

PRESIDENT
Elizabeth J. Kazinskas

COUNCILLORS AT LARGE
Calvin D. Brooks
Craig R. Cormier
Brad E. Heglin
Judy A. Mack
George C. Tyros

CITY OF GARDNER
MASSACHUSETTS 01440-2630

OFFICE OF THE
CITY COUNCIL



WARD 1 COUNCILLOR
David Thibault-Muñoz

WARD 2 COUNCILLOR
Dana M. Heath

WARD 3 COUNCILLOR
Paul G. Tassone

WARD 4 COUNCILLOR
Karen G. Hardern

WARD 5 COUNCILLOR
Aleks Dernalowicz, Esq.

FINANCE COMMITTEE MEETING NOTICE

***AMENDED**

Date: Wednesday, April 10, 2024
Time: 8:00 A.M.
Location: City Council Chambers, Room 219, City Hall

AGENDA

CALL TO ORDER

ANNOUNCEMENT OF OPEN MEETING RECORDINGS

Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents and exhibits used or referenced at the meeting must be submitted in duplicate to the City Clerk, as they become part of the Meeting Minutes.

I. Review and Approval of Meeting Minutes

- February 14, 2024

II. First Time on the Agenda

11252 – A Communication from the Mayor Regarding the 2024 Capital Improvement Plan.

11253 – A Communication from the Mayor Regarding the FY2023 Federal Audit Report.

III. Referred to Finance.

***11214** – An Order Transferring \$42,000.00 from Building Clerk Salaries and Wages to Operating Expenditures. *(In the City Council and Referred Finance Committee 4/1/2024)*

11215 – An Order Appropriating \$212,510.00 from Free Cash to the Police Department New Vehicles Account. *(In the City Council and Referred Finance Committee 4/1/2024)*

11216 – An Order Appropriating \$40,000.00 from Free Cash to Public Works – Tree Removal Account. *(In the City Council and Referred Finance Committee 4/1/2024)*

11236 – An Order appropriating \$390,000.00 from Water Enterprise Surplus to the Repairs to Transmission Main Account. *(In the City Council and Referred Finance Committee 4/1/2024)*

- 11237** – An Order appropriating \$75,000.00 from Water Enterprise Surplus to the Repairs to Watermains Account. *(In the City Council and Referred Finance Committee 4/1/2024)*
- 11238** – An Order appropriating \$140,000.00 from Sewer Enterprise Surplus to Chemical Treatment Account. *(In the City Council and Referred Finance Committee 4/1/2024)*
- 11239** – An Order appropriating \$75,000.00 from Free Cash to Energy and Utilities City Owned Properties Account. *(In the City Council and Referred Finance Committee 4/1/2024)*
- 11217** – A Measure to Establish a Special Reserve Fund for the Opioid Settlement under MGL Ch. 44, §53. *(In the City Council and Referred Finance Committee 4/1/2024)*
- 11218** – A Measure to approve an easement from Christof Chartier to the City of Gardner for the purpose of snow storage on Rock Street. *(In the City Council and Referred Finance Committee 4/1/2024)*
- 11219** – A Measure to rescind the acceptance of Civil Service for the Members of the Gardner Police Department, as adopted by the town of Gardner on March 4, 1912. *(In the City Council and Referred Finance Committee 4/1/2024)*
- *11243** – A Measure confirming the Order of Taking for 94 Pleasant Street as voted on by the City Council on August 1, 2022 *(In the City Council and Referred to Finance Committee 4/1/2024)*
- *11244** – A Measure declaring the air rights of the Knowlton Street Parking Lot as surplus for the purpose of leasing to a solar photovoltaic canopy array. *(In the City Council and Referred to Finance Committee 4/1/2024)*
- *11245** – A Measure declaring the roof of the Department of Public Works Administration Building, located at 50 Manca Drive, as surplus for the purpose of leasing to a solar photovoltaic array. *(In the City Council and Referred to Finance Committee 4/1/2024)*
- *11246** – A Measure declaring the roof of the Department of Public Works Cold Storage Building, located at 50 Manca Drive, as surplus for the purpose of leasing to a solar photovoltaic array. *(In the City Council and Referred to Finance Committee 4/1/2024)*
- *11247** – A Measure declaring the roof of Gardner City Hall, located at 95 Pleasant Street, as surplus for the purpose of leasing to a solar photovoltaic array. *(In the City Council and Referred to Finance Committee 4/1/2024)*
- *11248** – A Measure declaring the roof of the Waterford Community Center, located at 62 Waterford Street, as surplus for the purpose of leasing to a solar photovoltaic array. *(In the City Council and Referred to Finance Committee 4/1/2024)*
- *11249** – A Measure declaring the roof of the Department of Public Works Garage Buildings, located at 416 West Broadway, as surplus for the purpose of leasing to a solar photovoltaic array. *(In the City Council and Referred to Finance Committee 4/1/2024)*

***11250** – A Measure declaring the roof of the Gardner Fire Department Headquarters, located at 70 City Hall Avenue, as surplus for the purpose of leasing to a solar photovoltaic array. *(In the City Council and Referred to Finance Committee 4/1/2024)*

11212 – Election of the City Clerk. *(In the City Council and Referred to Finance Committee 3/18/2024; More Time 4/1/2024)*

ADJOURNMENT

NOTICE: The listing of Agenda items are those reasonably anticipated by the Chairman which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

CITY COUNCIL OF GARDNER

Elizabeth J. Kazinskas

ELIZABETH J. KAZINSKAS

Chair, Finance Committee

***AMENDED** – Item #11214, the appropriation changed from \$12,000.00 to \$42,000.00. Items #11243, 11244, 11245, 11246, 11247, 11248, 11249 and 11250 were added to the agenda.

CITY OF GARDNER, MASSACHUSETTS
CITY COUNCIL FINANCE COMMITTEE
MINUTES OF MEETING OF FEBRUARY 14, 2024

The Finance Committee meeting was called to order by Council President Elizabeth Kazinskas at 8:00 AM in the City Council Chamber, Room 219, City Hall.

Finance Committee Member Councillor Aleksander Dernalowicz was also present.

Also participating Mayor Michael Nicholson; City Auditor John Richard; and City Clerk Titi Siriphan.

I. Review and Approval of the Meeting Minutes

On a motion made by Councillor Aleksander Dernalowicz and seconded by President Elizabeth Kazinskas, it was voted to waive the reading and to accept the Finance Committee Meeting Minutes of December 4, 2023.

II. Referred to Finance.

11118 - An Order Authorizing \$106.24 Payment of Prior Year Salary Expenditure.

Mayor Nicholson informed the committee that a request for authorization for a previous year salary expense that need to be paid for an employee whose step increase was missed before the end of the last fiscal year.

On a motion made by Councillor Aleksander Dernalowicz and seconded by President Elizabeth Kazinskas, it was voted to recommend to the City Council that the following ORDER ought to pass:

AUTHORIZING PAYMENT OF PRIOR YEAR SALARY EXPENDITURE

ORDERED: To authorize payment of prior year DPW salary expenditure account for prior year, as follows:

FY2023	DPW SALARY ACCOUNT	106.24
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#11172 – A Measure to Establish a Special Revenue Fund under the provisions of Section 53K of Chapter 44 of the General Laws of the Commonwealth for the Waterford Street Community Center Project.

Mayor Nicholson informed the committee that the City Council vote is needed to create a separate revenue account as allowed by General Laws for the rent payments given to the City by entities who will be using the former Waterford Street School facility.

On a motion made by Councillor Aleksander Dernalowicz and seconded by President Elizabeth Kazinskas, it was voted to recommend to the City Council that the following MEASURE ought to pass:

CITY OF GARDNER, MASSACHUSETTS
CITY COUNCIL FINANCE COMMITTEE
MINUTES OF MEETING OF FEBRUARY 14, 2024

ESTABLISHING A
SEPARATE REVENUE FUND
M.G.L. CH.44, S.53K

VOTED: To authorize and direct the City Treasurer to establish a separate revenue fund in accordance with M.G.L. Chapter 44, section 53K for associated costs imposed upon the city by the operation or location of the party in the city.

Monies in such account shall be expended for the purposes for which the monies were received.

#11173 – A Measure Authorizing an Intermunicipal Agreement between the City of Gardner and Town of Westminster for Veteran’s Services.

Mayor Nicholson informed the committee of the proposed new Intermunicipal Agreement between the City of Gardner and the Town of Westminster for a renewal of the services for the Fiscal Years 2025, 2026 and 2027.

On a motion made by Councillor Aleksander Dernalowicz and seconded by President Elizabeth Kazinskas, it was voted to recommend to the City Council that the following MEASURE ought to pass, *A Measure Authorizing an Intermunicipal Agreement between the City of Gardner and Town of Westminster for Veteran’s Services.*

#11174 – A Measure Authorizing an Intermunicipal Agreement between the City of Gardner and Town of Ashburnham for Veteran’s Services.

Mayor Nicholson informed the committee of the proposed new Intermunicipal Agreement between the City of Gardner and the Town of Ashburnham for a renewal of the services for the Fiscal Years 2025, 2026 and 2027.

On a motion made by Councillor Aleksander Dernalowicz and seconded by President Elizabeth Kazinskas, it was voted to recommend to the City Council that the following MEASURE ought to pass, *A Measure Authorizing an Intermunicipal Agreement between the City of Gardner and Town of Ashburnham for Veteran’s Services.*

#11187 – A Measure Relative to the March 5, 2024, Presidential Primary Election Order.

On a motion made by Councillor Aleksander Dernalowicz and seconded by President Elizabeth Kazinskas, it was voted to recommend to the City Council that the following ORDER ought to pass:

CITY OF GARDNER, MASSACHUSETTS
CITY COUNCIL FINANCE COMMITTEE
MINUTES OF MEETING OF FEBRUARY 14, 2024

PRESIDENTIAL PRIMARY ORDER
TUESDAY, MARCH 5, 2024

VOTED: It is ordered that meetings of the citizens of this City qualified to vote in the Presidential Primaries shall be held on TUESDAY, MARCH 5, 2024 for the purpose of casting their votes in the Presidential Primaries for the candidates of political parties for the following offices:

PRESIDENTIAL PREFERENCE.....FOR THIS COMMONWEALTH
STATE COMMITTEE MAN.....WORCESTER & MIDDLESEX DISTRICT
STATE COMMITTEE WOMAN.....WORCESTER & MIDDLESEX DISTRICT
WARD COMMITTEECITY OF GARDNER

It is further ordered that the polls shall open at 7:00 o'clock in the morning and close at 8:00 o'clock in the evening and that the following polling places are designated by this Council:

WARD 1, PRECINCT A – Elk’s Home, 31 Park Street
WARD 1, PRECINCT B – Elk’s Home, 31 Park Street
WARD 2, PRECINCT A – Levi Heywood Memorial Library, 55 West Lynde Street
WARD 2, PRECINCT B – Levi Heywood Memorial Library, 55 West Lynde Street
WARD 3, PRECINCT A – City Hall, Perry Auditorium, 95 Pleasant Street
WARD 3, PRECINCT B – City Hall, Perry Auditorium, 95 Pleasant Street
WARD 4, PRECINCT A – Gardner Police Headquarters, 200 Main Street
WARD 4, PRECINCT B – Gardner Police Headquarters, 200 Main Street
WARD 5, PRECINCT A – Polish American Club, 171 Kendall Pond Rd W
WARD 5, PRECINCT B – Polish American Club, 171 Kendall Pond Rd W

ORDER posted in public places as follows: Elm Street School, Gardner Visiting Nursing Association, Gardner High School, Gardner Fish & Gun Club, Holy Family Academy, High Rise Lounge, Heywood Place (Boland Room), Gardner City Hall, Heywood Library, and DPW Office.

ADJOURNMENT

On a motion by Councillor Aleksander Dernalowicz and seconded by President Elizabeth Kazinskas, it was voted to adjourn at 8:14 a.m.



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

April 3, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: A Communication from the Mayor regarding the 2024 Capital Improvement Plan

Dear Madam President and Councilors,

The City Code requires that the Administration annually submit the City's capital improvement plan, as created by the Capital Improvement Planning Committee, to the City Council once completed.

The report for this year is attached.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

CITY CLERK'S OFFICE
GARDNER, MA

2024 APR -3 PM 4:00

RECEIVED



ENGINEERING DEPARTMENT
CITY OF GARDNER
50 Manca Drive, Gardner MA 01440

Robert E. Oliva, City Engineer
Telephone (978) 630-8195
roliva@gardner-ma.gov

April 2, 2024

Mayor, City of Gardner
City Hall - 95 Pleasant Street
Gardner, MA 01440

Dear Mayor Nicholson,

On behalf of the Capital Improvement Committee, please accept this report for the Fiscal Year, 2025. We have met and deliberated according to the requirements of Ordinance Number 1434, Chapter 34 of the Code of the City of Gardner, have analyzed capital improvement requests and highlighted a list of 30 projects/items. Our recommendations are included herein.

The Committee has also updated the 5-year Capital Improvement Plan, including requests from the various department heads of the City government. The Committee appreciates this opportunity to serve the City of Gardner and is available to answer any questions and discuss the recommendations presented herein at your convenience.

Sincerely,

Robert E. Oliva
City Engineer

Cc: Titi Siriphan - City Clerk

FY2025 Report of the Capital Improvement Committee

The Capital Improvement Committee has met as specified by Ordinance No. 1434, Chapter 34 of the Code of the City of Gardner. This document is the report and recommendations of the Committee for Fiscal Year 2025.

Capital projects are defined as expenditures over \$25,000 and with a useful life greater than five years. Smaller projects normally funded by a department's annual budget could be combined to reach the \$25,000 threshold, but only if the combination is justified for reasons other than convenience.

Capital project and equipment requests received from City Departments were reviewed to ensure they met the definition and were then prioritized to develop a recommended list. A total of more than **\$77 million** (excluding Enterprise account requests) in projects was submitted for FY2025. Table I is a list of FY2025 submitted projects.

The Committee discussed the fiscal constraints the City is currently under and considered how capital projects could be funded. Based on these discussions, the Committee makes the following recommendations:

- 1. The goal of spending for capital improvements/debt service should remain 5% of the general fund budget.**

Using the general fund budget for FY2025 which is approximately **\$78 million**, a 5% goal would be **\$3.9 million**. This amount is typically used for both capital expenditures and bond repayment. Due to our emphasis on capital improvements, the rate of capital spending has increased over the last several years; however, the City must strive to keep up with the deterioration or depreciation of its capital assets and therefore should continue emphasis on repairs and extraordinary maintenance to keep older assets in working order. The goal is to eliminate crisis spending on emergency repairs. The Committee wishes to acknowledge the improvement in this regard and encourages the City to continue this good stewardship.

2. The highest priority projects for FY2025:

Department	Description	Cost
Building	Traffic Signal -Elm/Pearson	\$250,000
Building	Waterford Street School Roof Replace	\$3,500,000
City Hall	City Hall 1st & 2nd floor bathrooms and plumbing	\$160,000
Comm. Dev. & Planning	Selective Demolition	\$600,000
Comm. Dev. & Planning	Nature Trail / Bike Path	\$700,000
Comm. Dev. & Planning	MVP Implementation	\$1,000,000
Comm. Dev. & Planning	Safe Routes to School Appraisals/Takings	\$100,000
Engineering	TIP List Roadway Design	\$400,000
Engineering	MS4 Municipal Property BMP Retrofit	\$175,000
Engineering	Rt. 140 Bridge Design Grant Match	\$75,000
Fire	Fire Department Replace Roof Headquarters	\$500,000
Fire	Portable Radios	\$325,000
Fire	Public Safety Communications Equipment Building Reservoir Hill	\$75,000
Health	Transfer Station Plumbing/Septic/Water/Electric	\$270,000
Human Resources	Outdoor Pool Building Improvements	\$90,000
Information Tech	Network Switches	\$80,000
Public Works	Crystal Lake Cemetery - Build Cremation Vaults	\$250,000
Public Works	Sign Shop	\$150,000
Public Works	Elm Street TIP	\$1,000,000
Public Works	Drainage Improvements	\$500,000
Public Works	New Salt Shed	\$625,000
Police	Building Stucco Maintenance/Paint	\$150,000
Sewer	Wastewater Treatment Plant Upgrade	\$5,000,000
Water	CLWTF PLC Replacement	\$250,000
Water	CLWTF Roof	\$150,000
Water	Transmission Line Grant Match	\$250,000
School	High School Replace toilet partitions	\$50,000
School	High School Upgrade Standby Generator	\$250,000
School	C Wing Locker Rooms Renovations	\$750,000
School	Middle School Replace Metal Pitched Roof, Gutters, and Downspouts	\$1,000,000

The above list as presented herein may be used as a menu to select capital improvements for implementation using a multi-year capital improvement bond or by adding selected capital items to a multipurpose bond. It may also be advisable to set up a specific capital fund so that unspent allocated money for a designated capital purchase be returned to the protected fund for the next capital expenditure on the list or for an unscheduled capital emergency.

Ultimately the decision of which capital items will be funded lies with the Mayor and City Council. Additionally, each department must present its requests to a City Council subcommittee whose responsibilities include confirming or modifying each capital request. Therefore, it follows that the Capital Improvement Committee is presenting these items and the suggested method of paying for them as a recommendation for further study and action by the Mayor and others.

3. Decisions on funding capital projects for FY2025 must consider the impact they have on future year priorities.

Table I also includes the capital project requests for FY2025 to FY2029. As FY2025 projects are delayed due to a lack of funding, the delay will affect what projects can be funded in future years. In some cases, the FY2025 projects that have been rolled over will take precedence; in other cases, the future year projects may have to be addressed in that year as emergency expenditures. It should be noted that the list for FY2025 contains far less backlogged projects which have been pushed ahead from previous years. As this backlog is decreased, and bonding capital expenditures is less necessary, more funds may be freed up to be used through the annual budget to deal with capital expenses.

4. The City must adequately fund routine repair and maintenance accounts to assure that capital investments productively live out their lives.

Capital spending is wasted money if funds are not available to adequately maintain the new assets. In committing to a capital improvement program, the City must remain committed to budget money for asset maintenance.

5. The City must continue to adequately fund recurring capital needs, i.e. vehicle and police cruiser replacement and technology upgrades and replacement.

The Committee has noted that items considered routine maintenance and items too small to be considered capital projects are now being included in the annual budget process. Examples of these items include police cruisers, automobiles, pickup trucks, and computer hardware. The City should continue to use the annual budget to provide funds to cover the replacement or upgrade of a portion of these items each year.

Adopting or adapting these recommendations will help the City continue making progress in providing stability to the funding and maintenance of capital assets. The Committee does realize that this process does not take place in a vacuum. The City is still facing tight economic times and must address the ongoing challenge of balancing the general fund budget. The Committee hopes its recommendations will provide useful information to be used as part of the meaningful discussions.

Capital Improvement Planning Committee

As defined by Chapter 34-1 of The City of Gardner Code

Councillor at Large – **George C. Tyros**

City Engineer – **Robert Oliva**

Director of Community Development – **Trevor Beauregard**

City Treasurer – **Jennifer Dymek**

Director of Public Works – **Dane Arnold**

City Purchasing Agent – **Joshua Cormier**

City Auditor – **John Richard**

School Department Business Manager – **Mark Hawke**

The members of the Committee would like to honor the memory of Councillor Ronald Cormier who served many years on the City Council and the Capital Improvement Committee. Councillor Cormier's hard work and dedication to the City of Gardner enriched our lives and our community.

TABLE 1

Report contains submissions from City Departments. Since the Capital Improvement Committee has not yet performed ratings on items, this report does not indicate whether the items fall under the definition of a capital improvement. During the ratings process, it may be determined that items do not qualify as capital purchases, but will be considered as recommendations by the Committee under the normal budget procedure.

Department	Description	Cost	Fiscal Year				
			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Airport							
Airport	Admin/Snow Removal Building	\$ 75,000	\$ 8,750	\$ 66,250			
	Dept. Total	\$ 75,000	\$ 8,750	\$ 66,250	\$ -	\$ -	\$ -
Building							
Building	Traffic Signal -Elm/Pearson	\$ 250,000	\$ 250,000				
Building	Waterford Community Center Reno	\$ 850,000	\$ 850,000				
Building	Waterford Street School Roof Replace	\$ 3,500,000	\$ 3,500,000				
Building	Helen Mae Sauter Replace Roof	\$ 500,000	\$ 500,000				
Building	Helen Mae Sauter Interior Reno/Heat/Plumb/Gas	\$ 1,000,000	\$ 1,000,000				
	Dept. Total	\$ 6,100,000	\$ 6,100,000	\$ -	\$ -	\$ -	\$ -
City Hall							
City Hall	1st floor bathrooms and plumbing	\$ 80,000	\$ 80,000				
City Hall	2nd floor bathrooms and plumbing	\$ 80,000		\$ 80,000			
City Hall	Perry Hall Windows/Bathrooms/Reno	\$ 250,000	\$ 250,000				
City Hall	City Hall/Annex Columns Entry Stairs/Cupola/Perry Roof Leaks	\$ 175,000	\$ 175,000				
City Hall	City Hall electrical service upgrade	\$ 250,000					
	Dept. Total	\$ 835,000	\$ 505,000	\$ 80,000	\$ -	\$ -	\$ -
Community Dev & Planning							
Community Dev & Planning	Indoor Pool Demolition	\$ 400,000	\$ 400,000				
Community Dev & Planning	Outdoor Pool Expansion/Pavillion/Facilities	\$ 6,100,000	\$ 400,000	\$ 300,000	\$ 5,400,000		
Community Dev & Planning	Selective Demolition	\$ 1,600,000	\$ 600,000	\$ 600,000	\$ 400,000		
Community Dev & Planning	DURP Rear Main Ph 2	\$ 6,500,000	\$ 4,500,000	\$ 2,000,000			
Community Dev & Planning	MSCURP Acquisition/Infrastructure/Demo	\$ 1,600,000	\$ 750,000	\$ 450,000	\$ 400,000		
Community Dev & Planning	Downtown Infrastructure Improvements	\$ 900,000	\$ 400,000	\$ 500,000			
Community Dev & Planning	Nature Trail / Bike Path	\$ 5,200,000	\$ 700,000	\$ 2,500,000	\$ 2,000,000		
Community Dev & Planning	Route 140 Business Park Planning/Acquisition	\$ 1,200,000	\$ 1,200,000				
Community Dev & Planning	MVP Implementation	\$ 3,000,000	\$ 1,000,000	\$ 1,000,000	\$ 500,000	\$ 500,000	
Community Dev & Planning	Safe Routes to School Appraisals/Takings	\$ 100,000	\$ 100,000				
	Dept. Total	\$ 26,600,000	\$ 10,050,000	\$ 7,350,000	\$ 8,700,000	\$ 500,000	\$ -
Council on Aging							
Council on Aging	Kitchen Upgrades	\$ 50,000	\$ 50,000				
Council on Aging	ADA Accessibility Upgrades	\$ 125,000	\$ 125,000				
	Dept. Total	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -	\$ -
Engineering							
Engineering	Dam Repairs	\$ 1,500,000	\$ 1,500,000				
Engineering	TIP List Roadway Design	\$ 2,650,000	\$ 400,000	\$ 250,000	\$ 800,000	\$ 1,200,000	
Engineering	MS4 Municipal Property BMP Retrofit	\$ 975,000	\$ 175,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Engineering	Rt. 140 Bridge Design Grant Match	\$ 75,000	\$ 75,000				
	Dept. Total	\$ 5,200,000	\$ 2,150,000	\$ 450,000	\$ 1,000,000	\$ 1,400,000	\$ 200,000

TABLE 1

Department	Description	Cost	Fiscal Year				
			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Fire							
Fire	Replace Roof Headquarters	\$ 500,000	\$ 500,000				
Fire	Building Addition Headquarters	\$ 5,000,000		\$ 5,000,000			
Fire	Portable Radios	\$ 325,000	\$ 325,000				
Fire	Public Safety Communications Equipment Building Reservoir Hill	\$ 75,000	\$ 75,000				
Fire	Stand Alone 3 Bay Garage Headquarters	\$ 300,000		\$ 300,000			
Fire	Replace Truck 5	\$ 75,000			\$ 75,000		
Fire	Replace Car 6	\$ 75,000			\$ 75,000		
Fire	Replace Rescue 3	\$ 500,000				\$ 500,000	
Fire	Replace Engine 1	\$ 900,000					\$ 900,000
	Dept. Total	\$ 7,750,000	\$ 900,000	\$ 5,300,000	\$ 150,000	\$ 500,000	\$ 900,000
Golf							
Golf	Replace Equipment	\$ 200,000	\$ 200,000				
	Dept. Total	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Health							
Health	Plumbing/Septic/Water @ Transfer Station	\$ 90,000	\$ 30,000	\$ 30,000	\$ 30,000		
Health	Electric @ Transfer Station in Shed	\$ 90,000	\$ 30,000	\$ 30,000	\$ 30,000		
Health	Drainage Improvements at Transfer	\$ 90,000	\$ 30,000	\$ 30,000	\$ 30,000		
Health	Landfill Cap Erosion Repairs	\$ 80,000	\$ 80,000				
	Dept. Total	\$ 350,000	\$ 170,000	\$ 90,000	\$ 90,000	\$ -	\$ -
Human Resources							
Human Resources	New Siding Outdoor Pool Buildings	\$ 90,000	\$ 90,000				
Human Resources	New Roofing Outdoor Pool Buildings	\$ -	TBD				
	Dept. Total	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -
IT Dept.							
IT Dept.	Network Switches	\$ 80,000	\$ 80,000				
	Dept. Total	\$ 80,000	\$ 80,000	\$ -	\$ -	\$ -	\$ -
Public Works							
Public Works	Acceptance of Unaccepted Streets	\$ 200,000	\$ 100,000	\$ 100,000			
Public Works	Crystal Lake Cemetery - Build Cremation Vaults	\$ 250,000	\$ 250,000				
Public Works	Culvert Replacement	\$ 500,000	\$ 500,000				
Public Works	Paving	\$ 5,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Public Works	Sidewalk Tractor	\$ 185,000		\$ 185,000			
Public Works	Remove Underground Fuel Storage Tanks/Paving DPW	\$ 500,000		\$ 500,000			
Public Works	Bike Path Paving	\$ 250,000		\$ 250,000			
Public Works	Municipal Parking Lot Repaving	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000		
Public Works	Playground Equipment	\$ 150,000	\$ 150,000				
Public Works	Sign Shop (Waterford St School)	\$ 150,000	\$ 150,000				
Public Works	10 Wheel Dump/Plow/Spreader	\$ 275,000		\$ 275,000			
Public Works	6 Wheel Dump/Plow/Spreader	\$ 225,000	\$ 225,000				
Public Works	6 Wheel Dump/Plow/Spreader	\$ 225,000		\$ 225,000			
Public Works	Front End Loader /Plow	\$ 200,000			\$ 200,000		
Public Works	1 Ton Dump Truck	\$ 100,000	\$ 100,000				
Public Works	1 Ton Dump Truck	\$ 100,000		\$ 100,000			

TABLE 1

Department	Description	Cost	Fiscal Year					
			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
Public Works	Cab and Chassis	\$ 70,000	\$ 70,000					
Public Works	Cab and Chassis	\$ 70,000		\$ 70,000				
Public Works	Utilitybody Pick-up	\$ 85,000	\$ 85,000					
Public Works	Utilitybody Pick-up	\$ 85,000			\$ 85,000			
Public Works	2A/68 Rotary/Lights	\$ 2,000,000		\$ 2,000,000				
Public Works	Elm Street TIP	\$ 1,000,000	\$ 1,000,000					
Public Works	Replace Playground Lighting	\$ 300,000	\$ 150,000	\$ 150,000				
Public Works	Drainage Improvements	\$ 500,000	\$ 500,000					
Public Works	DPW Facility Improvements	\$ 2,000,000	\$ 2,000,000					
Public Works	Sweeper	\$ 315,000			\$ 315,000			
Public Works	Wilder Field Re-build	\$ 250,000		\$ 250,000				
Public Works	New Salt Shed	\$ 625,000	\$ 625,000					
	Dept. Total	\$ 15,760,000	\$ 6,955,000	\$ 5,155,000	\$ 1,650,000	\$ 1,000,000	\$ 1,000,000	
Police								
Police	EOC (Emergency Operations Center) Galley	\$ 45,000	\$ 45,000					
Police	Complete Original Construction	\$ 500,000	\$ 350,000	\$ 150,000				
Police	Building Stucco Maintenance/Paint	\$ 150,000		\$ 150,000				
	Dept. Total	\$ 695,000	\$ 395,000	\$ 300,000	\$ -	\$ -	\$ -	
Sewer (Enterprise)								
Sewer (Enterprise)	Wastewater Treatment Plant Upgrade	\$ 10,000,000	\$ 5,000,000	\$ 5,000,000				
Sewer (Enterprise)	1 Ton Pickup Truck	\$ 100,000	\$ 100,000					
Sewer (Enterprise)	Sludge Landfill Expansion/Hauling	\$ 7,000,000		\$ 7,000,000				
Sewer (Enterprise)	Pump Station Upgrades	\$ 1,000,000	\$ 1,000,000					
Sewer (Enterprise)	Collection System Improvements	\$ 1,250,000	\$ 500,000	\$ 500,000	\$ 250,000			
	Dept. Total	\$ 19,350,000	\$ 6,600,000	\$12,500,000	\$ 250,000	\$ -	\$ -	
Water (Enterprise)								
Water (Enterprise)	Facility Upgrades	\$ 500,000	\$ 100,000	\$ 200,000	\$ 200,000			
Water (Enterprise)	Pump Station Improvements	\$ 600,000	\$ 100,000	\$ 250,000	\$ 250,000			
Water (Enterprise)	James St Pump Station Replacement	\$ 1,500,000		\$ 1,500,000				
Water (Enterprise)	Pearly Brook Pump Station Upgrade	\$ 600,000			\$ 600,000			
Water (Enterprise)	Summit Industrial Park PS Upgrade	\$ 2,000,000				\$ 2,000,000		
Water (Enterprise)	Elevated Water Tank Interior Repairs	\$ 650,000	\$ 650,000					
Water (Enterprise)	1 Ton Pickup Truck	\$ 100,000	\$ 100,000					
Water (Enterprise)	Crystal Lake Spillway	\$ 3,000,000			\$ 3,000,000			
Water (Enterprise)	Dam Repairs	\$ 1,000,000		\$ 1,000,000				
Water (Enterprise)	Water Meter Replacement	\$ 2,000,000	\$ 1,000,000	\$ 1,000,000				
Water (Enterprise)	CLWTF PLC Replacement	\$ 250,000	\$ 250,000					
Water (Enterprise)	CLWTF Roof	\$ 150,000	\$ 150,000					
Water (Enterprise)	Water Main Replacement	\$ 11,000,000		\$ 5,000,000	\$ 4,000,000	\$ 2,000,000		
Water (Enterprise)	Transmission Line Grant Match	\$ 250,000	\$ 250,000					
	Dept. Total	\$ 23,600,000	\$ 2,600,000	\$ 8,950,000	\$ 8,050,000	\$ 4,000,000	\$ -	
School Dept								
Elm Street School	Auditorium. Refinish floor, paint ceiling.	\$ 75,000	\$ 75,000					
Elm Street School	Replace bathroom partitions.	\$ 50,000	\$ 50,000					
Elm Street School	Roof Replacement	\$ -						
Elm Street School	Upgrade standby generator and electric service	\$ 200,000			\$ 200,000			
High School	Replace auditorium and gym wing stair treads.	\$ 80,000						\$ 80,000

TABLE 1

Department	Description	Cost	Fiscal Year					
			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
High School	Landry Auditorium Renovation: Ceiling tiles, sound, lighting.	\$ 1,200,000	\$ 1,200,000					
High School	Exit and Emergency Lighting.	\$ 100,000	\$ 100,000					
High School	Replace toilet partitions.	\$ 50,000	\$ 50,000					
High School	Finish Upgrade Science labs on 1st and 2nd floors. (4)	\$ 477,000			\$ 477,000			
High School	Replace service equipment throughout.	\$ 1,700,000	\$ 1,700,000					
High School	Intercom System and Clocks	\$ 100,000	\$ 100,000					
High School	Update / Add cameras	\$ 150,000	\$ 150,000					
High School	Re-key entire building	\$ 35,000	\$ 35,000					
High School	Paint all interior walls	\$ 150,000	\$ 150,000					
High School	Upgrade standby generator.	\$ 250,000	\$ 250,000					
High School	Replace classroom unit ventilators throughout.	\$ 1,500,000	\$ 1,500,000					
High School	C Wing locker rooms renovations	\$ 750,000	\$ 750,000					
Middle School	Replace 7 roof top condensers.	\$ 100,000	\$ 100,000					
Middle School	Replace metal pitched roof, gutters, and downspouts.	\$ 1,000,000	\$ 1,000,000					
Middle School	Pave road and replace curbing	\$ 300,000	\$ 300,000					
Middle School	Electronic Sign at entrance	\$ 30,000	\$ 30,000					
School Dept	School Facilities Garage Addition	\$ 500,000	\$ 500,000					
School Dept	Facilities Pick up truck	\$ 50,000	\$ 50,000					
School Dept	Central Office Building	\$ 5,000,000	\$ 5,000,000					
School Dept	Run Fiber underground from GHS to GMS	\$ 35,000	\$ 35,000					
	Dept. Total	\$ 13,882,000	\$ 13,125,000	\$ -	\$ 677,000	\$ -	\$ 80,000	
Grand Total		\$ 120,742,000	\$ 50,103,750	\$ 40,241,250	\$ 20,567,000	\$ 7,400,000	\$ 2,180,000	



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

April 3, 2024

Hon. Elizabeth J. Kazinskas, Council President
 And City Councilors
 Gardner City Hall, Rm 121
 95 Pleasant Street
 Gardner, MA 01440

RE: A Communication from the Mayor regarding the FY2023 Federal Audit Report

RECEIVED
 2024 APR -3 PM 4:00
 CITY CLERK'S OFFICE
 GARDNER MA

Dear Madam President and Councilors,

As you are aware, the City is legally obligated to be audited by an external audit firm on an annual basis.

The City's financial statements are audited on their own and then any federal grant that is received by the City in an amount of greater than \$750,000 is also audited.

Attached, please find our Single Audit Report (SAR) which audits our federal grants. This audit included the Child Nutrition Cluster Grant, Community Development Block Grant (CDBG), American Rescue Plan Act (ARPA) funds from the US Dept of Treasury and Justice, and the Airport Improvement Grant.

For the fourth year in a row, we received a clean audit report.

Please note that while concerns were previously raised regarding reporting of the CDBG funds, this audit shows that all funds were used and expended in the ways they are regulated to and documented no misuse or mishandling of any of these funds themselves .

I would like to thank our City Auditor, John Richard, for all of his work in accomplishing this achievement.

Respectfully submitted,

Michael J. Nicholson
 Mayor, City of Gardner

CITY OF GARDNER, MASSACHUSETTS

**INDEPENDENT AUDITORS' REPORTS REQUIRED BY TITLE 2 U.S. CODE OF
FEDERAL REGULATIONS PART 200, UNIFORM ADMINISTRATIVE
REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL
AWARDS (UNIFORM GUIDANCE) AND GOVERNMENT AUDITING STANDARDS**

FOR THE YEAR ENDED JUNE 30, 2023

CITY OF GARDNER, MASSACHUSETTS**CONTENTS**

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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

To the Honorable Mayor and City Council
City of Gardner, Massachusetts

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Gardner, Massachusetts (the City), as of and for the year ended June 30, 2023, (except for the Gardner Contributory Retirement System which is as of and for the year ended December 31, 2022), and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 6, 2024.

Our report includes a reference to other auditors who audited the financial statements of the aggregate discretely presented component unit, as described in our report on the City's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of

deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the Schedule. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Marcum LLP

Andover, MA
March 6, 2024



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR
FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE;
AND REPORT ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
REQUIRED BY THE UNIFORM GUIDANCE**

To the Honorable Mayor and City Council
City of Gardner, Massachusetts

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Gardner, Massachusetts's (the City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2023. The City's major federal programs are identified in the summary of auditors' results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material, noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on

a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Gardner, Massachusetts (the City), as of and for the year ended June 30, 2023, (except for the Gardner Contributory Retirement System which is as of and for the year ended December 31, 2022), and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated March 6, 2024, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Marcum LLP

Andover, MA

March 29, 2024, except for the report on the Schedule of Expenditure of Federal Awards which is dated March 6, 2024

CITY OF GARDNER, MASSACHUSETTS
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2023

<i>Federal Agency</i>	Federal	Pass Through	Federal
Cluster	Assistance	Identifying	Expenditures
Pass-through Agency	Listing	Number	
Program Title	Number		
<i>U.S. Department of Agriculture</i>			
Child Nutrition Cluster			
Passed Through the Massachusetts Department of Elementary and Secondary Education			
National School Breakfast Program	10.553	14-103	\$ 281,486
National School Lunch Program - Cash Assistance	10.555	14-103	772,225
National School Lunch Program - Non-Cash Assistance	10.555	14-103	47,211
National School Lunch Program - Supply Chain Assistance	10.555	14-103	71,925
Summer Food Service Program for Children	10.559	Unknown	22,458
Total Child Nutrition Cluster			1,195,305
Passed Through the Massachusetts Department of Elementary and Secondary Education			
Child Nutrition Discretionary Grants Limited Availability	10.579	14-103	20,000
Total U.S. Department of Agriculture			1,215,305
<i>U.S. Department of Housing and Urban Development</i>			
Passed Through the Massachusetts Department of Housing and Community Development			
Community Development Block Grants/State's Program and Non-Entitlement Grants in Hawaii	14.228	ME-G-2018	852,156
Total U.S. Department of Housing and Urban Development			852,156
<i>U.S. Department of Justice</i>			
Passed Through the Massachusetts Executive Office of Public Safety and Security			
COVID-19 - Strengthening the Medical Examiner-Coroner System	16.037	Unknown	30,207
Public Safety Partnership and Community Policing Grants	16.710	Unknown	4,816
Total U.S. Department of Justice			35,023
<i>U.S. Department of Transportation</i>			
Passed Through the Massachusetts Aeronautics Commission			
Airport Improvement Program	20.106	3-25-0020-021-2022	286,970
Total U.S. Department of Transportation			286,970
<i>U.S. Department of Treasury</i>			
Passed Through the Massachusetts Executive Office for Administration and Finance			
COVID-19 - Coronavirus State and Local Fiscal Recovery Fund	21.027	Unknown	2,034,515
Total U.S. Department of Treasury			2,034,515

See accompanying notes to this schedule.

CITY OF GARDNER, MASSACHUSETTS

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)

FOR THE YEAR ENDED JUNE 30, 2023

<i>Federal Agency</i>	Federal	Pass Through	Federal
Cluster	Assistance	Identifying	Expenditures
Pass-through Agency	Listing	Number	
Program Title	Number	Number	Expenditures
<i>U.S. Department of Education</i>			
Special Education Cluster			
Passed Through the Massachusetts Department of Elementary and Secondary Education			
Special Education Grants to States	84.027	240-710611-2023-0103	922,213
Special Education Grants to States	84.027	252-656330-2022-0103	20,688
Special Education Preschool Grants	84.173	26218GARDNERPUBSPAY1	29,942
Total Special Education Cluster			972,843
Passed Through the Massachusetts Department of Elementary and Secondary Education			
Title I Grants to Local Educational Agencies	84.010	305-688180-2023-0103	789,354
Training Interpreters for Individuals who are Deaf and Individuals who are Deaf-Blind	84.160	248-546588-2022-0103	8,373
English Language Acquisition	84.365A	180-688182-2023-0103	21,032
Supporting Effective Instruction State Grant	84.367A	140-688181-2023-0103	67,881
Student Support and Academic Enrichment Program	84.424A	309-688183-2023-0103	58,468
COVID-19 - Elementary and Secondary School Emergency Relief (Mass Grad) Fund	84.425D	324-616360-2022-0103	10,500
COVID-19 - Elementary and Secondary School Emergency Relief (ESSER I) Fund	84.425D	113-379761-2021-0103	86,242
COVID-19 - Elementary and Secondary School Emergency Relief (ESSER II) Fund	84.425D	115-528104-2022-0103	231,666
COVID-19 - Elementary and Secondary School Emergency Relief (ESSER III) Fund	84.425D	119-583087-2022-0103	2,491,771
Total U.S. Department of Education			4,738,130
<i>U.S. Department of Homeland Security</i>			
Passed Through the Massachusetts Emergency Management Agency			
Assistance to Firefighters Grant	97.044	Unknown	43,627
Total U.S. Department of Homeland Security			43,627
Total Federal Expenditures			\$ 9,205,726

See accompanying notes to this schedule.

CITY OF GARDNER, MASSACHUSETTS**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS****FOR THE YEAR ENDED JUNE 30, 2023**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

- The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of the City of Gardner, Massachusetts (the City) under programs of the federal government for the year ended June 30, 2023. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or cash flows of the City.
- Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited to reimbursement.
- The amounts reported for the National School Lunch Program – Non-Cash Assistance represent the fair value of commodities received.

NOTE 2 – DE MINIMIS COST RATE

The City has elected not to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

NOTE 3 - DONATED PERSONAL PROTECTIVE EQUIPMENT (PPE) (UNAUDITED)

During fiscal year 2023 the City did not receive donated PPE from federal sources.

NOTE 4 - SUBRECIPIENTS

Of the federal expenditures presented in the Schedule, the City did not provide federal awards to subrecipients.

CITY OF GARDNER, MASSACHUSETTS
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2023

SECTION I — SUMMARY OF AUDITORS' RESULTS

FINANCIAL STATEMENTS

Type of auditors' report issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:

Material weakness(es) identified? _____ Yes X No

Significant deficiency(ies) identified? _____ Yes X None reported

Non-compliance material to financial statements noted? _____ Yes X No

FEDERAL AWARDS

Internal control over major federal programs:

Material weakness(es) identified? _____ Yes X No

Significant deficiency(ies) identified? _____ Yes X None reported

Type of auditors' report issued on compliance for major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? _____ Yes X No

Identification of major federal programs:

NAME OF FEDERAL PROGRAM OR CLUSTER

ASSISTANCE LISTING NUMBER(S)

COVID-19 Coronavirus State and Local Fiscal Recovery Fund

21.027

Title I Grants to Local Educational Agencies

84.010

Special Education Cluster

84.027/84.173

COVID-19 Elementary and Secondary School Emergency

Relief Fund

84.425D

Dollar threshold used to distinguish between type A and type B programs:

\$750,000

Auditee qualified as low-risk auditee? _____ Yes X No

CITY OF GARDNER, MASSACHUSETTS

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)

FOR THE YEAR ENDED JUNE 30, 2023

SECTION II - FINANCIAL STATEMENT FINDINGS

None.

SECTION III - FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None.

SECTION IV - SCHEDULE OF PRIOR YEAR FINDINGS

There were no findings in the prior year.



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

April 8, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: Amended Request for Item #11214

Dear Madam President and Councilors,

After reviewing salary projections through the end of the fiscal year, City Auditor John Richard, Building Commissioner Thomas Zuppa, and I are requesting that the transfer request associated with Item #11214 be amended from \$12,000 to \$42,000 to cover additional costs associated with new building code books, elevator inspections, repairs to the City Hall Flag Poles, and additional maintenance to City Hall.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

RECEIVED
CITY OF GARDNER
2024 APR -08 AM 9:11
11214

AN ORDER TRANSFERRING APPROPRIATIONS FROM BUILDING CLERK SALARIES & WAGES TO OPERATING EXPENDITURES.

ORDERED:

That there be and is hereby transferred the appropriations sum of Twelve Thousand Dollars and No Cents (\$42,000.00) from Building Clerk Salaries & Wages to Operating Expenditures.

REPAIRS&MAINT	\$12,000
NEW EQUIPMENT	\$25,000
PROFESSIONAL SERVICES	\$ 5,000



City of Gardner - *Executive Department*
Mayor Michael J. Nicholson

RECEIVED

2024 MAR 21 PM 1:42

CITY CLERK'S OFFICE
GARDNER, MA

March 20, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: Free Cash Appropriation Request – Police Cruisers

Dear Madam President and Councilors,

As you are aware, the Police Department Vehicle Management Schedule recommends that the City purchase three (3) new police cruisers on an annual basis.

At the January 16, 2024 meeting of the Gardner City Council, I notified the Council that there has been a change in regulations promulgated by the Commonwealth's Executive Office of Energy and Environmental Affairs that all vehicles purchased by the City, except those purchased for certain Fire, EMS, or DPW services, must be fuel efficient hybrid or electric vehicles, on the condition of being ineligible for future grant funding.

The attached appropriation request is being submitted to purchase three (3) hybrid cruisers for the police department.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER APPROPRIATING FROM FREE CASH TO THE POLICE DEPARTMENT NEW VEHICLES ACCOUNT.

ORDERED:

That there be and is hereby appropriated the sum of Two Hundred Twelve Thousand Five Hundred Ten Dollars and No Cents (\$212,510.00) from Free Cash to the Police Department New Vehicles Account.



Estimate

Date: 12/21/2022

Customer ID:

To: Deputy Chief Nicholas P. Maroni
 Gardner Police Department
 200 Main Street
 Gardner, MA 01440
 (978)632-5600 ext.124/nmaroni@gardner-ma.gov

Salesperson: Rudy Espinoza
 (339)215-4868

GBPC/MAPC CONTRACT 2022-2023

Qty	Item #	Description	Unit Price	Line Total
1.00	K8A	2023 Ford Police Interceptor Utility AWD Hybrid	\$ 44,653.00	\$ 44,653.00
1.00	UM	Agate Black	\$ -	\$ -
1.00	43D	Dark Car Feature	\$ 24.25	\$ 24.25
1.00	51R	Driver Side Unity LED Spotlight	\$ 383.15	\$ 383.15
1.00	549	Power Heated Mirrors	\$ 58.20	\$ 58.20
1.00	76R	Reverse Sensing System	\$ 266.75	\$ 266.75
1.00	53M	SYNC Voice activated System	\$ -	\$ -
1.00	86P	Front Headlamp housing	\$ -	\$ -
1.00	87R	Rear View Camera Relocate to Mirror	\$ -	\$ -
1.00	18D	Rear Liftgate Lock Disable Delete	\$ -	\$ -
1.00	OL	Immediate need of in stock vehicle	\$ 1,000.00	\$ 1,000.00
		SoundOff Signal Siren & Lighting Equipment		\$ -
1.00	EMPLB00MHR-2CT	Sound Off Mpower Loightbar(blue/white)	\$ 2,800.00	\$ 2,800.00
1.00	ENGS582RSR	Sound Off 500 Series Controller Siren Package	\$ 2,550.00	\$ 2,550.00
2.00	ENGHNK02	Remote Node Harness (Included in siren package)		\$ -
2.00	ENGND04101	Remote Node (Included in siren package)		\$ -
2.00	ETSS100J	Siren Speaker (Included in siren package)		\$ -
2.00	ETSSVBK01	Siren Speaker Bracket (Included in siren package)		\$ -
1.00	ENGLMK008	Sound Off Link Module	\$ 250.00	\$ 250.00
1.00	ENGSYMD01	Sound Off Vehicle to Vehicle Light Sync	\$ 300.00	\$ 300.00
1.00	ETSKLF200	Sound Off AfterShock Dual Tone Siren Dual Speaker	\$ 1,000.00	\$ 1,000.00
1.00	ETSSLFVBK07	Siren Bracket Passanger Side (Included with aftershock system)	\$ -	\$ -
1.00	ETSSLFVBK09	Siren Bracket Driver Side (Included with aftershock system)	\$ -	\$ -
2.00	ELUC3H010E	Sound Off Hideaways in Front Headlights (blue/white)	\$ 200.00	\$ 400.00
2.00	PLUCTCL1	Collar for front hideaway	\$ -	\$ -
2.00	ELUC3H010J	Sound Off Hideaways Rear (red/blue)	\$ 200.00	\$ 400.00
2.00	EMPS1STS4RBW	Grille Knockouts LED	\$ 225.00	\$ 450.00
2.00	ENT3B3E	Sound Off Under Mirror Intersector Lights (blue/white)	\$ 300.00	\$ 600.00
2.00	PMP2BKUMB4	Sound Off Under Mirror Intersector Light Bracket	\$ -	\$ -
2.00	ENFGS3E	Sound Off Side Cargo Lights (blue/white)	\$ 250.00	\$ 500.00
2.00	EMPS2STS5RBW	Sound Off Rear Hatch Plate Lights (above plate visible when closed) (blue/white)	\$ 225.00	\$ 450.00

2.00	EMPS2QMS5RBW	Sound Off Rear Hatch Under Gate (visible when open) (blue/white)	\$	225.00	\$	450.00
1.00	C-VS-1012-INUT	Havis 2020-2021 Ford Interceptor Utility High Angled Console	\$	800.00	\$	800.00
1.00	C-ARM-103	Armrest (included with console)			\$	-
1.00	C-CUP2-I	Havis Internal Cup Holder (included with console)			\$	-
1.00	C-PM-124	Printer Mount (included with console)			\$	-
1.00	C-EB40-SO5-1P	Havis 500 Series faceplate	\$	-	\$	-
2.00	C-MCB	L-Bracket (included with console)			\$	-
1.00	425-3816	Mag Mic	\$	50.00	\$	50.00
1.00	091-219-5	Kussmaul Dual USB Port	\$	70.00	\$	70.00
1.00	76162	Streamlight Strion LED with charger	\$	225.00	\$	225.00
1.00	TREMCO-SCS	Tremco Antitheft Device Button	\$	250.00	\$	250.00
1.00	SUV39-2-000-P	Estes AWS Gun Locker 2.0	\$	3,000.00	\$	3,000.00
1.00	ET36-T-000	Electronic Tray (price included in locker)			\$	-
1.00	FER2020-KIT	Riser Install Kit (price included in locker)			\$	-
1.00	F39-000	Fence Package (price included in locker)			\$	-
1.00	AD38-000	Auxiliary Drawer (price included in locker)			\$	-
1.00	ECVDMLTALDC	Rear Cargo Area Lamp Dome (red/white)	\$	100.00	\$	100.00
1.00	1082E	Setina Blac-Rac Rifle Rack	\$	750.00	\$	750.00
1.00	25010	T-rail for Gun Rac	\$	-	\$	-
1.00	PRPSP4704UINT20A	Pro Guard Full Prisoner Transport System	\$	1,200.00	\$	1,200.00
1.00	WB47NPUINT20	Window Bar System	\$	450.00	\$	450.00
1.00	S4702UINT20	Rear Barrier Charcoal Grey Seats	\$	1,550.00	\$	1,550.00
1.00	FP47UINT20	Floor Pan	\$	500.00	\$	500.00
1.00	DPCP47UINT20	Black ABS, Door Panel Cover Plates (set)	\$	150.00	\$	150.00
1.00	LABOR	Install Customer Supplied Radio	\$	225.00	\$	225.00
1.00	EST4289	All in one Antenna	\$	550.00	\$	550.00
1.00	TINT	Tint Both Front Door Glass 35% Front Eyebrow	\$	200.00	\$	200.00
1.00	GRAPHICS	Graphics Package	\$	595.00	\$	595.00
1.00	894090	4 Door Set of Vent Shades	\$	110.00	\$	110.00
1.00	G3-2KAD	Decatur G3 Dual Antenna Ka Directional	\$	2,750.00	\$	2,750.00
1.00	BCD996P2	Uniden Digital Scanner	\$	600.00	\$	600.00
1.00	N.C.	Shop Supplies	\$	175.00	\$	175.00
					\$	-

Special Instructions:

Custom or Special Orders are Non-Refundable

This Estimate is for Budgetary Purposes and is Not a Guarantee of Cost for Services.

Estimate is Based on Current Information From Client About the Project Requirements

Actual Cost May Change Once Project Elements are Finalized

Vehicle Subtotal

Upfit Subtotal

Grand Total

\$45,385.35

\$24,450.00

\$70,835.35

McGovern Municipal Headquarters
 1200 Worcester Road
 Framingham, MA 01702



City of Gardner - *Executive Department*
Mayor Michael J. Nicholson

RECEIVED

2024 MAR 21 PM 1:41

CITY CLERK'S OFFICE
GARDNER, MA

March 20, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: Free Cash Appropriation Request- Tree Removal

Dear Madam President and Councilors,

Pursuant to Chapter 87 of the General Laws of the Commonwealth, the City has held Public Shade Tree Hearings on May 8, 2023, November 16, 2023, March 19, 2024, and March 21, 2024.

These hearings are required to be held whenever a tree is set to either be trimmed or cut down and removed.

As part of the requirements for these hearings, the trees themselves must be posted with the date and times of the hearings.

However, due to the current staffing levels at the Department of Public Works, tree removal has fallen to the back burner and several trees are now still marked with nothing having been done to them yet, leading to concerns that the required posted signs may blow off and litter the area.

The attached appropriation request is being submitted to hire a service to perform the trimming and removal work to help the City get caught up on this back log.

As a reminder, the City does budget \$8,000 annually in the operating budget to plant trees to replace those that are cut down. This can be done upon request by members of the public by calling the Department of Public Works and requesting one.

Respectfully submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER APPROPRIATING FROM FREE CASH TO PUBLIC WORKS –
TREE REMOVAL ACCOUNT.

ORDERED:

That there be and is hereby appropriated the sum of Forty Thousand and No Cents
(\$40,000.00) from Free Cash to Public Works – Tree Removal Account.



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

March 28, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: Retained Earnings Appropriation Request – Water Transmission Line Grant Match

Dear Madam President and Councilors,

As you are likely aware, the City of Gardner received a federal earmark for the replacement of the City's water transmission line that carries water from the Crystal Lake Treatment Facility to the storage towers on top of Reservoir Hill.

The grant included in this earmark was for \$1,000,000.00.

The City went out to bid on this project and made the award for the work to begin this summer.

This appropriation request is being put forward to cover the costs above what was received in the grant to fully complete the project.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

RECEIVED
2024 MAR 28 PM 2:45
CITY CLERK'S OFFICE
GARDNER, MA

AN ORDER APPROPRIATING FROM WATER SURPLUS TO REPAIRS TO TRANSMISSION MAIN.

ORDERED:

That there be and is hereby appropriated the sum of Three Hundred Ninety Thousand Dollars and No Cents (\$390,000.00) from Water Surplus to Repairs to Transmission Main.

CITY OF GARDNER
Department of Public Works



Highway
 Water
 Sewer
 Forestry
 Parks/Playgrounds
 Cemeteries

Dane E. Arnold, Director
 50 Manca Drive
 Gardner, MA 01440-2687
 Telephone (978) 630-8195
 darnold@gardner-ma.gov

Mayor Michael J. Nicholson
 City Hall
 95 Pleasant Street
 Gardner, MA 01440

RE: Transmission Main Project

March 28, 2024

Dear Mayor Nicholson:

I am requesting the **\$390,000** from the available **Water Surplus to Transmission Main Project**.

The City received a \$1,000,000 grant from the Federal Government that is administered through the EPA. The City is required to fund anything over and above the \$1 million grant for the project. The City recently opened a construction bid and the project cost totaled \$1,064,963 from the most responsive and responsible contractor.

The \$390,000 request is to cover the following related to the project:

\$ 65,000	Match to cover the project bid price
\$126,000	Pave James Street after water main installation
\$ 93,000	Pave Heywood Street after water main installation
<u>\$106,000</u>	10% contingency for the water main project
\$390,000	

This project was designed a few years ago and the City pursued and received a federal grant. The water main installation project consists of replacing a 1888 – 1903 16" water main that runs from the Crystal Lake Water Treatment Facility up to the water tanks located on Reservoir Hill off James Street with a new 16" cement lined ductile iron pipe.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,


 Dane E. Arnold, Director
 Department of Public Works

PC: Public Service Committee
 John Richard, City Auditor



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

March 28, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RECEIVED
2024 MAR 28 PM 2:45
CITY ENGINEER'S OFFICE
GARDNER, MA

RE: Enterprise Fund Retained Earnings Request – Water Main Repairs

Dear Madam President and Councilors,

The attached appropriation request is being put forward to cover the costs associated with the recent watermain break that occurred on Leo Drive.

Crews made repairs when the break occurred on February 29, 2024. However, shortly after the initial repairs were completed, the ground thawed and the road collapsed, revealing how much sediment had washed out under the road as a result of the watermain break, requiring that section of the road to be completely re-constructed and re-paved.

Additional information can be found on the attached correspondence from Director Arnold of the Department of Public Works

Respectfully submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER APPROPRIATING FROM WATER SURPLUS TO REPAIRS TO
MAIN.

ORDERED:

That there be and is hereby appropriated the sum of Seventy-Five Thousand
Dollars and No Cents (\$75,000.00) from Water Surplus to Repairs to Main.

CITY OF GARDNER
Department of Public Works



Highway
 Water
 Sewer
 Forestry
 Parks/Playgrounds
 Cemeteries

Dane E. Arnold, Director
 50 Manca Drive
 Gardner, MA 01440-2687
 Telephone (978) 630-8195
 darnold@gardner-ma.gov

Mayor Michael J. Nicholson
 City Hall
 95 Pleasant Street
 Gardner, MA 01440

RE: Repairs to Mains Shortfall

March 28, 2024

Dear Mayor Nicholson:

I am requesting the **\$75,000** from the available **Water Surplus to Repairs to Mains (62450-52031)**

The Repairs to Mains line item was funded at \$125,000 for FY2024. We have had several costly water main breaks throughout the city that required the purchase of pipe and supplies. The water department has also been replacing several hydrants that have been out of service and aggressively replacing our 24-year-old water meters throughout the city. All of these expenses are taken from the Repairs to Mains line item creating the shortfall.

The \$75,000 request is to cover the following related to the project:

\$ 35,000	Offset deficit in Repairs to Mains line item and reach FY2025
<u>\$ 40,000</u>	Pave portion of Leo Drive after water main break
\$ 75,000	

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

Dane E. Arnold, Director
 Department of Public Works

PC: Public Service Committee
 John Richard, City Auditor



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

March 28, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RECEIVED
2024 MAR 28 PM 2:45
CITY CLERK'S OFFICE
GARDNER, MA

RE: Enterprise Fund Retained Earnings Request – Wastewater Treatment Plant Chemical Treatment

Dear Madam President and Councilors,

The attached appropriation request is being put forward to purchase chemicals used in the treatment process at the City's wastewater treatment plant.

Additional information can be found on the attached correspondence from Director Arnold of the Department of Public Works

Respectfully submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER APPROPRIATING FROM SEWER SURPLUS TO REPAIRS TO
CHEMICAL TREATMENT.

ORDERED:

That there be and is hereby appropriated the sum of One Hundred Forty Thousand Dollars and No Cents (\$140,000.00) from Sewer Surplus to Repairs to Chemical Treatment.

CITY OF GARDNER
Department of Public Works

Highway
 Water
 Sewer
 Forestry
 Parks/Playgrounds
 Cemeteries



Dane E. Arnold, Director
 50 Manca Drive
 Gardner, MA 01440-2687
 Telephone (978) 630-8195
 darnold@gardner-ma.gov

Mayor Michael J. Nicholson
 City Hall
 95 Pleasant Street
 Gardner, MA 01440

RE: Sewer Chemicals Shortfall

March 28, 2024

Dear Mayor Nicholson:

I am requesting the **\$140,000** from the available **Sewer Surplus to Chemical Treatment (61440-52231)**.

This request is to cover the cost of the chemicals used at the Gardner Wastewater Treatment Facility (WWTF). The line item was funded at \$230,730. To date we have spent \$278,600, leaving a -\$48,000 deficit and it is only the beginning of April. Veolia has estimated we will need an additional \$84,000 to reach Fiscal Year 2025.

Over the years, chemicals have increased dramatically.

FY2022	\$287,000
Fy2023	\$292,000
FY2024	\$370,730* (estimated)

Most of the increase is due to inflationary costs, however a significant portion is due to regulatory changes by EPA and DEP. Stricter regulations require more chemical treatment to meet the new discharge requirements at the WWTF.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

Dane E. Arnold, Director
 Department of Public Works

PC: Public Service Committee
 John Richard, City Auditor



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

March 25, 2024

Hon. Elizabeth J. Kazinskas, Council President

And City Councilors

Gardner City Hall, Rm 121

95 Pleasant Street

Gardner, MA 01440

RECEIVED
2024 MAR 28 PM 2:45
CITY OF GARDNER OFFICE
GARDNER MA

RE: Appropriation Request- Energy and Utilities for City Owned Properties

Dear Madam President and Councilors,

As you are aware, energy and utility costs have largely increased in the last several years. When the FY2024 Operating Budget was created last Spring, the Administration largely level funded these line items, however, these costs have come in over budget on several of our City owned buildings.

The attached appropriation request is being submitted to cover the cost of these overages and get us through the end of the fiscal year.

Respectfully submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER APPROPRIATING FROM FREE CASH TO THE MAYOR'S UNCLASSIFIED –ENERGY AND UTILITIES CITY OWNED PROPERTIES EXPENSE ACCOUNT.

ORDERED:

That there be and is hereby appropriated the sum of Seventy-Five Thousand Dollars and No Cents (\$75,000.00) from Free Cash to the Mayor's Unclassified – Energy and Utilities City Owned Properties Expense Account.



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

RECEIVED

2024 MAR 21 PM 1:42

CITY CLERK'S OFFICE
GARDNER, MA

March 12, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: Vote to Establish a Special Reserve Fund for the Opioid Settlement under MGL Ch 44, §53

Dear Madam President and Councilors,

Included in the Commonwealth's Supplemental Budget, signed by Governor Healey in December of 2023, was a provision that allowed Cities and Towns to create special revenue accounts to deposit funds received by the Opioid Settlement that the City will be awarded.

As you may remember, the City was required to either appropriate these funds in the operating budget annually and track how much of certified free cash was from these funds and hold them separately.

This action solidifies those into one process and makes it easier to track these funds once received.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

ESTABLISHING A
OPIOID SETTLEMENT SPECIAL RESERVE FUND
UNDER M.G.L. CHAPTER 44, SEC 53

VOTED:

To establish an Opioid Settlement Special Reserve Fund, Pursuant to Section 53 of Chapter 44 of the Mass. General Laws, for the purpose of establishing an Opioid Settlement Special Reserve Fund.



Geoffrey E. Snyder
Commissioner of Revenue

Sean R. Cronin
Senior Deputy Commissioner

Bulletin

BUL-2023-7

G.L. c. 44, § 53 Clause 4: Opioid Settlement Receipts

TO: Local Officials
FROM: Deborah A. Wagner, Director of Accounts
DATE: December 2023

This guidance supersedes BUL-2023-6 and the July 7, 2022 edition of *City and Town, Ask DLS: Treatment of Opioid Settlement Payments*.

On December 4, 2023, Governor Healey signed Chapter 77 of the Acts of 2023, Section 9 of which provides, in part, for the following exception to the general rule that all receipts are to be recorded as general fund revenue per G.L. c. 44, § 53:

“(4) non-recurring, unanticipated sums received by multiple cities, towns or districts and not otherwise provided for by general or special law, may, upon the approval of the director of accounts, be expended at the direction of the chief executive officer without further appropriation only for the singular purpose for which the monies were received” (emphasis added)

The Director of Accounts has determined that cities and towns that have received or will receive funds in Fiscal Year 2024, or thereafter, pursuant to settlement agreements entered into by the Commonwealth with opioid distributors and opioid-makers for prevention, harm reduction, treatment, and recovery, may place said funds into a special revenue fund. The proceeds can then be expended, without further appropriation, at the direction of the chief executive officer only for the purpose identified in said settlement agreements.

Section 197 of the Act further allows a community to consolidate all monies previously received for this purpose into the special revenue fund, mentioned above, in the following ways.

1. If prior year settlement funds have not otherwise been reserved (i.e., dedicated to a stabilization fund) or become part of certified free cash, then those funds may be placed directly into the special revenue fund.
2. If already dedicated to a stabilization fund, said dedication can be revoked at any time by vote of the legislative body. Upon revocation, all statewide opioid settlement receipts previously received may be placed in the special revenue fund.
3. If a community has settlement funds in a stabilization fund but did not dedicate future settlement receipts, the money currently in stabilization can be placed directly into the special revenue fund.

In the case of #2 or #3 above, once funds are moved from the stabilization fund, by virtue of having no remaining balance the stabilization fund can be removed from the balance sheet.

4. Settlement funds that have become part of free cash may be appropriated into the special revenue fund by vote of the community's legislative body.

Once placed in the special revenue fund, monies can be spent without further appropriation for purpose identified in the settlement agreements. Any interest belongs to the general fund.

The transfers of funds, noted in #1-#4 above, represent a limited ability to consolidate previously received opioid settlement monies into the newly allowed special revenue fund. These transfers are permitted only for this express purpose and should not be considered a general change to how monies are otherwise accounted for under the General Laws.

If you have any further questions, please contact your BOA field representative.



City of Gardner - *Executive Department*
Mayor Michael J. Nicholson

RECEIVED

2024 MAR 21 PM 1:42

CITY CLERK'S OFFICE
GARDNER, MA

March 19, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: A measure to approve an easement from Christof Chartier to the City of Gardner for the purpose of snow storage on Rock Street.

Dear Madam President and Councilors,

The City has negotiated an easement with Christof Chartier, owner of the property located at 20 Rock Street, for the storage of snow from plowing operations over public ways.

The General Laws of the Commonwealth require all easements and conveyances issued either to or by the City be approved by a two-thirds majority vote of the City Council.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

AUTHORIZING THE CITY OF GARDNER TO APPROVE AN EASEMENT DEED

VOTED: To authorize the Mayor to enter into a snow storage easement from Christof Chartier, owner of the property located at 20 Rock Street, as further described in a proposed Easement Deed, for the consideration of less than \$100.00, and upon such terms as the Mayor shall consider proper in accordance with this Vote.

EASEMENT DEED

Christof Chartier, individually, (Grantor) of 282 South Road, Templeton, MA, 01468,

for good and sufficient consideration in the amount of less than one hundred dollars (\$100.00) hereby grant to

The City of Gardner, a Massachusetts municipal corporation, (Grantee) having an address of 95 Pleasant Street, Gardner, MA 01440,

with quitclaim covenants, the following rights and easements:

A permanent and non-exclusive easement over, through and upon that strip of land, shown as "Snow Storage Easement" area containing 621± square feet on a plan entitled "Plan of Land Surveyed for Christof Chartier (Owner Book 67798, Page 5), Gardner, MA" Szoc Surveyors, 66 Parker St., Suite #3, Gardner, MA, dated August 15, 2023, recorded in Plan Book _____ Page _____. The purpose and perpetual right of this easement is to store snow plowed from the public way.

The Grantee shall indemnify and hold harmless the Grantor for any and all incidents, claims, actions, damages, and liabilities arising from the Grantee's use of the easement area.

For Grantor's title see Deed dated June 23, 2022, recorded with the Worcester South District Registry of Deeds in Book 67798, Page 5.

ADDRESS: 20 Rock Street, Gardner, Worcester County, Massachusetts

WITNESS my hand and seal this ____ day of _____, 2024.

Christof Chartier

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

On this ____ day of _____, 2024 before me, the undersigned notary public, personally appeared Christof Chartier, proved to me through satisfactory identification, which was his _____ to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed, before me.

Notary Public
My Commission Expires:



City of Gardner - *Executive Department* RECEIVED
Mayor Michael J. Nicholson

2024 MAR 21 PM 1:41

CITY CLERK'S OFFICE
GARDNER, MA

March 12, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: Vote to rescind the acceptance of Civil Service for the Members of the Gardner Police Department, as adopted by the Town of Gardner on March 4, 1912

Dear Madam President and Councilors,

As presented by Representative Zlotnik during his presentation to the City Council on March 4th, 2024, the Administration hereby submits its request for the City Council to vote to rescind the provisions of Massachusetts General Laws, Chapter 18, Section 37 – as amended, that was originally adopted by the then Town of Gardner on March 4, 1912, thus removing all positions in the Gardner Police Department from the provisions of Civil Service.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

**CITY OF GARDNER
CITY COUNCIL**

WHEREAS, the City of Gardner, by and through its legislative body, accepted the provisions of the Commonwealth of Massachusetts Civil Service system as then codified as section 37 of chapter 19, of the Revised Laws of Massachusetts, currently being codified in M.G.L. c. 31; and

WHEREAS, the City of Gardner has relied on said Civil Service system for the employment of police officers since its adoption by the City of Gardner since 1912; and

WHEREAS, the Patrol Officers Union and the Superior Officers Union, both represented by Massachusetts Coalition of Police, AFL-CIO, Local 400, of the Gardner Police Department have jointly requested that all police officers employed by the City of Gardner Police Department be removed from the Commonwealth of Massachusetts Civil Service system as codified in M.G.L. c. 31; and

WHEREAS, the City of Gardner and said Unions have negotiated in good faith and agreed to remove the Gardner Police Department Patrol Officers and Superior Officers from the Commonwealth of Massachusetts Civil Service system as codified in M.G.L. c. 31; and

NOW THEREFORE, in furtherance of the foregoing, it being the desire of the City of Gardner together with the City of Gardner Police Department Patrol Officers and Superior Officers, the City Council of the City of Gardner **ORDAINS** as follows:

To rescind the acceptance of M.G.L. c. 31 by vote taken at the Annual Town Meeting on March 4, 1912, under Article #24, ordering that the Town of Gardner accept Section 37 of Chapter 19, of the Revised Laws of Massachusetts limiting the application of the Provisions of said Chapter and of the rules made thereunder to its police force. One Hundred and Forty-Nine voted in the affirmative and Twenty-Five in the negative.

Said rescission to be effective at midnight July 1, 2024.

It being further voted to authorize the Mayor to take any other action necessary or convenient to carry out this vote.

Annual Meeting

March 4, 1912.

relating to the passage of by-laws concerning the inspection of Buildings.

Article 24. To see if the Town will accept Section 37 of Chap. 19 of the Revised Laws of Massachusetts relative to the appointment of its Police Force under Civil Service rules.

Article 25. To see if the Town will accept Chapter 468 of the Acts of 1911 extending the provisions of the Civil Service Act to its Chief of Police.

Article 26. To see if the Town will adopt the by-laws relating to building inspections, plumbing and other matters reported by its By-Law Committee.

Article 27. To see what sum of money the Town will appropriate for any addition to its Fire Apparatus.

Article 28. To raise by borrowing or otherwise such sums of money as may be needed for any or all of the purposes mentioned in the foregoing articles.

And you are directed to serve this warrant by publishing the same in one or more of the local papers at least seven days before the time of holding said meeting.

Hereof fail not, and make due return of this warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting aforesaid.

Given under our hands, this Twenty-third day of February in the year one thousand nine hundred and twelve.

Charles H. Hartsborn } Selectmen
George Kendall } of
J. Walter Davis } Gardner

A true copy, Attest:

Albert L. Potter
Constable of Gardner

COPY

 COPY

Article 23. Voted, that the Town accept Section 1, of Chapter 104, of the Revised Laws of Massachusetts, relating to the passage of By-Laws regulating the inspection, materials, construction, alteration and use of buildings and other structures within its limit.

Article 24. Voted, that the Town accept Section 37 of Chapter 19, of the Revised Laws of Massachusetts, limiting the application of the Provision of said Chapter and of the rules made thereunder to its Police Force. One hundred and forty-nine voted in the affirmative and twenty-five in the negative.

Article 25. Voted, that the Town accept Chapter 468, of the Acts of 1911, extending the provisions of the Civil Service Act to its Chief of Police. One hundred and fifty-three voted in the affirmative and thirteen in the negative.

Article 26. Voted, that the Town accept and adopt the By-Laws relating to Building Inspection and Plumbing, as shown in the report of the Town By-Law Committee, and presented to this Meeting.

Article 27. Voted, that a Committee, consisting of the Board of Fire Engineers and five others to be appointed by the Board of Selectmen, to investigate the matter of purchasing additional Fire Apparatus, and make report thereon at an early meeting of the Town.

Article 28. Voted to pass over the article.

Voted to adjourn at 5.25 o'clock P. M.

A true record, Attest:

Ernest W. Clark
Town Clerk



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

March 28, 2024

Hon. Elizabeth J. Kazinskas, Council President
 And City Councilors
 Gardner City Hall, Rm 121
 95 Pleasant Street
 Gardner, MA 01440

RE: A Measure Confirming the Order of Taking for 94 Pleasant Street, as voted on by the City Council on August 1, 2022

Dear Madam President and Councilors,

At the August 1, 2022 meeting of the City Council, the Council voted unanimously to take the property located at 94 Pleasant Street by eminent domain.

This property had been in legal battles against the City since 1996 due to backed taxes owed prior to this action.

The Order of Taking approved by the City Council included the line “for the purpose of establishing public park and/or open space.” However, this is inconsistent with the intent of the taken, as confirmed by the comments made by Councilor Dernalowicz, as recorded in the minutes that are hereunto attached, that the purpose was to get the property back on the tax rolls and remove it as a nuisance property in the City. (See Item 10748)

As such, the Administration is requesting that the City Council vote to confirm the Order of Taking here attached so that the Administration may begin the process of evaluating the next steps for the property.

Respectfully submitted,

Michael J. Nicholson
 Mayor, City of Gardner

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 2024 MAR 29 PM 2:46
 CITY OF GARDNER
 MA

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

CITY OF GARDNER, MASSACHUSETTS

CONFIRMATORY ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to November 8, 1989 and M.G.L. c. 79, as amended and Chapter 121B; and

WHEREAS, the City of Gardner has established an Urban Renewal Plan (“URP”) identifying certain properties in the City of Gardner to be acquired for various economic development initiatives including “encourage private sector investment and utilize public funds judiciously and strategically as a catalyst for private investment”, “encourage and preserve residential and economic diversity and quality of life with safe, attractive housing serving a diversity of incomes and lifestyles” and increasing real estate tax income generating properties in the urban renewal area.

WHEREAS, 92-94 Pleasant Street is located in the urban renewal area (“URA”) and is identified for acquisition by the City of Gardner;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire property for such public purpose; and

WHEREAS, Michael Nicholson has approved the acquisition of land for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 11199-55210 to compensate the property owners for the property rights taken hereby;

WHEREAS the taking came before this Council on August 1, 2022 under item number #10748 and the Council unanimously approved the taking for purposes consistent with the URP;

WHEREAS, at that time the Proposed Order was before the City Council, said proposed order contained material different purpose than the purpose ultimately upon which the Council conducted its affirmative vote;

WHEREAS there was no Motion to Amend the Proposed Order to reflect the intention of the City Council but nonetheless the Proposed Order was executed and filed in the Registry of Deeds on August 12, 2022 at Book 68058 Page 204; and

WHEREAS it would serve the public interest to CONFIRM the Order of Taking to affirm and restate the purpose of the taking as approved by the Council.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself in fee simple by eminent domain, for the purposes of encourage private sector investment and utilize public funds judiciously and strategically as a catalyst for private investment, encourage and preserve residential and economic diversity and quality of life with safe, attractive housing serving a diversity of incomes and lifestyles, and increasing real estate tax income generating properties in the URA . The property taken comprises 5,438 square feet more or less of land or .0869 acres and is more particularly described on Exhibit A annexed hereto.

The taking is made in fee simple, and, except as provided herein, is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

<u>OWNER</u>	<u>PROPERTY ADDRESS</u>	<u>AWARD</u>
Ry-Co International, Ltd.	c/o Ara Eresian, Jr., Registered Agent 83 Whitney St. Northborough, MA 01532-1429	\$0
Eldorado Canyon Properties, LLC	c/o Melanie C. Eresian, Registered Agent 2 Westwood Rd. Shrewsbury, MA 01545-1827	\$0

3. The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

This Confirmatory Order of taking is filed in order to confirm the public purpose for which the property was taken as approved by the City of Gardner City Council by unanimous vote taken on August 1, 2022.

In City Council

August 1, 2022

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF 10 YEAS AND 0 NAYS.

Confirmation Vote as to Purpose

April _____, 2024

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF _____ YEAS AND _____ NAYS.

Titi Siriphan, City Clerk
City of Gardner

EXHIBIT A

A certain parcel of land, with the buildings and other improvements thereon, situated on the easterly side of Pleasant Street, in Gardner, Worcester County, Massachusetts, bounded and described as follows:

COMMENCING at the northwesterly corner thereof at the southwesterly corner of land now or formerly of Katherine Glasheen; thence

EASTERLY at an included angle of $98^{\circ} 34'$, by said Glasheen land, 67.6 feet to a corner; thence

SOUTHERLY at an included angle of $88^{\circ} 58'$, by land now or formerly of Amedeo Olivari, et als, 58.85 feet to a corner; thence

WESTERLY at an included angle of $82^{\circ} 28'$, by a line which is approximately 14 feet from the southerly side of the house located on these premises, 74.6 feet to the easterly line of Pleasant Street; thence

NORTHERLY at an included angle of 90° , by the easterly line of Pleasant Street, 48.2 feet to the place of beginning.

The above described premises are shown on a plan entitled "Compiled Plan of Land to be Conveyed to Robert W. Waxlax et ux, Gardner, Mass., Jan. 8, 1983, Michael S. Szoc, Surveyor," recorded in Worcester South District Registry of Deeds, Plan Book 376, Plan 112.

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 88871
Document Type	: ORD
Recorded Date	: August 12, 2022
Recorded Time	: 09:44:26 AM
Recorded Book and Page	: 68058 / 204
Number of Pages(including cover sheet)	: 5
Receipt Number	: 1463666
Recording Fee	: \$105.00

*Original
Order
of
Taking*

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

CITY OF GARDNER, MASSACHUSETTS

ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to November 8, 1989 and M.G.L. c. 79, as amended and Chapter 121B; and

WHEREAS, the City of Gardner has established an urban renewal plan identifying certain properties in the City of Gardner to be acquired for demolition and establishment of public park and/or open space; and

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire property for such public purpose; and

WHEREAS, Michael Nicholson has approved the acquisition of land for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 11199-55210 to compensate the property owners for the property rights taken hereby; and

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself in fee simple by eminent domain, for the purposes purpose of establishing public park and/or open space. The property taken comprises 5,438 square feet more or less of land or .0869 acres and is more particularly described on Exhibit A annexed hereto.

The taking is made in fee simple, and, except as provided herein, is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

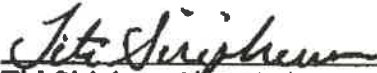
<u>OWNER</u>	<u>PROPERTY ADDRESS</u>	<u>AWARD</u>
Ry-Co International, Ltd.	c/o Ara Eresian, Jr., Registered Agent 83 Whitney St. Northborough, MA 01532-1429	\$0
Eldorado Canyon Properties, LLC	c/o Melanie C. Eresian, Registered Agent 2 Westwood Rd. Shrewsbury, MA 01545-1827	\$0

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In City Council

August 1, 2022

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF 10 YEAS AND 0 NAYS.



 Titi Siriphan, City Clerk
 City of Gardner

EXHIBIT A

A certain parcel of land, with the buildings and other improvements thereon, situated on the easterly side of Pleasant Street, in Gardner, Worcester County, Massachusetts, bounded and described as follows:

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WESTERLY at an included angle of $82^{\circ} 28'$, by a line which is approximately 14 feet from the southerly side of the house located on these premises, 74.6 feet to the easterly line of Pleasant Street; thence

NORHERLY at an included angle of 90° , by the easterly line of Pleasant Street, 48.2 feet to the place of beginning.

The above described premises are shown on a plan entitled "Compiled Plan of Land to be Conveyed to Robert W. Waxlax et ux, Gardner, Mass., Jan. 8, 1983, Michael S. Szoc, Surveyor," recorded in Worcester South District Registry of Deeds, Plan Book 376, Plan 112.

Vote

In City Council

August 1, 2022

Vote Passed

August 1, 2022

10 years, 0 days.

John D. ...

Clerk

Presented to Mayor for approval

August 2, 2022

Approved on August 1, 2022

Michael J. ...
Mayor



REGULAR MEETING OF AUGUST 1, 2022

Regular Meeting of the City Council was held in the Council Chambers, Room 219, City Hall, on Monday evening, August 1, 2022.

CALL TO ORDER

Council President Kazinskas called the meeting to order at 7:30 o'clock p.m.

CALL OF THE ROLL

City Clerk Titi Siriphan called the Roll of Members. Ten (10) Councillors were present including Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Elizabeth Kazinskas, Judy Mack, and George Tyros. Councillor James Walsh was absent.

OPENING PRAYER

President Kazinskas led the Council in reciting the Opening Prayer.

PLEDGE OF ALLEGIANCE

President Kazinskas led the Council in reciting the "Pledge of Allegiance".

OPEN MEETING RECORDING & PUBLIC RECORDS ANNOUNCEMENT

President Elizabeth Kazinskas announced to the assembly that the Open Meeting Recording and Public Records Announcement. Any person may make a video or audio recording of an open session of a meeting or may transmit the meeting through any medium subject to reasonable requirements of the chair as to the number placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recordings shall notify the Chair forthwith. All documents and exhibits used or referenced at the meeting must be submitted in duplicate to the chair as they become part of the meeting minutes pursuant to General Law Chapter 38 Section 20.

READING & ACCEPTANCE OF MINUTES

There were no meeting minutes present.

APPOINTMENTS

#10767

President Kazinskas announced that she would like to take item **#10767** out of order and consider it at this time.



REGULAR MEETING OF AUGUST 1, 2022

Interim Police Chief Philip Kearns spoke in favor of this appointment. This was something they have been looking forward to. The police department was fortunate to receive a grant to acquire Rocky. Rocky was admitted to the Boston Police Canine Academy where he did 14 weeks of training. On his first day of his job, he was able to track down and charge 4 people who broke into an apartment. He was named after former Deputy Police Chief Rock Barrieau. His family were also present for this appointment.

On a motion made by Councillor George Tyros and seconded by Councillor Judy Mack. It was voted viva voce, ten (10) yeas, President Kazinskas and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to confirm the following appointment:

A Measure Confirming the Mayor's Appointment of **Rocky** to the position of Police K-9, as Member of the Gardner Police K-9 Unit, for a permanent term.

PUBLIC HEARINGS**#10740**

President Kazinskas opened the Public Hearing on a petition of NATIONAL GRID and VERIZON NEW ENGLAND, INC. for permission to locate poles wire and fixtures, including the necessary sustaining and protecting fixtures along and across the following public way:

A Petition by National Grid and Verizon New England, Inc., Keyes Road – To relocate 1 Jointly Owned Pole on Keyes Road beginning at a point approximately 700 feet southeast of the centerline of the intersection of West Street. Relocate Pole #2 across the street to accommodate for bridge construction and upgrade to a 45 foot class 2.

The President called for persons wishing to testify in favor of the Petition.

Will Fontaine of National Grid spoke in favor of the Petition. He stated that there is a new bridge being built and they need clearances for the crane to install parts of the infrastructure there. Clearance is needed for the overhead wires, so they are moving them across the street.

The President again called for persons wishing to testify in favor of the Petition.

There being none, the President thrice called for persons wishing to testify in opposition.

There being none, President Kazinskas closed the Hearing at 7:46 PM.



REGULAR MEETING OF AUGUST 1, 2022

COMMUNICATIONS FROM THE MAYOR
ORDERS**#10742**

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor Ronald Cormier, it was voted on call of the roll, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to Adopt the following Order:

AN ORDER TRANSFERRING APPROPRIATIONS FROM MAINTENANCE CREW SALARY AND WAGES TO VEHICLE FUEL EXPENSES

ORDERED: That there be and is hereby appropriated the sum of Twenty-Nine Thousand Dollars and No Cents (\$29,000.00) from Maintenance Crew Salary and Wages to Vehicle Fuel Expenses.

#10743

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor Ronald Cormier, it was voted on call of the roll, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to Adopt the following Order:

AN ORDER TRANSFERRING APPROPRIATIONS FROM MAINTENANCE CREW SALARY AND WAGES TO ENERGY AND UTILITIES EXPENSES

ORDERED: That there be and is hereby appropriated the sum of Three Thousand Six Hundred Dollars and No Cents (\$3,600.00) from Maintenance Crew Salary and Wages to Energy and Utilities Expenses.

#10744

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor Ronald Cormier, it was voted on call of the roll, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to Adopt the following Order:



REGULAR MEETING OF AUGUST 1, 2022

AN ORDER TRANSFERRING APPROPRIATIONS FROM MAINTENANCE CREW
SALARY AND WAGES TO STREET LIGHTING EXPENSES

ORDERED: That there be and is hereby appropriated the sum of Seven Thousand Dollars and No Cents (\$7,000.00) from Maintenance Crew Salary and Wages to Street Lighting Expenses.

COMMUNICATIONS FROM THE MAYOR
COMMUNICATIONS

#10745

On a motion made by Councillor Ronald Cormier and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to authorize the acceptance of these donations:

ACCEPTANCE OF DONATIONS AND GIFTS
FIRE DEPARTMENT

VOTED: That the City of Gardner is authorized to accept certain donations and gifts for use by the Fire Department, said acceptance in accordance with the provisions of Chapter 44, Section 53A ½ of the General Laws.

#10746

On a motion made by Councillor Ronald Cormier and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to authorize the acceptance of these donations:

ACCEPTANCE OF DONATIONS AND GIFTS
SENIOR CENTER

VOTED: That the City of Gardner is authorized to accept certain donations and gifts for use by the Senior Center, said acceptance in accordance with the provisions of Chapter 44, Section 53A ½ of the General Laws.



REGULAR MEETING OF AUGUST 1, 2022

#10747

Councillor Dernalowicz informed the Council that on the June 6th meeting, the Council declared this parcel as surplus. Upon further review, the City Assessor determined that the lot is not buildable, therefore the price of the property was reduced.

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor Ronald Cormier, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to Grant the following Order:

DECLARING SURPLUS FOR PURPOSE OF DISPOSAL OF
LAND AND BUILDINGS AT CONANT STREET

VOTED: To declare surplus for the purpose of disposal, in accordance with prevailing General Laws, all land and buildings at Conant Street, further identified on the City of Gardner Assessor's Map as R17-2-14, to establish as a minimum amount of \$15,000 to be paid for any conveyance of said property, and to authorize the Mayor to convey said land, or part thereof, for such amount or larger amount, and upon such other terms as the Mayor shall consider proper in accordance with this Vote.

#10748

Councillor Dernalowicz informed the Council that this property has not paid real estate taxes since 1991. The property has been in land court since 1996. It is the longest land court in the history of Massachusetts. The City will be taking over the property by eminent domain to due to the significant amount of back taxes owed. The goal is to improve the area and get it back on the tax rolls. The Finance Committee were in favor of passing the order at the reduced price.

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor Ronald Cormier, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to Grant the following Order:

CITY OF GARDNER



IN CITY COUNCIL

REGULAR MEETING OF AUGUST 1, 2022

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

CITY OF GARDNER, MASSACHUSETTS

ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to November 8, 1989 and M.G.L. c. 79, as amended and Chapter 121B; and

WHEREAS, the City of Gardner has established an urban renewal plan identifying certain properties in the City of Gardner to be acquired for demolition and establishment of public park and/or open space; and

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire property for such public purpose; and

WHEREAS, Michael Nicholson has approved the acquisition of land for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 11199-55210 to compensate the property owners for the property rights taken hereby; and

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself in fee simple by eminent domain, for the purposes purpose of establishing public park and/or open space. The property taken comprises 5,438 square feet more or less of land or .0869 acres and is more particularly described on Exhibit A annexed hereto.

The taking is made in fee simple, and, except as provided herein, is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:



REGULAR MEETING OF AUGUST 1, 2022

<u>OWNER</u>	<u>PROPERTY ADDRESS</u>	<u>AWARD</u>
Ry-Co International, Ltd.	c/o Ara Eresian, Jr., Registered Agent 83 Whitney St. Northborough, MA 01532-1429	\$0
Eldorado Canyon Properties, LLC	c/o Melanie C. Eresian, Registered Agent 2 Westwood Rd. Shrewsbury, MA 01545-1827	\$0

3. The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

August ____, 2022

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF ____ YEAS AND ____ NAYS.

Titi Siriphan, City Clerk
City of Gardner

#10749

On a motion made by Councillor Ronald Cormier and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to place on file *A Notification from the Mayor Regarding "The VOTES Act" Chapter 92 of the Acts of 2022 Impact on Gardner.*

#10750

On a motion made by Councillor Ronald Cormier and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to place on file *A Notification from the Mayor Regarding Fleet Status Update of the Gardner Fire Department.*



 REGULAR MEETING OF AUGUST 1, 2022

#10751

On a motion made by Councillor Ronald Cormier and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to place on file *A Notification from the Mayor Regarding Receipt of Medicaid Reimbursement Payment.*

#10752

On a motion made by Councillor Ronald Cormier and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to place on file *A Notification from the Mayor Regarding the Transfer Station Revenue Trends.*

#10753

On a motion made by Councillor Ronald Cormier and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to place on file *A Notification from the Mayor Regarding FY2021 Free Cash Review.*

#10754

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor Dana Heath, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to authorize the acceptance of these donations:

ACCEPTANCE OF DONATIONS AND GIFTS
GARDNER CENTENNIAL CELEBRATION DONATIONS

VOTED: That the City of Gardner is authorized to accept certain donations and gifts for use by the City of Gardner, said acceptance in accordance with the provisions of Chapter 44, Section 53A ½ of the General Laws.

#10755

On a motion made by Councillor Craig Cormier and seconded by Councillor Nathan Boudreau, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and



 REGULAR MEETING OF AUGUST 1, 2022

Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to place on file *A Notification from the Mayor Regarding Air Quality Improvement at the Gardner Fire Department Headquarters.*

#10756

On a motion made by Councillor Craig Cormier and seconded by Councillor Nathan Boudreau, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to place on file *A Notification from the Mayor Regarding Station 1 Repair and Remediation Work.*

#10757

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor Ronald Cormier, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to place on file *A Ruling from the Attorney General relative to an Open Meeting Law Complaint.*

#10760

On a motion made by Councillor Ronald Cormier and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros, to Grant the Order for *A Measure Confirming the Police Officer Assignments to Polling Locations.*

COMMONWEALTH OF MASSACHUSETTS

WORCESTER COUNTY
GARDNER

CITY OF

I assign the following Police Officers as election poll detail, as designated, and I hereby certify that in my opinion they are persons specially fitted by education, training and experience to perform the duties of said office and that I make the appointments solely in the interest of the City.

I approve a sufficient number of police officers, as listed, at the polling location to preserve order and to protect the election officers and supervisors from any interference with their duties and to aid in enforcing the laws relating to elections, as required by Section 72 of MGL Chapter 54 which was changed in section 13 of Chapter 92



REGULAR MEETING OF AUGUST 1, 2022

of the Acts of 2022. Further, move to designate the Police Chief the authority to assign specific police officers according to scheduling and availability.

Michael J. Nicholson, Mayor

Confirmed by City Council

Titi Siriphan, City Clerk

Early voting @ City Hall-8/27/22

SPAIN-----City Hall Auditorium/0900-1700

Primary Polling Assignments-9/6/22

- LAWRENCE-----WITH CITY CLERK/0430
NEUFELL-----WARD 1/ELK'S/0700-1500
SIAW-----WARD 1/ELK'S/1500-2000
GUERREIRO-----WARD 2/LIBRARY/0700-1500
DORVAL-----WARD 2/LIBRARY/1500-2000
LAWRENCE-----WARD 3/CITY HALL AUDITORIUM/0700-2000
SGT. ST. PIERRE-----WARD 4/POLICE DEPARTMENT/0700-1500
SPAIN-----WARD 4/POLICE DEPARTMENT/1500-2000
DET. STARZYNSKI-----WARD5/PACC/0700-2000

COMMUNICATIONS FROM THE MAYOR
APPOINTMENTS

#10758

On a motion made by Councillor George Tyros and seconded by Councillor James Walsh, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, George Tyros, and James Walsh to refer the following appointment to the Appointments Committee for further study and report:

A Measure Confirming the Mayor's Appointment of Lorin Walter to the position of permanent Police Sergeant.



REGULAR MEETING OF AUGUST 1, 2022

#10758

On a motion made by Councillor George Tyros and seconded by Councillor Judy Mack, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to Confirm the Mayor's Appointments of Election Officers for 2022-2023:

COMMONWEALTH OF MASSACHUSETTS

WORCESTER COUNTY
GARDNER

CITY OF

I appoint the following as temporary Election Officers and I hereby certify that in my opinion they are persons specially fitted by education, training and experience to perform the duties of said office and that I make the appointments solely in the interest of the City.

Michael J. Nicholson, Mayor

for terms expiring August 31, 2023

Titi Siriphan, City Clerk

1A	Warden	Permanent	Norman	H.	Beaugard	147 Oak Street	Gardner
1A	Clerk	Permanent	Roland	D.	Mailloux, Jr.	20 Teaberry Lane	Gardner
1A	Inspector	Permanent	Doris		Buefort	238R West Street	Gardner
1A	Inspector	Permanent	Jacqueline	M.	Kraskouskas	222 Bickford Hill Road	Gardner
1A	Inspector	Permanent	Erana	E.	Landry	298 Park Street	Gardner
1A	Inspector	Permanent	Diane	M.	Meany	58 Jean Street	Gardner
1A	Inspector	Permanent	Ann	K.	Twohig	315 Union Street	Gardner

CITY OF GARDNER



IN CITY COUNCIL

REGULAR MEETING OF AUGUST 1, 2022

1B	Warden	Permanent	Lynn	M.	Roux	203 Betty Spring Road	Gardner	
1B	Clerk	Permanent	Joanne	B.	Rogers	82 Narrows Road	Vestminste	
1B	Inspector	Permanent	Gloria		Bourgeois	47 Racette Avenue	Gardner	
1B	Inspector	Permanent	Bridget	A.	Koetsch	32 Talcott Avenue	Gardner	
1B	Inspector	Permanent	Walter		Scott	103 Bayberry Drive	Gardner	
1B	Inspector	Permanent	Valerie	D.	Spar	20 Plymouth Street	Gardner	
1B	Inspector	Permanent	Marjorie	J.	Whittemore	47 Lake Street, A606	Gardner	
2A	Warden	Permanent	Clifton	J.	Melatti	37 Rosewood Drive	Gardner	MA
2A	Clerk	Permanent	David	L.	Hendren	55 Bickford Hill Road	Gardner	MA
2A	Inspector	Permanent	Alice	P.	Anderson	34 Chapman Park	Gardner	MA
2A	Inspector	Permanent	Carol	A.	Cormier	47 Lake Street, A207	Gardner	MA
2A	Inspector	Permanent	Robert	J.	Cormier	47 Lake Street, A207	Gardner	MA
2A	Inspector	Permanent	Cathy	T.	Leger	134 Greenwood Place	Gardner	MA
2A	Inspector	Permanent	Annette	M.	Melanson	178 Waterford Street	Gardner	MA
2B	Warden	Permanent	Kevin	M.	Ares	60 Ridgewood Lane, Apt.18	Gardner	MA
2B	Clerk	Permanent	Nancy	M.	Girouard	110 Marquette Street	Gardner	MA
2B	Inspector	Permanent	Val	J.	Cormier	166 Acadia Road	Gardner	MA
2B	Inspector	Permanent	Marcia	J.	White	92 Ryan Street	Gardner	MA
2B	Inspector	Permanent	Elaine	M.	Leger	47 Lake Street, A201	Gardner	MA
2B	Inspector	Permanent	G. Ronald		Leger	47 Lake Street, A201	Gardner	MA
2B	Inspector	Permanent	Theresa	H.	Hillman	155 Champagne Road	Gardner	MA
3A	Warden	Permanent	Robert	J.	Swartz	53 Racette Avenue	Gardner	MA
3A	Clerk	Permanent	Howard	A.	Leadbetter	100 Ross Street	Fitchburg	MA
3A	Inspector	Permanent	Rachel	I.	Blais	25 Way Street	Gardner	MA
3A	Inspector	Permanent	Anita	M.	Boudreau	8 Jackson Park	Gardner	MA
3A	Inspector	Permanent	Marcel		Martin	17 Bayberry Drive	Gardner	MA
3A	Inspector	Permanent	Robert	L.	Owens	217 Riverside Road	Gardner	MA
3A	Inspector	Temporary	Mark		St. Laurent	153 Colony Road	Fitchburg	MA
3B	Warden	Permanent	Thomas	H.	Patterson	132 Pinewood Drive	Gardner	MA
3B	Clerk	Permanent	Paulette	A.	Burns	185 Benwood Drive	Athol	MA
3B	Inspector	Permanent	Gayle	M.	Jaillet	35 Wickman Drive	Gardner	MA
3B	Inspector	Permanent	Odette	R.	Racette	44 Jean Street	Gardner	MA
3B	Inspector	Permanent	Dorothy	M.	Ronn	145 Prospect Street	Gardner	MA
3B	Inspector	Permanent	Monica	J.	Williams	19 City Hall Ave	Gardner	MA
3B	Inspector	Permanent	Loyall	C.	Allen	169 Sunrise Lane	Gardner	MA



REGULAR MEETING OF AUGUST 1, 2022

4A	Warden	Permanent	Ronald	J. Roy	51 Pinewood Drive	Gardner	MA
4A	Clerk	Permanent	Kathleen	O'Brien	190 Leamy Street	Gardner	MA
4A	Inspector	Permanent	Judith	A. King	32 Jay Street	Gardner	MA
4A	Inspector	Permanent	Gloria	M. Landry	458 Pearl Street	Gardner	MA
4A	Inspector	Permanent	Danielle	L. Rice	409 Pleasant Street	Gardner	MA
4A	Inspector	Permanent	Ann	E. Johnson	176 Main Street	Vestminster	MA
4A	Inspector	Permanent	Joanne	Augustino	15 Chatham Street	Gardner	MA
4B	Warden	Permanent	Dianne	M. LeBlanc	209 Elm Street	Gardner	MA
4B	Clerk	Permanent	Jaime	Lubelczyk	63 South Main Street, #2F	Gardner	MA
4B	Inspector	Permanent	Doris	L. Forte	47 Lake Street, A602	Gardner	MA
4B	Inspector	Permanent	Susan	Greninger	194 Central Street, #315	Gardner	MA
4B	Inspector	Permanent	Jill	M. Cormier	35 Water Street	Gardner	MA
4B	Inspector	Permanent	Donald	A. LeBlanc	209 Elm Street	Gardner	MA
4B	Inspector	Permanent	Nancy	E. Parker	47 Wachusett Road	Gardner	MA
5A	Warden	Permanent	Paul	A. Spano	33 Adams Street	Gardner	MA
5A	Clerk	Permanent	Mary	L. Glotch	47 Montvale Road	Gardner	MA
5A	Inspector	Permanent	Judith	T. Collette	47 Kendall Street	Gardner	MA
5A	Inspector	Permanent	Gloria	M. O'Malley	80 Kendall Pond Road West	Gardner	MA
5A	Inspector	Permanent	Constance	I. Pelletier	81 Airport Road	Gardner	MA
5A	Inspector	Permanent	Roberta	J. Lesperance	35 Wachusett Road	Gardner	MA
5A	Inspector	Permanent	Marcia	A. Stone	185 Bridge Street	Gardner	MA
5B	Warden	Permanent	Leonette	M. Roy	49 Temple Street	Gardner	MA
5B	Clerk	Permanent	Barbara	A. Yablonski	195 Sherman Street	Gardner	MA
5B	Inspector	Permanent	Trine	Aschim	141 Parker Hill Road	Gardner	MA
5B	Inspector	Permanent	William	Edwards	4 Sunrise Lane	Gardner	MA
5B	Inspector	Temporary	Susan	H. Lariviere	95 Bayberry Drive	Gardner	MA
5B	Inspector	Permanent	Mary	Ann Suchocki	154 Sand Street	Gardner	MA
5B	Inspector	Permanent	Edward	S. Yablonski	195 Sherman Street	Gardner	MA

#10761

On a motion made by Councillor George Tyros and seconded by Councillor Judy Mack, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to refer *A Measure Confirming the Mayor's Appointment of Nancy Binder to the position of Bandstand Committee Member, for term expiring July 25, 2025*, to the Appointments Committee for further study and report.



 REGULAR MEETING OF AUGUST 1, 2022

#10762

On a motion made by Councillor George Tyros and seconded by Councillor Judy Mack, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to refer *A Measure Confirming the Mayor's Appointment of Edward Vipond to the position of Bandstand Committee Member, for term expiring July 25, 2025*, to the Appointments Committee for further study and report.

#10763

On a motion made by Councillor George Tyros and seconded by Councillor Judy Mack, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to refer *A Measure Confirming the Mayor's Appointment of Donna Russo to the position of Bandstand Committee Member, for term expiring July 25, 2025*, to the Appointments Committee for further study and report.

#10764

On a motion made by Councillor George Tyros and seconded by Councillor Judy Mack, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to refer *A Measure Confirming the Mayor's Appointment of Anne Hurst to the position of Disability Commission Member, for term expiring July 25, 2025*, to the Appointments Committee for further study and report.

PETITIONS, APPLICATIONS, COMMUNICATIONS, ETC.

#10759

On a motion made by Councillor Ronald Cormier and seconded by Councillor George Tyros, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to Adopt *A Measure Relative to the September 6, 2022, State Primary*.

Commonwealth of Massachusetts

**CITY OF GARDNER
STATE PRIMARY ORDER
SEPTEMBER 6, 2022**



REGULAR MEETING OF AUGUST 1, 2022

VOTED: That meetings of the citizens of this City qualified to vote in the State Primaries shall be held on TUESDAY, THE SIXTH DAY OF SEPTEMBER, 2022, FROM 7:00 A.M. TO 8:00 P.M. for the purpose of casting their votes in the State Primaries for the candidates of political parties for the following offices:

- GOVERNOR.....FOR THIS COMMONWEALTH
- LIEUTENANT GOVERNOR.....FOR THIS COMMONWEALTH
- ATTORNEY GENERAL.....FOR THIS COMMONWEALTH
- SECRETARY OF STATEFOR THIS COMMONWEALTH
- TREASURER AND RECEIVER GENERAL.....FOR THIS COMMONWEALTH
- AUDITOR.....FOR THIS COMMONWEALTH
- REPRESENTATIVE IN CONGRESS.....THIRD DISTRICT
- COUNCILLOR.....SEVENTH DISTRICT
- SENATOR IN GENERAL COURT.....WORCESTER & MIDDLESEX DISTRICT
- REPRESENTATIVE IN GENERAL COURT.....SECOND WORCESTER DISTRICT
- DISTRICT ATTORNEY.....MIDDLE DISTRICT
- SHERIFF.....WORCESTER COUNTY

It is further ordered that the following polling places are designated by the City Council:

- WARD 1, PRECINCT A – Elk’s Home, 31 Park Street
- WARD 1, PRECINCT B – Elk’s Home, 31 Park Street
- WARD 2, PRECINCT A – Levi Heywood Memorial Library, 55 West Lynde Street
- WARD 2, PRECINCT B – Levi Heywood Memorial Library, 55 West Lynde Street
- WARD 3, PRECINCT A – City Hall, Perry Auditorium, 95 Pleasant Street
- WARD 3, PRECINCT B – City Hall, Perry Auditorium, 95 Pleasant Street
- WARD 4, PRECINCT A – Police Headquarters, 200 Main Street
- WARD 4, PRECINCT B – Police Headquarters, 200 Main Street
- WARD 5, PRECINCT A – Polish American Club, 171 Kendall Pond Road W
- WARD 5, PRECINCT B – Polish American Club, 171 Kendall Pond Road W

BY ORDER OF THE CITY COUNCIL

Titi Siriphan

TITI SIRIPHAN
City Clerk

#10765

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor George Tyros, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander



REGULAR MEETING OF AUGUST 1, 2022

Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to Accept and Place on File *An Open Meeting Law Complaint filed by Gregory Deehan.*

#10766

On a motion made by Councillor Craig Cormier and seconded by Councillor James Boone, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to Accept and Place on File *An Open Meeting Law Complaint filed by Gregory Deehan.*

REPORTS OF STANDING COMMITTEES
APPOINTMENT COMMITTEE

#10735

Councillor George Tyros informed the Council that Officer Walter was not able to attend the previous Appointment Committee. The Committee was granted More Time on *A Measure Confirming the Mayor's Appointment of Lorin Walter to the position of permanent Police Sergeant.*

#10736

On a motion made by Councillor George Tyros and seconded by Councillor Judy Mack, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to Confirm the Mayor's appointment of:

A Measure Confirming the Mayor's Appointment of **Paulette Burns** to the position of Board of Assessors Member, for term expiring July 1, 2025

REPORTS OF STANDING COMMITTEES
FINANCE COMMITTEE

#10737

On a motion made by Councillor Aleksander Dernalowicz and seconded by Councillor Ronald Cormier, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to send the following Ordinance to First Printing:

**REGULAR MEETING OF AUGUST 1, 2022**

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GARDNER, SECTION 44 OF CHAPTER 171, ENTITLED "COMPENSATION IN LIEU OF PAID HOLIDAYS"

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDNER THAT:

SECTION 1: Section 44 of Chapter 171 of the Code of the City of Gardner, entitled "Compensation in Lieu of Paid Holidays," be amended by deleting subsection A.

SECTION 2: Section 44(B) of Chapter 171 of the Code of the City of Gardner, entitled "Compensation in Lieu of Paid Holidays: Police Department," be amended by deleting the word "Captain" from the provisions of this section.

SECTION 3: Section 44(B) of Chapter 171 of the Code of the City of Gardner, entitled "Compensation in Lieu of Paid Holidays: Fire Department," be amended by deleting the word "Lieutenant" from the provisions of this section.

SECTION 4: Section 44(B) of Chapter 171 of the Code of the City of Gardner, entitled "Compensation in Lieu of Paid Holidays: Fire Department," be amended by deleting the words "and all regular firefighters" from the provisions of this section.

SECTION 5: This ordinance shall take effect upon passage and publication as required by law.

#10741

Councillor Ronald Cormier nominated Jennifer A. Dymek for the position of City Treasurer effective August 19, 2022.

Councillor Aleksander Dernalowicz seconded the nomination.

There being no further nominations, President Kazinskas entertained a motion to close the nominations.

On a motion made by Councillor Nathan Boudreau and seconded by Councillor Aleksander Dernalowicz, it was voted viva voce to close the nomination.

On call of the roll:

Councillor James Boone voting for JENNIFER A. DYMEK



REGULAR MEETING OF AUGUST 1, 2022

Councillor Nathan Boudreau voting for JENNIFER A. DYMEK
 Councillor Craig Cormier voting for JENNIFER A. DYMEK
 Councillor Ronald Cormier voting for JENNIFER A. DYMEK
 Councillor Aleksander Dernalowicz voting for JENNIFER A. DYMEK
 Councillor Karen Hardern voting for JENNIFER A. DYMEK
 Councillor Dana Heath voting for JENNIFER A. DYMEK
 Councillor Judy Mack voting for JENNIFER A. DYMEK
 Councillor George Tyros voting for JENNIFER A. DYMEK
 President Elizabeth Kazinskas voting for JENNIFER A. DYMEK

Having received ten (10) votes for, Jennifer A. Dymek was declared and elected City Treasurer effective August 19, 2022, for term expiring August 19, 2025.

#10768

On a motion made by Councillor Ronald Cormier and seconded by Councillor Nathan Boudreau, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors Nathan Boudreau, James Boone, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to Remove from the Calendar *An Ordinance to Amend the Code of the City of Gardner, Chapter 171, Section 68, Entitled "Compensation Schedule, Attachment A: Mayor, Attachment B: City Council, and Attachment D: School Committee."* (Submitted by Councillor Judy Mack) and present it in January 2023.

REPORTS OF STANDING COMMITTEES
PUBLIC SERVICE COMMITTEE

#10740

Councillor George Tyros requested More Time on *A Petition by National Grid and Verizon New England, Inc., Keyes Road – To install beginning at a point approximately 700 feet southeast of the centerline of the intersection of West Street. Relocate Pole #2 across the street to accommodate for bridge construction and upgrade to a 45 foot class 2.* The Committee had more questions regarding the Petition. There being no objections, More time was Granted.

NEW BUSINESS

Councillor Aleksander Dernalowicz would like if National Grid to attend their Public Service Committee Meetings.

CITY OF GARDNER



IN CITY COUNCIL

REGULAR MEETING OF AUGUST 1, 2022

Councillor Nathan Boudreau would like to thank the City Clerk's office and staff for all the work they do for the election and early voting.

President Elizabeth Kazinskas would like to mention that the next City Council meeting will be held on a Wednesday instead of Tuesday because of the State Primary Election. She would also like to congratulate Councillor James Walsh and his wife on their 40th anniversary. Lastly, she would like to inform the public that tomorrow is National Night Out and it will be held at the Gardner High School

CLOSING PRAYER

President Elizabeth Kazinskas led the Council in the Closing Prayer.

ADJOURNMENT

On a motion by Councillor Nathan Boudreau and seconded by Councillor Judy Mack, it was voted viva voce, ten (10) yeas, President Elizabeth Kazinskas and Councillors James Boone, Nathan Boudreau, Craig Cormier, Ronald Cormier, Aleksander Dernalowicz, Karen Hardern, Dana Heath, Judy Mack, and George Tyros to adjourn at 8:30 p.m.

Accepted by the City Council: December 19, 2022

From: [Mayor](#)
To: [Elizabeth Kazinskas](#)
Cc: [Titi Siriphan](#); [Byron Woodman](#)
Subject: FW: [EXTERNAL] Re: [EXTERNAL] Re: Gardner Solar
Date: Monday, April 8, 2024 4:48:19 PM
Attachments: [image.png](#)
[image.png](#)
[24.03.27 Gardner Solar Presentation.pdf](#)

Good Afternoon Madam President and Finance Committee Members,

The attached and below presentations have been put together by the City's Solar consultant, Byron Woodman, with regard to the items that are before the Committee for review and recommendation to the City Council at this Wednesday morning's meeting.

While the majority of this information is included in your packets, I wanted to be sure to include all of it for your review and consideration before this meeting.

See you Wednesday at 8am.

Best,

Mike Nicholson

From: Byron Woodman <bwoodman@solect.com>
Sent: Wednesday, March 27, 2024 8:04 AM
To: Mayor <Mayor@gardner-ma.gov>
Subject: Re: [EXTERNAL] Re: Gardner Solar

Hi Mike,

Good morning. Please note the approximate square footage for each of the roofs, below. I have included the overall area of the roof and the specific measurements for the solar footprint as well.

City of Gardner Solar Sites				
Location	Address	kW (DC)	Roof Area - SqFt.	Solar Area - SqFt.
Gardner New Community Center	62 Waterford Street	373.9	60,500	43,315
DPW Main Building (50 Manca South)	416 West Broadway / 50 Manca Dr.	73.9	5,600	5,600
DPW Cold Storage Building (50 Manca North)	416 West Broadway / 50 Manca Dr.	84.5	14,000	7,000
Gardner DPW Facilities	416 West Broadway	270.2	23,400	23,400
Gardner City Hall - Roof	95 Pleasant Street	100.8	15,000	11,100
Gardner City Hall - Canopy	95 Pleasant Street	249.6	32,000	18,000
Gardner Fire Station	70 City Hall Ave.	50	10,500	6,500
Gardner Elementary School	278 Pearl Street	313	61,000	40,000

In terms of the roof protection, Solect is required to maintain the roof warranty throughout the term. Please note the specific language from the lease below.

(k) Provider covenants and agrees to keep the Project in good order, repair and condition throughout the Term, and to promptly and adequately repair all damage to the Premises and the Property caused by Provider or the Project. During the Term, any and all installation and construction work performed on the Property by Provider shall be conducted in a manner to comply with any requirements of any roof warranty delivered to Provider by Host (provided, however, in the event of a roof warranty that is not existing as of the Effective Date, Provider shall comply with such requirements to the extent that they do not interfere with Provider's use of the Project).

Regarding the roof upgrades, Solect has previously provided upgrades to roofs to enable solar to proceed. The price over the roof would be included in the project capital cost. Once the work is complete, the system will be installed, and the additional cost will be included in the PPA rate. This option will be evaluated on a case-by-case basis. We would also need to coordinate with the City regarding the timeline for the payment to the City and installation etc.

I am also updating the slides this morning for inclusion in the packet. If you have any questions, I can be contacted by cell: 339-203-5530.

Best,
 Byron

11244; 11245;11246; 11247; 11248; 11249; 11250

City of Gardner Solar Energy Presentation

March 28, 2023



Agenda

- The PowerOptions and Solect Solar & Storage Program
- The Massachusetts SMART incentive program
- City of Gardner Solar Locations for Review
- Overview of Due Diligence & Engineering
- Next Steps
- Questions and next steps

PowerOptions

11244; 11245;11246; 11247; 11248; 11249; 11250

- PowerOptions is a nonprofit energy buying consortium that delivers cost savings and predictability to nonprofits and the public sector in Massachusetts, Connecticut and Rhode Island.
- PowerOptions performs competitive RFPs on behalf of its members, to provide energy solutions. Solect has been awarded the solar and storage program. Public entities can leverage the PowerOptions RFP in lieu of conducting individual solicitations, and comply with state regulations (M.G.L. Ch. 164 S. 137).
- Solect develops, finances, installs and manages solar and storage PPAs for municipalities, schools, state agencies and nonprofits using pre-negotiated contract templates. Pricing reflects the purchasing power of the consortium.
- PowerOptions serves as the member advocate and advisor to support members decisions on contracting with providers under its programs.
- Poweroptions.org



- Founded in 2009, Headquarters in Hopkinton, MA
- Develop, Finance, Design, Build, Operate, Service Solar and Energy Storage in MA, RI, CT
- 95+ MA employees
- 700+ commercial projects, 130+MW to date
- Solect Services manages 700+ projects in MA, RI, CT
- 100+ PPAs completed with Public and Not for Profit clients under the PowerOptions RFP Award and Standard Contracts
- DCAMM Certified
- Solect.com

The PowerOptions Solect Solar Program

11244; 11245; 11246; 11247; 11248; 11249; 11250

- No upfront cost & no maintenance responsibilities
- Solect to install, finance, operate, maintain system
- 20-Year Power Purchase Agreements (PPAs)
- Fixed per-kWh price for 20 years
 - Monetizes federal and state incentives
 - Savings plus hedge against volatile electricity market
- PPA Pricing pre-negotiated with strength of PowerOptions consortium
- Contract templates (PPA, Lease) negotiated under the RFP
- PowerOptions as advisor, advocate, facilitator



Gardner Solar – Installation & PPA Process

11244; 11245; 11246; 11247; 11248; 11249; 11250

- Solect will develop, install and service the projects
- Solect will perform all of the solar work, including electric and structural engineering, utility applications and interconnections, construction drawings, permitting, provide all materials, installations, system Q/A and commissioning, inspections, and turn the system on.
- Operations period will commence - 20 years for roofs, 25 for canopies
- Solect Services will provide a safety walk through and provide a convenient project reference guide for the City of Salem. Solect will monitor and service all systems from the Hopkinton operations center.



Gardner Solar Overview

11244; 11245; 11246; 11247; 11248; 11249; 11250

Power Purchase Agreement Options – Preliminary Pricing						
Location	System Size	PPA Rate Block 10	PPA Rate Block 11	Total Savings Block 10	Total Savings Block 11	Notes / Actions Required
New Community Center	373.9	.14	.144	\$646,000	\$613,000	- Needs New Roof & Structural
City Hall - Roof	100.8	.18	.187	\$208,375	\$193,000	- Confirm specs re: existing system
City Hall - Canopy	249.6	.22	.225	\$265,000	\$231,000	- Confirm Incentives & Feasibility
Gardner Elementary School	372	.122	.126	\$836,000	\$803,000	- School Committee for Approval
DPW – 50 Manca	159.8	.145	.18	\$262,000	\$244,000	- Confirm RPT - Incentives & Feasibility
Fire Station	61.4	.172	.177	\$46,000	\$39,000	- Confirm Incentives & Feasibility

Capital Purchase Option					
Location	System Size	Total Price	Federal Credit	Total Savings - Block 11	Notes / Actions Required
New Community Center	373.9	\$856,000	\$256,800	\$1,569,000	- Needs New Roof & Structural - 30% Credit Pending Regulatory approval & project qualification - Assumes Zero interest – Cash on Cash

Note: Final locations and prices are subject to final feasibility studies and engineering. Additional sites may also be considered.



City of Gardner - Solar Rooftop Locations

11244; 11245; 11246; 11247; 11248; 11249; 11250

Gardner New Community Center – 373.9kW



Note: Assumes new roof

City Hall – 100.8kW



City of Gardner - Solar Rooftop Locations

11244; 11245; 11246; 11247; 11248; 11249; 11250

Gardner DPW (North) – 91.2kW



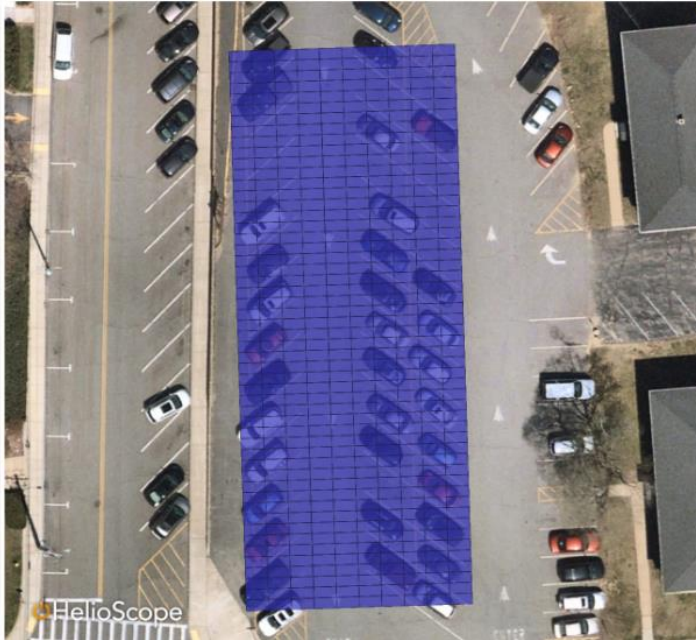
Gardner DPW (South) – 68.6kW



City of Gardner - Solar Rooftop Locations

11244; 11245; 11246; 11247; 11248; 11249; 11250

City Hall Canopy – 249.6kW



416 W. Broadway – 270.2kW



City of Gardner - Solar Rooftop Locations

11244; 11245; 11246; 11247; 11248; 11249; 11250

Gardner Elementary School



Gardner Elementary School – 372kW



City of Gardner – Phase 2 - Locations

11244; 11245; 11246; 11247; 11248; 11249; 11250

Gardner Middle School



Crystal Lake Water Treatment Facility



City of Gardner - Solar Rooftop Locations

11244; 11245; 11246; 11247; 11248; 11249; 11250

DPW – 416 Broadway St.



WWTP - Templeton



New Community Center - PPA Annual Savings

PV System Capacity (kW DC)	373.92
Year 1 PV Output (kWh)	438,000
Percent of Usage	213%
Avoided kWh Electric Cost	\$0.18602
Solar PPA kWh Rate	\$0.1400
PPA Rate Escalator	0.0%
Term (Yrs)	20
SMART Incentive Amt (\$/kWh)	\$0.04633
Year 1 Forecast Savings	\$11,700
Term Savings	\$599,000
Term Savings + PILOT	\$646,000
Annual Avoided CO ₂ (lbs)	421,000
Term CO ₂ Avoided (tons)	4,000

Assumptions

- Open shop labor (3rd party owned)
- Rates assume PILOT of \$1869.60 per kW-DC
- Rates do not include utility network upgrade or study costs
- Bonding not included as system is 3rd party owned
- Assumes SMART Block 10
- Utility electric rates escalate at 2.5%

Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Excess Generation	Savings from Excess Gen	On-Bill Savings from Solar	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings	PILOT	Savings + PILOT
1	438,272	\$0.1860	232,952	\$34,882	\$38,194	\$73,076	\$0.1400	\$61,358	\$11,718	\$1,870	\$13,588
2	435,861	\$0.1907	231,670	\$35,558	\$38,934	\$74,491	\$0.1400	\$61,021	\$13,471	\$1,912	\$15,382
3	433,464	\$0.1954	230,396	\$36,246	\$39,688	\$75,934	\$0.1400	\$60,685	\$15,249	\$1,955	\$17,203
4	431,080	\$0.2003	229,129	\$36,948	\$40,456	\$77,404	\$0.1400	\$60,351	\$17,053	\$1,999	\$19,051
5	428,709	\$0.2053	227,869	\$37,663	\$41,239	\$78,903	\$0.1400	\$60,019	\$18,883	\$2,044	\$20,927
6	426,351	\$0.2105	226,616	\$38,393	\$42,038	\$80,430	\$0.1400	\$59,689	\$20,741	\$2,090	\$22,831
7	424,006	\$0.2157	225,369	\$39,136	\$42,852	\$81,988	\$0.1400	\$59,361	\$22,627	\$2,137	\$24,764
8	421,674	\$0.2211	224,130	\$39,894	\$43,682	\$83,575	\$0.1400	\$59,034	\$24,541	\$2,185	\$26,726
9	419,355	\$0.2267	222,897	\$40,666	\$44,527	\$85,194	\$0.1400	\$58,710	\$26,484	\$2,234	\$28,718
10	417,048	\$0.2323	221,671	\$41,454	\$45,390	\$86,843	\$0.1400	\$58,387	\$28,456	\$2,284	\$30,740
11	414,755	\$0.2381	220,452	\$42,256	\$46,268	\$88,525	\$0.1400	\$58,066	\$30,459	\$2,336	\$32,794
12	412,473	\$0.2441	219,239	\$43,074	\$47,164	\$90,239	\$0.1400	\$57,746	\$32,492	\$2,388	\$34,880
13	410,205	\$0.2502	218,033	\$43,908	\$48,078	\$91,986	\$0.1400	\$57,429	\$34,557	\$2,442	\$36,999
14	407,949	\$0.2564	216,834	\$44,759	\$49,008	\$93,767	\$0.1400	\$57,113	\$36,654	\$2,497	\$39,151
15	405,705	\$0.2628	215,642	\$45,625	\$49,957	\$95,583	\$0.1400	\$56,799	\$38,784	\$2,553	\$41,337
16	403,474	\$0.2694	214,456	\$46,509	\$50,925	\$97,433	\$0.1400	\$56,486	\$40,947	\$2,610	\$43,557
17	401,255	\$0.2762	213,276	\$47,409	\$51,911	\$99,320	\$0.1400	\$56,176	\$43,144	\$2,669	\$45,813
18	399,048	\$0.2831	212,103	\$48,327	\$52,916	\$101,243	\$0.1400	\$55,867	\$45,376	\$2,729	\$48,105
19	396,853	\$0.2901	210,937	\$49,263	\$53,940	\$103,203	\$0.1400	\$55,559	\$47,644	\$2,791	\$50,434
20	394,670	\$0.2974	209,776	\$50,217	\$54,985	\$105,201	\$0.1400	\$55,254	\$49,948	\$2,853	\$52,801
Total									\$599,229	\$46,575	\$645,803

Note: Final locations and prices are subject to final feasibility studies and engineering.



Community Center - Capital Purchase Savings Forecast

11244; 11245; 11246; 11247; 11248; 11249; 11250

Year	Revenue / Savings				Costs				Total	
	Electricity Savings/ Revenue	State Incentive Revenue	Grant	Total Revenue / Savings	Operation & Maintenance	Insurance	Debt Service	Total Costs	Net Cash Flow	Cumulative
1	\$ 67,055	\$ 30,015	\$ 255,301	\$ 352,371	\$ (1,870)	\$ -	\$ -	\$ (1,870)	\$ 350,501	\$ (245,200)
2	\$ 68,020	\$ 29,850	\$ -	\$ 97,870	\$ (9,227)	\$ -	\$ -	\$ (9,227)	\$ 88,643	\$ (156,558)
3	\$ 68,999	\$ 29,686	\$ -	\$ 98,685	\$ (9,448)	\$ -	\$ -	\$ (9,448)	\$ 89,237	\$ (67,321)
4	\$ 69,992	\$ 29,522	\$ -	\$ 99,514	\$ (9,675)	\$ -	\$ -	\$ (9,675)	\$ 89,839	\$ 22,518
5	\$ 70,999	\$ 29,360	\$ -	\$ 100,359	\$ (9,910)	\$ -	\$ -	\$ (9,910)	\$ 90,449	\$ 112,967
6	\$ 72,021	\$ 29,199	\$ -	\$ 101,219	\$ (10,151)	\$ -	\$ -	\$ (10,151)	\$ 91,068	\$ 204,036
7	\$ 73,057	\$ 29,038	\$ -	\$ 102,095	\$ (10,399)	\$ -	\$ -	\$ (10,399)	\$ 91,696	\$ 295,732
8	\$ 74,108	\$ 28,878	\$ -	\$ 102,987	\$ (10,655)	\$ -	\$ -	\$ (10,655)	\$ 92,332	\$ 388,063
9	\$ 75,175	\$ 28,719	\$ -	\$ 103,894	\$ (10,919)	\$ -	\$ -	\$ (10,919)	\$ 92,976	\$ 481,039
10	\$ 76,257	\$ 28,562	\$ -	\$ 104,818	\$ (11,190)	\$ -	\$ -	\$ (11,190)	\$ 93,628	\$ 574,667
11	\$ 77,354	\$ 28,404	\$ -	\$ 105,758	\$ (13,902)	\$ -	\$ -	\$ (13,902)	\$ 91,857	\$ 666,523
12	\$ 78,467	\$ 28,248	\$ -	\$ 106,715	\$ (14,190)	\$ -	\$ -	\$ (14,190)	\$ 92,526	\$ 759,049
13	\$ 79,596	\$ 28,093	\$ -	\$ 107,689	\$ (14,486)	\$ -	\$ -	\$ (14,486)	\$ 93,203	\$ 852,252
14	\$ 80,742	\$ 27,938	\$ -	\$ 108,680	\$ (14,792)	\$ -	\$ -	\$ (14,792)	\$ 93,888	\$ 946,140
15	\$ 81,903	\$ 27,785	\$ -	\$ 109,688	\$ (15,107)	\$ -	\$ -	\$ (15,107)	\$ 94,582	\$ 1,040,721
16	\$ 83,082	\$ 27,632	\$ -	\$ 110,714	\$ (12,999)	\$ -	\$ -	\$ (12,999)	\$ 97,715	\$ 1,138,436
17	\$ 84,278	\$ 27,480	\$ -	\$ 111,757	\$ (13,333)	\$ -	\$ -	\$ (13,333)	\$ 98,425	\$ 1,236,861
18	\$ 85,490	\$ 27,329	\$ -	\$ 112,819	\$ (13,677)	\$ -	\$ -	\$ (13,677)	\$ 99,142	\$ 1,336,003
19	\$ 86,720	\$ 27,178	\$ -	\$ 113,899	\$ (14,031)	\$ -	\$ -	\$ (14,031)	\$ 99,868	\$ 1,435,871
20	\$ 87,968	\$ 27,029	\$ -	\$ 114,997	\$ (14,396)	\$ -	\$ -	\$ (14,396)	\$ 100,602	\$ 1,536,473

Note: Final locations and prices are subject to final feasibility studies and engineering.



City Hall Roof – Annual Savings

PV System Capacity (kW DC)	100.8
Year 1 PV Output (kWh)	113,000
Percent of Usage	68%
Avoided kWh Electric Cost	\$0.21853
Solar PPA kWh Rate	\$0.1800
PPA Rate Escalator	0.0%
Term (Yrs)	20
SMART Incentive Amt (\$/kWh)	\$0.04633
Year 1 Forecast Savings	\$3,800
Term Savings	\$196,000
Term Savings + PILOT	\$208,375
Annual Avoided CO ₂ (lbs)	109,000
Term CO ₂ Avoided (tons)	1,000

Assumptions

- Open shop labor (3rd party owned)
- Rates assume PILOT of \$504.00 per kW-DC
- Rates do not include utility network upgrade or study costs
- Bonding not included as system is 3rd party owned
- Assumes SMART block 10
- Utility electric rates escalate at 2.5%

Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Excess Generation	Savings from Excess Gen	On-Bill Savings from Solar	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings	PILOT	Savings + PILOT
1	113,027	\$0.2185	8,553	\$1,281	\$22,831	\$24,112	\$0.1800	\$20,345	\$3,767	\$504	\$4,271
2	112,405	\$0.2240	8,506	\$1,306	\$23,273	\$24,578	\$0.1800	\$20,233	\$4,345	\$515	\$4,861
3	111,787	\$0.2296	8,460	\$1,331	\$23,723	\$25,054	\$0.1800	\$20,122	\$4,933	\$527	\$5,460
4	111,172	\$0.2353	8,413	\$1,357	\$24,183	\$25,539	\$0.1800	\$20,011	\$5,528	\$539	\$6,067
5	110,561	\$0.2412	8,367	\$1,383	\$24,651	\$26,034	\$0.1800	\$19,901	\$6,133	\$551	\$6,684
6	109,953	\$0.2472	8,321	\$1,410	\$25,128	\$26,538	\$0.1800	\$19,792	\$6,746	\$563	\$7,310
7	109,348	\$0.2534	8,275	\$1,437	\$25,615	\$27,052	\$0.1800	\$19,683	\$7,369	\$576	\$7,945
8	108,747	\$0.2598	8,230	\$1,465	\$26,111	\$27,576	\$0.1800	\$19,574	\$8,001	\$589	\$8,590
9	108,149	\$0.2663	8,184	\$1,493	\$26,616	\$28,110	\$0.1800	\$19,467	\$8,643	\$602	\$9,245
10	107,554	\$0.2729	8,139	\$1,522	\$27,132	\$28,654	\$0.1800	\$19,360	\$9,294	\$616	\$9,910
11	106,962	\$0.2797	8,094	\$1,552	\$27,657	\$29,209	\$0.1800	\$19,253	\$9,955	\$630	\$10,585
12	106,374	\$0.2867	8,050	\$1,582	\$28,193	\$29,774	\$0.1800	\$19,147	\$10,627	\$644	\$11,271
13	105,789	\$0.2939	8,006	\$1,612	\$28,738	\$30,351	\$0.1800	\$19,042	\$11,309	\$658	\$11,967
14	105,207	\$0.3012	7,962	\$1,643	\$29,295	\$30,938	\$0.1800	\$18,937	\$12,001	\$673	\$12,674
15	104,628	\$0.3088	7,918	\$1,675	\$29,862	\$31,537	\$0.1800	\$18,833	\$12,704	\$688	\$13,392
16	104,053	\$0.3165	7,874	\$1,708	\$30,440	\$32,148	\$0.1800	\$18,730	\$13,419	\$704	\$14,122
17	103,481	\$0.3244	7,831	\$1,741	\$31,030	\$32,770	\$0.1800	\$18,627	\$14,144	\$720	\$14,864
18	102,911	\$0.3325	7,788	\$1,774	\$31,631	\$33,405	\$0.1800	\$18,524	\$14,881	\$736	\$15,617
19	102,345	\$0.3408	7,745	\$1,809	\$32,243	\$34,052	\$0.1800	\$18,422	\$15,630	\$752	\$16,382
20	101,783	\$0.3494	7,703	\$1,844	\$32,867	\$34,711	\$0.1800	\$18,321	\$16,390	\$769	\$17,159
Total									\$195,820	\$12,555	\$208,375

Note: Final locations and prices are subject to final feasibility studies and engineering.

City Hall - Canopy – Annual Savings

11244; 11245; 11246; 11247; 11248; 11249; 11250

PV System Capacity (kW DC)	264
Year 1 PV Output (kWh)	290,000
Percent of Usage	174%
Avoided kWh Electric Cost	\$0.21853
Solar PPA kWh Rate	\$0.2200
PPA Rate Escalator	0.0%
Term (Yrs)	25
SMART Incentive Amt (\$/kWh)	\$0.08713
Year 1 Forecast Savings	N/A
Term Savings	\$222,000
Term Savings + PILOT	\$265,615
Annual Avoided CO ₂ (lbs)	279,000
Term CO ₂ Avoided (tons)	3,300

Assumptions

- Open shop labor (3rd party owned)
- Rates assume PILOT of \$1320.00 per kW-DC
- Rates do not include utility network upgrade or study costs
- Bonding not included as system is 3rd party owned
- Assumes SMART block 10
- Utility electric rates escalate at 2.5%
- Avoided emissions calculated based on 2020 EIA MA State Electricity Profile

Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Excess Generation	Savings from Excess Gen	On-Bill Savings from Solar	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings	PILOT	Savings + PILOT
1	290,400	\$0.2185	136,426	\$20,428	\$33,648	\$54,077	\$0.2200	\$63,888	-\$9,811	\$1,320	-\$8,491
2	288,803	\$0.2240	135,676	\$20,824	\$34,300	\$55,124	\$0.2200	\$63,537	-\$8,413	\$1,350	-\$7,063
3	287,214	\$0.2296	134,929	\$21,227	\$34,964	\$56,191	\$0.2200	\$63,187	-\$6,996	\$1,380	-\$5,616
4	285,635	\$0.2353	134,187	\$21,638	\$35,641	\$57,279	\$0.2200	\$62,840	-\$5,561	\$1,411	-\$4,150
5	284,064	\$0.2412	133,449	\$22,057	\$36,331	\$58,388	\$0.2200	\$62,494	-\$4,106	\$1,443	-\$2,663
6	282,501	\$0.2472	132,715	\$22,484	\$37,034	\$59,519	\$0.2200	\$62,150	-\$2,632	\$1,475	-\$1,156
7	280,948	\$0.2534	131,985	\$22,920	\$37,751	\$60,671	\$0.2200	\$61,808	-\$1,138	\$1,509	\$371
8	279,402	\$0.2598	131,259	\$23,363	\$38,482	\$61,846	\$0.2200	\$61,469	\$377	\$1,542	\$1,920
9	277,866	\$0.2663	130,537	\$23,816	\$39,227	\$63,043	\$0.2200	\$61,130	\$1,913	\$1,577	\$3,490
10	276,337	\$0.2729	129,820	\$24,277	\$39,987	\$64,264	\$0.2200	\$60,794	\$3,470	\$1,613	\$5,082
11	274,818	\$0.2797	129,106	\$24,747	\$40,761	\$65,508	\$0.2200	\$60,460	\$5,048	\$1,649	\$6,697
12	273,306	\$0.2867	128,395	\$25,226	\$41,550	\$66,777	\$0.2200	\$60,127	\$6,649	\$1,686	\$8,335
13	271,803	\$0.2939	127,689	\$25,715	\$42,355	\$68,070	\$0.2200	\$59,797	\$8,273	\$1,724	\$9,997
14	270,308	\$0.3012	126,987	\$26,212	\$43,175	\$69,388	\$0.2200	\$59,468	\$9,920	\$1,763	\$11,683
15	268,821	\$0.3088	126,289	\$26,720	\$44,011	\$70,731	\$0.2200	\$59,141	\$11,590	\$1,802	\$13,393
16	267,343	\$0.3165	125,594	\$27,237	\$44,863	\$72,101	\$0.2200	\$58,815	\$13,285	\$1,843	\$15,128
17	265,872	\$0.3244	124,903	\$27,765	\$45,732	\$73,497	\$0.2200	\$58,492	\$15,005	\$1,884	\$16,889
18	264,410	\$0.3325	124,216	\$28,302	\$46,617	\$74,920	\$0.2200	\$58,170	\$16,749	\$1,927	\$18,676
19	262,956	\$0.3408	123,533	\$28,850	\$47,520	\$76,370	\$0.2200	\$57,850	\$18,520	\$1,970	\$20,490
20	261,510	\$0.3494	122,854	\$29,409	\$48,440	\$77,849	\$0.2200	\$57,532	\$20,317	\$2,015	\$22,331
21	260,071	\$0.3581	122,178	\$29,978	\$49,378	\$79,356	\$0.2200	\$57,216	\$22,141	\$2,060	\$24,201
22	258,641	\$0.3670	121,506	\$30,559	\$50,334	\$80,893	\$0.2200	\$56,901	\$23,992	\$2,106	\$26,098
23	257,218	\$0.3762	120,838	\$31,151	\$51,309	\$82,459	\$0.2200	\$56,588	\$25,871	\$2,154	\$28,025
24	255,804	\$0.3856	120,173	\$31,754	\$52,302	\$84,056	\$0.2200	\$56,277	\$27,779	\$2,202	\$29,981
25	254,397	\$0.3953	119,512	\$32,368	\$53,315	\$85,683	\$0.2200	\$55,967	\$29,716	\$2,252	\$31,968
Total									\$221,959	\$43,657	\$265,615

Note: Final locations and prices are subject to final feasibility studies and engineering.



Gardner Elementary School 11244; 11245; 11246; 11247; 11248; 11249; 11250

PV System Capacity (kW DC)	372
Year 1 PV Output (kWh)	432,000
Percent of Usage	41%
Avoided kWh Electric Cost	\$0.17610
Solar PPA kWh Rate	\$0.12200
PPA Rate Escalator	0.0%
Term (Yrs)	20
SMART Incentive Amt (\$/kWh)	\$0.05230
Year 1 Forecast Savings	\$23,400
Term Savings	\$836,000
Annual Avoided CO ₂ (lbs)	415,000
Term CO ₂ Avoided (tons)	3,900

Assumptions

Open shop labor (3rd party owned)
 Rates assume PILOT of \$0.00 per kW-DC
 Rates do not include utility network upgrade or study costs
 Bonding not included as system is 3rd party owned
 Assumes SMART block 10
 Utility electric rates escalate at 2.5%
 Avoided emissions calculated based on 2020 EIA MA State Electricity Profile

Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings
1	432,115	\$0.1761	\$76,097	\$0.1220	\$52,718	\$23,379
2	429,739	\$0.1805	\$77,571	\$0.1220	\$52,428	\$25,143
3	427,375	\$0.1850	\$79,073	\$0.1220	\$52,140	\$26,933
4	425,024	\$0.1896	\$80,604	\$0.1220	\$51,853	\$28,751
5	422,687	\$0.1944	\$82,164	\$0.1220	\$51,568	\$30,597
6	420,362	\$0.1992	\$83,755	\$0.1220	\$51,284	\$32,471
7	418,050	\$0.2042	\$85,377	\$0.1220	\$51,002	\$34,375
8	415,751	\$0.2093	\$87,030	\$0.1220	\$50,722	\$36,309
9	413,464	\$0.2146	\$88,715	\$0.1220	\$50,443	\$38,273
10	411,190	\$0.2199	\$90,433	\$0.1220	\$50,165	\$40,268
11	408,929	\$0.2254	\$92,184	\$0.1220	\$49,889	\$42,295
12	406,679	\$0.2311	\$93,969	\$0.1220	\$49,615	\$44,354
13	404,443	\$0.2368	\$95,788	\$0.1220	\$49,342	\$46,446
14	402,218	\$0.2428	\$97,643	\$0.1220	\$49,071	\$48,573
15	400,006	\$0.2488	\$99,534	\$0.1220	\$48,801	\$50,733
16	397,806	\$0.2551	\$101,461	\$0.1220	\$48,532	\$52,929
17	395,618	\$0.2614	\$103,426	\$0.1220	\$48,265	\$55,160
18	393,442	\$0.2680	\$105,428	\$0.1220	\$48,000	\$57,428
19	391,278	\$0.2747	\$107,470	\$0.1220	\$47,736	\$59,734
20	389,126	\$0.2815	\$109,550	\$0.1220	\$47,473	\$62,077
Total						\$836,227

Note: Final locations and prices are subject to final feasibility studies and engineering.



DPW – 50 Manca – Roof Annual Savings

PV System Capacity (kW DC)	168.96
Year 1 PV Output (kWh)	192,000
Percent of Usage	227%
Avoided kWh Electric Cost	\$0.24150
Solar PPA kWh Rate	\$0.17500
PPA Rate Escalator	0.0%
Term (Yrs)	20
SMART Incentive Amt (\$/kWh)	\$0.01010
Year 1 Forecast Savings	\$2,800
Term Savings	\$242,000
Annual Avoided CO ₂ (lbs)	184,000
Term CO ₂ Avoided (tons)	1,800

Assumptions

- Open shop labor (3rd party owned)
- Rates assume PILOT of \$844.80 per kW-DC
- Rates do not include utility network upgrade or study costs
- Bonding not included as system is 3rd party owned
- Assumes SMART block 10
- Utility electric rates escalate at 2.5%
- Avoided emissions calculated based on 2020 EIA MA State Electricity Profile

Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings	PILOT	Savings + PILOT
1	191,939	\$0.2415	\$36,429	\$0.1750	\$33,589	\$2,839	\$845	\$3,684
2	190,883	\$0.2475	\$37,134	\$0.1750	\$33,405	\$3,729	\$864	\$4,593
3	189,833	\$0.2537	\$37,853	\$0.1750	\$33,221	\$4,632	\$883	\$5,515
4	188,789	\$0.2601	\$38,586	\$0.1750	\$33,038	\$5,548	\$903	\$6,451
5	187,751	\$0.2666	\$39,333	\$0.1750	\$32,856	\$6,477	\$923	\$7,400
6	186,718	\$0.2732	\$40,095	\$0.1750	\$32,676	\$7,419	\$944	\$8,363
7	185,691	\$0.2801	\$40,871	\$0.1750	\$32,496	\$8,375	\$965	\$9,340
8	184,670	\$0.2871	\$41,662	\$0.1750	\$32,317	\$9,345	\$987	\$10,332
9	183,654	\$0.2942	\$42,469	\$0.1750	\$32,139	\$10,329	\$1,009	\$11,339
10	182,644	\$0.3016	\$43,291	\$0.1750	\$31,963	\$11,329	\$1,032	\$12,361
11	181,639	\$0.3091	\$44,129	\$0.1750	\$31,787	\$12,343	\$1,055	\$13,398
12	180,640	\$0.3169	\$44,984	\$0.1750	\$31,612	\$13,372	\$1,079	\$14,451
13	179,647	\$0.3248	\$45,855	\$0.1750	\$31,438	\$14,417	\$1,103	\$15,520
14	178,659	\$0.3329	\$46,743	\$0.1750	\$31,265	\$15,478	\$1,128	\$16,606
15	177,676	\$0.3412	\$47,648	\$0.1750	\$31,093	\$16,555	\$1,154	\$17,708
16	176,699	\$0.3498	\$48,570	\$0.1750	\$30,922	\$17,648	\$1,180	\$18,828
17	175,727	\$0.3585	\$49,511	\$0.1750	\$30,752	\$18,759	\$1,206	\$19,965
18	174,761	\$0.3675	\$50,470	\$0.1750	\$30,583	\$19,886	\$1,233	\$21,120
19	173,799	\$0.3767	\$51,447	\$0.1750	\$30,415	\$21,032	\$1,261	\$22,293
20	172,844	\$0.3861	\$52,443	\$0.1750	\$30,248	\$22,195	\$1,289	\$23,485
Total						\$241,706	\$21,045	\$262,751

Note: Final locations and prices are subject to final feasibility studies and engineering.



Fire Station – Roof – Annual Savings

PV System Capacity (kW DC)	61.44
Year 1 PV Output (kWh)	70,000
Percent of Usage	82%
Avoided kWh Electric Cost	\$0.16500
Solar PPA kWh Rate	\$0.17200
PPA Rate Escalator	0.0%
Term (Yrs)	20
SMART Incentive Amt (\$/kWh)	\$0.04633
Year 1 Forecast Savings	-\$700
Term Savings	\$46,000
Annual Avoided CO ₂ (lbs)	67,000
Term CO ₂ Avoided (tons)	600

Assumptions

- Open shop labor (3rd party owned)
- Rates assume PILOT of \$0.00 per kW-DC
- Rates do not include utility network upgrade or study costs
- Bonding not included as system is 3rd party owned
- Assumes SMART block 10
- Utility electric rates escalate at 2.5%
- Avoided emissions calculated based on 2020 EIA MA State Electricity Profile

Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings
1	69,796	\$0.1650	\$11,340	\$0.1720	\$12,005	-\$665
2	69,412	\$0.1691	\$11,560	\$0.1720	\$11,939	-\$379
3	69,030	\$0.1734	\$11,784	\$0.1720	\$11,873	-\$90
4	68,651	\$0.1777	\$12,012	\$0.1720	\$11,808	\$204
5	68,273	\$0.1821	\$12,244	\$0.1720	\$11,743	\$501
6	67,897	\$0.1867	\$12,481	\$0.1720	\$11,678	\$803
7	67,524	\$0.1913	\$12,723	\$0.1720	\$11,614	\$1,109
8	67,153	\$0.1961	\$12,970	\$0.1720	\$11,550	\$1,419
9	66,783	\$0.2010	\$13,221	\$0.1720	\$11,487	\$1,734
10	66,416	\$0.2061	\$13,477	\$0.1720	\$11,424	\$2,053
11	66,051	\$0.2112	\$13,738	\$0.1720	\$11,361	\$2,377
12	65,687	\$0.2165	\$14,004	\$0.1720	\$11,298	\$2,705
13	65,326	\$0.2219	\$14,275	\$0.1720	\$11,236	\$3,039
14	64,967	\$0.2275	\$14,551	\$0.1720	\$11,174	\$3,377
15	64,610	\$0.2331	\$14,833	\$0.1720	\$11,113	\$3,720
16	64,254	\$0.2390	\$15,120	\$0.1720	\$11,052	\$4,068
17	63,901	\$0.2449	\$15,413	\$0.1720	\$10,991	\$4,422
18	63,549	\$0.2511	\$15,711	\$0.1720	\$10,930	\$4,781
19	63,200	\$0.2573	\$16,015	\$0.1720	\$10,870	\$5,145
20	62,852	\$0.2638	\$16,326	\$0.1720	\$10,811	\$5,515
					Total	\$45,839

Note: Final locations and prices are subject to final feasibility studies and engineering.



Project Development Due Diligence & Engineering 11244; 11245; 11246; 11247; 11248; 11249; 11250

Upon execution of Agreements, Solect performs all development activities as outlined below. During the development phase, Solect will provide Host with status updates, including any impacts to the project feasibility, schedules, and rates.

- INTERCONNECTION AND INCENTIVE PROCESS
 - Prepare electric engineering, submit SMART incentive applications and interconnection applications for each site. Utility response may require engineering studies.

- STRUCTURAL AND SITE FEASIBILITY AND PERMITTING
 - Confirm structural feasibility & weight-loading capacity for each building based on the systems ballast plan.
 - For canopies, conduct civil engineering and engage the Planning board to gain project approvals.

- PILOT CONFIRMATION
 - Execute PILOT agreements



Proposal & Next Steps

11244; 11245;11246; 11247; 11248; 11249; 11250

SIGN LETTER OF INTENT

- Electric engineering, Utility applications, SMART incentive applications
- Receive utility responses, and complete due diligence
- Contracts Process (PPA, Lease & PILOT)

ROOFTOP SOLAR PROJECT STEPS:

- Construction design, building permit applications
- Pre-construction meetings and tight coordination with facility operations
- On-site Development - Installation and Electric tie-in
 - Experience with 550+ installations at all types of buildings and properties
- Local inspections
- Closeout paperwork, Utility meter changes & Permission to Operate
- Solect Services monitoring and maintenance – included in PPA rate for entire term
- Educational Programming – monitoring, curriculum support, events
- Marketing / Communications / PR

11244; 11245;11246; 11247; 11248; 11249; 11250

Discussion, Questions Thank you!

Byron Woodman, Sr. Director Business Development

bwoodman@solect.com

339-203-5530





City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

March 28, 2024

Hon. Elizabeth J. Kazinskas, Council President
 And City Councilors
 Gardner City Hall, Rm 121
 95 Pleasant Street
 Gardner, MA 01440

RECEIVED
 2024/MAR/29 PM 4:18
 CITY OF GARDNER OFFICE
 GARDNER, MA

RE: A Measure Declaring the air rights of the Knowlton Street Parking Lot as surplus for the purpose of leasing to a solar photovoltaic array

Dear Madam President and Councilors,

As I announced at my Inaugural Address on January 6, 2024, the Administration is looking to increasing our solar canopy across our City owned properties and buildings.

The attached declaration of surplus request is being put forward to allow the Administration to enter into a lease agreement for the air rights of the Knowlton Street Public Parking Lot for a Solar Canopy.

This is a process that is very particular in the General Laws of the Commonwealth. If the City enters into a Power Purchase Agreement (PPA) with a solar company, the City does not need to put the lease out to bid and can enter into a lease agreement so long as the City receives the electricity from the panels as a discounted rate compared to electrical costs as currently being done.

The Administration has been in touch with Solect Energy for this project.

Additionally, the underlying lease of the canopy must be based off of a market analysis done for like work in other public spaces. The cost of the lease of \$\$20,000 per acre comes from the attached analysis and the full square footage is referenced in the declaration language. These leases would likely be for a period of twenty (20) years, and the City Council would have to approve all final lease documents and payment in-lieu of taxes (PILOT) agreements associated with these projects.

The Knowlton Street Parking Lot consists of an area of 0.65 acres.

A full financial analysis of this project for this site is attached to this correspondence.

Respectfully submitted,

Michael J. Nicholson
 Mayor, City of Gardner

**DECLARATION OF AIR RIGHTS SURPLUS FOR THE PURPOSE OF LEASING
SPACE FOR A PHOTOVOLTAIC SOLAR CANOPY ARRAY AT 95 PLEASANT
STREET- KNOWLTON STREET PARKING LOT**

VOTED: To declare surplus for the purpose of leasing space for a photovoltaic solar canopy array with prevailing General Laws, the Knowlton Street Public Parking Lot of Gardner City Hall, located at 95 Pleasant Street, further identified on the City of Gardner Assessor's Map as M22-10-10; with an approximate area of 0.65 acres, to establish as a minimum amount of \$20,000.00 per acre to be paid for any lease payment of said property, to authorize the Mayor to negotiate the lease agreement, subject to approval by the City Council of the City of Gardner, of part thereof, for such amount or a larger amount, and upon such other terms as the Mayor shall consider proper in accordance with this Vote.

City Hall - Canopy – Annual Savings

PV System Capacity (KW DC)	264
Year 1 PV Output (KWh)	290,000
Percent of Usage	174%
Avoided kWh Electric Cost	\$0.21853
Solar PPA kWh Rate	\$0.2200
PPA Rate Escalator	0.0%
Term (Yrs)	25
SMART Incentive Amt (\$/kWh)	\$0.08713
Year 1 Forecast Savings	N/A
Term Savings	\$222,000
Term Savings + P.I.L.O.T	\$265,615
Annual Avoided CO ₂ (lbs)	279,000
Term CO ₂ Avoided (tons)	3,300

Assumptions

Open shop labor (3rd party owned)
 Rates assume P.I.L.O.T of \$1320.00 per KW-DC
 Rates do not include utility network upgrade or study costs
 Bonding not included as system is 3rd party owned
 Assumes SMART block 10
 Utility electric rates escalate at 2.5%
 Avoided emissions calculated based on 2020 EPA N/A State Electricity Profile

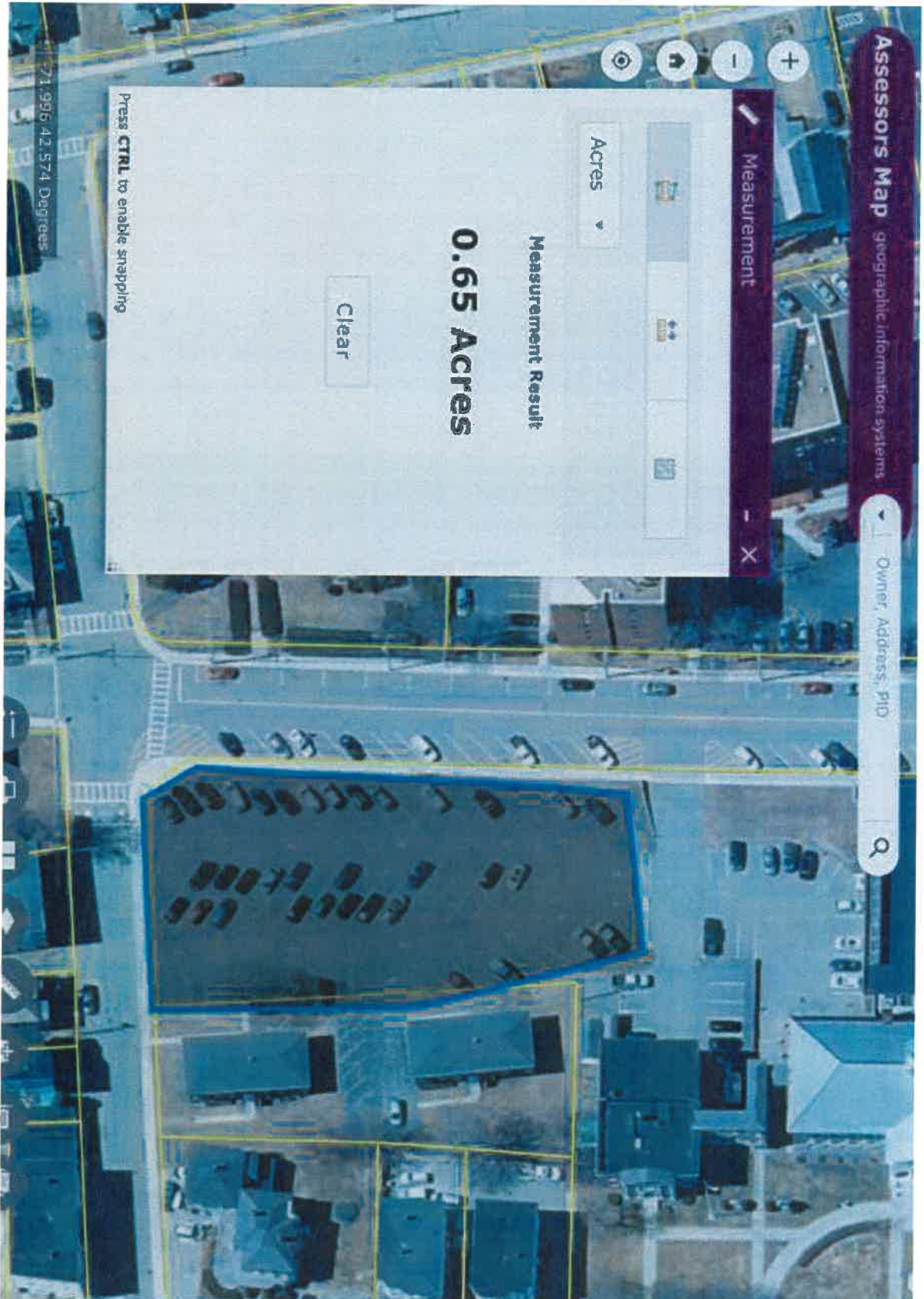
Year	Solar Production (KWh)	Grid-Delivered Electricity Cost (\$/kWh)	Excess Generation	Savings from Excess Gen	On-Bill Solar	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings	P.I.L.O.T	Savings + P.I.L.O.T	
1	290,400	\$0.2185	136,426	\$30,428	\$33,648	\$54,077	\$0.2200	\$63,988	-\$9,811	\$1,320	-\$8,491	
2	288,803	\$0.2240	135,676	\$20,624	\$34,300	\$58,124	\$0.2200	\$63,937	-\$8,413	\$1,550	-\$7,063	
3	287,214	\$0.2296	134,929	\$21,227	\$34,964	\$56,191	\$0.2200	\$63,187	-\$6,996	\$1,580	-\$5,616	
4	285,636	\$0.2353	134,187	\$21,638	\$35,641	\$57,279	\$0.2200	\$62,640	-\$5,661	\$1,611	-\$4,150	
5	284,064	\$0.2412	133,449	\$22,057	\$36,331	\$58,388	\$0.2200	\$62,494	-\$4,196	\$1,643	-\$2,653	
6	282,501	\$0.2472	132,715	\$22,484	\$37,034	\$59,519	\$0.2200	\$62,190	-\$2,632	\$1,675	-\$1,166	
7	280,948	\$0.2534	131,985	\$22,920	\$37,751	\$60,671	\$0.2200	\$61,809	-\$1,138	\$1,609	\$371	
8	279,402	\$0.2599	131,259	\$23,363	\$38,482	\$61,848	\$0.2200	\$61,130	\$377	\$1,542	\$1,920	
9	277,856	\$0.2663	130,537	\$23,816	\$39,227	\$63,043	\$0.2200	\$60,130	\$1,913	\$1,577	\$3,460	
10	276,317	\$0.2729	129,820	\$24,277	\$39,987	\$64,264	\$0.2200	\$59,794	\$3,470	\$1,613	\$5,082	
11	274,678	\$0.2797	129,108	\$24,747	\$40,761	\$65,508	\$0.2200	\$60,460	\$5,048	\$1,648	\$6,697	
12	273,306	\$0.2867	128,385	\$25,226	\$41,550	\$66,777	\$0.2200	\$60,127	\$6,649	\$1,686	\$8,335	
13	271,803	\$0.2939	127,689	\$25,715	\$42,355	\$68,076	\$0.2200	\$59,797	\$8,273	\$1,724	\$9,997	
14	270,308	\$0.3012	126,987	\$26,212	\$43,176	\$69,388	\$0.2200	\$59,468	\$9,920	\$1,763	\$11,683	
15	267,343	\$0.3165	126,289	\$26,720	\$44,011	\$70,731	\$0.2200	\$59,141	\$11,690	\$1,802	\$13,393	
16	265,672	\$0.3244	124,903	\$27,785	\$44,863	\$72,101	\$0.2200	\$58,815	\$13,285	\$1,843	\$15,128	
17	264,410	\$0.3325	124,216	\$28,302	\$45,732	\$73,497	\$0.2200	\$58,492	\$15,005	\$1,884	\$16,888	
18	262,410	\$0.3408	123,533	\$28,850	\$46,617	\$74,920	\$0.2200	\$58,170	\$16,749	\$1,927	\$18,676	
19	262,056	\$0.3484	122,854	\$29,409	\$47,520	\$76,370	\$0.2200	\$57,850	\$18,520	\$1,970	\$20,490	
20	261,510	\$0.3484	122,178	\$29,678	\$48,376	\$77,849	\$0.2200	\$57,532	\$20,317	\$2,016	\$22,331	
21	260,071	\$0.3484	122,178	\$29,678	\$49,376	\$79,356	\$0.2200	\$57,216	\$22,141	\$2,060	\$24,201	
22	258,641	\$0.3670	121,506	\$30,559	\$50,354	\$80,893	\$0.2200	\$56,901	\$23,992	\$2,108	\$26,098	
23	257,216	\$0.3762	120,838	\$31,101	\$51,309	\$82,469	\$0.2200	\$56,586	\$25,871	\$2,154	\$28,026	
24	255,804	\$0.3856	120,173	\$31,754	\$52,302	\$84,056	\$0.2200	\$56,277	\$27,779	\$2,202	\$29,981	
25	254,397	\$0.3953	119,512	\$32,368	\$53,316	\$85,663	\$0.2200	\$55,967	\$29,716	\$2,252	\$31,968	
Total										\$221,959	\$43,637	\$265,615

Note: Final locations and prices are subject to final feasibility studies and engineering.



City Hall Canopy – 249.6kW





City of Gardner Solar Sites					
Location	Address	kW (DC)	Roof Area - SqFt.	Solar Area - SqFt.	
Gardner New Community Center	62 Waterford Street	373.9	60,500	43,315	
DPW Main Building (50 Manca South)	416 West Broadway / 50 Manca Dr.	73.9	5,600	5,600	
DPW Cold Storage Building (50 Manca North)	416 West Broadway / 50 Manca Dr.	84.5	14,000	7,000	
Gardner DPW Facilities	416 West Broadway	270.2	23,400	23,400	
Gardner City Hall - Roof	95 Pleasant Street	100.8	15,000	11,100	
Gardner City Hall - Canopy	95 Pleasant Street	249.6	32,000	18,000	
Gardner Fire Station	70 City Hall Ave.	50	10,500	6,500	

Pelletier Properties
670 Mechanic St Leominster
978-674-7146
npelletier@kw.com
www.pelletierprops.com



City of Gardner

95 Pleasant St Gardner, MA 01440

Dear Mayor Michael Nicholson,

As requested, Pelletier Properties at Keller Williams North Central has conducted an analysis on the value of leasing rooftops on city owned property for use as solar arrays as well as parking lot canopy leases. As there is no known database of solar lease contracts, we made our best effort to compile information from publicly available sources including websites, town meeting minutes, and news articles. The following represents our analysis.

According to SolarKal, a company in Somerville that serves as a solar energy advisor, on average Massachusetts solar roof leases range from \$50,000 - \$70,000 per year per 100,000 sqft. In other words, \$0.50 - \$0.70 per sqft annually.

In an article in the Falmouth Enterprise from March 2024 a carport solar array over the Thomas Landers Road Parking Lot is discussed. The site is 18.5 Acres and accommodates 1,900 vehicles. The system will include 32 carports to be constructed with solar panels on top. The Steamship Authority which owns the lot will be paid \$415,000 a year in year 1 and the lease rate will increase to \$727,705 per year in year 20 which is an increase of about 3.7% a year. Per the data provided this results in an estimate of \$218 a year per parking spot or \$22,432 per year per acre.



In an article in the Standard Times from May 2023 Acushnet Public Schools entered into an agreement with a solar company for a solar canopy over their parking lot. It is estimated to save the district about \$48,000 a year. Based on google maps the size of the parking lot appears to be approximately 2 acres resulting in a valuation of \$24,000 per acre per year.

Based on the complexities of solar pricing including sun exposure and roof direction, we would recommend a conservative valuation for both types of installation. For rooftop leasing we find a value of \$0.50 per sqft. For parking canopy lease, we would set the valuation for at \$20,000 per acre per year.

Warm regards,

A handwritten signature in cursive script that reads 'Nicholas Pelletier'. The signature is written in dark ink and is positioned above the printed name.

Nicholas Pelletier

President of Pelletier Properties



City of Gardner - Executive Department

Mayor Michael J. Nicholson

March 28, 2024

Hon. Elizabeth J. Kazinskas, Council President
 And City Councilors
 Gardner City Hall, Rm 121
 95 Pleasant Street
 Gardner, MA 01440

RECEIVED
 2024 MAR 28 PM 4:16
 CITY CLERK'S OFFICE
 GARDNER, MA

RE: A Measure Declaring the Roof of the DPW Administration Building as surplus for the purpose of leasing to a solar photovoltaic array

Dear Madam President and Councilors,

As I announced at my Inaugural Address on January 6, 2024, the Administration is looking to increasing our solar canopy across our City owned properties and buildings.

The attached declaration of surplus request is being put forward to allow the Administration to enter into a lease agreement for the roof of the building in order to install a solar photovoltaic array on the roof of the building.

This is a process that is very particular in the General Laws of the Commonwealth. If the City enters into a Power Purchase Agreement (PPA) with a solar company, the City does not need to put the lease out to bid and can enter into a lease agreement so long as the City receives the electricity from the panels as a discounted rate compared to electrical costs as currently being done.

The Administration has been in touch with Solect Energy for this project.

Additionally, the underlying lease of the panels must be based off of a market analysis done for like work in other public spaces. The cost of the lease of \$0.50 per square foot comes from the attached analysis and the full square footage is referenced in the declaration language. These leases would likely be for a period of twenty (20) years, and the City Council would have to approve all final lease documents and payment in-lieu of taxes (PILOT) agreements associated with these projects.

A full financial analysis of this project for this site is attached to this correspondence.

Respectfully submitted,

Michael J. Nicholson
 Mayor, City of Gardner

**DECLARATION OF SURPLUS FOR THE PURPOSE OF LEASING SPACE FOR A
PHOTOVOLATIC SOLAR ARRAY AT 50 MANCA DRIVE**

VOTED: To declare surplus for the purpose of leasing space for a photovoltaic solar array with prevailing General Laws, the roof of DPW Main Building , located at 50 Manca (South) Drive, further identified on the City of Gardner Assessor's Map as M17-10-21; with an approximate area of 5,600 square feet, to establish as a minimum amount of \$0.50 per square foot to be paid for any lease payment of said property, to authorize the Mayor to negotiate the lease agreement, subject to approval by the City Council of the City of Gardner, of part thereof, for such amount or a larger amount, and upon such other terms as the Mayor shall consider proper in accordance with this Vote.

DPW – 50 Manca – Roof – Annual Savings

PV System Capacity (kW DC)		168.96						
Year 1 PV Output (kWh)		192,000						
Percent of Usage		227%						
Avoided kWh Electric Cost		\$0.24150						
Solar PPA kWh Rate		\$0.17500						
PPA Rate Escalator		0.0%						
Term (Yrs)		20						
SMART Incentive Amt (\$/kWh)		\$0.01010						
Year 1 Forecast Savings		\$2,800						
Term Savings		\$242,000						
Annual Avoided CO ₂ (lbs)		184,000						
Term CO ₂ Avoided (tons)		1,800						
Assumptions								
Open shop labor (3rd party owned)								
Rates assume PILOT of \$844.80 per kW-DC								
Rates do not include utility network upgrade or study costs								
Bonding not included as system is 3rd party owned								
Assumes SMART block 10								
Utility electric rates escalate at 2.5%								
Avoided emissions calculated based on 2020 EIA MA State Electricity Profile								
Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings	PILOT	Savings + PILOT
1	191,939	\$0.2415	\$36,429	\$0.1750	\$33,589	\$2,839	\$845	\$3,684
2	190,863	\$0.2475	\$37,134	\$0.1750	\$33,405	\$3,729	\$864	\$4,593
3	189,833	\$0.2537	\$37,853	\$0.1750	\$33,221	\$4,632	\$883	\$5,515
4	188,789	\$0.2601	\$38,596	\$0.1750	\$33,036	\$5,548	\$903	\$6,451
5	187,751	\$0.2666	\$39,333	\$0.1750	\$32,856	\$6,477	\$923	\$7,400
6	186,718	\$0.2732	\$40,095	\$0.1750	\$32,676	\$7,419	\$944	\$8,363
7	185,691	\$0.2801	\$40,871	\$0.1750	\$32,498	\$8,375	\$965	\$9,340
8	184,670	\$0.2871	\$41,662	\$0.1750	\$32,317	\$9,345	\$987	\$10,332
9	183,654	\$0.2942	\$42,469	\$0.1750	\$32,139	\$10,329	\$1,009	\$11,339
10	182,644	\$0.3016	\$43,291	\$0.1750	\$31,963	\$11,329	\$1,032	\$12,361
11	181,639	\$0.3091	\$44,129	\$0.1750	\$31,787	\$12,343	\$1,055	\$13,398
12	180,640	\$0.3169	\$44,984	\$0.1750	\$31,612	\$13,372	\$1,079	\$14,451
13	179,647	\$0.3248	\$45,855	\$0.1750	\$31,438	\$14,417	\$1,103	\$15,520
14	178,659	\$0.3329	\$46,743	\$0.1750	\$31,265	\$15,478	\$1,128	\$16,606
15	177,676	\$0.3412	\$47,648	\$0.1750	\$31,093	\$16,565	\$1,154	\$17,708
16	176,699	\$0.3498	\$48,570	\$0.1750	\$30,922	\$17,648	\$1,180	\$18,828
17	175,727	\$0.3585	\$49,511	\$0.1750	\$30,752	\$18,768	\$1,206	\$19,965
18	174,761	\$0.3675	\$50,470	\$0.1750	\$30,583	\$19,886	\$1,233	\$21,120
19	173,799	\$0.3767	\$51,447	\$0.1750	\$30,415	\$21,032	\$1,261	\$22,293
20	172,844	\$0.3861	\$52,443	\$0.1750	\$30,248	\$22,195	\$1,289	\$23,485
Total						\$241,706	\$21,045	\$262,751

Note: Final locations and prices are subject to final feasibility studies and engineering.



Gardner DPW (South) – 68.6kW



City of Gardner Solar Sites						
Location	Address	kW (DC)	Roof Area - SqFt.	Solar Area - SqFt.		
Gardner New Community Center	62 Waterford Street	373.9	60,500	43,315		
DPW Main Building (50 Manca South)	416 West Broadway / 50 Manca Dr.	73.9	5,600	5,600		
DPW Cold Storage Building (50 Manca North)	416 West Broadway / 50 Manca Dr.	84.5	14,000	7,000		
Gardner DPW Facilities	416 West Broadway	270.2	23,400	23,400		
Gardner City Hall - Roof	95 Pleasant Street	100.8	15,000	11,100		
Gardner City Hall - Canopy	95 Pleasant Street	249.6	32,000	18,000		
Gardner Fire Station	70 City Hall Ave.	50	10,500	6,500		

Pelletier Properties
670 Mechanic St Leominster
978-674-7146
npelletier@kw.com
www.pelletierprops.com



City of Gardner

95 Pleasant St Gardner, MA 01440

Dear Mayor Michael Nicholson,

As requested, Pelletier Properties at Keller Williams North Central has conducted an analysis on the value of leasing rooftops on city owned property for use as solar arrays as well as parking lot canopy leases. As there is no known database of solar lease contracts, we made our best effort to compile information from publicly available sources including websites, town meeting minutes, and news articles. The following represents our analysis.

According to SolarKal, a company in Somerville that serves as a solar energy advisor, on average Massachusetts solar roof leases range from \$50,000 - \$70,000 per year per 100,000 sqft. In other words, \$0.50 - \$0.70 per sqft annually.

In an article in the Falmouth Enterprise from March 2024 a carport solar array over the Thomas Landers Road Parking Lot is discussed. The site is 18.5 Acres and accommodates 1,900 vehicles. The system will include 32 carports to be constructed with solar panels on top. The Steamship Authority which owns the lot will be paid \$415,000 a year in year 1 and the lease rate will increase to \$727,705 per year in year 20 which is an increase of about 3.7% a year. Per the data provided this results in an estimate of \$218 a year per parking spot or \$22,432 per year per acre.



In an article in the Standard Times from May 2023 Acushnet Public Schools entered into an agreement with a solar company for a solar canopy over their parking lot. It is estimated to save the district about \$48,000 a year. Based on google maps the size of the parking lot appears to be approximately 2 acres resulting in a valuation of \$24,000 per acre per year.

Based on the complexities of solar pricing including sun exposure and roof direction, we would recommend a conservative valuation for both types of installation. For rooftop leasing we find a value of \$0.50 per sqft. For parking canopy lease, we would set the valuation for at \$20,000 per acre per year.

Warm regards,

A handwritten signature in cursive script, reading 'Nicholas Pelletier', is positioned below the text 'Warm regards,'.

Nicholas Pelletier

President of Pelletier Properties



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

March 28, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: A Measure Declaring the Roof of the DPW Cold Storage Building as surplus for the purpose of leasing to a solar photovoltaic array

Dear Madam President and Councilors,

As I announced at my Inaugural Address on January 6, 2024, the Administration is looking to increasing our solar canopy across our City owned properties and buildings.

The attached declaration of surplus request is being put forward to allow the Administration to enter into a lease agreement for the roof of the building in order to install a solar photovoltaic array on the roof of the building.

This is a process that is very particular in the General Laws of the Commonwealth. If the City enters into a Power Purchase Agreement (PPA) with a solar company, the City does not need to put the lease out to bid and can enter into a lease agreement so long as the City receives the electricity from the panels at a discounted rate compared to electrical costs as currently being done.

The Administration has been in touch with Solect Energy for this project.

Additionally, the underlying lease of the panels must be based off of a market analysis done for like work in other public spaces. The cost of the lease of \$0.50 per square foot comes from the attached analysis and the full square footage is referenced in the declaration language. These leases would likely be for a period of twenty (20) years, and the City Council would have to approve all final lease documents and payment in-lieu of taxes (PILOT) agreements associated with these projects.

A full financial analysis of this project for this site is attached to this correspondence.

Respectfully submitted,

Michael J. Nicholson
Mayor, City of Gardner

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CITY OF GARDNER MA

**DECLARATION OF SURPLUS FOR THE PURPOSE OF LEASING SPACE FOR A
PHOTOVOLATIC SOLAR ARRAY AT 50 MANCA DRIVE**

VOTED: To declare surplus for the purpose of leasing space for a photovoltaic solar array with prevailing General Laws, the roof of DPW Cold Storage Building , located at 50 Manca (North) Drive, further identified on the City of Gardner Assessor's Map as M17-10-21; with an approximate area of 7,000 square feet, to establish as a minimum amount of \$0.50 per square foot to be paid for any lease payment of said property, to authorize the Mayor to negotiate the lease agreement, subject to approval by the City Council of the City of Gardner, of part thereof, for such amount or a larger amount, and upon such other terms as the Mayor shall consider proper in accordance with this Vote.

Gardner DPW (North) – 91.2kW



City of Gardner Solar Sites					
Location	Address	kW (DC)	Roof Area - SqFt.	Solar Area - SqFt.	
Gardner New Community Center	62 Waterford Street	373.9	60,500	43,315	
DPW Main Building (50 Manca South)	416 West Broadway / 50 Manca Dr.	73.9	5,600	5,600	
DPW Cold Storage Building (50 Manca North)	416 West Broadway / 50 Manca Dr.	84.5	14,000	7,000	
Gardner DPW Facilities	416 West Broadway	270.2	23,400	23,400	
Gardner City Hall - Roof	95 Pleasant Street	100.8	15,000	11,100	
Gardner City Hall - Canopy	95 Pleasant Street	249.6	32,000	18,000	
Gardner Fire Station	70 City Hall Ave.	50	10,500	6,500	

Pelletier Properties
670 Mechanic St Leominster
978-674-7146
npelletier@kw.com
www.pelletierprops.com



City of Gardner

95 Pleasant St Gardner, MA 01440

Dear Mayor Michael Nicholson,

As requested, Pelletier Properties at Keller Williams North Central has conducted an analysis on the value of leasing rooftops on city owned property for use as solar arrays as well as parking lot canopy leases. As there is no known database of solar lease contracts, we made our best effort to compile information from publicly available sources including websites, town meeting minutes, and news articles. The following represents our analysis.

According to SolarKal, a company in Somerville that serves as a solar energy advisor, on average Massachusetts solar roof leases range from \$50,000 - \$70,000 per year per 100,000 sqft. In other words, \$0.50 - \$0.70 per sqft annually.

In an article in the Falmouth Enterprise from March 2024 a carport solar array over the Thomas Landers Road Parking Lot is discussed. The site is 18.5 Acres and accommodates 1,900 vehicles. The system will include 32 carports to be constructed with solar panels on top. The Steamship Authority which owns the lot will be paid \$415,000 a year in year 1 and the lease rate will increase to \$727,705 per year in year 20 which is an increase of about 3.7% a year. Per the data provided this results in an estimate of \$218 a year per parking spot or \$22,432 per year per acre.



In an article in the Standard Times from May 2023 Acushnet Public Schools entered into an agreement with a solar company for a solar canopy over their parking lot. It is estimated to save the district about \$48,000 a year. Based on google maps the size of the parking lot appears to be approximately 2 acres resulting in a valuation of \$24,000 per acre per year.

Based on the complexities of solar pricing including sun exposure and roof direction, we would recommend a conservative valuation for both types of installation. For rooftop leasing we find a value of \$0.50 per sqft. For parking canopy lease, we would set the valuation for at \$20,000 per acre per year.

Warm regards,

A handwritten signature in cursive script that reads 'Nicholas Pelletier'. The signature is written in dark ink and is positioned above the printed name.

Nicholas Pelletier

President of Pelletier Properties



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

March 28, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: A Measure Declaring the Roof of the Gardner City Hall as surplus for the purpose of leasing to a solar photovoltaic array

Dear Madam President and Councilors,

As I announced at my Inaugural Address on January 6, 2024, the Administration is looking to increasing our solar canopy across our City owned properties and buildings.

The attached declaration of surplus request is being put forward to allow the Administration to enter into a lease agreement for the roof of the building in order to install a solar photovoltaic array on the roof of the building.

This is a process that is very particular in the General Laws of the Commonwealth. If the City enters into a Power Purchase Agreement (PPA) with a solar company, the City does not need to put the lease out to bid and can enter into a lease agreement so long as the City receives the electricity from the panels as a discounted rate compared to electrical costs as currently being done.

The Administration has been in touch with Solect Energy for this project.

Additionally, the underlying lease of the panels must be based off of a market analysis done for like work in other public spaces. The cost of the lease of \$0.50 per square foot comes from the attached analysis and the full square footage is referenced in the declaration language. These leases would likely be for a period of twenty (20) years, and the City Council would have to approve all final lease documents and payment in-lieu of taxes (PILOT) agreements associated with these projects.

This would be for the Connors Street Side of City Hall and to replace the current panels over Perry Auditorium that are inoperable, not the front of the building.

A full financial analysis of this project for this site is attached to this correspondence.

Respectfully submitted,

Michael J. Nicholson
Mayor, City of Gardner

RECEIVED
2024 MAR 28 PM 4:16
CITY CLERK
GARDNER, MA

**DECLARATION OF SURPLUS FOR THE PURPOSE OF LEASING SPACE FOR A
PHOTOVOLATIC SOLAR ARRAY AT 95 PLEASANT STREET**

VOTED: To declare surplus for the purpose of leasing space for a photovoltaic solar array with prevailing General Laws, the roof of Gardner City Hall, located at 95 Pleasant Street, further identified on the City of Gardner Assessor's Map as M22-10-10; with an approximate area of 11,100 square feet, to establish as a minimum amount of \$0.50 per square foot to be paid for any lease payment of said property, to authorize the Mayor to negotiate the lease agreement, subject to approval by the City Council of the City of Gardner, of part thereof, for such amount or a larger amount, and upon such other terms as the Mayor shall consider proper in accordance with this Vote.

City Hall Roof – Annual Savings

PV System Capacity (KW DC)	100.8
Year 1 PV Output (kWh)	113,000
Percent of Usage	68%
Avoided kWh Electric Cost	\$0.21853
Solar PPA kWh Rate	\$0.1800
PPA Rate Escalator	0.0%
Term (Yrs)	20
SMART Incentive Amt (\$/kWh)	\$0.04633
Year 1 Forecast Savings	\$3,800
Term Savings	\$196,000
Term Savings + PILOT	\$208,375
Annual Avoided CO ₂ (lbs)	109,000
Term CO ₂ Avoided (tons)	1,000

Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Excess Generation	Savings from Excess Gen	On-Bill Savings from Solar	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings	PILOT	Savings + PILOT
1	113,027	\$0.2185	8,553	\$1,281	\$22,931	\$24,112	\$0.1800	\$20,345	\$3,767	\$604	\$4,271
2	112,405	\$0.2240	8,506	\$1,206	\$23,273	\$24,578	\$0.1800	\$20,233	\$4,345	\$515	\$4,861
3	111,787	\$0.2296	8,460	\$1,131	\$23,723	\$25,054	\$0.1800	\$20,122	\$4,933	\$627	\$5,560
4	111,172	\$0.2353	8,413	\$1,057	\$24,183	\$25,539	\$0.1800	\$20,011	\$5,528	\$539	\$6,067
5	110,561	\$0.2412	8,367	\$1,383	\$24,651	\$26,034	\$0.1800	\$19,901	\$6,133	\$651	\$6,584
6	109,953	\$0.2472	8,321	\$1,410	\$25,128	\$26,538	\$0.1800	\$19,792	\$6,746	\$663	\$7,310
7	109,348	\$0.2534	8,275	\$1,437	\$25,615	\$27,052	\$0.1800	\$19,683	\$7,368	\$676	\$7,948
8	108,747	\$0.2598	8,230	\$1,465	\$26,111	\$27,576	\$0.1800	\$19,574	\$8,001	\$689	\$8,590
9	108,149	\$0.2663	8,184	\$1,493	\$26,616	\$28,110	\$0.1800	\$19,467	\$8,643	\$692	\$9,245
10	107,554	\$0.2729	8,139	\$1,522	\$27,132	\$28,654	\$0.1800	\$19,360	\$9,294	\$616	\$9,910
11	106,962	\$0.2797	8,094	\$1,552	\$27,657	\$29,209	\$0.1800	\$19,253	\$9,955	\$630	\$10,585
12	106,374	\$0.2867	8,050	\$1,582	\$28,193	\$29,774	\$0.1800	\$19,147	\$10,627	\$644	\$11,271
13	105,788	\$0.2939	8,008	\$1,612	\$28,738	\$30,351	\$0.1800	\$19,042	\$11,309	\$658	\$11,967
14	105,207	\$0.3012	7,962	\$1,643	\$29,295	\$30,938	\$0.1800	\$18,937	\$12,001	\$673	\$12,674
15	104,628	\$0.3088	7,918	\$1,675	\$29,862	\$31,537	\$0.1800	\$18,833	\$12,704	\$688	\$13,392
16	104,053	\$0.3165	7,874	\$1,708	\$30,440	\$32,148	\$0.1800	\$18,730	\$13,419	\$704	\$14,122
17	103,481	\$0.3244	7,831	\$1,741	\$31,030	\$32,770	\$0.1800	\$18,627	\$14,144	\$720	\$14,864
18	102,911	\$0.3325	7,788	\$1,774	\$31,631	\$33,405	\$0.1800	\$18,524	\$14,881	\$736	\$15,617
19	102,345	\$0.3408	7,745	\$1,809	\$32,243	\$34,052	\$0.1800	\$18,422	\$15,630	\$752	\$16,382
20	101,783	\$0.3494	7,703	\$1,844	\$32,867	\$34,711	\$0.1800	\$18,321	\$16,390	\$768	\$17,158
Total									\$195,820	\$12,565	\$208,375

Assumptions
 Open shop labor (3rd party owned)
 Rates assume PILOT of \$504.00 per kW-DC
 Rates do not include utility network upgrade or study costs
 Bonding not included as system is 3rd party owned
 Assumes SMART block 10
 Utility electric rates escalate at 2.5%

Note: Final locations and prices are subject to final feasibility studies and engineering.



City Hall – 100.8kW



City of Gardner Solar Sites					
Location	Address	kW (DC)	Roof Area - SqFt.	Solar Area - SqFt.	
Gardner New Community Center	62 Waterford Street	373.9	60,500	43,315	
DPW Main Building (50 Manca South)	416 West Broadway / 50 Manca Dr.	73.9	5,600	5,600	
DPW Cold Storage Building (50 Manca North)	416 West Broadway / 50 Manca Dr.	84.5	14,000	7,000	
Gardner DPW Facilities	416 West Broadway	270.2	23,400	23,400	
Gardner City Hall - Roof	95 Pleasant Street	100.8	15,000	11,100	
Gardner City Hall - Canopy	95 Pleasant Street	249.6	32,000	18,000	
Gardner Fire Station	70 City Hall Ave.	50	10,500	6,500	

Pelletier Properties
670 Mechanic St Leominster
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City of Gardner

95 Pleasant St Gardner, MA 01440

Dear Mayor Michael Nicholson,

As requested, Pelletier Properties at Keller Williams North Central has conducted an analysis on the value of leasing rooftops on city owned property for use as solar arrays as well as parking lot canopy leases. As there is no known database of solar lease contracts, we made our best effort to compile information from publicly available sources including websites, town meeting minutes, and news articles. The following represents our analysis.

According to SolarKal, a company in Somerville that serves as a solar energy advisor, on average Massachusetts solar roof leases range from \$50,000 - \$70,000 per year per 100,000 sqft. In other words, \$0.50 - \$0.70 per sqft annually.

In an article in the Falmouth Enterprise from March 2024 a carport solar array over the Thomas Landers Road Parking Lot is discussed. The site is 18.5 Acres and accommodates 1,900 vehicles. The system will include 32 carports to be constructed with solar panels on top. The Steamship Authority which owns the lot will be paid \$415,000 a year in year 1 and the lease rate will increase to \$727,705 per year in year 20 which is an increase of about 3.7% a year. Per the data provided this results in an estimate of \$218 a year per parking spot or \$22,432 per year per acre.



In an article in the Standard Times from May 2023 Acushnet Public Schools entered into an agreement with a solar company for a solar canopy over their parking lot. It is estimated to save the district about \$48,000 a year. Based on google maps the size of the parking lot appears to be approximately 2 acres resulting in a valuation of \$24,000 per acre per year.

Based on the complexities of solar pricing including sun exposure and roof direction, we would recommend a conservative valuation for both types of installation. For rooftop leasing we find a value of \$0.50 per sqft. For parking canopy lease, we would set the valuation for at \$20,000 per acre per year.

Warm regards,

A handwritten signature in cursive script that reads "Nicholas Pelletier".

Nicholas Pelletier

President of Pelletier Properties



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

March 28, 2024

Hon. Elizabeth J. Kazinskas, Council President
 And City Councilors
 Gardner City Hall, Rm 121
 95 Pleasant Street
 Gardner, MA 01440

RE: A Measure Declaring the Roof of the Waterford Community Center as surplus for the purpose of leasing to a solar photovoltaic array

Dear Madam President and Councilors,

As I announced at my Inaugural Address on January 6, 2024, the Administration is looking to increasing our solar canopy across our City owned properties and buildings.

The attached declaration of surplus request is being put forward to allow the Administration to enter into a lease agreement for the roof of the building in order to install a solar photovoltaic array on the roof of the building.

This is a process that is very particular in the General Laws of the Commonwealth. If the City enters into a Power Purchase Agreement (PPA) with a solar company, the City does not need to put the lease out to bid and can enter into a lease agreement so long as the City receives the electricity from the panels as a discounted rate compared to electrical costs as currently being done.

The Administration has been in touch with Solect Energy for this project.

Additionally, the roof for the Waterford Community Center was cited in the City's Capital Improvement Report as in need or repairs/replacement. Solect has previously provided upgrades to roofs to enable solar to proceed. The price over the roof would be included in the project capital cost. Once the work is complete, the system will be installed, and the additional cost will be included in the PPA rate. This option will be evaluated on a case-by-case basis. Solect would also need to coordinate with the City regarding the timeline for the payment to the City and installation for this process.

Additionally, the underlying lease of the panels must be based off of a market analysis done for like work in other public spaces. The cost of the lease of \$0.50 per square foot comes from the attached analysis and the full square footage is referenced in the declaration language. These leases would likely be for a period of twenty (20) years, and the City Council would have to approve all final lease documents and payment in-lieu of taxes (PILOT) agreements associated with these projects.

A full financial analysis of this project for this site is attached to this correspondence.

Respectfully submitted,

Michael J. Nicholson
 Mayor, City of Gardner

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 CITY OF GARDNER
 GARDNER, MA

**DECLARATION OF SURPLUS FOR THE PURPOSE OF LEASING SPACE FOR A
PHOTOVOLATIC SOLAR ARRAY AT 62 WATERFORD STREET**

VOTED: To declare surplus for the purpose of leasing space for a photovoltaic solar array with prevailing General Laws, the roof of Gardner New Community Center, located at 62 Waterford Street, further identified on the City of Gardner Assessor's Map as M22-13-4; with an approximate area of 43,315 square feet, to establish as a minimum amount of \$0.50 per square foot to be paid for any lease payment of said property, to authorize the Mayor to negotiate the lease agreement, subject to approval by the City Council of the City of Gardner, of part thereof, for such amount or a larger amount, and upon such other terms as the Mayor shall consider proper in accordance with this Vote.

New Community Center - PPA – Annual Savings

PV System Capacity (kW DC)	373.92
Year 1 PV Output (kWh)	438,000
Percent of Usage	213%
Avoided kWh Electric Cost	\$0.18602
Solar PPA kWh Rate	\$0.1400
PPA Rate Escalator	0.0%
Term (Yrs)	20
SMART Incentive Amt (\$/kWh)	\$0.04633
Year 1 Forecast Savings	\$11,700
Term Savings	\$599,000
Term Savings + PILOT	\$646,000
Annual Avoided CO ₂ (lbs)	421,000
Term CO ₂ Avoided (tons)	4,000

Assumptions
 Open shop labor (3rd party owned)
 Rates assume PILOT of \$1869.60 per kW-DC
 Rates do not include utility network upgrade or study costs
 Bonding not included as system is 3rd party owned
 Assumes SMART Block 10
 Utility electric rates escalate at 2.5%

Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Excess Generation	Savings from Excess Gen	On-Bill Savings from Solar	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings	PILOT	Savings + PILOT
1	438,272	\$0.1860	237,952	\$34,862	\$38,194	\$73,076	\$0.1400	\$61,358	\$11,716	\$1,870	\$13,586
2	438,861	\$0.1907	231,670	\$35,558	\$38,834	\$74,401	\$0.1400	\$61,021	\$13,471	\$1,912	\$15,382
3	433,464	\$0.1954	230,388	\$36,248	\$39,598	\$75,934	\$0.1400	\$60,685	\$15,249	\$1,955	\$17,203
4	431,080	\$0.2003	228,128	\$36,948	\$40,456	\$77,404	\$0.1400	\$60,351	\$17,053	\$1,999	\$19,051
5	428,709	\$0.2053	227,888	\$37,663	\$41,238	\$78,903	\$0.1400	\$60,018	\$18,883	\$2,044	\$20,927
6	426,351	\$0.2105	226,616	\$38,393	\$42,038	\$80,430	\$0.1400	\$59,689	\$20,741	\$2,090	\$22,831
7	424,006	\$0.2157	225,368	\$39,136	\$42,852	\$81,988	\$0.1400	\$59,361	\$22,627	\$2,137	\$24,764
8	421,674	\$0.2211	224,130	\$39,894	\$43,682	\$83,575	\$0.1400	\$59,034	\$24,541	\$2,185	\$26,726
9	419,355	\$0.2267	222,897	\$40,668	\$44,527	\$85,194	\$0.1400	\$58,710	\$26,484	\$2,234	\$28,718
10	417,048	\$0.2323	221,671	\$41,454	\$45,390	\$86,843	\$0.1400	\$58,387	\$28,456	\$2,284	\$30,740
11	414,755	\$0.2381	220,452	\$42,256	\$46,288	\$88,525	\$0.1400	\$58,068	\$30,459	\$2,336	\$32,794
12	412,473	\$0.2441	219,239	\$43,074	\$47,164	\$90,239	\$0.1400	\$57,746	\$32,492	\$2,388	\$34,880
13	410,205	\$0.2502	218,033	\$43,908	\$48,078	\$91,989	\$0.1400	\$57,429	\$34,557	\$2,442	\$36,999
14	407,949	\$0.2564	216,834	\$44,759	\$49,008	\$93,767	\$0.1400	\$57,113	\$36,654	\$2,497	\$39,151
15	405,705	\$0.2628	215,642	\$45,625	\$49,957	\$95,583	\$0.1400	\$56,799	\$38,784	\$2,553	\$41,337
16	403,474	\$0.2684	214,456	\$46,509	\$50,925	\$97,433	\$0.1400	\$56,486	\$40,947	\$2,610	\$43,557
17	401,255	\$0.2762	213,278	\$47,409	\$51,911	\$99,320	\$0.1400	\$56,176	\$43,144	\$2,668	\$45,813
18	399,048	\$0.2831	212,103	\$48,327	\$52,916	\$101,243	\$0.1400	\$55,867	\$45,376	\$2,729	\$48,105
19	396,853	\$0.2901	210,937	\$49,263	\$53,940	\$103,203	\$0.1400	\$55,559	\$47,644	\$2,791	\$50,434
20	394,670	\$0.2974	208,778	\$50,217	\$54,985	\$105,201	\$0.1400	\$55,254	\$49,948	\$2,853	\$52,801
Total								\$599,229		\$46,675	\$645,903

Note: Final locations and prices are subject to final feasibility studies and engineering.



Gardner New Community Center – 373.9kW



City of Gardner Solar Sites						
Location	Address	kW (DC)	Roof Area - SqFt.	Solar Area - SqFt.		
Gardner New Community Center	62 Waterford Street	373.9	60,500	43,315		
DPW Main Building (50 Manca South)	416 West Broadway / 50 Manca Dr.	73.9	5,600	5,600		
DPW Cold Storage Building (50 Manca North)	416 West Broadway / 50 Manca Dr.	84.5	14,000	7,000		
Gardner DPW Facilities	416 West Broadway	270.2	23,400	23,400		
Gardner City Hall - Roof	95 Pleasant Street	100.8	15,000	11,100		
Gardner City Hall - Canopy	95 Pleasant Street	249.6	32,000	18,000		
Gardner Fire Station	70 City Hall Ave.	50	10,500	6,500		

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City of Gardner

95 Pleasant St Gardner, MA 01440

Dear Mayor Michael Nicholson,

As requested, Pelletier Properties at Keller Williams North Central has conducted an analysis on the value of leasing rooftops on city owned property for use as solar arrays as well as parking lot canopy leases. As there is no known database of solar lease contracts, we made our best effort to compile information from publicly available sources including websites, town meeting minutes, and news articles. The following represents our analysis.

According to SolarKal, a company in Somerville that serves as a solar energy advisor, on average Massachusetts solar roof leases range from \$50,000 - \$70,000 per year per 100,000 sqft. In other words, \$0.50 - \$0.70 per sqft annually.

In an article in the Falmouth Enterprise from March 2024 a carport solar array over the Thomas Landers Road Parking Lot is discussed. The site is 18.5 Acres and accommodates 1,900 vehicles. The system will include 32 carports to be constructed with solar panels on top. The Steamship Authority which owns the lot will be paid \$415,000 a year in year 1 and the lease rate will increase to \$727,705 per year in year 20 which is an increase of about 3.7% a year. Per the data provided this results in an estimate of \$218 a year per parking spot or \$22,432 per year per acre.



In an article in the Standard Times from May 2023 Acushnet Public Schools entered into an agreement with a solar company for a solar canopy over their parking lot. It is estimated to save the district about \$48,000 a year. Based on google maps the size of the parking lot appears to be approximately 2 acres resulting in a valuation of \$24,000 per acre per year.

Based on the complexities of solar pricing including sun exposure and roof direction, we would recommend a conservative valuation for both types of installation. For rooftop leasing we find a value of \$0.50 per sqft. For parking canopy lease, we would set the valuation for at \$20,000 per acre per year.

Warm regards,

A handwritten signature in cursive script that reads 'Nicholas Pelletier'.

Nicholas Pelletier

President of Pelletier Properties



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

March 28, 2024

Hon. Elizabeth J. Kazinskas, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

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CITY OF GARDNER OFFICE
GARDNER, MA

RE: A Measure Declaring the Roof of the DPW Garage Buildings as surplus for the purpose of leasing to a solar photovoltaic array

Dear Madam President and Councilors,

As I announced at my Inaugural Address on January 6, 2024, the Administration is looking to increasing our solar canopy across our City owned properties and buildings.

The attached declaration of surplus request is being put forward to allow the Administration to enter into a lease agreement for the roof of the building in order to install a solar photovoltaic array on the roof of the building.

This is a process that is very particular in the General Laws of the Commonwealth. If the City enters into a Power Purchase Agreement (PPA) with a solar company, the City does not need to put the lease out to bid and can enter into a lease agreement so long as the City receives the electricity from the panels as a discounted rate compared to electrical costs as currently being done.

The Administration has been in touch with Solect Energy for this project.

Additionally, the roof for the two DPW Garage Buildings was cited in the City's Capital Improvement Report as in need or repairs/replacement. Solect has previously provided upgrades to roofs to enable solar to proceed. The price over the roof would be included in the project capital cost. Once the work is complete, the system will be installed, and the additional cost will be included in the PPA rate. This option will be evaluated on a case-by-case basis. Solect would also need to coordinate with the City regarding the timeline for the payment to the City and installation for this process.

The underlying lease of the panels must be based off of a market analysis done for like work in other public spaces. The cost of the lease of \$0.50 per square foot comes from the attached analysis and the full square footage is referenced in the declaration language. These leases would likely be for a period of twenty (20) years, and the City Council would have to approve all final lease documents and payment in-lieu of taxes (PILOT) agreements associated with these projects.

A full financial analysis of this project for this site is attached to this correspondence.

Respectfully submitted,

Michael J. Nicholson
Mayor, City of Gardner

**DECLARATION OF SURPLUS FOR THE PURPOSE OF LEASING SPACE FOR A
PHOTOVOLATIC SOLAR ARRAY AT 416 W BROADWAY**

VOTED: To declare surplus for the purpose of leasing space for a photovoltaic solar array with prevailing General Laws, the roof of Gardner DPW Facilities, located at 416 West Broadway, further identified on the City of Gardner Assessor's Map as M22-10-10; with an approximate area of 23,400 square feet, to establish as a minimum amount of \$0.50 per square foot to be paid for any lease payment of said property, to authorize the Mayor to negotiate the lease agreement, subject to approval by the City Council of the City of Gardner, of part thereof, for such amount or a larger amount, and upon such other terms as the Mayor shall consider proper in accordance with this Vote.

416 W. Broadway – 270.2kW



City of Gardner Solar Sites

Location	Address	kW (DC)	Roof Area - SqFt.	Solar Area - SqFt.
Gardner New Community Center	62 Waterford Street	373.9	60,500	43,315
DPW Main Building (50 Manca South)	416 West Broadway / 50 Manca Dr.	73.9	5,600	5,600
DPW Cold Storage Building (50 Manca North)	416 West Broadway / 50 Manca Dr.	84.5	14,000	7,000
Gardner DPW Facilities	416 West Broadway	270.2	23,400	23,400
Gardner City Hall - Roof	95 Pleasant Street	100.8	15,000	11,100
Gardner City Hall - Canopy	95 Pleasant Street	249.6	32,000	18,000
Gardner Fire Station	70 City Hall Ave.	50	10,500	6,500

Pelletier Properties
670 Mechanic St Leominster
978-674-7146
npelletier@kw.com
www.pelletierprops.com



City of Gardner

95 Pleasant St Gardner, MA 01440

Dear Mayor Michael Nicholson,

As requested, Pelletier Properties at Keller Williams North Central has conducted an analysis on the value of leasing rooftops on city owned property for use as solar arrays as well as parking lot canopy leases. As there is no known database of solar lease contracts, we made our best effort to compile information from publicly available sources including websites, town meeting minutes, and news articles. The following represents our analysis.

According to SolarKal, a company in Somerville that serves as a solar energy advisor, on average Massachusetts solar roof leases range from \$50,000 - \$70,000 per year per 100,000 sqft. In other words, \$0.50 - \$0.70 per sqft annually.

In an article in the Falmouth Enterprise from March 2024 a carport solar array over the Thomas Landers Road Parking Lot is discussed. The site is 18.5 Acres and accommodates 1,900 vehicles. The system will include 32 carports to be constructed with solar panels on top. The Steamship Authority which owns the lot will be paid \$415,000 a year in year 1 and the lease rate will increase to \$727,705 per year in year 20 which is an increase of about 3.7% a year. Per the data provided this results in an estimate of \$218 a year per parking spot or \$22,432 per year per acre.



In an article in the Standard Times from May 2023 Acushnet Public Schools entered into an agreement with a solar company for a solar canopy over their parking lot. It is estimated to save the district about \$48,000 a year. Based on google maps the size of the parking lot appears to be approximately 2 acres resulting in a valuation of \$24,000 per acre per year.

Based on the complexities of solar pricing including sun exposure and roof direction, we would recommend a conservative valuation for both types of installation. For rooftop leasing we find a value of \$0.50 per sqft. For parking canopy lease, we would set the valuation for at \$20,000 per acre per year.

Warm regards,

A handwritten signature in black ink that reads 'Nicholas Pelletier'.

Nicholas Pelletier

President of Pelletier Properties



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

March 28, 2024

Hon. Elizabeth J. Kazinskas, Council President
 And City Councilors
 Gardner City Hall, Rm 121
 95 Pleasant Street
 Gardner, MA 01440

RECEIVED
 2024 MAR 28 PM 4:17
 CITY OF GARDNER
 OFFICE OF THE MAYOR

RE: A Measure Declaring the Roof of the Gardner Fire Headquarters Surplus for the purpose of leasing to a solar photovoltaic array

Dear Madam President and Councilors,

As I announced at my Inaugural Address on January 6, 2024, the Administration is looking to increasing our solar canopy across our City owned properties and buildings.

The attached declaration of surplus request is being put forward to allow the Administration to enter into a lease agreement for the roof of the building in order to install a solar photovoltaic array on the roof of the building.

This is a process that is very particular in the General Laws of the Commonwealth. If the City enters into a Power Purchase Agreement (PPA) with a solar company, the City does not need to put the lease out to bid and can enter into a lease agreement so long as the City receives the electricity from the panels as a discounted rate compared to electrical costs as currently being done.

The Administration has been in touch with Solect Energy for this project.

I understand that the Fire Station is set to get a new roof as a result of our insurance company repairing the damage caused by the Windstorm of February 29, 2024. The current plan for the repairs has a 70 year warranty for the roof. The General Laws of the Commonwealth require all solar companies to assume all warranties issued for the roofs under the panels, if they deem this building suitable for solar.

The underlying lease of the panels must be based off of a market analysis done for like work in other public spaces. The cost of the lease of \$0.50 per square foot comes from the attached analysis and the full square footage is referenced in the declaration language. These leases would likely be for a period of twenty (20) years, and the City Council would have to approve all final lease documents and payment in-lieu of taxes (PILOT) agreements associated with these projects.

A full financial analysis of this project for this site is attached to this correspondence.

Respectfully submitted,

Michael J. Nicholson
 Mayor, City of Gardner

**DECLARATION OF SURPLUS FOR THE PURPOSE OF LEASING SPACE FOR A
PHOTOVOLATIC SOLAR ARRAY AT 70 CITY HALL AVENUE**

VOTED: To declare surplus for the purpose of leasing space for a photovoltaic solar array with prevailing General Laws, the roof of Gardner Fire Station, located at 70 City Hall Avenue, further identified on the City of Gardner Assessor's Map as M22/10/5; with an approximate area of 6,500 square feet, to establish as a minimum amount of \$0.50 per square foot to be paid for any lease payment of said property, to authorize the Mayor to negotiate the lease agreement, subject to approval by the City Council of the City of Gardner, of part thereof, for such amount or a larger amount, and upon such other terms as the Mayor shall consider proper in accordance with this Vote.

Fire Station – Roof – Annual Savings

PV System Capacity (kW DC)	61.44
Year 1 PV Output (kWh)	70,000
Percent of Usage	82%
Avoided kWh Electric Cost	\$0.16500
Solar PPA kWh Rate	\$0.17200
PPA Rate Escalator	0.0%
Term (Yrs)	20
SMART Incentive Amt (\$/kWh)	\$0.04633
Year 1 Forecast Savings	-\$700
Term Savings	\$46,000
Annual Avoided CO ₂ (lbs)	67,000
Term CO ₂ Avoided (tons)	600

Assumptions

- Open shop labor (3rd party owned)
- Rates assume PILOT of \$0.00 per kW-DC
- Rates do not include utility network upgrade or study costs
- Bonding not included as system is 3rd party owned
- Assumes SMART block 10
- Utility electric rates escalate at 2.5%
- Avoided emissions calculated based on 2020 EIA MA State Electricity Profile

Year	Solar Production (kWh)	Grid-Delivered Electricity Cost (\$/kWh)	Electric Savings	Solar PPA Rate (\$/kWh)	PPA Payment	Net Savings
1	69,798	\$0.1650	\$11,340	\$0.1720	\$12,005	-\$665
2	69,412	\$0.1691	\$11,560	\$0.1720	\$11,939	-\$379
3	69,030	\$0.1734	\$11,784	\$0.1720	\$11,873	-\$90
4	68,651	\$0.1777	\$12,012	\$0.1720	\$11,808	\$204
5	68,273	\$0.1821	\$12,244	\$0.1720	\$11,743	\$501
6	67,897	\$0.1867	\$12,481	\$0.1720	\$11,678	\$803
7	67,524	\$0.1913	\$12,723	\$0.1720	\$11,614	\$1,109
8	67,153	\$0.1961	\$12,970	\$0.1720	\$11,550	\$1,419
9	66,783	\$0.2010	\$13,221	\$0.1720	\$11,487	\$1,734
10	66,416	\$0.2061	\$13,477	\$0.1720	\$11,424	\$2,053
11	66,051	\$0.2112	\$13,738	\$0.1720	\$11,361	\$2,377
12	65,687	\$0.2165	\$14,004	\$0.1720	\$11,298	\$2,705
13	65,326	\$0.2219	\$14,275	\$0.1720	\$11,236	\$3,039
14	64,967	\$0.2275	\$14,551	\$0.1720	\$11,174	\$3,377
15	64,610	\$0.2331	\$14,833	\$0.1720	\$11,113	\$3,720
16	64,254	\$0.2390	\$15,120	\$0.1720	\$11,052	\$4,068
17	63,901	\$0.2449	\$15,413	\$0.1720	\$10,991	\$4,422
18	63,549	\$0.2511	\$15,711	\$0.1720	\$10,930	\$4,781
19	63,200	\$0.2573	\$16,015	\$0.1720	\$10,870	\$5,145
20	62,852	\$0.2638	\$16,326	\$0.1720	\$10,811	\$5,515
Total						\$45,839

Note: Final locations and prices are subject to final feasibility studies and engineering.



City of Gardner Solar Sites					
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City of Gardner

95 Pleasant St Gardner, MA 01440

Dear Mayor Michael Nicholson,

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Warm regards,

A handwritten signature in cursive script that reads 'Nicholas Pelletier'.

Nicholas Pelletier

President of Pelletier Properties



CITY of GARDNER
Office of the City Auditor

John Richard, City Auditor
95 Pleasant Street, Room 126
Gardner, MA 01440

Phone: 978-632-1900 ext. 8020 • Fax: 978-630-3778
Email: jrichard@gardner-ma.gov

To: City Council

Re: Money Orders for consideration on April 10, 2024

Listed below are balances in various ledger accounts that pertain to Money Order transfers for your consideration.

These balances are as of April 6, 2024:

			<u>Money Order</u>	<u>Balance</u>
Free Cash	10000-35400			\$1,205,418.96
to Police Dept for New Vehcile Expense	12210-55090	\$	212,510.00	\$992,908.96
to Public Works Dept for Tree Removal Expense	14421-52190	\$	40,000.00	\$952,908.96
to Mayor Unclassified Dept for Energy& Utilities Expense for PSS/WSS Building	11199-52110	\$	75,000.00	\$877,908.96
				\$877,908.96

The Snow & Ice account currently has available (\$225,092.04)
14421-52210

Sincerely

John Richard
City Auditor

copies: Mayor
City Clerk



CITY of GARDNER
Office of the City Auditor

John Richard, City Auditor
95 Pleasant Street, Room 126
Gardner, MA 01440

Phone: 978-632-1900 ext. 8020 • Fax: 978-630-3778
Email: jrichard@gardner-ma.gov

To: City Council

Re: Money Orders for consideration on April 1, 2024

Listed below are balances in various ledger accounts that pertain to Money Order transfers for your consideration.

These balances are as of March 28, 2024:

		<u>Money</u>		<u>Balance</u>
		<u>Order</u>		
Water Enterprise Fund				
62000-31500			\$	1,858,549
To Water Dept for Repairs to Transmission Mains				
Expense	62450-52039	\$	390,000.00	\$ 1,468,549
To Water Dept for Repairs to Water Mains				
Expense	62450-52031	\$	75,000	\$ 1,393,549
				\$ 1,393,549

Sincerely

John Richard

John Richard
City Auditor

copies: Mayor
City Clerk



CITY of GARDNER
Office of the City Auditor

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95 Pleasant Street, Room 126
Gardner, MA 01440

Phone: 978-632-1900 ext. 8020 • Fax: 978-630-3778
Email: jrichard@gardner-ma.gov

To: City Council

Re: Money Orders for consideration on April 1, 2024

Listed below are balances in various ledger accounts that pertain to Money Order transfers for your consideration.

These balances are as of March 28, 2024:

		<u>Money</u>		<u>Balance</u>
		<u>Order</u>		
Sewer Enterprise Fund				
61000-31500				\$ 5,603,479
To Sewer Dept for Chemical Treatment				
Expense	61440-52231	\$ 140,000	\$	5,463,479
			\$	5,463,479

Sincerely

John Richard
City Auditor

copies: Mayor
City Clerk