

Town of Hamilton Annual Town Meeting



APRIL 1, 2023



ARTICLE 2023/4 1-2

Reports



BRIEF SUMMARY

To hear reports of Town Officers and selected committees and to take action thereon or relative thereto. Reports will appear in the Town Report for Fiscal Year 2022 and be posted to the Town of Hamilton website.

MOTION

ARTICLE PASSES 309 - 6

I move that the reports of Town Officers and Committees be received and placed on file.

PRESENTATIONS

- 1. Gordon-Conwell Theological Seminary Town Meeting Update**
– David Gamble, Consultant
- 2. Master Plan Steering Committee Update**
– Bill Wilson, Chair

GORDON-CONWELL THEOLOGICAL SEMINARY TOWN MEETING UPDATE

04.1.2023
HAMILTON MA



ABRAMSON & ASSOCIATES, Inc.
Real Estate and Public-Private Development Advisory Services

architecture
urban design
**GAMBLE
ASSOCIATES**



Abutters Meeting | October 2022



Public Meeting 1 | November 2022



Public Meeting 2 | January 2023



Guiding Principles – Core Values

Guiding Principles are community design core values that represent an approach to community development – a Vision

(Hamilton Planning Board Visioning Workshop 1.10.23)

Public Meeting 2 | January 2023

Guiding Principles

1. **Conduct the process in a transparent manner** and keep the public engagement inclusive.



COMMUNITY WORKSHOP #2

Thursday, January 26, 2023 7pm
The Community House at 284 Bay Road

Image: Gordon-Conwell Theological Seminary

For over 50 years, Gordon-Conwell Theological Seminary has resided on over 100 acres in Hamilton. The institution is planning its next chapter with a renewed mission on a smaller academic footprint and - in partnership with the town - embarked on a strategic plan to evaluate reuse alternatives for the property.

Please join the Town of Hamilton and Seminary for a second interactive community conversation about the site and how to integrate its future into Hamilton's broader planning and economic development objectives.

Shawn Farrell, Chair
Hamilton Select Board
Scott W. Sunquist, PhD
President and Professor of Missiology
Gordon-Conwell Theological Seminary



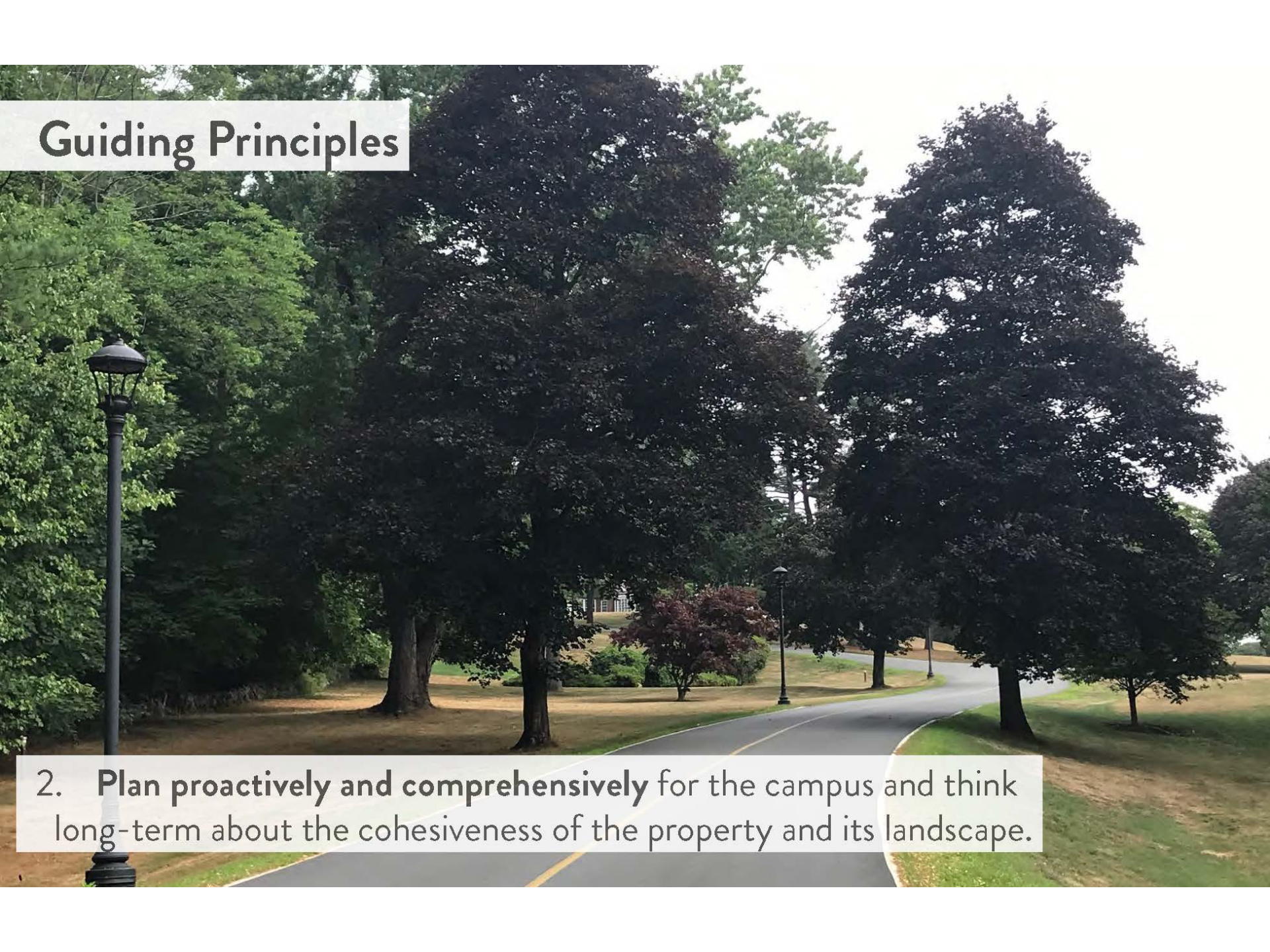
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urban design

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Guiding Principles



2. **Plan proactively and comprehensively** for the campus and think long-term about the cohesiveness of the property and its landscape.

A landscape photograph showing a wide, grassy slope, likely a golf course green or fairway. The grass is a mix of green and brown, suggesting it might be late summer or autumn. In the background, there is a dense line of trees. To the right, a portion of a red brick building with white window frames is visible. The sky is overcast with soft, grey clouds. A white text box in the top left corner contains the title 'Guiding Principles'. A white text box in the bottom left corner contains a numbered list item.

Guiding Principles

3. Embrace open space and respect the **natural environment**, including mature trees and steep slopes.

A photograph of a pond or lake almost entirely covered with green lily pads. Some white lily flowers are visible among the leaves. In the background, a dense forest of tall trees stands along the water's edge. The water is dark and reflects the surrounding greenery.

Guiding Principles

4. Be a model of sustainable and **environmentally-friendly** development.

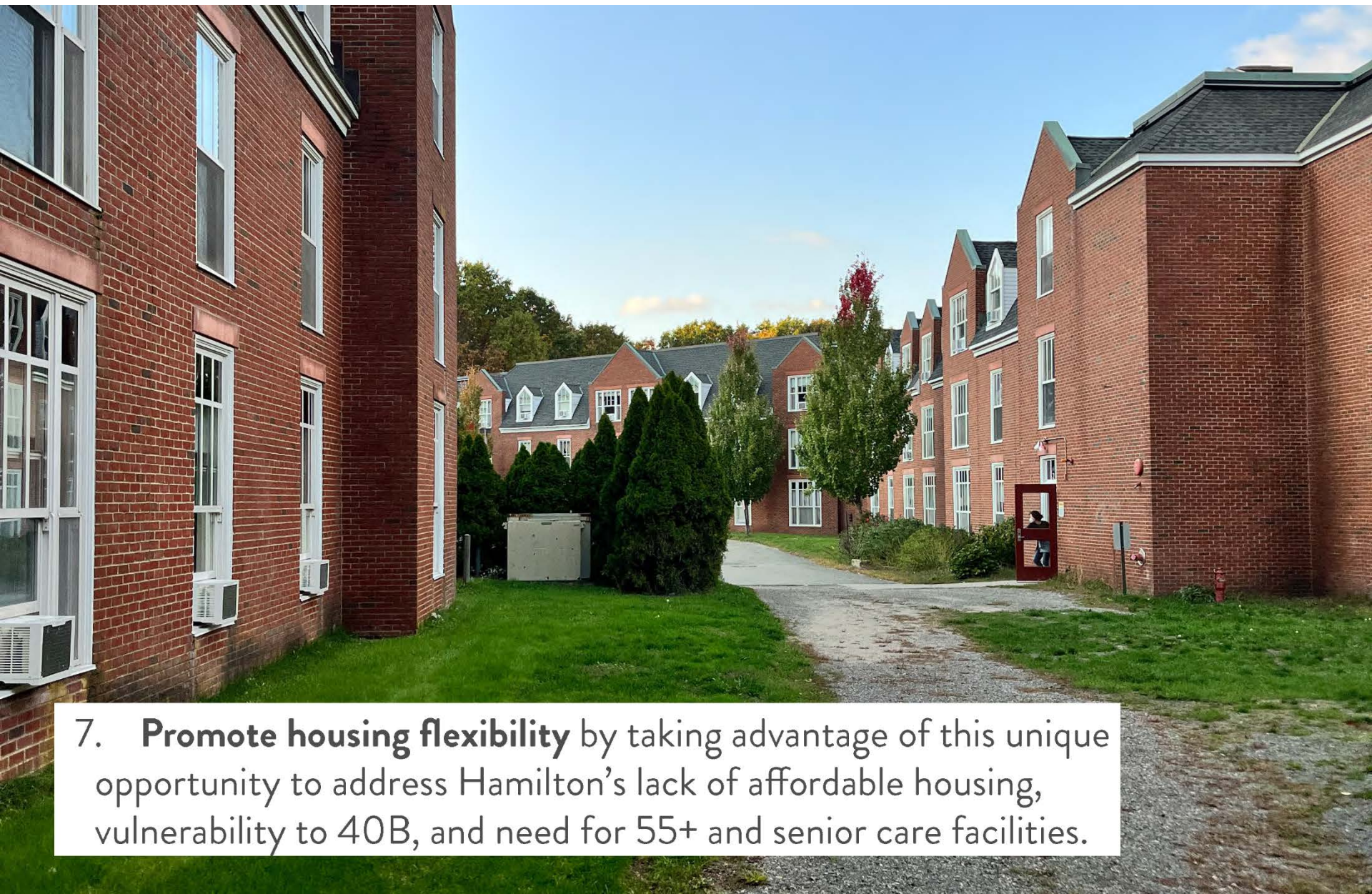
A photograph of a paved path in a park-like setting during autumn. The path is covered with fallen brown and yellow leaves. To the left, there is a metal railing. In the background, a red building with a blue roof is visible through the trees. The sky is overcast.

Guiding Principles

5. **Respect the environment** with development incorporating appropriate concerns for sustainability and the unique character and beauty of the property, its trails and landscaping.



6. Retain **historic resources**, including buildings and heritage landscapes.



7. **Promote housing flexibility** by taking advantage of this unique opportunity to address Hamilton's lack of affordable housing, vulnerability to 40B, and need for 55+ and senior care facilities.

A wide-angle photograph of a large, green lawn, likely a golf course or park. The lawn is in the foreground and middle ground, with some patches of dry grass. In the background, there is a dense line of trees with some autumn-colored foliage. A few cars are parked on a road to the left. The sky is blue with large, white clouds. A large tree is on the right side of the frame.

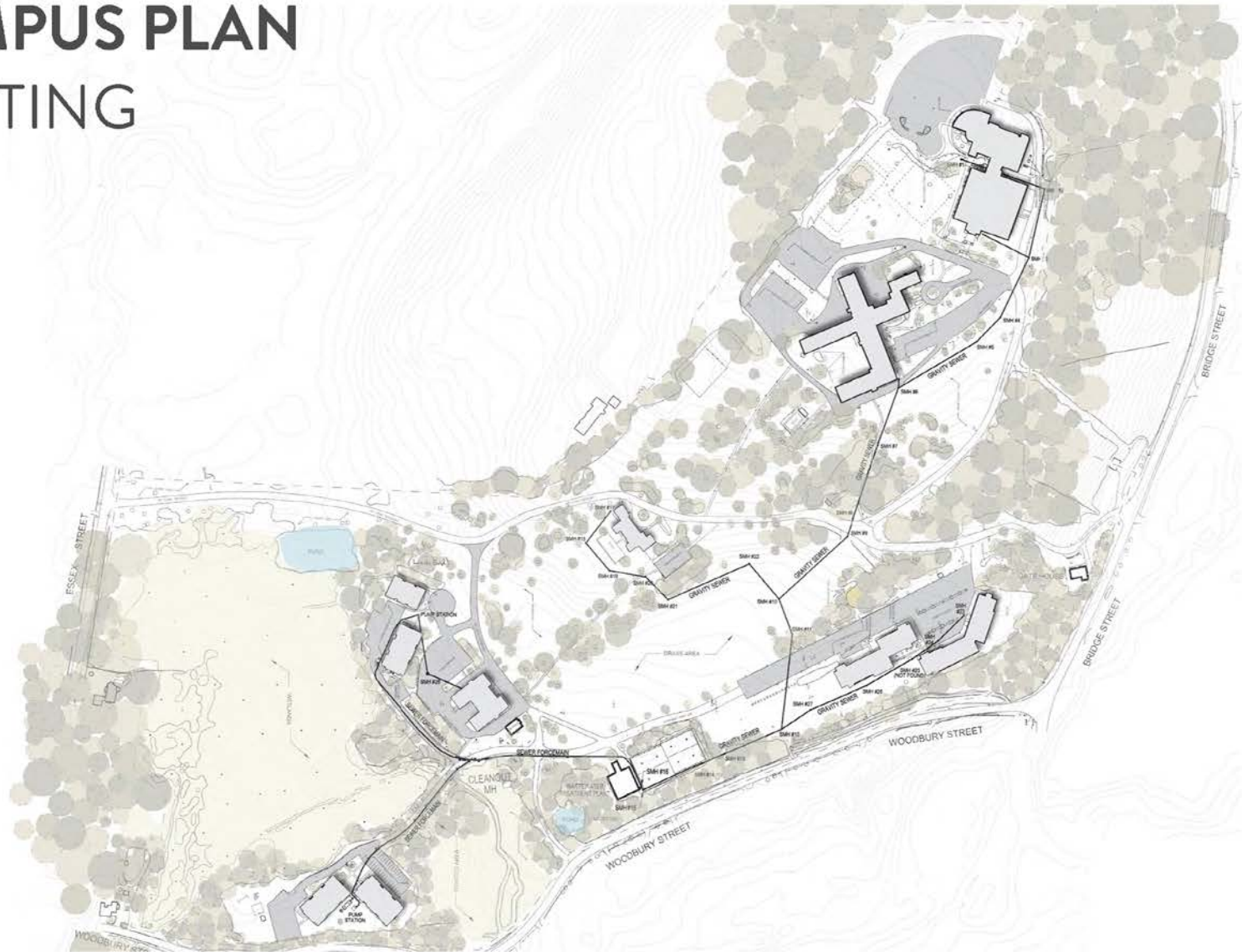
8. Balance the **fiscal, social and environmental requirements** of the Seminary and the Town.



Seminary Area

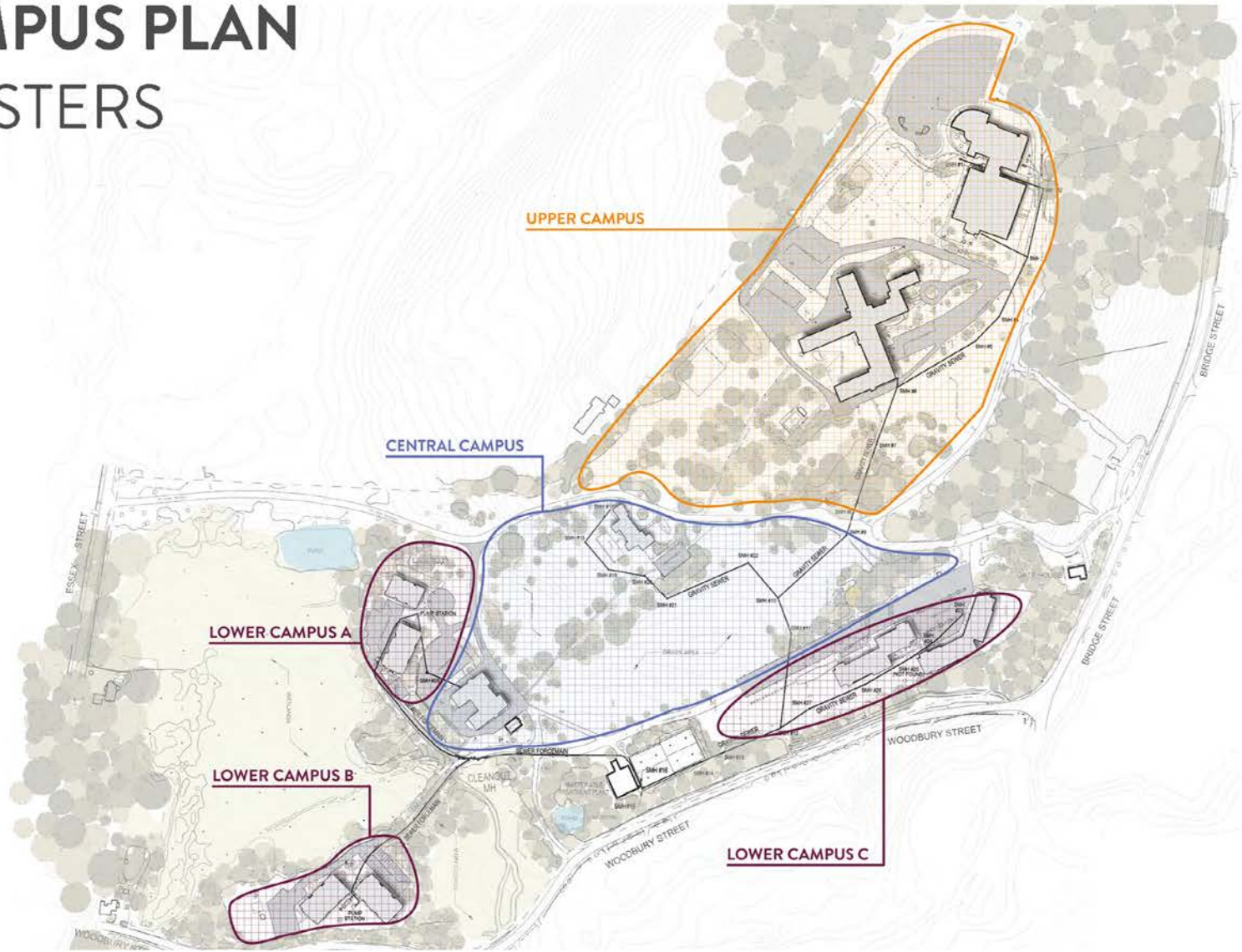


CAMPUS PLAN EXISTING



CAMPUS PLAN

CLUSTERS



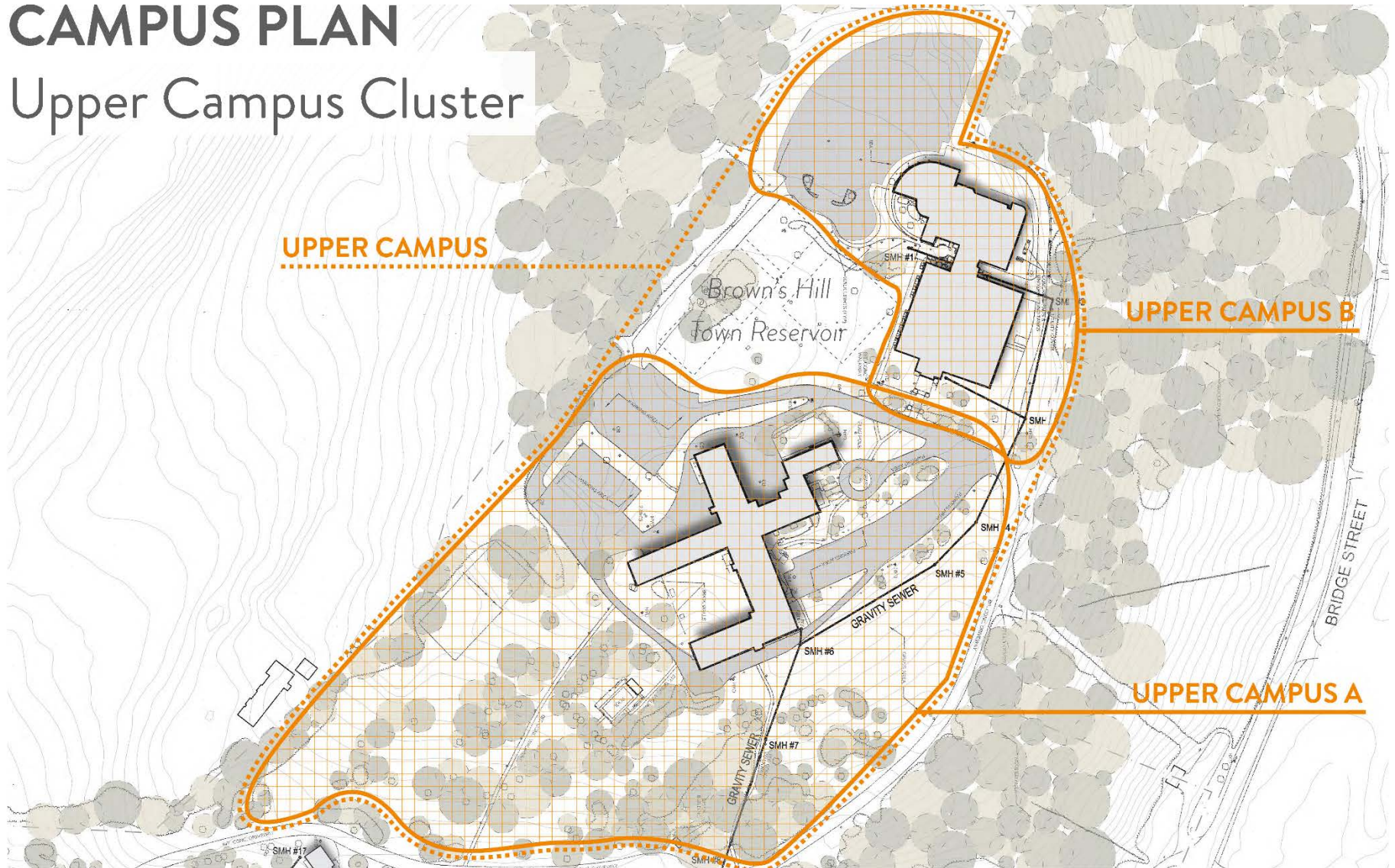
CAMPUS PLAN

Upper Campus Cluster

UPPER CAMPUS

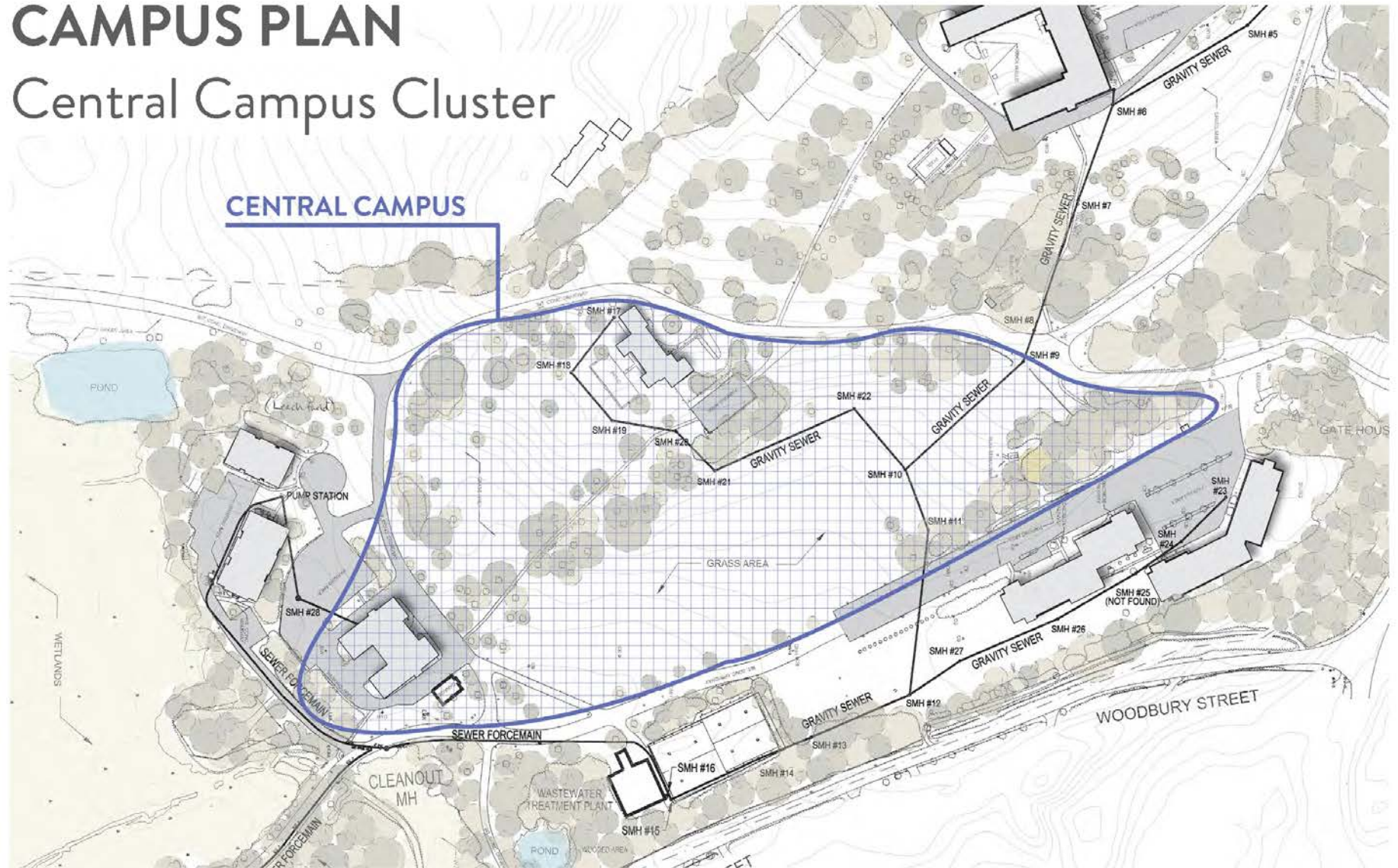
UPPER CAMPUS B

UPPER CAMPUS A



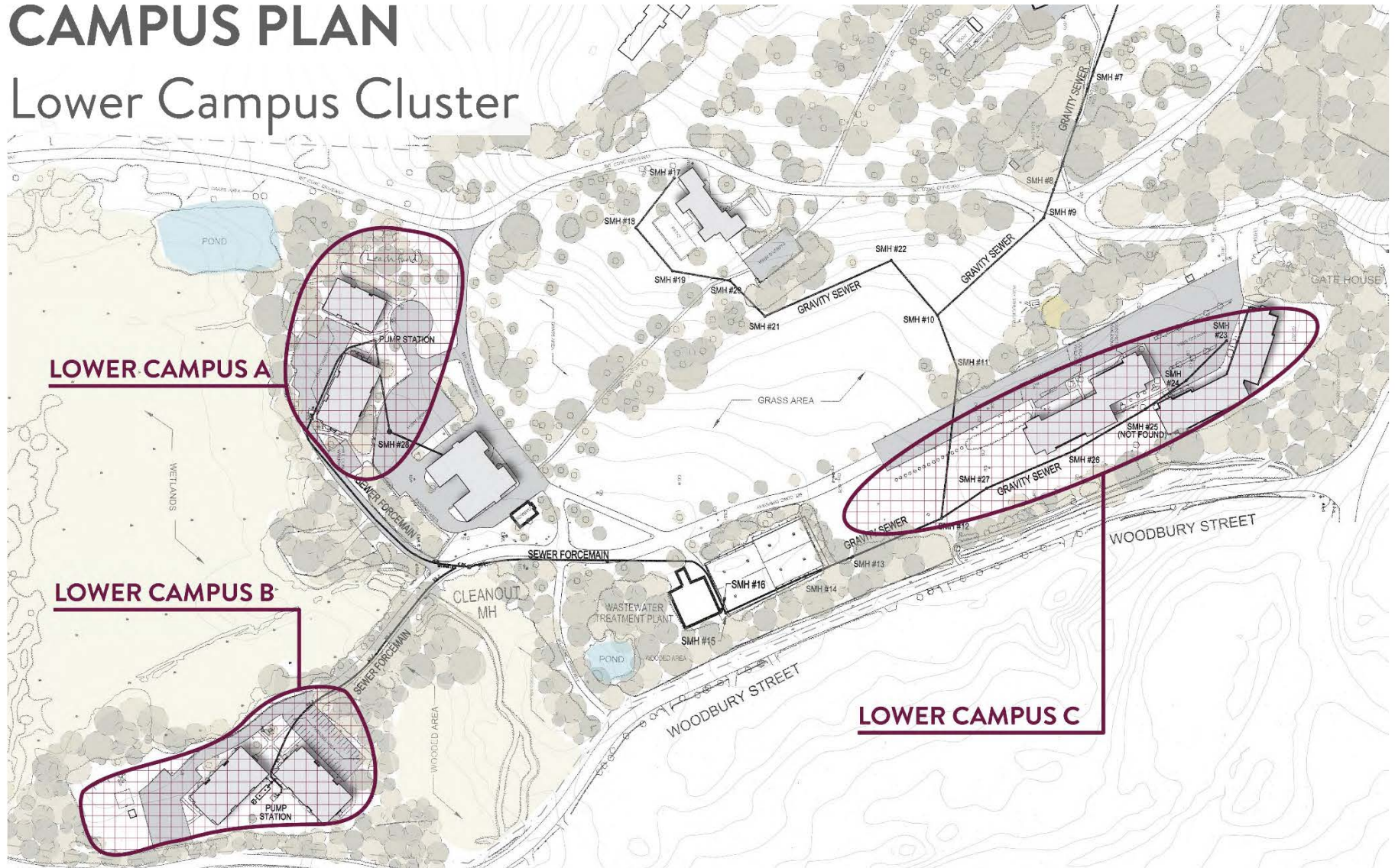
CAMPUS PLAN

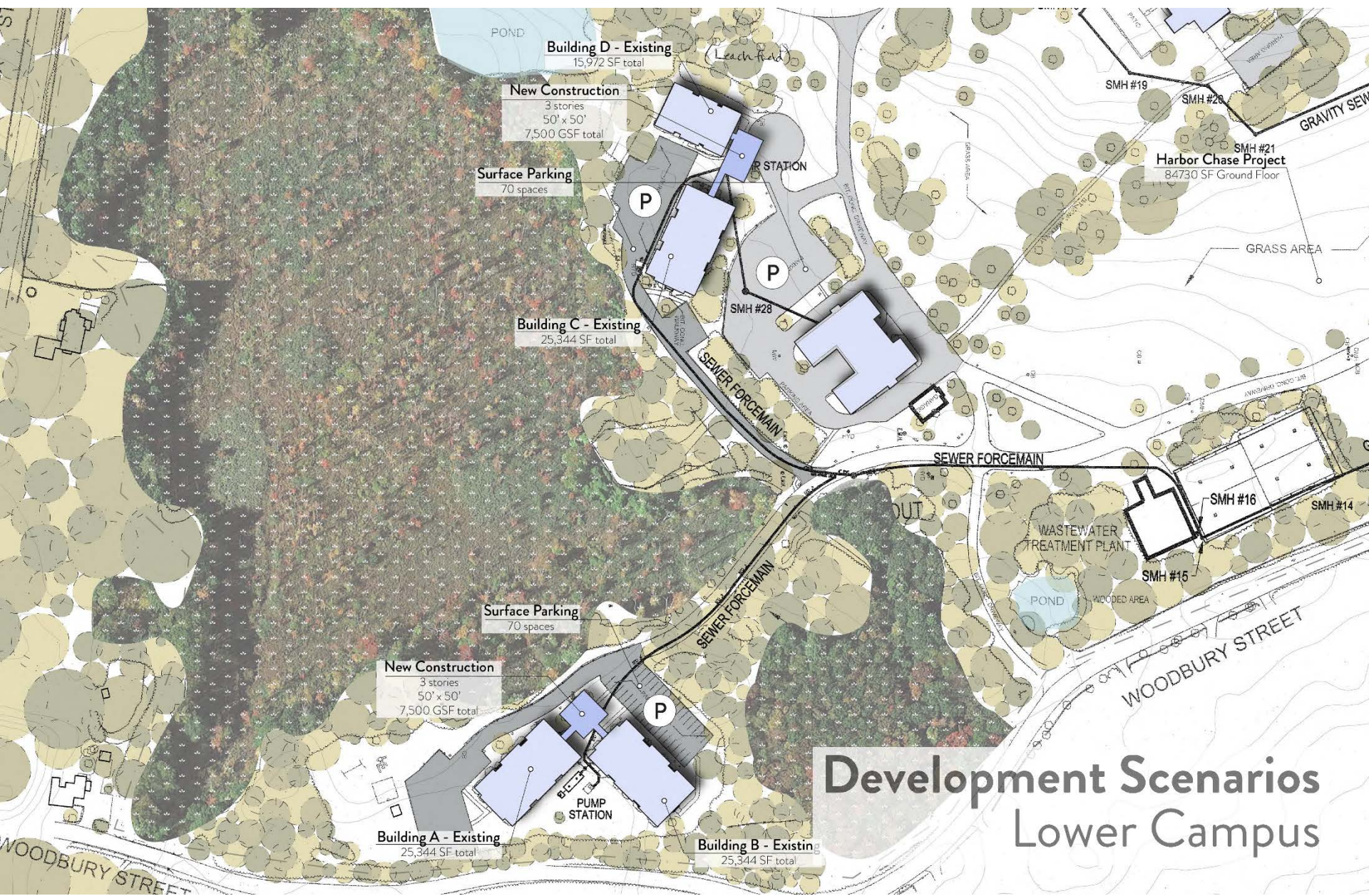
Central Campus Cluster



CAMPUS PLAN

Lower Campus Cluster





Development Scenarios Lower Campus

GORDON-CONWELL THEOLOGICAL SEMINARY TOWN MEETING UPDATE

04.1.2023
HAMILTON MA



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architecture
urban design
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MASTER PLAN STEERING COMMITTEE

The Town of Hamilton - 2023



- **MASTER PLAN STEERING COMMITTEE MEMBERS**

- *Bill Wilson, Committee Chair*
- *Kristin Kassner, Committee Vice Chair*
- *Ted Ackworth, Resident*
- *Dana Allara, School Committee Representative*
- *Caroline Beaulieu, Select Board Representative*
- *Marnie Crouch, Planning Board Representative*
- *Emil Dahlquist, Resident*
- *Gregory Keller, Resident*
- *Rosie Kennedy, Resident*
- *Jack Lawrence, Resident*
- *Kristin Pieper, Resident*
- *Lauren Lynch, Conservation Commission Representative*

- **CONSULTANTS**

- *Judi Barrett, President Barrett Planning Group, LLC*
- *Tyler Maren, Senior Planner*
- *Carlie Venditti, Community Planner*

- **TOWN STAFF**

- *Patrick Reffett, Director of Planning & Inspections*

WHY IS A MASTER PLAN IMPORTANT TO HAMILTON

- ***MASTER PLANS ARE REQUIRED BY MASS GENERAL LAW***
- ***OUR LAST MASTER PLAN WAS DATED 2004***
- ***MASTER PLANS CHART A TOWN'S FUTURE VISION***
- ***MASTER PLANS PROTECT RESOURCES***
- ***MASTER PLANS GUIDE FUTURE POLICY, GROWTH AND USE OF FUNDS***
- ***PUBLIC PARTICIPATION CREATES MASTER PLANS***

MASTER PLAN COMMITTEE GUIDING PRINCIPLES

- **1. WHAT TO PROTECT**
- **2. WHAT TO PROVIDE**
- **3. HOW TO GROW**

ARTICLE 2023/4 1-3

Article for Consent Motion



BRIEF SUMMARY

To see if the Town will consolidate in one consent motion containing the motions for those articles that, in the opinion of the Moderator, are not controversial and can be passed without debate, or take any action thereon or relative thereto.

Consent Motion to include articles:

ARTICLE 2023/4 2-1; ARTICLE 2023/4 2-6; ARTICLE 2023/4 2-7; ARTICLE 2023/4 2-8; ARTICLE 2023/4 2-9; ARTICLE 2023/4 2-11; ARTICLE 2023/4 2-12; ARTICLE 2023/4 3-2

MOTION

ARTICLE PASSES 336 - 7

I move that the articles included on the List of Articles for Consent Motion for this 2023 Annual Town Meeting, a copy of which has been delivered to the Town Clerk to be filed with the minutes of this meeting , be approved by one vote, each motion to be deemed a separate action under the Warrant Article having the same corresponding number, [excepting those motions held.]

ARTICLE 2023/4 2-1

Compensation/Classification Table



BRIEF SUMMARY

The Classification/Compensation table reflects a cost of living increase for settled contracts and non-union employees. Collective Bargaining Agreements under negotiation are identified as such and do not reflect any cost of living increases. Anticipated increases are currently budgeted in a salary reserve account to accommodate for prospective increases for unsettled union contracts.

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

PASSES – ARTICLE 2023/4 1-3 CONSENT MOTION

I move that the Town amend the Personnel By-law by adopting changes to the classification and compensation table as set forth in Appendix A to the 2023 Appendix Book.

ARTICLE 2023/4 2-2

Prior Year Bills



BRIEF SUMMARY

This article provides for payment of prior year bills which were not submitted or processed prior to the fiscal year ending on June 30, 2022. It is anticipated that currently available funds in the DPW – Consultative Services account and the Finance Department Consultative Services account will be utilized for these appropriations.

A 4/5 vote is required for passage.

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

ARTICLE PASSES 306 - 4

I move that the Town transfer the sum of \$900.00 from DPW – Consultative Services account and \$675.01 from Finance Department – Consultative Services account to pay unpaid bills for Voltrek, O’Connell Plumbing, and Carousel Industries, respectively.

ARTICLE 2023/4 2-3

General Town Departmental Appropriations



BRIEF SUMMARY

This article is to approve the general operating budget for the Town and Schools, which totals \$37,301,315. The total FY24 budget represents an increase of 9.09% over FY23. This article does not include the portion of the Town or School budgets that are funded in separate warrant articles.

- The HWRSD budget request represents an increase of total school spending by \$902,115-- an increase of 3.91% or \$854,831 for Hamilton. The Hamilton increase includes the adjustment for the enrollment shift.**
- The ENSATSD budget represents a decrease in total school spending of \$307,458--a decrease of 2.9% or \$9,154 for Hamilton due to enrollment dropping from 19 students to 18 students, with modest increases in per-pupil costs, and a slight reduction in debt service.**

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

ARTICLE 2023/4 2-3

General Town Departmental Appropriations



\$2,378,699	for General Town Government
\$3,921,655	for Public Safety
\$23,089,492	for Hamilton-Wenham Regional School District
\$307,458	for Essex North Shore Agricultural & Technical School Dist.
\$2,330,985	for Department of Public Works
\$370,192	for Health and Human Service
\$1,157,859	for Culture and Recreation
\$3,744,974	for Unclassified
	(#149, 996, 996, 997 are in separate articles = \$2,446,591)
\$ 37,301,315	Total

MOTION

ARTICLE PASSES 372 - 32

I move that the Town raise and appropriate the sums read by the Moderator for schools and all other Town expenses which are set forth in the 2024 Fiscal Year Budget in Appendix B of the 2023 Appendix Book and Appendix C of the 2023 Appendix Book with the corrections read by the Moderator excepting those items held.

Hamilton-Wenham
Regional School District
Hamilton Town Meeting



FY24 Final Budget Request

Presented by:
Eric Tracy, Superintendent of Schools
April 1, 2023



FY24 Budget Highlights:

- ✓ Reduction of (11.68) FTEs
- ✓ Overall payroll increase of only \$158K (0.65%)
- ✓ Returns \$773K to Towns for 2nd year in a row
- ✓ Allows \$1.698 million to be moved to Stabilization Fund for Athletic Facilities Improvement Project.
- ✓ 300K to repair and replace HS auditorium lights and electrical
- ✓ 275K for Smartboard replacements across district.
- ✓ 126K to update/upgrade Buker Gym/Auditorium
- ✓ 15K - Science Lab Study
- ✓ OOD Transportation increase of \$448K
- ✓ OOD Tuition increase of \$336K
- ✓ Utilities increase of \$77K
- ✓ Continues to reduce Athletic User Fee for families.
- ✓ Incorporates an assessment shift of \$285K toward Hamilton



FY24 Operating Budget Overview

**Total
Operating
Expenditures**

\$44,071,344



**Total
Debt Service
Expenditures**

\$596,427



**Total
Offsets and
Revenues**

\$(9,799,920)



**Total
Net Town
Assessments**

\$34,867,851

**66.22%
Hamilton**

\$23,089,491



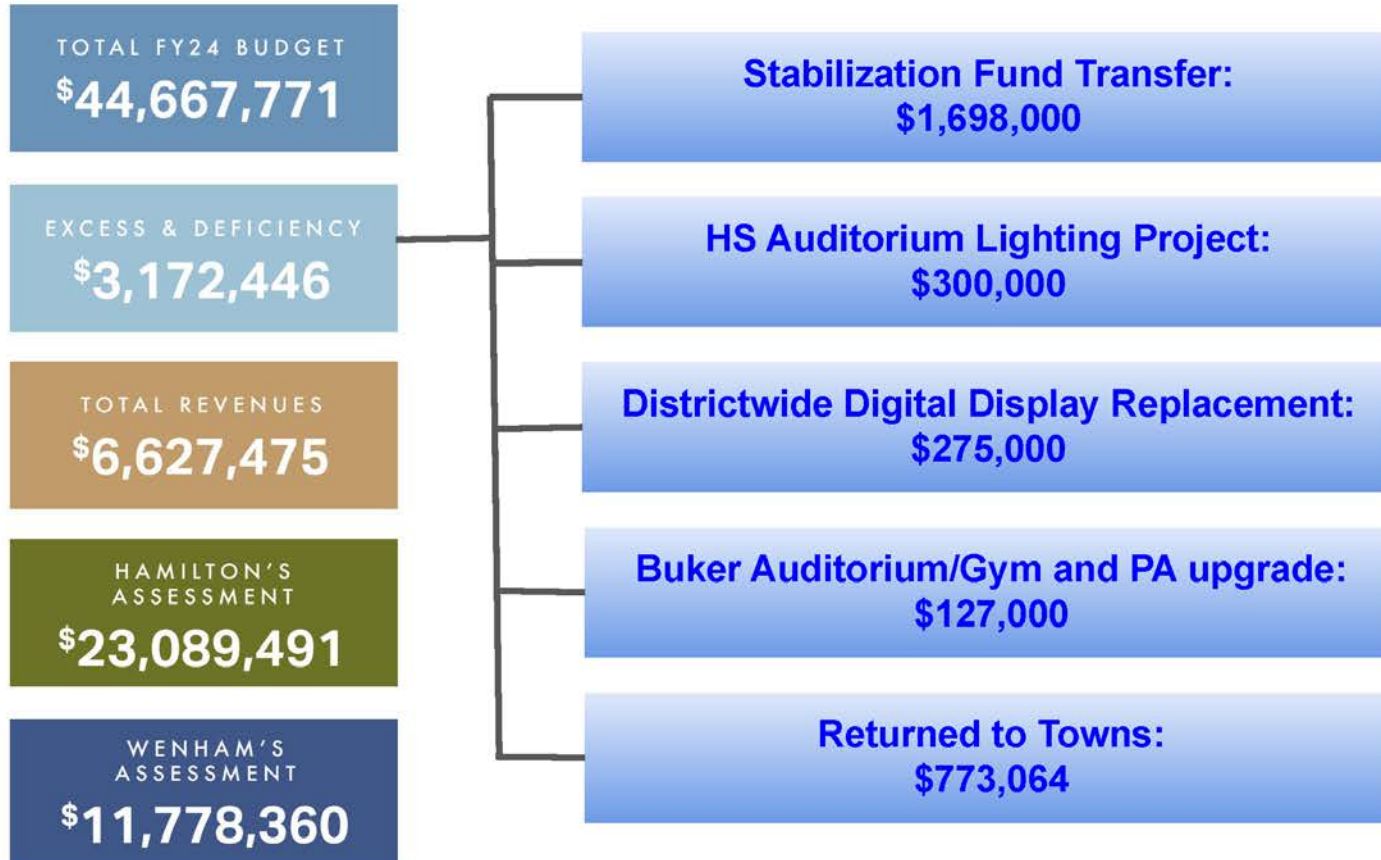
**33.78%
Wenham**

\$11,778,360





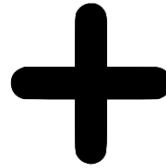
FY24 Operating Budget Overview (NET: \$34,867,851)





FY22 Surplus of ~3.2 M

Underspent FY22
budget by
approximately
\$2.4M



Surplus Revenues
from Chapter 70
\$773,064

Stabilization Fund
\$1.698 M

Extraordinary
Maintenance
\$701,095K

Return to
Communities



FY24 Stabilization Fund Transfer

- Regional School Stabilization Fund was approved at October 2022 Special Town Meeting
- Within the budget is a \$1,698,000.00 transfer of Excess FY22 funds to the Stabilization Fund
- Intended use - Athletic Facilities Improvement Project Offset



FY24 Final GROSS Summary by DESE Category

Summary by DESE Category	FY23 FTE	FY23 Budget	FY24 FTE	FY24 Budget	FTE	Change YoY	
						\$	%
Administration	7.84	\$ 1,462,438	8.04	\$ 1,564,488	0.20	\$ 102,050	6.98%
Instructional Leadership	26.25	\$ 2,761,992	25.73	\$ 2,721,311	(0.52)	\$ (40,681)	-1.47%
Teachers	157.60	\$ 13,931,127	153.60	\$ 14,065,389	(4.00)	\$ 134,262	0.96%
Other Teaching Services	73.85	\$ 3,278,704	67.98	\$ 3,175,103	(5.87)	\$ (103,601)	-3.16%
Professional Development	3.50	\$ 640,177	3.50	\$ 629,362	-	\$ (10,815)	-1.69%
Inst. Materials, Equip., & Technology	-	\$ 961,543	-	\$ 847,106	-	\$ (114,438)	-11.90%
Guidance, Counseling, Testing	16.78	\$ 1,481,901	15.78	\$ 1,459,404	(1.00)	\$ (22,496)	-1.52%
Pupil Services	9.74	\$ 3,035,501	9.25	\$ 3,609,330	(0.49)	\$ 573,829	18.90%
Operations & Maintenance	16.25	\$ 2,900,639	16.25	\$ 2,848,878	-	\$ (51,761)	-1.78%
Benefits & Fixed Charges	0.86	\$ 8,146,280	0.86	\$ 6,282,809	-	\$ (1,863,472)	-22.88%
Capital & Fixed Assets Improvements	-	\$ -	-	\$ 2,273,287	-	\$ 2,273,287	#DIV/0!
Programs with Other School Districts	-	\$ 4,259,090	-	\$ 4,594,877	-	\$ 335,787	7.88%
Grand Total	312.67	\$ 42,859,392	300.99	\$ 44,071,344	(11.68)	\$ 1,211,952	2.83%



FY24 Final GROSS Summary by DESE Category

Let's
zoom
in...

Summary by DESE Category	FY24 Budget	FTE	Change YoY	
			\$	%
Administration	\$ 1,564,488	0.20	\$ 102,050	6.98%
Instructional Leadership	\$ 2,721,311	(0.52)	\$ (40,681)	-1.47%
Teachers	\$ 14,065,389	(4.00)	\$ 134,262	0.96%
Other Teaching Services	\$ 3,175,103	(5.87)	\$ (103,601)	-3.16%
Professional Development	\$ 629,362	-	\$ (10,815)	-1.69%
Inst. Materials, Equip., & Technology	\$ 847,106	-	\$ (114,438)	-11.90%
Guidance, Counseling, Testing	\$ 1,459,404	(1.00)	\$ (22,496)	-1.52%
Pupil Services	\$ 3,609,330	(0.49)	\$ 573,829	18.90%
Operations & Maintenance	\$ 2,848,878	-	\$ (51,761)	-1.78%
Benefits & Fixed Charges	\$ 6,282,809	-	\$ (1,863,472)	-22.88%
Capital & Fixed Assets Improvements	\$ 2,273,287	-	\$ 2,273,287	#DIV/0!
Programs with Other School Districts	\$ 4,594,877	-	\$ 335,787	7.88%
Grand Total	\$ 44,071,344	(11.68)	\$ 1,211,952	2.83%



FY24 Debt Service

Debt Service Assessment									
	FY23 Total Debt Service			FY24 Total Debt Service			Change YoY		
	Hamilton	Wenham	Total	Hamilton	Wenham	Total	Hamilton	Wenham	Total
Cutler Roof & Summer 2013 Projects	\$ 83,172	\$ 44,003	\$127,175	\$ 82,229	\$ 41,946	\$124,175	\$ (944)	\$ (2,056)	\$ (3,000)
Buker Boiler & Winthrop Boiler/Glass	\$ 76,191	\$ 40,309	\$116,500	\$ 75,888	\$ 38,712	\$114,600	\$ (303)	\$ (1,597)	\$ (1,900)
Winthrop Sprinkler System	\$ 84,569	\$ 44,741	\$129,311	\$ 92,879	\$ 47,379	\$140,258	\$ 8,310	\$ 2,638	\$10,947
FY21 Capital Projects	\$129,953	\$ 68,752	\$198,705	\$ 143,959	\$ 73,436	\$217,394	\$ 14,006	\$ 4,684	\$18,690
Cutler Feasibility Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Assessment	\$373,885	\$197,805	\$571,690	\$ 394,954	\$ 201,473	\$596,427	\$ 21,069	\$ 3,668	\$24,737



FY24 Operating Budget 5-Year Average

	FY20 Budget	FY21 Budget	FY22 Budget	FY23 Budget	FY24 Budget
<u>Hamilton</u>					
Net Operating Budget	\$18,686,426	\$20,227,834	\$21,131,336	\$21,839,706	\$22,694,537
% Increase Over Prior Year	5.30%	8.25%	4.47%	3.35%	3.91%
5 Year Average Increase					5.06%



Thank you for your continued support!

**THANK
YOU**



FY24 Budget Proposal

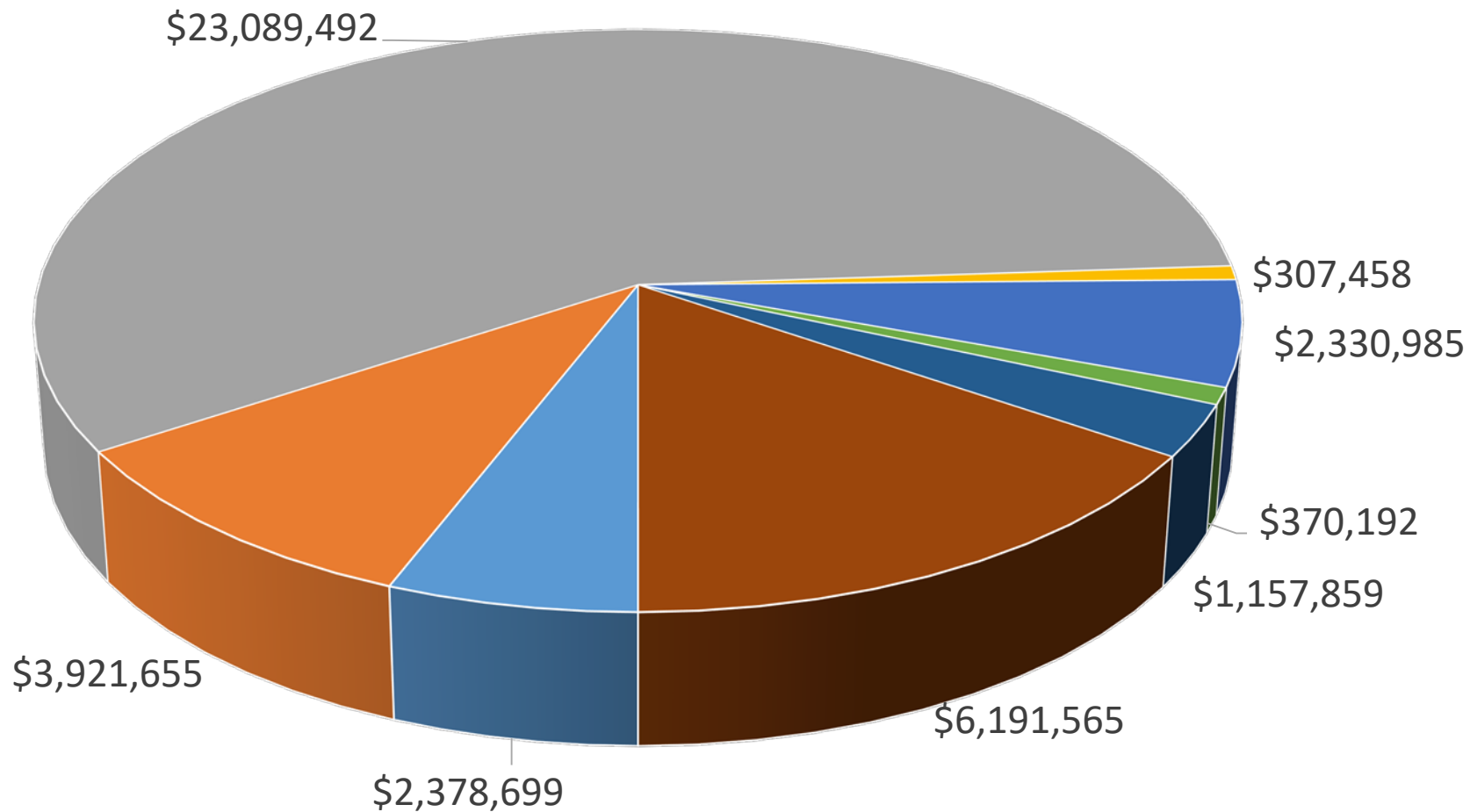
- Fiscal Year 2023 (**FY24**) **Budget** Proposal is for **\$39,747,906** in total spending for both town and schools.
- This represents a **total increase** in spending of **\$3,312,705** over the FY23 budget.
- This is largely due to a much larger Capital Plan compared to FY23, which is facing a \$1,655,145 increase, or roughly 300%, to a total General Fund expense of \$2,206,050.
- The **split** between town and schools includes a **HWRSD** assessment **increase of \$ 854,831** over FY23 and a total **Town increase of \$2,457,974** over FY23. When the Capital is removed, the total Town increase is **\$802,829**.
- Education Costs (HWRSD and ENSATSD combined) **increased by 3.85%** over FY23; **Total Town Costs increased by 17.59% over FY23**; Total Operating Costs **increased by 4.62%** over FY23.

FY24 Budget Proposal

- \$2,378,699 - General Town Government (\$81,937/3.57% Increase)
- \$3,921,655 - Public Safety (\$418,855/11.96% Increase)
- \$23,089,492 - Hamilton-Wenham RSD (\$875,901/3.94% Increase)
- \$307,458 - Essex North Shore A&T (\$9,154/2.89% Decrease)
- \$2,330,985 - Department of Public Works (\$81,810/3.61% Increase)
- \$370,192 - Health and Human Services (\$31,722/9.37% Increase)
- \$1,157,859 - Culture and Recreation (\$75,612/6.99% Increase)
- \$4,434,942 - Unclassified (Incl. Capital) (\$1,756,624/39.61% Increase)

Total \$39,747,806

FY24 Town of Hamilton Expenditure Budget Breakdown



■ General Town Government

■ Hamilton/Wenham RSD

■ Dept. of Public Works

■ Culture & Recreation

■ Public Safety

■ Essex North Shore A&T

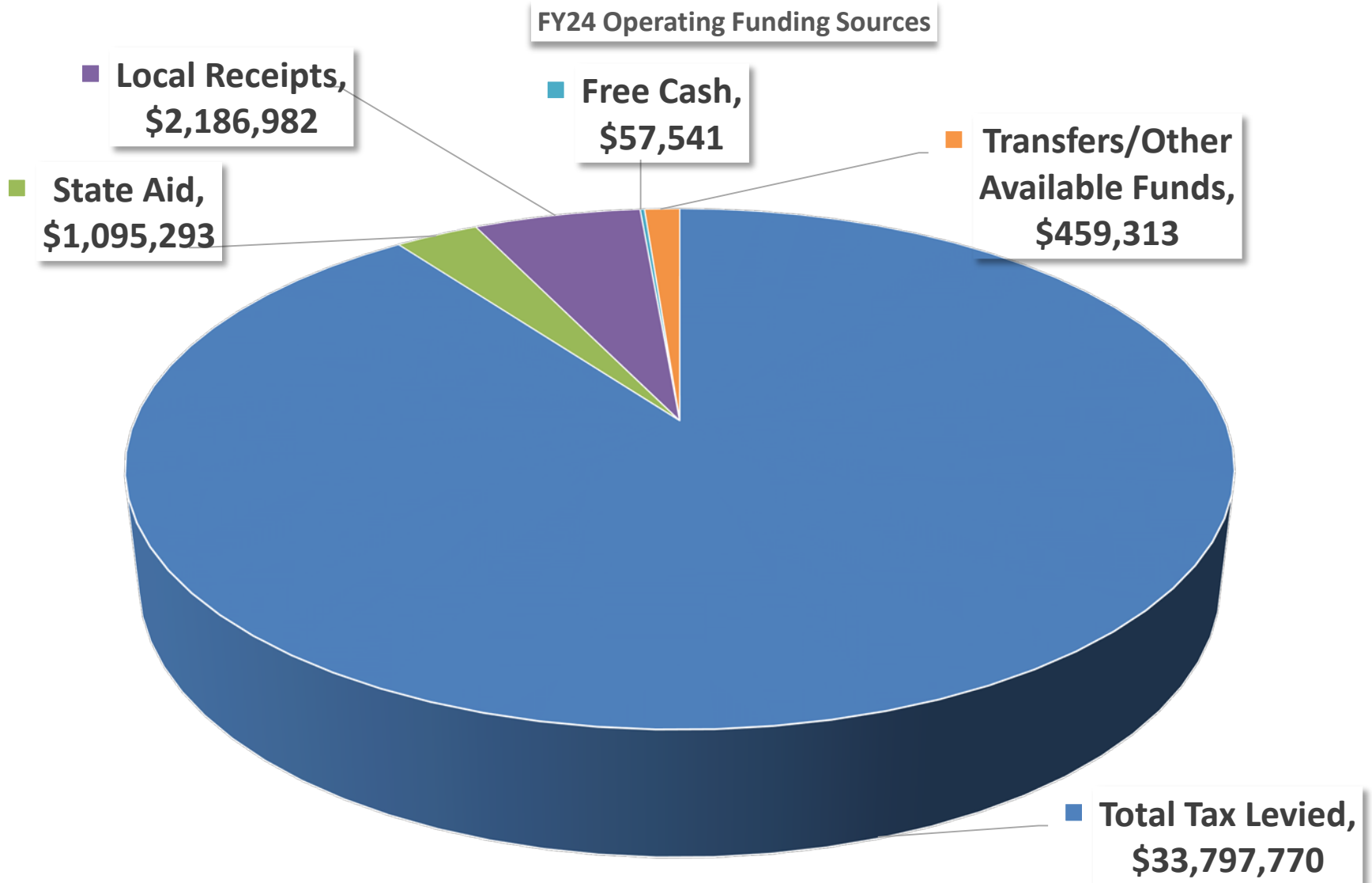
■ Health and Human Services

■ Unclassified (Capital, Ins., Debt. Etc.)

FY24 Budget - Expense Summary

Department	FY22	FY23	FY24	\$ Change	% Change
General Town Government	\$ 2,162,200	\$ 2,296,763	\$ 2,378,699	\$ 81,936	3.57%
Public Safety	\$ 3,449,868	\$ 3,502,800	\$ 3,921,655	\$ 418,855	11.96%
Education (HWRSD & ENSATS)	\$ 21,787,353	\$ 22,530,203	\$ 23,396,950	\$ 866,747	3.85%
Dept. of Public Works	\$ 2,076,883	\$ 2,249,676	\$ 2,330,985	\$ 81,309	3.61%
Health and Human Services	\$ 326,632	\$ 338,470	\$ 370,192	\$ 31,722	9.37%
Culture & Recreation	\$ 1,030,368	\$ 1,082,247	\$ 1,157,859	\$ 75,612	6.99%
Unclassified (Capital, Ins., Debt. Etc.)	\$ 4,479,774	\$ 4,434,942	\$ 6,191,565	\$ 1,756,623	39.61%
Totals	\$ 35,313,079	\$ 36,435,101	\$ 39,747,906	\$ 3,312,805	9.09%
Totals without Capital	\$ 34,974,441	\$ 35,884,196	\$ 37,541,856	\$ 1,657,660	4.62%

FY24 Budget – Funding Sources Summary

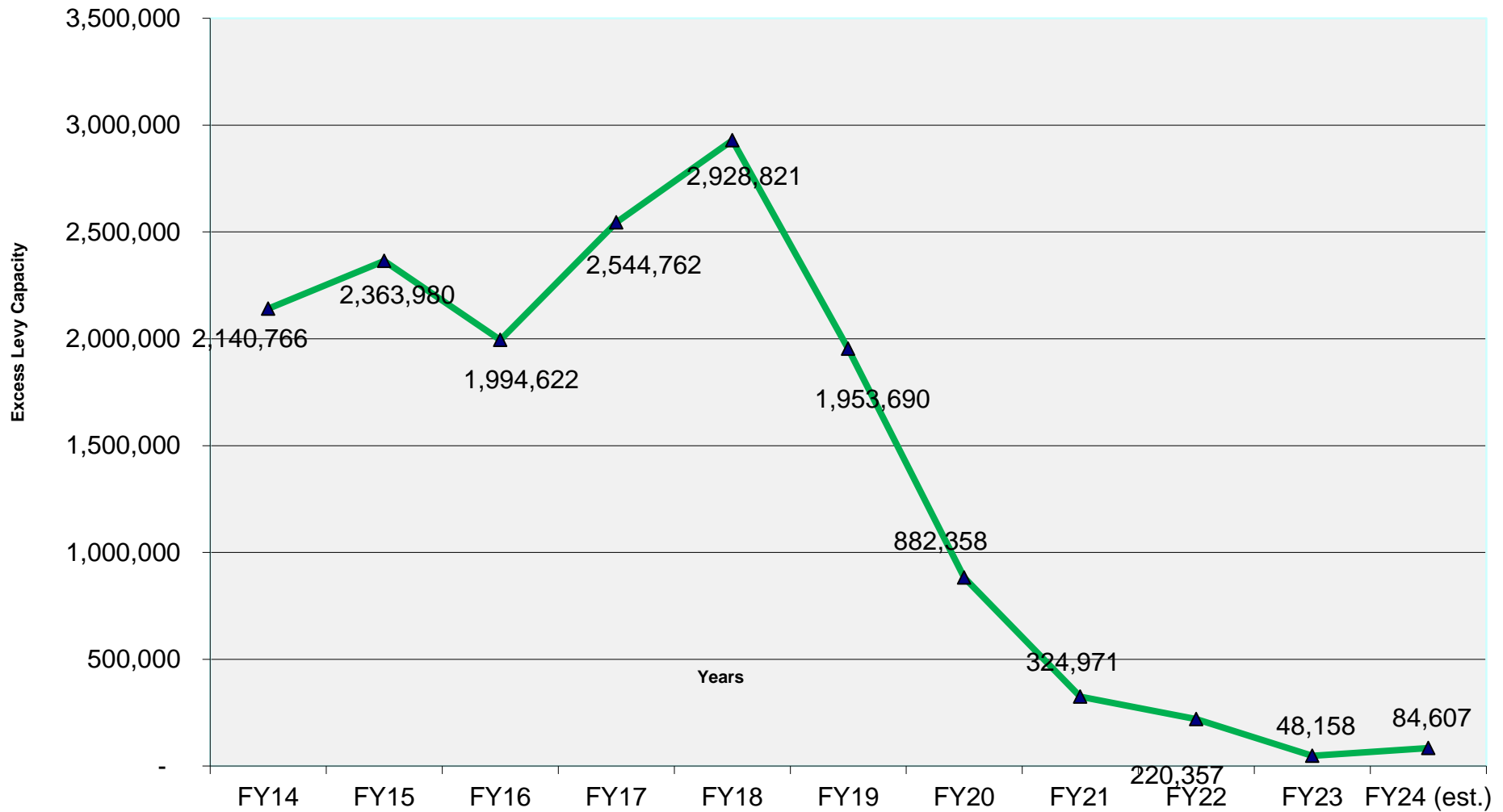


FY24 Funding Sources/Revenues

Revenues		FY23	FY24	\$ Change	% Change
Operating					
	Prior Year Levy Limit	\$ 30,941,762	\$ 32,098,162	\$1,156,400	3.74%
	Prop 2.5%	\$ 773,544	\$ 802,454	\$ 28,910	3.74%
	New Growth	\$ 275,000	\$ 250,000	\$ (25,000)	-9.09%
	Excluded Debt	\$ 1,081,483	\$ 897,154	\$ (184,329)	-17.04%
	<i>(Less Unused Capacity)</i>	\$ (334,040)	\$ (84,607)	\$ 249,433	-74.67%
	<i>(Less Allowance for Abatement)</i>	\$ (250,000)	\$ (250,000)	\$ -	0.00%
	Total Tax Levied	\$ 32,487,749	\$ 33,713,163	\$1,225,414	3.77%
	State Aid	\$ 961,227	\$ 1,095,293	\$ 134,066	13.95%
	Local Receipts	\$ 2,030,542	\$ 2,186,982	\$ 156,440	7.70%
	Free Cash	\$ 9,218	\$ 57,541	\$ 48,323	524.22%
	Transfers/Other Available Funds	\$ 449,893	\$ 459,313	\$ 9,420	2.09%
	Total Operating Funding	\$ 35,938,629	\$ 37,512,293	\$1,573,664	4.38%
Capital*					
	Free Cash	\$ 570,905	\$ 1,096,050	\$ 525,145	91.98%
	ARPA		\$ 350,000	\$ 350,000	
	Capital Stabilization		\$ 645,431	\$ 645,431	
	Other Available Funds		\$ 144,132	\$ 144,132	
	Total Capital Funding	\$ 570,905	\$ 2,235,613	\$1,664,708	291.59%
	Total All Funding	\$ 36,509,534	\$ 39,747,906	\$3,238,372	8.87%



Excess Levy Capacity Analysis



Questions?

ARTICLE 2023/4 2-4

Capital Expenditures



BRIEF SUMMARY

This article would provide funds for various projects contained within the Fiscal Year 2024 Capital Projects Plan.

A 2/3 vote is required as the article includes borrowing

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

ARTICLE PASSES 372 - 22

I move that the Town vote to:

1) Transfer the sum of \$1,096,050 from Free Cash to fund the following purchases and projects identified in the Fiscal Year 2024 Capital Projects Plan which is set forth in Appendix D of the 2023 Appendix Book:

ARTICLE 2023/4 2-4

Capital Expenditures



DPW – Sander	\$215,000
Public Safety – Radio Upgrade	\$ 70,000
Fuel Station	\$395,000
DPW – Garage Doors (replacement)	\$ 75,000
Library – HVAC (Hamilton’s share)	\$200,000
Library – Security Cameras (Hamilton’s share)	\$ 13,050
Police – Cruiser (replacement)	\$ 70,000
ECO – Cameras	\$ 58,000

2) Transfer \$105,000 from Water Department retained earnings to purchase and equip a Water Department Utility truck as set forth in Appendix D of the 2023 Appendix Book.

3) Appropriate the sum of \$700,000 for the purpose of paying the costs of designing, constructing, and equipping the Water Phase V Implementation Project and Water Media Project, including all costs incidental and related thereto: and to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said sum under G.L. c.44, §§7 or 8, or any other enabling authority, and issue bonds or notes of the Town therefor, with the expectation that said bonds or notes will be repaid from the Water Enterprise Fund; and further, that the Select Board is further authorized to take any other action necessary to carry out these projects and the vote hereunder.

ARTICLE 2023/4 2-5

Fire Engine Purchase



BRIEF SUMMARY

This article seeks to appropriate funds to purchase and equip a new fire truck. The proposed funding sources for the fire truck include old capital premiums which have been sitting idle for over 5 years, totaling \$114,569; and \$645,431 from Capital Stabilization Fund. The current value of the Capital Stabilization Fund, \$1,465,840, less \$645,431 in anticipated usage, will need to be replenished by \$258,868 in either FY25 or FY26 budgets to meet the Town's financial policy of carrying the previous year's capital depreciation amount. In FY22, that amount was \$1,079,277. This purchase is being made now, because the lead time on a new fire engine is more than two years.

A 2/3 vote is required as the article includes an appropriation from the Capital Stabilization Fund.

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

ARTICLE PASSES 354 - 26

I move that the Town appropriate the sum of \$760,000 to purchase and equip a new fire truck, and that to meet this appropriation, transfer the sum of \$144,569.00 from reserved bond sale premiums and \$645,431.00 from the Capital Stabilization Fund.

ARTICLE 2023/4 2-6

Water Enterprise Budget



BRIEF SUMMARY

The FY24 operating budget for the Water Enterprise represents an increase of \$262,829 or 12.99%. Retained earnings were not used to balance the budget this year.

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

PASSES – ARTICLE 2023/4 1-3 CONSENT MOTION

I move that the Town approve the FY2024 Water Enterprise Budget, as set forth in Appendix F to the 2023 Appendix Book.

ARTICLE 2023/4 2-7

Annual Financial Actions



BRIEF SUMMARY

This article occurs annually as part of the budget process.

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION PASSES – ARTICLE 2023/4 1-3 CONSENT MOTION

I move that the Town authorize the following financial transfers:

- A. Transfer \$2,000.00 from the Cemetery Sale of Lots and Graves Fund to the General Fund to be used for cemetery purposes;**
- B. Transfer \$457,313.00 from the Water Enterprise Fund to the General Fund to be used for indirect expenses;**
- C. Transfer \$2,668.36 from the interest of the Clark Fund to the Conservation Trust Fund for conservation related expenses.**

ARTICLE 2023/4 2-8

Hamilton Development Corporation



BRIEF SUMMARY

At the 2010 Annual Town Meeting, the Town accepted the provisions of M.G.L. c.64L, Section 2(a) to impose a local meals excise tax. At the same meeting, the Town approved that such funds were to be used for the purpose of supporting economic development in the downtown commercially zoned district.

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

PASSES – ARTICLE 2023/4 1-3 CONSENT MOTION

I move that the Town raise and appropriate \$58,000 to the Hamilton Development Corporation.

ARTICLE 2023/4 2-9

OPEB Trust Fund



BRIEF SUMMARY

This article proposes to appropriate \$125,000 towards the Town's unfunded liability for health and life insurance benefits of both current and future retired employees. Appropriations for this liability were first made at the 2010 Annual Town Meeting. Governmental Accounting Standards requires all local governments to account for other post-employment benefits (OPEB) using an accrual methodology over participants' active working career. The Town's most recent actuarial study (as of July 1, 2022) indicated that the Town had an actuarially determined unfunded liability of approximately \$5.6 million. The Town has already set aside approximately \$984,816 for this long-term liability.

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

PASSES – ARTICLE 2023/4 1-3 CONSENT MOTION

I move that the Town raise and appropriate \$125,000 for the purpose of funding the OPEB Liability Trust Fund.

ARTICLE 2023/4 2-10

Stabilization Fund



BRIEF SUMMARY

This article requests an appropriation to be added to the Stabilization Fund. This fund may be used for any purpose in the future, but requires a vote of Town Meeting in order to transfer and spend any of these funds. The Town has approved a policy to maintain a minimum balance of 5% of the current general fund operating budget in its general stabilization fund and to annually appropriate a minimum of 5% of general fund operating revenues to this fund until the target minimum balance is met. The requested amount represents .014% of the general fund operating revenues. The Town has already set aside approximately \$1,939,867 to this fund, representing 4.9% of general fund operating revenues.

**A 2/3 vote is required to approve this Article
pursuant to Chapter II, Section 5 of the Town's General Bylaws.**

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

I move that the Town transfer the sum of \$57,541.00 from Free Cash to the Stabilization Fund.

ARTICLE PASSES 367 - 6

ARTICLE 2023/4 2-11

Revolving Funds - Establish Expenditure Limits



BRIEF SUMMARY

This Article seeks to increase the annual spending limits for the Recreation Revolving Fund and Emergency Dispensing Services and Clinics Revolving Fund, which are currently set at \$600,000 and \$30,000, respectively. These funds utilize user fees to provide the programming and no tax revenue is used in these funds.

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

PASSES – ARTICLE 2023/4 1-3 CONSENT MOTION

I move that the Town approve Article 2-11 as printed in the Warrant.

ARTICLE 2023/4 2-12

Community Preservation Budget



BRIEF SUMMARY

The Community Preservation Budget supports many requests made by different groups and organizations each year. Please refer to Warrant Appendix G for list of projects.

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Community Preservation Committee (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

PASSES – ARTICLE 2023/4 1-3 CONSENT MOTION

I move that the Town approve Article 2-12 as printed in the Warrant.

ARTICLE 2023/4 2-13

Community Preservation - School Athletic Fields



BRIEF SUMMARY

This article seeks to allocate funds set aside in the Community Preservation Undesignated Reserve Fund Account for the purpose of funding a portion of the costs of the athletic and recreational facilities project. The CPC funds would only be used for the purposes of funding a portion of the site preparation and drainage work and would not be used for the purchase or installation of any artificial turf, as set forth in the application approved by the CPC.

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Community Preservation Committee (7-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

I move that the Town approve Article 2-13 as printed in the Warrant.

ARTICLE PASSES 347 - 68

ARTICLE 2023/4 2-14

School Athletic Fields Project – Approval of Borrowing



BRIEF SUMMARY

This article seeks to approve a borrowing voted by the Hamilton-Wenham Regional School District Committee for the purpose of funding the costs of athletic and recreational facilities project. The borrowing is contingent upon the passage of a Proposition 2½ debt exclusion question on the ballot. The assumption, if all related articles pass in Hamilton and Wenham, is that the actual borrowing will be \$12.1 million before private fundraising.

A 2/3 vote is required to approve this Article.

RECOMMENDATIONS

The Select Board (2-1-2) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends unfavorable action.

ARTICLE 2023/4 2-14

School Athletic Fields Project – Approval of Borrowing



MOTION

ARTICLE PASSES 304 - 92

I move that the Town approve the debt authorized by the Hamilton-Wenham Regional School Committee (“School Committee”) in the amount of Fifteen Million Dollars (\$15,000,000) for the purpose of designing, constructing, reconstructing, making improvements to and equipping the athletic and recreational facilities located at Hamilton-Wenham Regional High School, 775 Bay Road, Hamilton, MA, including the payment of all costs incidental or related thereto; provided, however, that the vote taken hereunder shall be expressly contingent upon approval by the voters of the Town at an election to exclude from the limits imposed by Proposition 2½, the amounts needed to pay for the Town’s allocated share of the principal and interest on such debt, and, further, that the expenditure of funds authorized to be borrowed hereunder shall be reduced by any grants or gifts received for such purposes and by any amount or amounts that the School Committee may, from time to time, appropriate from the District Capital Stabilization Fund, including but not limited to the \$1,690,000 the School District has indicated will be earmarked for the project in FY24.

Presentation # 2 - Athletic Facilities Improvement Project

A large, light blue watermark of the Hamilton-Wentworth Regional School District logo is centered in the background. The logo features a compass rose design with a circular seal in the center containing the letters 'HWRSD'.

HWRSD Athletic Facilities Improvement Project

Town Meeting 4/1/2023



Athletics in our District

- Member of the Massachusetts Interscholastic Athletic Association and Cape Ann League.
- We offer 29 sports over three seasons for boys and girls.
- Over seventy percent of Hamilton-Wenham students participated in at least one sport.
- 92% of teams earned the MIAA Academic Distinction and 100% earned Sportsmanship honors.
- In the last year, 83% of our teams qualified for the State Tournament.



Athletics Statistics

The Athletic Department at HWRHS can be considered the **Most Visible** part of our School District.

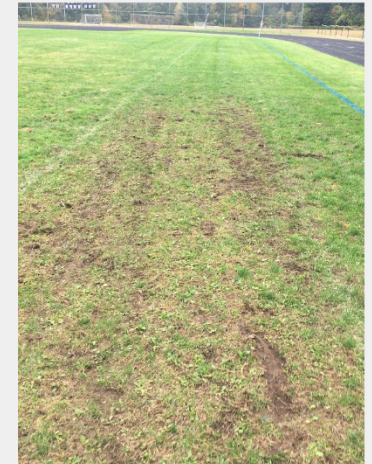
- HWRHS hosts approx 265 athletic contests on and around campus
- HWRHS travels to approx 355 athletic contests at neutral & away sites
- 74.4% of High School students participate in Athletics
- The 364 Unique Athletes (FY23)



Why do we need to update/upgrade?

HWRHS has the Worst Facilities in the Area:

- Current grass fields unmanageable with current level of play
- Track nearing the end of its useful life
- No turf
- No lights
- No tennis courts



2023-24	Lights	Turf	Tennis Courts
	11 of 12 schools have Lights	9 of 12 schools have Turf	10 of 12 schools have Tennis Courts
	NO	NO	NO



A View From Above (Back fields)





A View From Above (Main field)





Goals of the Project

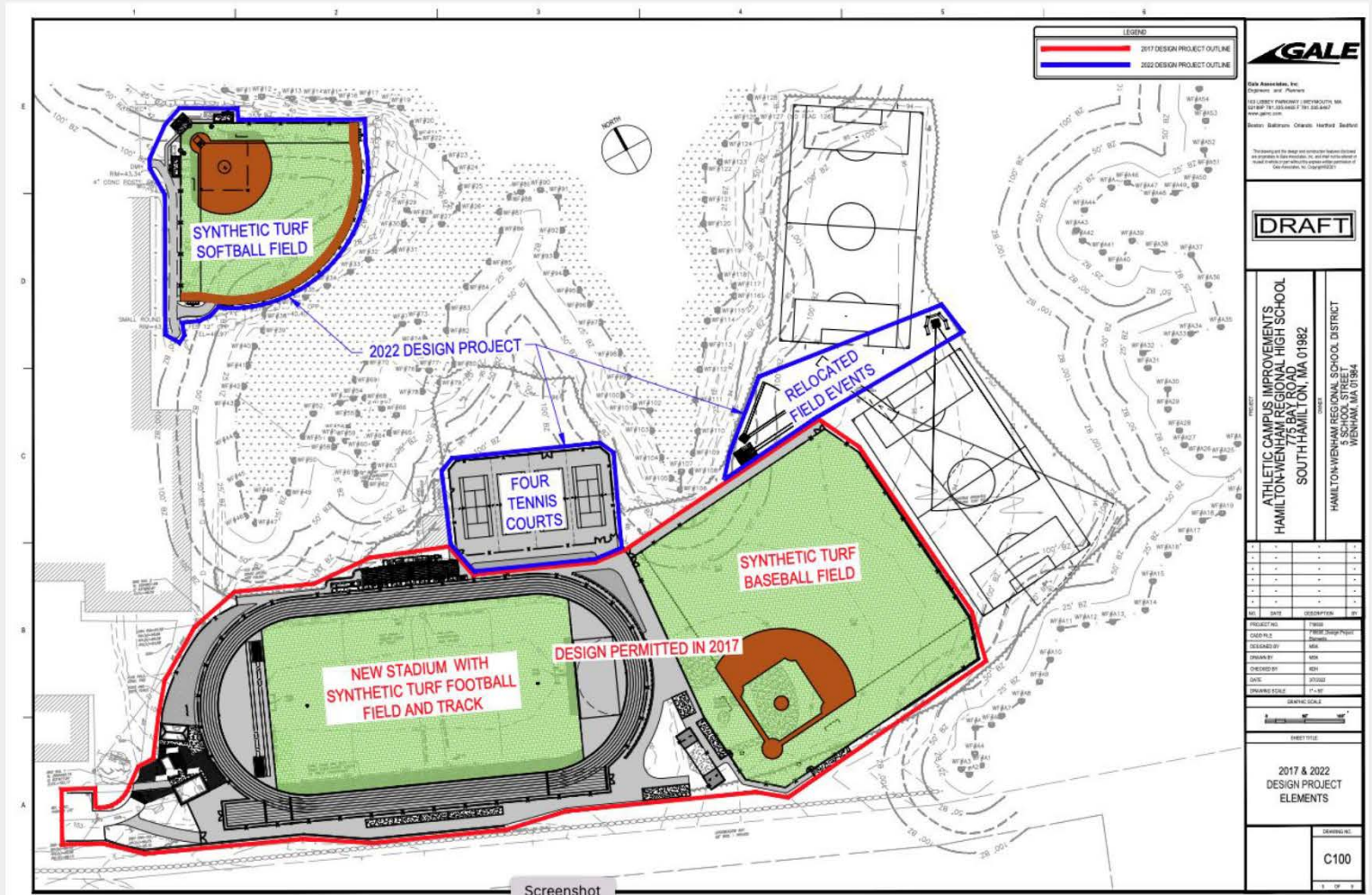
- Bring students/events back on campus
- Enhance youth and community athletic experience
- Relieve pressure on Town parks and fields
- Address NEASC critical school facility needs for accreditation
- Bring students and families back to the district
- Build community pride and attraction for families



Major Components of the Project

- 1 synthetic turf main field surrounded by track with lighting
- 1 synthetic turf multi-sport field with lighting
- 1 synthetic softball field with lighting
- 4 tennis courts
- Relocation of field events
- ADA compliance
- Amenities building





Screenshot



Wait, why do we need tennis courts?

Courts at Patton
Park



Courts at Pingree Park





Perceived Issues with Crumb Rubber Infill

- Many of the articles and research online are specifically focused on examining crumb rubber - ground up tires
- Crumb rubber is being associated with PFAS
- Heat increase on field
- Possibly the cheapest option





Alternative Infills

- Organic/Natural - Wood fibres, coconut, cork, walnut - Non-toxic
 - Brock fill - Ground sustainable pine
 - Corconut - Cork and coconut husk
 - Safeshell - Ground walnut shells
- EPDM Rubber - Polymer Elastomer - Non-toxic
- Envirofill - Acrylic coated sand - Non-toxic
- TPE - Thermoplastic Elastomeric Based Polymer - Non toxic



Approximate Cost - \$15,000,000

Possible offsets to the cost:

- \$1,698,000 - Stabilization Fund Transfer Request
- Hamilton Community Preservation Funds - \$800,000
- Wenham Community Preservation Funds - \$400,000
- \$500,000 - 2,000,000 + donations - HWAFIC



Up to:
\$4,898,000



Approximate Cost - \$15,000,000

Possible offsets to the cost:

- \$1,698,000 - Stabilization Fund Transfer Request
- Hamilton Community Preservation Funds - \$800,000
- Wenham Community Preservation Funds - \$400,000
- \$500,000 - 2,000,000 + donations - HWAFIC

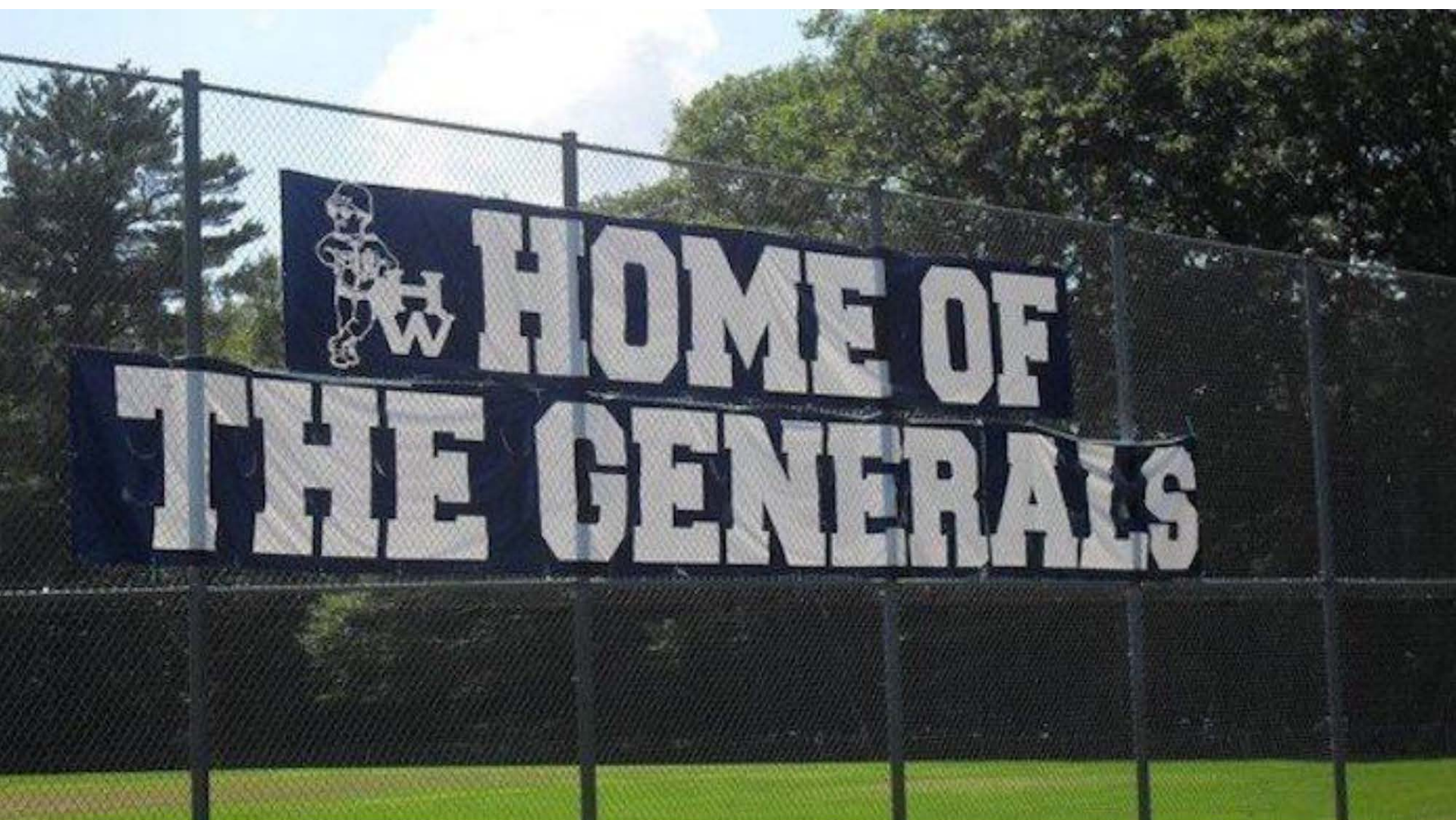


Up to:
\$4,898,000



Why?

- No response to 2012 Gale study
- Avoid costly shutdowns and relocation when unplayable
- Not enough fields to rotate when grass fields are “paused”
- After installation of grass fields, no use for up to 3 seasons
- Allow youth sports and activities to have a consistent place to participate
- Bring the community together
- Source of pride for the community



Capital Spending & Tax Impact – Estimate -- FY '24 - FY '30

	Project	Gross Capital* in Millions	Hamilton - Estimated Annual Tax Impact** for a Home valued at \$713,000	Comments * Gross Capital equals total Project Cost before reductions, reimbursements and offsets. ** The Estimated Annual Tax Impact is correspondingly reduced by any expected funding outside of property taxes.
School District	New School - Cutler Elementary Project	\$85M - \$120M	\$700 - \$1,200	Tax impact estimate assumes reimbursement by MSBA (State) and Wenham contribution @ 34%.
	Fields at High School	\$15M	\$250 - \$300	Tax impact estimate assumes offsets from Gifts, Grants, Fundraising (E&D, CPC, etc) and Wenham contribution @ 34%.
	High School Roof Replacement	\$2M	\$18	Tax impact estimate assumes reimbursement by State and Wenham contribution @ 34%.
	All other	\$10M	\$78	Tax impact estimate assumes Wenham contribution @ 34%.
	Sub-Total School Capital	\$112M - \$147M	\$1,046 - \$1,596	
Hamilton	Water Projects	\$10M	\$0	Water projects are generally funded from Water Revenue paid by each taxpayer. (Not a tax but a usage fee)
	Town Hall Renovation	\$6M	\$0	Renovations are expected to be funded by previously approved CPC grant and Free cash available. (All funds sourced from taxpayers)
	All Other	\$6M	\$134	Tax impact estimate assumes no funding outside of property taxes.
	Sub-Total Town Capital	\$22M	\$134	
	Total School & Town Capital	\$134M - \$169M	\$1,180 - \$1,730	
Note: Since 2019 operational budget increases from the Town and School have increased Hamilton's Property Taxes at a compounded annual growth rate of 5.92% or \$592 per year for a home with a value of \$713,000. The tax impact of capital projects would be in addition to annual increases from operational budgets.				

			66%	34%
Estimated HWSD Field Funding			Total Bonding	
	Total		Hamilton Portion	Wenham Portion
Total Max Project	\$ 15,000,000		\$ 9,900,000	\$ 5,100,000
Hamilton CPA Funding	(800,000)		(800,000)	
HWSD Capital Stabilization Fund	(1,690,000)		(1,115,400)	(574,600)
Fund Raising	(1,000,000)		(660,000)	(340,000)
Hamilton Field Stabilization Fund	(600,000)		(600,000)	
IF \$1 Million Raised	10,910,000		6,724,600	4,185,400
IF \$2 Millioin Raised	9,910,000		6,064,600	3,845,400
FY23 Assessed Valuation	\$ 2,010,367,596			
FY23 Average Residential Home Value	\$ 713,728			
FY23 Average Residential Tax Bill	\$ 11,662			
Bond Effect of Residential Rates	Estimated Tax Rate Impact		Estimated Tax Bill Increase	
IF \$1 Million Raised	\$ 0.42		\$ 299.77	
IF \$2 Million Raised	\$ 0.36		\$ 256.94	

ARTICLE 2023/4 3-1

General Bylaws – Amendment to Conservation Bylaw



BRIEF SUMMARY

This article seeks to amend Chapter XVII of the Town's General Bylaws as set forth in Appendix H.

RECOMMENDATIONS

The Select Board (4-0-1) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

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MOTION

ARTICLE PASSES 101 - 73

I move that the Town vote to amend Chapter XVII of the Town's General Bylaws, Conservation, by deleting the current version of Chapter XVII in its entirety and replacing it with the version shown in the handout entitled "3/22/23 Final Proposed Conservation Bylaw Revision – Town of Hamilton" a copy of which is on file with the Town Clerk's Office.

Summary of Revisions as of March 23, 2023

Summary of revisions to the proposed Hamilton Conservation Bylaw as printed in the Warrant, following the Hamilton Conservation Commission's 16 March 2023 public meeting, and as voted by the Hamilton Conservation Commission on 23 March 2023.

Section 1 Purpose:

- **Line 6: Added “freshwater” before shellfisheries to clarify local relevance**, so that the list of Resource Area values now reads: *“...public or private water supply, groundwater supply, flood control, erosion and sedimentation control, storm damage prevention, water quality, prevention and control of pollution, fisheries, **freshwater** shellfisheries, wildlife habitat, rare species habitat including rare plant and animal species, agriculture, aquaculture, and recreation values...”*
- **Lines 8 and 12:** Replaced the term “community” with **“the Town of Hamilton”** for clarity.
- **Line 10: Shifted the following sentence up from Section 7:** Permits and Conditions: *“In order to protect these Resource Area Values, the Commission shall take into account any loss, degradation, isolation, and replacement or replication of such protected resource areas elsewhere in the Town of Hamilton and the watershed, resulting from past activities, whether permitted, unpermitted or exempt, and foreseeable future activities.”*

SECTION 2: Definitions:

- **#2, line 2:** Removed extra space between “freshwater” and “wetlands”
- **#2, line 4:** Removed extra space between “bodies.” and “The”
- **Deleted #5 definition of Genetically modified seeds, plants or micro-organisms (GMOs) as this definition is a) not unique in the context of this bylaw and b) not referenced anywhere else in the bylaw.** The following text was deleted: *“Genetically modified seeds, plants or micro-organisms” are those organisms primarily used in agriculture which are created through the technique of artificial gene splicing.*

Summary of Revisions as of March 23, 2023

- **#11 lines 4-9: Deleted the following text, to be moved into the Regulations:**

“The surrounding vegetation and trees are vital to a vernal pool, with the canopy and other plant life eventually providing the dead leaves that spark the energy transfer in the food chain. Bacteria and other organisms feed on the detritus and decomposing organisms add important nutrients to the water. Studies have shown that removal of vegetation or disturbance of these areas, which range from 750 to 1,200 feet from the vernal pool, can wipe out the vernal pool populations.”

- **#11 line 4:** Added – between 100 and foot (“100-foot”)
- **#11 A:** Removed extra space between “fresh” and “water”.

Section 6: Notice and Hearings:

- **Section A, line 1:** Deleted “person filing” as this text was repeated twice.

Section 7: Permits and Conditions

- **Section A, lines 6-9:** Deleted the following text: *“The Commission also shall take into account any loss, degradation, isolation, and replacement or replication of such protected resource areas elsewhere in the community and the watershed, resulting from past activities, whether permitted, unpermitted or exempt, and foreseeable future activities.”* As noted above, this text was moved into Section 1 Purpose.
- **Section B, lines 8-9:** Deleted the following text: *“whenever it deems appropriate, regardless the type of resource area or the amount or type of alteration proposed. The decision shall be”*
- **Section H, line 6:** Deleted extra space between “one” and “year” and added “-”.

Summary of Revisions as of March 23, 2023

Section 8: Regulations

- **Line 17: Shifted the following paragraph up from Section 14:** Waiver from Regulations. *“All waiver requests must be in writing and no waiver request will be considered unless it is part of a complete Notice of Intent application. The waiver request will be denied unless the applicant shows that there is no alternative proposal which meets the requirements of these regulations, and the applicant must show that the granting of the waiver is consistent with the intent and purpose of this Bylaw and its Regulations. In addition, the applicant must demonstrate that a waiver is necessary to accommodate an overriding public interest or to avoid a decision that so restricts the use of the property as to constitute an unconstitutional taking without compensation. Applicants shall present documented evidence that site specific conditions of slope, vegetation, soil type, and water sources taken together with the applicant’s proposed plan are fully and entirely consistent with maintaining resource area quality and function. The Commission shall act on the request and shall provide to the applicant, either by certified mail or hand delivery, its written decision. A Waiver Request Form shall be promulgated as part of the Regulations to be developed under this Bylaw.”*

Section 11: Enforcement

- Line 16 replaced “shall” with “may”.
- Line 17 replaced “shall” with “may”.
- Line 19 replaced “shall” with “may”.

Summary of Revisions as of March 23, 2023

Section 14: Waiver from Regulations

- **Line 1, sentence 1: The following text has been deleted and will be put into the Regulations.**
“Waivers are not favored, and will not be granted, except in the most rare and unusual circumstances.”
- **The rest of this section (constituting 1 paragraph) has been moved up into Section 8: Regulations, as noted above. No further edits to the text have been made.**
“All waiver requests must be in writing and no waiver request will be considered unless it is part of a complete Notice of Intent application. The waiver request will be denied unless the applicant shows that there is no alternative proposal which meets the requirements of these regulations, and the applicant must show that the granting of the waiver is consistent with the intent and purpose of this Bylaw and its Regulations. In addition, the applicant must demonstrate that a waiver is necessary to accommodate an overriding public interest or to avoid a decision that so restricts the use of the property as to constitute an unconstitutional taking without compensation. Applicants shall present documented evidence that site specific conditions of slope, vegetation, soil type, and water sources taken together with the applicant’s proposed plan are fully and entirely consistent with maintaining resource area quality and function. The Commission shall act on the request and shall provide to the applicant, either by certified mail or hand delivery, its written decision. A Waiver Request Form shall be promulgated as part of the Regulations to be developed under this Bylaw.”
- As a result of this move, there is no longer a stand-alone section in the proposed bylaw titled “Waiver from Regulations”.

Section 15: Severability

- **Section renamed “Section 14”** following the deletion of “Section 14: Waiver from Regulations”

ARTICLE 2023/4 3-2

Senior Property Tax Work-Off Program

Increase Amount of Allowable Reduction



BRIEF SUMMARY

This article seeks authorization to increase the maximum reduction of real property taxes allowable under the Senior Property Tax Work-Off Program so that the amount of the reduction would be based on 125 volunteer hours, rather than \$1,500.00.

RECOMMENDATIONS

The Select Board (5-0) recommends favorable action.

The Finance and Advisory Committee (5-0) recommends favorable action.

MOTION

PASSES – ARTICLE 2023/4 1-3 CONSENT MOTION

I move that the Town approve Article 3-2 as printed in the Warrant.

ARTICLE 2023/4 3-3

Citizens' Petition -

Conservation Restriction on Parcels, South Area of Patton Gift



BRIEF SUMMARY

This would recommend, but not require, the Select Board to place land into Conservation Restriction at the Patton Homestead, which may or may not compromise the operation of the Patton Homestead.

RECOMMENDATIONS

The Select Board (5-0) recommends unfavorable action.

The Finance and Advisory Committee (5-0) recommends unfavorable action.

MOTION

I move that the Town approve Article 3-3 as printed in the Warrant.

ARTICLE FAILS 80 - 36

ADJOURNMENT



**The Moderator will now accept a Motion
to dissolve the Town Meeting.**

**Thank you for attending today.
Please recycle the warrant books.**

**Annual Town Elections on Thursday 7am
until 8pm at the Recreation Center.**