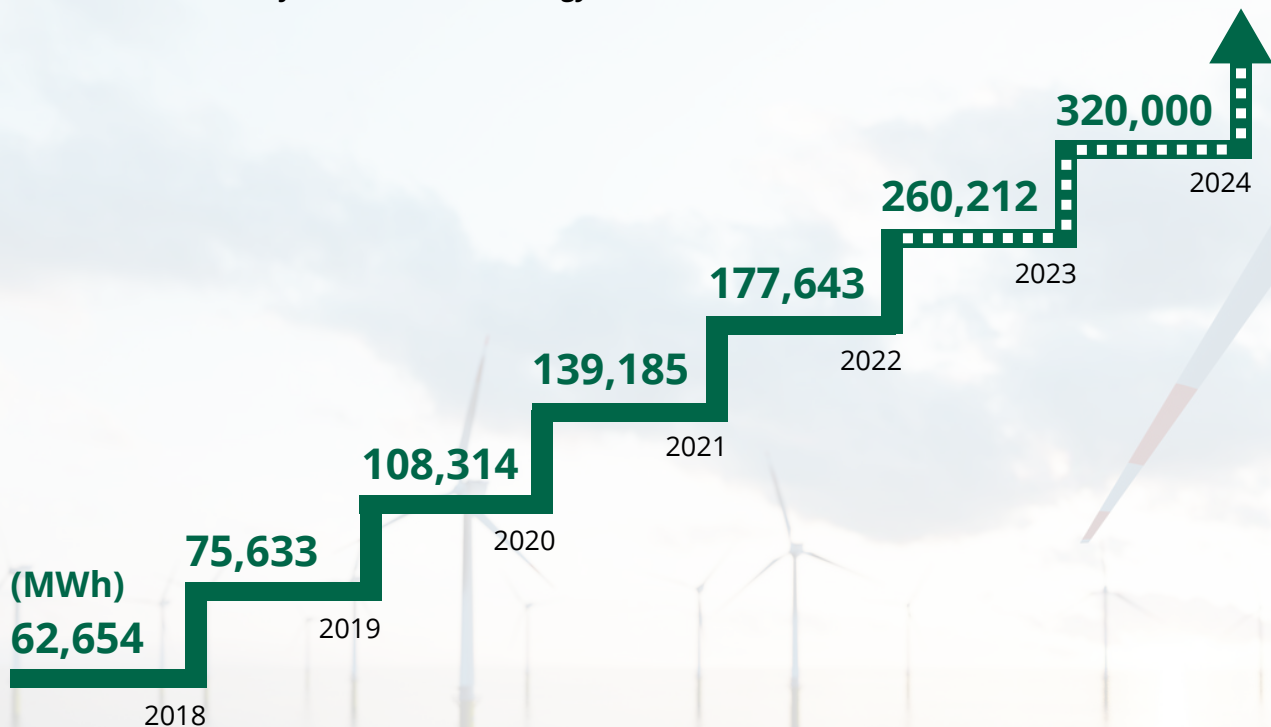
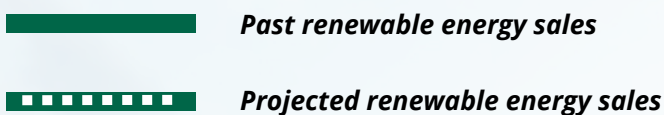
In all, 54 cities and towns in Massachusetts currently have active GMAs. We estimate that these 54 GMAs are adding approximately one million megawatt hours of renewable energy to the grid above and beyond RPS requirements per year. This is equivalent to the total power usage of 150,000 to 200,000 homes.

Green Energy Consumers Alliance Delivers REC's to Reduce Emissions

To claim the use of renewable energy, an equivalent use of REC's must be delivered and retired. Retiring a REC ensures that there is no double counting of renewable energy, meaning the same REC may not be claimed after it has been retired.

Since 2018, Green Energy Consumers Alliance has continued to increase the number of REC's delivered through GMA and our Green Powered program. We have supplied a total of 177,643 REC's on behalf of our GMA communities in Massachusetts. By 2024, we estimate that our GMA program will support demand for 320,000 Class I REC's.

Renewable Energy Supported by Green Municipal Aggregation



Percent of RECs Delivered by Resource Type & State (2022)

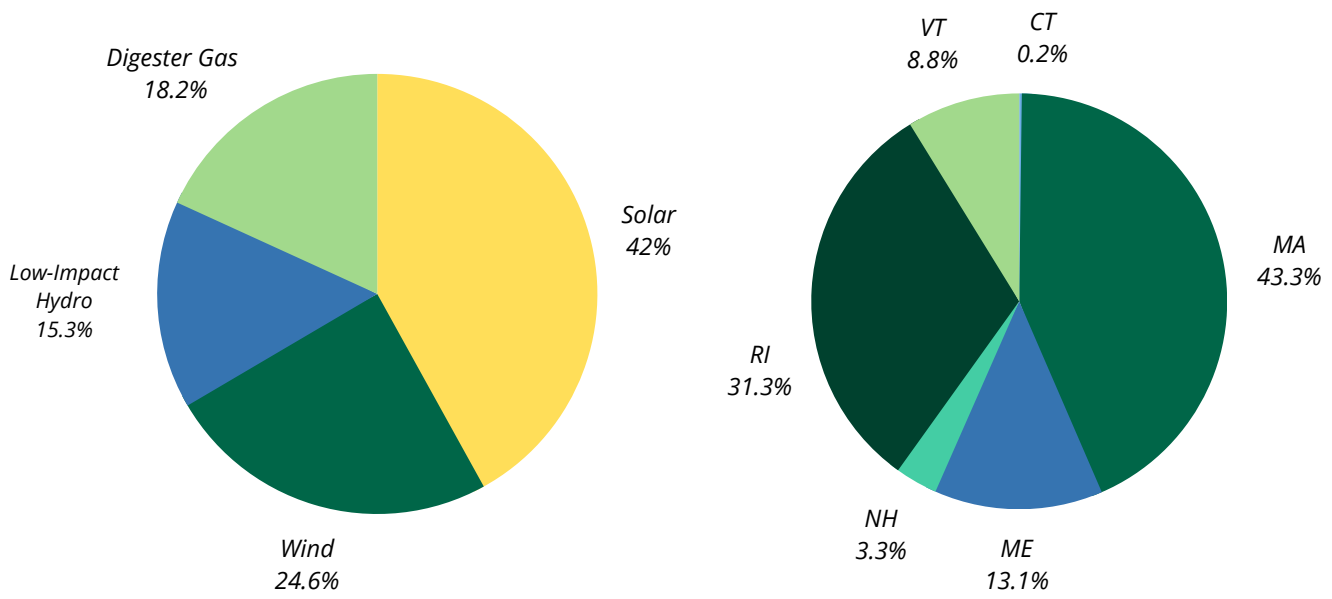


Figure 4: Represents the distribution of the RECs Green Energy Consumers Alliance delivered by state and by resource type for the 21 Massachusetts GMA communities we serve.

Percent of RECs Delivered by State & Resource Type (2022)

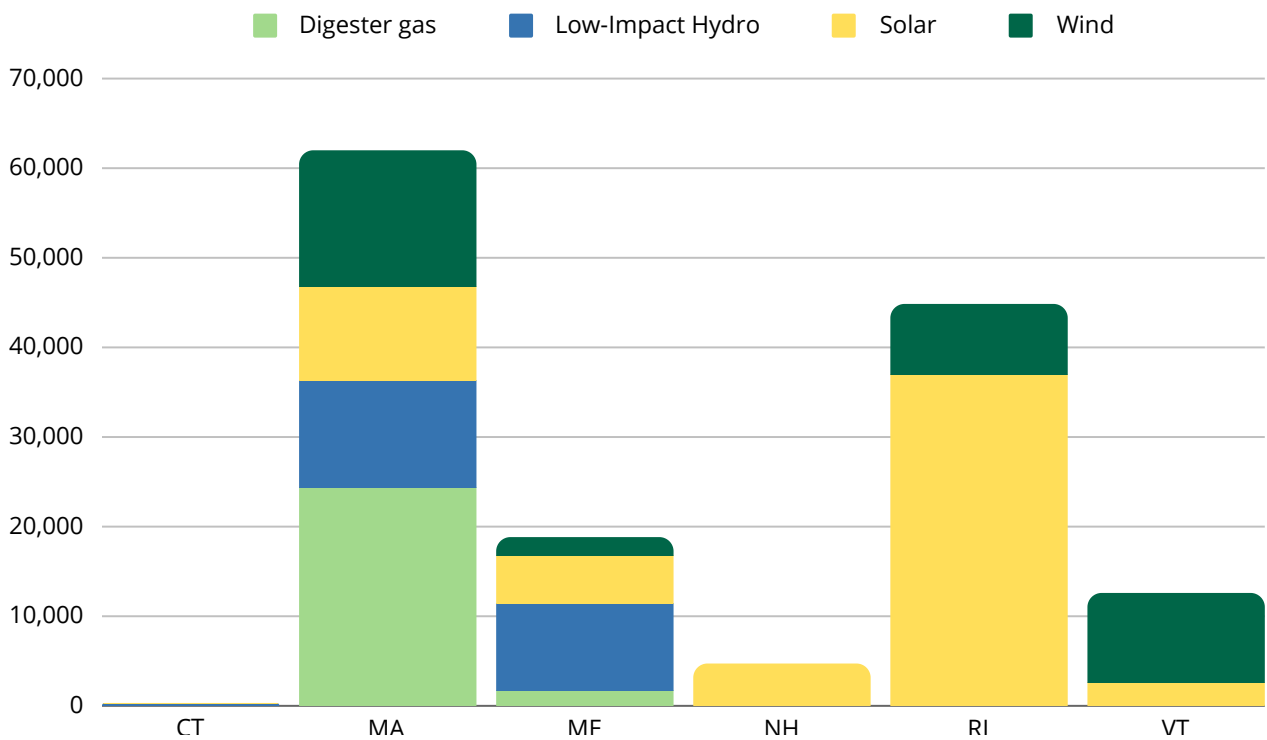


Figure 5: Represents the percentage of RECs Green Energy Consumers Alliance supplied in New England by resource type for the 21 Massachusetts GMA communities we serve.

BARRIERS TO SUCCESS

Massachusetts Department of Public Utilities

The Massachusetts Department of Public Utilities (DPU) has been extremely slow in approving new aggregation plans and amendments to existing plans. In many instances, cities and towns have waited over two years for approval and have had to undergo several revision processes. This has led to delays in consumer savings and in the amount of renewable energy that could have been put on the grid.

As October 2023, the following 22 communities, with a total of 189,434 households, are still waiting for DPU approval for their aggregations: Amesbury, Andover, Belchertown, Beverly, Bolton, Boxford, Burlington, Canton, Chelsea, Hanson, Malden, Medfield, Mendon, Methuen, North Brookfield, Pepperell, Quincy, Sherborn, Upton, Wayland, Weston, and Windsor. The longest wait times include North Brookfield and Burlington, which have both been waiting for DPU approval since May 30, 2019.

Other communities have also waited multiple years for DPU approval. This is especially unfortunate because had their plans been approved before the winter 2022 price spikes, residents and businesses in these communities would have saved a lot of money. See the Gloucester case study below for more details on how bid timing affects pricing.

Of the 22 communities waiting for the DPU to approve their aggregations, nine are GMAs, including Andover, Belchertown, Boxford, Hanson, Malden, Medfield, North Brookfield, Quincy, and Weston. Most other communities in the queue offer optional Class I RECs above the RPS as part of their default option.

We can calculate how much the DPU backlog has cost communities. The following data is based on two assumptions: (1) GMA customers are enrolled in default options with between 5% and 11% of additional renewable MA Class I content above the RPS standard and (2) the average household uses 7,000 kWh per year.

A Tale of Two Cities – Quincy & Gloucester

The city of Quincy is the largest municipality in the queue, with 41,322 households and a population of over 100,000 people. Quincy has been waiting for DPU approval since January 29, 2021. On October 14, 2022, amid National Grid's record-setting high Basic Service rates, several Massachusetts legislators wrote [a letter](#) to the DPU regarding the long delay in the review and approval of the City of Quincy's aggregation plan. Using data from our aggregations, the average savings for National Grid customers on a GMA versus Basic Service between December 2021 and October 2023 is 7.7 cents per kWh. December 2021 was the date selected for comparison because it would allow ample time for DPU approval. Using Gloucester as a case for comparison, their new aggregation rate for a default product with 10% added Class I RECs also began in December 2021. For the average household, the

difference between the basic service rate and Gloucester's aggregation rate would have amounted to over \$1,000 for that 23-month time period.

Longest Waiting Municipality in the Queue: Burlington

The town of Burlington has been waiting in the queue for four years, among the longest of all municipalities. As of June 29, 2023, the DPU has once again requested that the Town of Burlington revise its petition for approval of a municipal aggregation plan.

The average savings for Eversource customers on a GMA vs. Basic Service between May 2019 and May 2023 is 3.3 cents per kWh. Assuming all 10,625 households within the town join the aggregation, consumers in the town could have saved \$8.3 million had the aggregation been approved over the past four years, or \$781 per household.

The Importance of Bid Timing

The timing of when a municipality goes to bid for energy supply affects pricing. Most often, seeking bids for energy supply in the summer months, when rates are lower, is more advantageous than seeking bids in the winter, when prices are higher. There are other factors that go into the pricing of energy supply, including the load profile of a community, but empirical data shows that the timing of the bid is the key driver of price. That is the main reason that aggregations have consistently scored better than Basic Service, which must set a new price every six months on a fixed schedule.

Legislation

MA Rep. Tommy Vitolo of Brookline and Sen. Jason Lewis of Winchester have introduced legislation supported by Green Energy Consumers Alliance to alleviate some of these issues caused by the DPU. The bill sets a 90-day deadline for the DPU's regulatory review of aggregation plans and plan amendments. Additionally, the bill establishes requirements for ongoing communication about the program to the public via a website, public notices, and mailings. If passed, this legislation would allow communities to develop aggregations more easily. The DPU would continue to have an appropriate level of regulatory authority. This legislation would also give municipalities with existing aggregation plans the flexibility to modify or improve those plans without needing to re-file with the DPU. The City of Lowell, for example, has been waiting since August of 2019 for DPU approval to amend their existing plan to offer residents more options with varying degrees of RECs, including an opt-down option. About 75% of other aggregations in the state already offer this option.

FINAL THOUGHTS & RESOURCES

Green Energy Consumers Alliance will continue to advocate for the expansion of Green Municipal Aggregation due to its demonstrated success and the benefits it brings to consumers. Massachusetts cities and towns can affordably increase the renewable energy content of their electric supply.

Interested in learning more about GMA? Check out these resources:

Green Energy Consumers Alliance

- [Subscribe](#) to Our Blog
- Visit our [aggregation page](#)
- Check out our [events page](#)
- Read our [2020 GMA Report](#)
- Read our [2022 GMA Report](#)

Good Energy LLC

<https://goodenergy.com/>

MA Attorney General's Office

[Consumers Continue to Lose Big: The 2023 Update to An Analysis of the Individual Residential Electric Supply Market in Massachusetts](#)

UMass Amherst

[Community Choice Electricity Programs: A Survey of Massachusetts Municipalities](#)

Boston Globe

[An innovative state energy program is lowering emissions – and residents' electric bills](#)

MassLive

[How Massachusetts cities and towns are leading our transition to clean energy.](#)

Commonwealth Magazine

[End the DPU's stall on municipal electricity aggregation](#)

State Legislation We Support

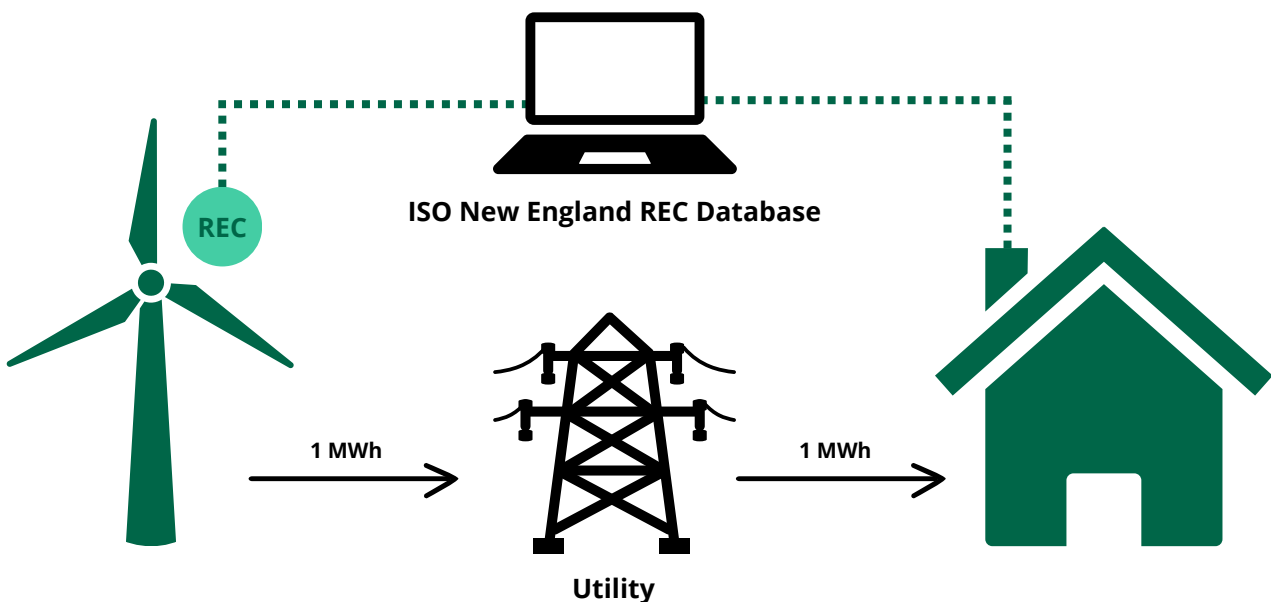
[An Act Supporting Electrical Load Aggregation Programs in the Commonwealth](#)

APPENDIX I

RECs in New England & The Importance of Going Class I

Electricity consumers in the six New England states are served by a regional power grid operated by ISO-New England. The grid accepts electrons from generators throughout the region – natural gas facilities, hydroelectricity plants, nuclear, and more. Once an electron leaves its source and enters the power grid, it is moved to the nearest transmission station or electricity user at the moment, but an end-use consumer would never know which generator produced a particular electron. However, when renewable electricity is generated, it creates two things: electrons and a Renewable Energy Certificate (REC). The holder of the REC is entitled to claim the environmental and other nonenergy attributes of the generation. Once on the grid, there is no way to track specific electrons, but the REC is quantifiable and traceable.

One REC is produced for every megawatt-hour (MWh) of electricity generated by a wind turbine, solar panel, or other renewable generator. Once created, a REC is sent to an electronic database administered by the New England Power Pool Generation Information System (NEPOOL). This database is known as the “Generation Information System” (GIS) and serves as a tracking mechanism that helps to avoid double-counting claims of green power purchases.



We know how many MWhs that a given resource feeds into the regional electric grid, and thanks to RECs, we know who is claiming to use each and every one. Therefore, if an entity wishes to claim it is consuming renewable energy, it must purchase one REC for every MWh it consumes, and that REC must be retired rather than resold. This process is illustrated in the image above.

The GIS was created to facilitate a trading system that would allow renewable energy generators to be paid a production incentive or extra revenue over and above what the electricity market could provide. It is based upon a policy construct that acknowledges the additional value that renewable energy promises in comparison to fossil fuels.

There is a lot of renewable energy that would be produced whether someone bought the REC. The salient question is whether the REC purchase is promoting additionality or creating the demand necessary to bring one more renewable MWh onto the grid.

In places like Texas, huge renewable energy projects can be sited and built for less per kWh than it costs to build fossil fuel power in Texas or renewable energy in New England. Because of the low cost of building the project and other renewable incentives, revenue from RECs is not necessary for project feasibility in these places. Furthermore, these areas tend to have weak RPS mandates because actual supply has surpassed mandated supply, and the law was not revised to keep up.

Purchasing RECs from an old hydropower project located in New England is as ineffectual as buying RECs from a Texas wind project. Some New England hydro facilities have been operating for one hundred years and produce electricity profitably with little or no REC revenue. In fact, large hydropower projects built before 1998 are not eligible for the Class I RPS. Texas wind and old hydro RECs are available on the market for a fraction of a penny per kilowatt hour (kWh). While non-Class I RECs are inexpensive, the purchase of non-Class I RECs does not certifiably result in a displacement of fossil fuels. Selling non-Class I RECs is greenwashing and purchasing non-Class I RECs is a waste of money.

It is not that those projects are unproductive; it is that any REC sales from such projects produce surplus profits for developers and are not consequential to the project economics and therefore do not lead to additionality. Dr. Michael Gillenwater is a leading expert on climate change and renewable energy, with a specific focus on greenhouse gas (GHG) measurement, reporting, and verification issues. According to Gillenwater, the purchase of a REC from such a project does not impact project development. The price of the REC is simply too small to make a difference in project economics. In other words, if a REC's value is close to zero, you get what you pay for. While it's great to see wind and solar projects built anywhere, the REC *purchase* is not even shifting Texas's grid away from fossil fuels; it does absolutely nothing other than enrich a generator that did not need the REC revenue to build and operate.

By contrast, Massachusetts Class I REC prices have often traded for more than \$35 per MWh or 3.5 cents per kWh. For Massachusetts Class I projects, the REC market is essential. Therefore, buying one Massachusetts Class I REC has a greater impact than buying a thousand RECs that are not Class I. Our assertion is that the purchase of RECs qualifying for the Massachusetts Class I standard is the exception to Dr. Gillenwater's rule.

APPENDIX II

Green Municipal Aggregation Implementation Steps & Bid Process

To ensure the success of implementing a Green Municipal Aggregation, follow these key steps and best practices:

1. Form an aggregation committee to steer the process
2. Authorize aggregation by City/Town Council or Town Meeting vote
3. Hire an energy consultant with deep experience in GMA
4. Create an aggregation plan with public review process
5. Tell the community about the aggregation program through public outreach channels
6. Secure state regulatory approval for the aggregation plan
7. Procure electricity and renewable energy through competitive bidding process
8. Announce enrollment and Opt-Out periods
9. Monitor program participation and market Opt-Up to 100% option

Following approval from the MA Department of Public Utilities, Good Energy puts out to bid municipal aggregations' electricity supply in order to secure competitive pricing. Suppliers who are invited to the bidding process are vetted through a stringent process to ensure their reliability and solvency for the length of the aggregation contract. To prepare their bids, competitive suppliers receive information about the number of service accounts in the municipality, electricity profile (when and how much electricity customers use), and desired green component.

For the green component, suppliers receive pre-renegotiated terms with Green Energy Consumers Alliance in order to secure RECs from preferred sources at competitive market rates. Depending on the municipality's interest, Green Energy Consumers can provide rates for various levels of renewable energy content for the default product once a community goes out to bid. This way, community decision-makers can choose a percentage green that is aligned with their climate goals while also keeping their community's rate competitive compared to basic service. On bid day, suppliers present binding prices to communities which include all three parts: energy, capacity, and renewable content.

APPENDIX III

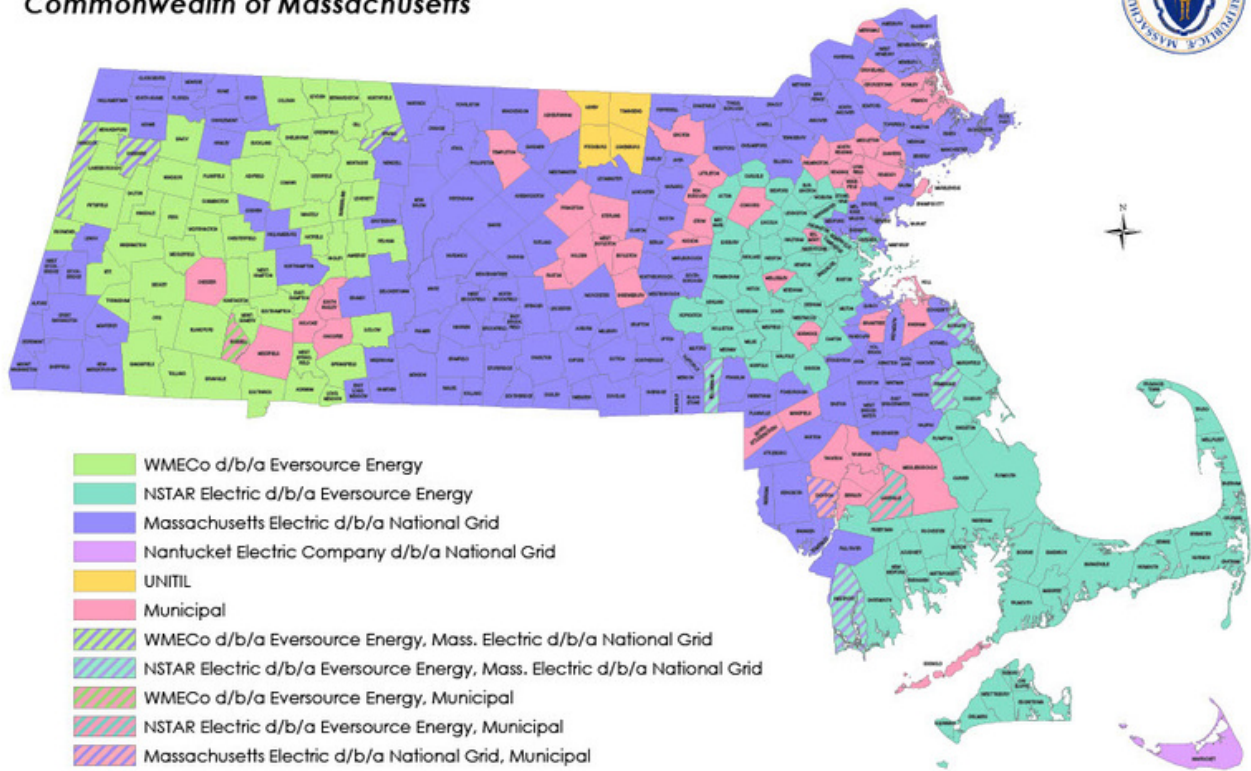
Investor-Owned Utilities

Investor-owned utilities (IOUs) are private business organizations that preside over the distribution of electricity. The IOUs in Massachusetts include Eversource, National Grid, and Unitil. In Rhode Island, the investor-owned electric utility is Rhode Island Energy.

These IOUs are tasked with maintaining power lines and providing customer services such as metering and billing to electricity consumers. The Basic Service rates and terms of services of IOUs are regulated by the Mass. Department of Public Utilities and Rhode Island Public Utilities Commission. According to the Massachusetts [Electric Power Division](#), IOUs set Basic Service rates for residential and small businesses every six months based on supply costs, RPS compliance costs, and administrative costs.

This [map](#) provided by the MA Bureau of Geographic Information (MassGIS) shows the geographic distribution of Investor-Owned Utilities across Massachusetts: Eversource, National Grid, and Until.

Electricity Providers by Municipality Commonwealth of Massachusetts



Source: Massachusetts Department of Public Utilities, September 2015



Map by MassGIS, 5/31/2016

APPENDIX IV

An Adder Specifically Dedicated to a Long-term REC Contract

We recommend that consideration be given to an adder that would support a long-term contract for RECs. Aggregations in Massachusetts have generally been based upon a series of 1-3 year contracts with energy suppliers. Contracts of that length are capable of financing the purchase of RECs, but not through long-term contracts. Long-term contracts are more useful to generators insofar as securing investors to give the money to build their project and they could be useful to a community wishing to support a specific project in its own backyard.

The scenario that we envision would have an adder dedicated to a long-term, say 10-year, contract for RECs. The adder would be collected over the 3-year term that the aggregation would have with its electricity supplier. In each year, 10% of the total adder receipts would be used to buy the RECs that it could assign to the aggregation. The balance would be placed in an escrow account that could only be used to purchase RECs. As long as the project in question was producing RECs, it could be paid from the escrow account. If the project fails to produce, for whatever reason, the escrow account would not have to pay the generator in default. However, the money in escrow could be reallocated to purchase RECs from another source. In either event, it would be relatively straightforward to ensure that people got what they paid for, which is more renewable energy than required by state mandates.

Over time, the aggregation could enter into additional such arrangements and overlay each one on top of the other. Eventually, a considerable portion of the aggregation's load could be met by long-term contracts.

As with any other type of adder, the details of this kind of plan would be subject to scrutiny by the DPU.

APPENDIX V

Greening the Municipal Load is a Logical Extension of GMA

Communities looking to GMA do so with a particular purpose in mind – which is to cost-effectively add more renewables onto the grid. GMA does so generally by harnessing the purchasing power of residential and small commercial accounts. Most large customers prefer to buy from a competitive power supplier. And more often than not, cities and towns buy electricity for their municipal functions (i.e. schools, fire stations, streetlights) from competitive power suppliers because they can get a better deal than utility Basic Service. GMA can and should include the city or town electricity accounts as well. At a minimum, those accounts should receive the same renewable energy content as the GMA's default offering. We recommend that communities leverage the heft of the public accounts to purchase 100% green power through long-term contracts for these reasons:

It's a simple matter of leading by example.

The electricity load for the municipality is already subject to the state's Renewable Portfolio Standard and Clean Energy Standard. So over the life of the long-term contract, an increasing portion of the RECs from a long-term contract could be applied to the obligation of meeting the state mandates. In other words, the municipality already has to pay for RECs, whether directly through mechanisms like this or indirectly as part of the electricity supply they get from a competitive power supplier. If the municipality already has the RECs it needs to meet the RPS/CES mandates, the electricity supplier it hires can take those costs out of the price it charges the municipality for the electricity service.

The community will have rights to the RECs from the project and could sell those RECs that are not required by the RPS/CES to the aggregation. That would contribute to the aggregation's renewable energy content and reduce the cost to the city or town's budget.

Long-term contracts are especially helpful in terms of helping new projects get built. The long-term contract will be useful in securing equity and debt investment into the project. A city or town could select a project under development and be patient as the project proceeds along the process of getting financing, permits, interconnection with the grid, and construction.

The project itself could be located within the community or possibly even on public property in order to maximize local public benefits. A positive variation on this is for one or more communities to jointly participate in such a project as a regional collaboration.

The direct purchase of RECs from a municipality separate from an aggregation does not require approval from the Department of Public Utilities.

APPENDIX VI

Glossary

Additionality - Increased demand for renewable energy with verifiable greenhouse gas (GHG) emission reductions beyond what is required by state law (Renewable Portfolio Standard in Massachusetts). Additionality is the difference between aggregations that claim to be green and those that displace fossil fuels on the regional electricity grid.

Basic Service - The default electricity supply provided by the electric company and delivered to customers who do not purchase an alternative from a competitive supplier or through municipal aggregation.

Class I (MA) or "New" (Rhode Island) Renewable Energy Certificate - RECs generated by renewable energy facilities in New England that began operation after 1997 and create electricity from solar photovoltaic (PV), solar thermal, wind, low impact hydro, aerobic digester gas, geothermal, eligible biomass, or hydrokinetic energy that meets [program eligibility criteria](#).

Competitive Electric Supplier - An entity that sells electricity to consumers as an alternative to Basic Service.

Independent System Operator of New England (ISO-NE) - Non-profit regional transmission organization whose goal is to provide reliable, affordable, and clean electricity to all six New England states.

Investor-Owned Utility (IOU) - Privately owned electric utilities that have a defined geographic service area and are required by law to serve customers in that area. The Public Utilities Commission regulates the IOUs' rates and terms of service. In Massachusetts, the investor-owned electric utilities are Eversource, National Grid, and Unitil. In Rhode Island, the investor-owned electric utility is Rhode Island Energy. The rates and terms of services of IOUs are regulated by the Mass. Department of Public Utilities and Rhode Island Public Utilities Commission.

Renewable Energy Certificate (REC) - Certificates used to track renewable energy. One REC represents one megawatt hour (one million watt-hours) of renewable energy generated from a source. RECs are tradeable but can only be claimed once and are retired after use.

Renewable Portfolio Standard (RPS) - Massachusetts law requiring a certain percentage of the state's electricity to come from renewable energy.

Watt - Unit of power, or the rate at which energy is produced or consumed

Watt-hour - Unit of energy, or a way to measure the amount of work performed or generated in one hour. A kilowatt-hour is 1000-watt hours. The typical home consumes about 7000 kilowatt hours per year.

Potential Select Board resolution regarding Wayland Electricity Choice

Authorize the Town Manager to accept a bid and enter a contract with an electricity supplier for the Wayland Electricity Choice program for a contract term of up to three years. In selecting a bid, the Town Manager should seek to accomplish the following goals for the program's three products:

Wayland Standard Green

As much additional renewable electricity as possible while keeping the price at or below the expected average price of Eversource Basic Service over the contract term. The additional renewable electricity should come from Massachusetts Class I RECs.

Wayland Economy

No additional renewable electricity beyond the state-required minimum and a price below the expected average price of Eversource Basic Service and below the price of Wayland Standard Green.

Wayland 100% Green

100% renewable electricity from Massachusetts Class I RECs.