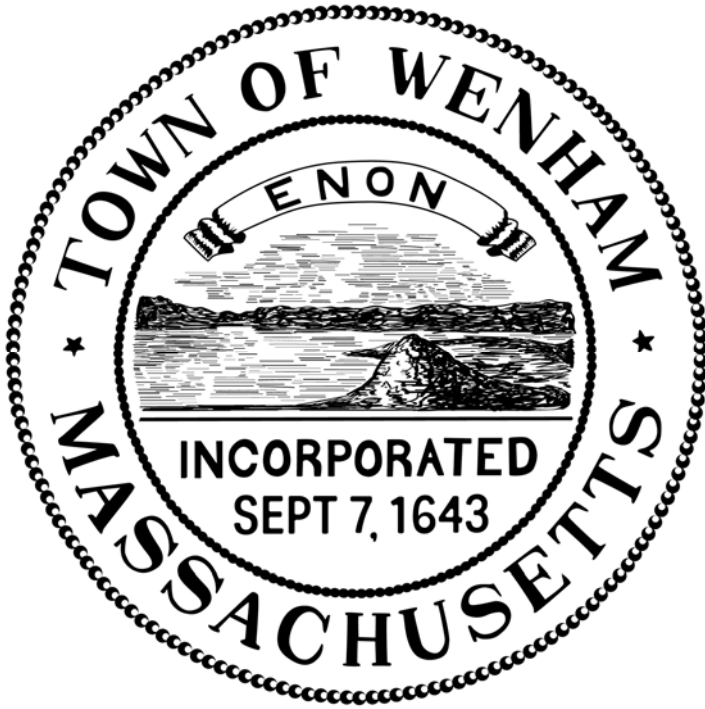


Warrant for the Special Town Meeting

October 1, 2022 at 1:00 PM



Hearing on the Warrant
Tuesday, September 27th, 2022

via Zoom at 6:30pm

Meeting ID: 856 7784 8734

<https://us02web.zoom.us/j/85677848734>

Special Town Meeting

Saturday, October 1, 2022

Buker Elementary School at 1:00 PM

Please bring this booklet with you to the Hearing and Town Meeting.

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**WARRANT FOR THE SPECIAL TOWN MEETING
WENHAM, MASSACHUSETTS
SATURDAY, OCTOBER 1, 2022 at 1:00 PM**

Essex, ss

To either of the Constables of Wenham, in said County,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify the inhabitants of said Town qualified to vote in the Town Affairs and elections. The Town Meeting will take place at Buker Elementary School in said Town on Saturday, the first of October, 2022 at 1:00 PM.

**ARTICLE 1: Reauthorization of Previous Borrowing for a
Feasibility Study for the Cutler Elementary
School, 237 Asbury St, South Hamilton, MA
01982**

To see if the Town will vote to authorize the use of the \$250,000 borrowing approved under Article 7 of the July 11, 2020 Annual Town Meeting, to be used by the Hamilton Wenham Regional School District (“District”) for a school district facilities study, for the specific purpose of paying the costs **of a Feasibility Study for the Cutler Elementary School, 237 Asbury St, South Hamilton, MA 01982**, for which study the District may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended at the direction of *the District’s Cutler School Building Committee*; the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Study costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities; any grant that the District may receive from the MSBA for the Study shall be as set forth in the Feasibility Study Agreement that may be executed between the District and the MSBA; or take any other action relative thereto.

Commentary: The Town, under Article 7 of the July 11, 2020 Annual Town Meeting, authorized a borrowing of the total sum of \$250,000 for the Hamilton Wenham Regional School District, particularly for an “Elementary School Facilities Study & Educational Plan.” In order to qualify for the Massachusetts School Building Authority (“MSBA”) grant program, which provides for the MSBA to reimburse the Town approximately 47% of the cost of the study, the Town must, as a housekeeping measure only, reauthorize the expenditure using the MSBA’s very specific wording (Article 1 above).

As a housekeeping measure, this article does not raise any additional funds, and instead, simply formally re-authorizes the use of the money already approved at the 2020 ATM. It is currently the case that the funds have already been borrowed by the school district. Wenham's allocable share of the cost associated for the debt service on the \$250,000 borrowing in FY23 is 34.6% or \$1,035.11. The impact on the current, FY23, tax rate is estimated to be less than \$.01.

Recommendation of the Select Board: 3-0-0

Recommendation of the Finance & Advisory Committee: 5-0-0

Vote needed: 2/3rd vote

ARTICLE 2: Prop 2.5 Debt Exclusion for additional funds needed for the feasibility study

Article 3. To see if the Town will approve the \$1,000,000.00 borrowing authorized by the Hamilton-Wenham Regional School District (the "District") for a feasibility study for the Cutler Elementary School, located at 237 Asbury Street, South Hamilton, MA 01982, including the payment of all costs incidental and related thereto (the "Study") and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of the District's Cutler School Building Committee; the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Study costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities; any grant that the District may receive from the MSBA for the Study shall be as set forth in the Feasibility Study Agreement that may be executed between the District and the MSBA; provided, however, that the vote taken hereunder shall be subject to and contingent upon an affirmative vote of the Town at an election to exempt from the limitations on taxes imposed by G.L. 59, Section 21C, so-called Proposition 2 ½, the Town's allocable share of the amounts required for the payment of interest and principal on said borrowing; or take any other action relative thereto.

Commentary: *This article seeks to approve the \$1,000,000.00 borrowing authorized by the Hamilton-Wenham Regional School District (the "District") for a feasibility study for the Cutler Elementary School, located at 237 Asbury Street, South Hamilton, MA 01982.*

Wenham has been assessed for 34.6% of the total Hamilton Wenham Regional School District FY23 budget. This results, similarly, in Wenham being ultimately responsible for funding approximately \$346,000 of the District's \$1M total borrowing as part of the annual District budget process. With an estimated 47% MSBA reimbursement for the proposed study, the Town's eventual share of the long term debt service costs will be approximately \$183,380 (53% of \$346,000).

Two funding scenarios can be assumed; the timeline of the project will dictate which one is applicable. Both anticipate the need for short term borrowing of the full amount in Year 1 and Year 2 at which point the amount net of MSBA reimbursement will be borrowed.

Estimated rate impacts for Wenham portion are as follows: (Based on FY22 assessed value and using the FY22 average assessed single family home of \$728,572)

1. The first assumption assumes the construction is authorized prior to the bonds being issued, which extends the maximum borrowing term for the feasibility study to 30yrs (2yrs of BANs + 28yrs of bonds = 30yr maximum)

	Rate impact	Average Single Family Annual Tax Bill Impact
Year 1	\$ 0.01	\$ 7.29
Year 2	\$ 0.02	\$ 14.57
year 3	\$ 0.02	\$ 14.57
Year 4-30	\$ 0.01	\$ 7.29

2. The second assumption assumes the construction is not authorized prior to bonds, which reduces the maximum borrowing term for the feasibility study to 5yrs (2yrs of BANs + 3yrs of bonds = 5yr maximum).

	Rate impact	Average Single Family Annual Tax Bill Impact
Year 1	\$ 0.01	\$ 7.29
Year 2	\$ 0.02	\$ 14.57
year 3-5	\$ 0.07	\$ 51.00

Recommendation of the Select Board: 3-0-0

Recommendation of the Finance & Advisory Committee: Recommendation to be made at Town Meeting

Vote Needed: 2/3rds Majority

ARTICLE 3: Creation of Schools Stabilization

To see if the Town will vote to authorize the Hamilton-Wenham Regional School District to establish a Stabilization Fund for the District, pursuant to Section 16G½ of Chapter 71 of the Massachusetts General Laws, or take any other action relative thereto.

Commentary: *This article seeks to authorize the HWRSD to establish a stabilization fund. At this time, the intended purpose is to establish an account without funding it. Any future funding of this account will be brought forward for approval at future town meetings. Funding sources may include appropriations, transfers from Excess and Deficiency, or any excess at year-end.*

Recommendation of the Select Board: 3-0-0

Recommendation of the Finance & Advisory Committee: No Recommendation

Vote needed: Simple Majority

ARTICLE 4: **Clarification of Term limits on certain CPC members by amending paragraph (2) of the Community Preservation By-law**

To see if the Town will vote to amend the General Bylaws, § 5-34 Community Preservation Committee, by inserting the *bold italic language* and deleting the ~~strike-through language~~, as follows:

(2) ~~As of 2016, in~~ Members of multiple-member bodies shall be designated by such body for a three-year term or such shorter term for which the member serves on such *multiple-member* body, and, in the case of at-large members appointed by the Select *Board* ~~men~~, for three-year terms. Any *at large* member appointed for two full three-year terms shall be ineligible for reappointment until after the next succeeding Annual Town Meeting. Any vacancy on the Community Preservation Committee shall be filled for the unexpired term by the entity responsible for the original appointment.

Commentary: This article seeks to clarify that term limits apply only to at-large members of the CPC, the members appointed by the Select Board. This change will align the wording with the Town's current practice.

Recommendation of the Select Board: 2-1-0
Vote Needed: 2/3 Majority



Important dates to remember:

Veterans Day, Friday, November 11

Wreaths Across America

Saturday, December 17, 12:00 pm

Each December on National Wreaths Across America Day, the mission to Remember, Honor and Teach is carried out by the coordinating wreath-laying ceremonies at Arlington National Cemetery, as well as at more than 2,100 additional locations in all 50 U.S. states, at sea and abroad.

Visit wenhamma.gov/waa for information on how to sponsor wreaths in Wenham this year. Contact veterans@wenhamma.gov or call 978-468-5520 x2 with questions.

Town Hall Schedule

- Monday: 9:00am – 4:30pm
- Tuesday: 9:00am – 7:00pm
- Wednesday: 9:00am – 4:30pm
- Thursday: 9:00am – 4:30pm
- Friday: 9:00am – 1:00pm

Town Staff Holidays

Monday, October 10 – Columbus Day

Friday, November 11 – Veterans Day

Thursday, November 24 & Friday, November 25 – Thanksgiving

Sunday, December 25 – Christmas Day

Sunday, January 1 – New Year's Day