

Town of Westford: State of the Town Fiscal Year 2020



Jodi Ross
Westford Town Manager
March 23, 2019 Annual town Meeting



Statistics

Population Estimate - 2017	24,310	10.7% Change from 2010
Housing Units Estimate - FY19	8,964	+2.79% Change from 2018
Average Home price - FY19 (Single Family)	\$532,640	+2.35% Change from FY2018
Median Household Income - 2017 (Estimate)	\$138,006	
Labor Force - 2018	13,201	
Unemployment - December 2017	2.0% - Town	2.7% - MA

FY19 Tax Rates

Single Tax Rate Communities		
Town	Residential	Commercial
Acton	\$19.37	\$19.37
Groton	\$18.11	\$18.11
Tyngsborough	\$17.11	\$17.11
Westford	\$16.56	\$16.56 (No SCE)
Dual Tax Rate Communities		
Town	Residential	Commercial
Ayer	\$13.63	\$28.80
Bedford	\$12.96	\$28.42
Billerica	\$13.48	\$31.41
Burlington	\$10.48	\$27.22
Chelmsford	\$16.35	\$22.21 (w/SCE) – PP = 22.06
Littleton	\$18.24	\$28.27
Lexington	\$14.12	\$27.33
Tewksbury	\$15.84	\$27.63

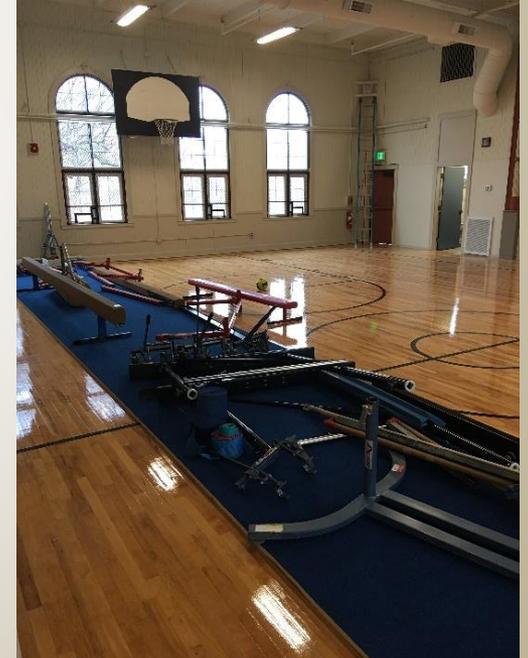
Municipal Projects

- ▶ New Fletcher Fire Station 1 – completed October 2018
 - ▶ 20,000 SqFt - five double equipment bays - training/conference room
 - ▶ Project approximately \$700,000 under budget



Municipal Projects

- ▶ \$7.5M Rehabilitation of the Roudenbush Community Center building - project completed in January 2019 – approximately \$100,000 under budget



Municipal Projects

- ▶ New Town Center Building – 51 Main Street - 9,250 SqFt
 - ▶ Large Public Meeting Space (100 Person Capacity)
 - ▶ Information Technology, Veterans, and Facilities Departments
 - ▶ Estimated cost \$7.1M



Municipal Projects

- ▶ 63 Main Street purchased Oct STM - \$600,000 + \$100,000 to secure building, temporary roof, clean up, tree removal - task force evaluating options



- ▶ New School Administration Building evaluation of sites underway
- ▶ 12 North Main – task force meeting in April to develop recommendation on the next steps after two unsuccessful attempts to dispose of property
- ▶ 35 Town Farm Road – Board of Selectmen will discuss next steps for property at March 26th meeting

Residential Development

Projects under construction:

- ▶ Single-Family Subdivisions
 - ▶ Juniper Hill
 - ▶ 75 Graniteville Rd
 - ▶ 18 lots approved
 - ▶ Majority completed
 - ▶ 2 Habitat for Humanity homes

- ▶ Mill Redevelopment
 - ▶ Abbot Mill Phase 2
 - ▶ under construction
 - ▶ 102 rental units
 - ▶ Occupancies in March



Residential Development

40B developments under construction:

- ▶ Alder Point
 - ▶ 354 Groton Road – 4 craftsmen style duplexes for purchase



Alder Point

- ▶ Sugar Maple Lane
 - ▶ 4 Powers Road - 28 town houses for purchase



Sugar Maple Lane

Residential Development & SHI

40B developments under construction:

- ▶ 2 Robbins Road “Hanover Westford Hills”
 - ▶ adjacent to Red Hat, 180 rental units
 - ▶ Occupancies expected in Jan 2020
- ▶ Concord Road “Hanover Westford Valley”
 - ▶ behind Red Hat, 240 rental units
 - ▶ Occupancies expected in June
- ▶ **Current Subsidized Housing Index at 13.75%**



Hanover Westford Hills – Robbins Road



Hanover Westford Valley – Concord Road



Residential Development

In permitting process:

- ▶ Spalding Hill Estates (off St Augustine Dr)
 - ▶ 31 lots proposed
- ▶ 0 & 37 Carlisle Road
 - ▶ 25 units on 1 lot, age-restricted to 55+
- ▶ 21 & 23 Carlisle Road
 - ▶ 17 market-rate age-restricted to 55+
 - ▶ 7 affordable age-restricted to 62+ supportive housing
- ▶ 60 Littleton Road
 - ▶ 18 affordable, rental units



0 & 37 Carlisle Road



21 & 23 Carlisle Road

Commercial Development

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- ▶ 71 Powers Road
 - ▶ Small Business Innovation Center - 2 single story buildings with 18 units
- ▶ 355 Littleton Road - Orchard Square
 - ▶ Craft beer restaurant
 - ▶ Kickboxing
 - ▶ Space still available
- ▶ 7-9 Tech Park East - UTC Aerospace renovations
- ▶ 10 Tech Park East - Juniper Networks multi-phase extensive renovation and subdivision
- ▶ PUMA leaving Westford 2021, EDC assisting with finding new tenant



71 Powers Road



Orchard Square



Commercial Development

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- ▶ 5 Lyberty Way - Adult Day Care
- ▶ 439 Littleton Road -Thai on the Fly
- ▶ 160 Littleton Road - Compassion Massage
- ▶ New Cornerstone restaurant – Oki Poke
- ▶ Westford Valley Marketplace I and II façade update
- ▶ Resident Inn room upgrades



Engineering/Infrastructure

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Recently Completed:

- ▶ Main Street Reconstruction
- ▶ Tadmuck Road / Route 110 Intersection
- ▶ Stormwater Management Master Plan



Tadmuck Road /
Route 110

2018 / 2019 Construction:

- ▶ Groton Road / Oak Hill Rd Intersection
- ▶ Groton Road / Dunstable Rd Intersection
- ▶ Complete Streets New Sidewalks at Abbot School and Acton Road

Complete
Streets



In Design:

- ▶ Beaver Brook Bridge
- ▶ Boston Road
- ▶ Oak Hill Rd, Moore Rd, & Plain Rd
- ▶ Route 110 (Cornerstone to Powers Rd)



Beaver Brook
Bridge

Land Management

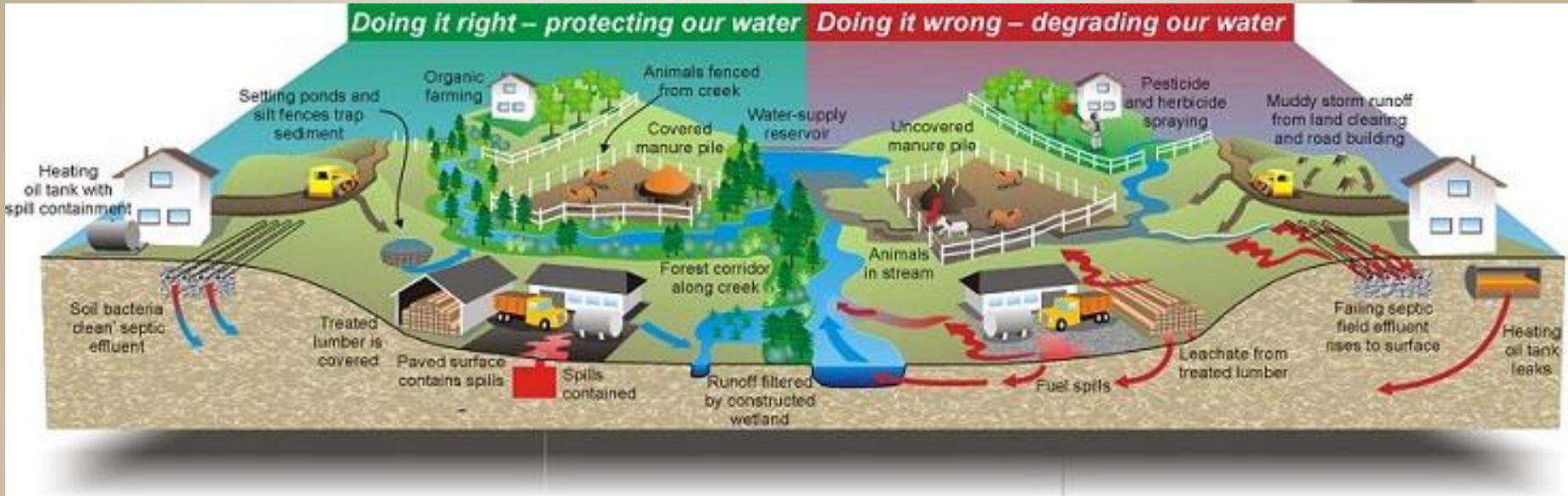
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- New 5 year contract with Farm Manager at Hill Orchard
- New Farmer to lease 4.5 acres of Day Field
- New Beekeeper Community to raise bees at Day Field
- Trail improvements
- Invasive species control
- Healthy Lakes and Ponds Committee



Stormwater Management

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Goals of the Stormwater Management Master Plan:

- Comply with EPA's permit to avoid costly penalties
- Preserve and improve water quality
- Maintain and improve drainage
- Identify a sustainable funding strategy that is adequate and equitable

FY19 Revenues

- \$740,243 in New Growth
- State Aid increased by \$185,655 to \$21,433,600
- \$3.63M Motor Vehicle Excise – 24% bills paid online
- Local Options Excise projected at \$1.17M
- Collected \$676,577 in licenses & permits through mid-March (77% of budget)
- Earned \$111,135 in General Fund Investment Earnings through January (93% of budget)
- Community Preservation Act state contribution for FY19 at \$381,872 up from \$324,179 in FY18

Sample of FY19 Grants Received

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- Green Communities Grant for energy efficiency projects \$250,000
(5th received total = \$1,137, 013)
- State Grant for Forge Beach Improvements \$100,000
- EPA Stormwater Master Plan \$99,982
- LRTA for COA vans \$97,582
- MAPC LED streetlight grant \$90,755
- State 911 Support Grant - \$53,372



Sample of FY19 Grants Received

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- Executive Office of Elder Affairs \$40,034
- State 911 Training Grant - \$19,831
- EOPS grants for Police Department \$11,000
- Cultural Council \$5,700
- MIIA Lockout/Tagout grant \$5,000
- Emergency Management \$4,650
- OSHA safety equipment grant \$4,210
- Thermographic camera grant \$644



Recommend FY20 Budget

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Town of Westford

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Town of Westford Budget



Jodi Ross
Town of Westford
Fiscal Years 2020-2022

Allocation of FY20 New Revenue

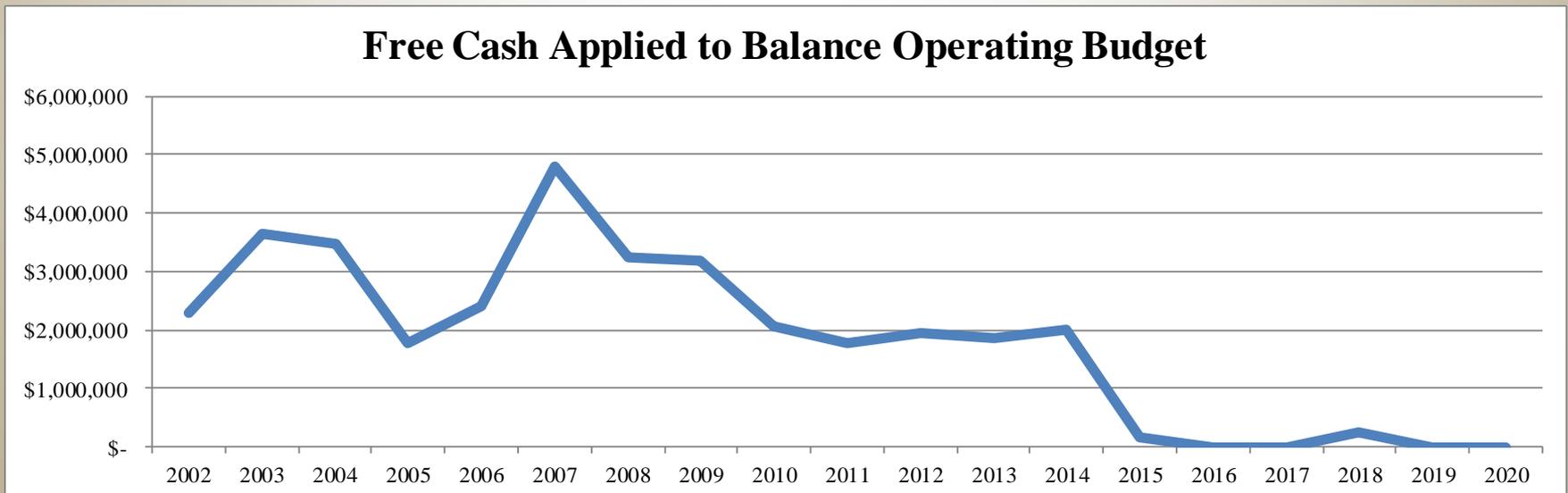
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New Revenue for FY20	\$4,012,416	
Less Fixed Costs		
Benefits & Insurance	(868,644)	
Debt Service	(530,976)	
Override (Teacher Salaries)	(530,000)	
NVTHS/Other	<u>(245,147)</u>	
Subtotal	(2,174,767)	
Fund Remaining for Depts.		<u>1,837,649</u>
Town Allocation (40%)	738,472	
School Allocation (60%)	1,099,177	

Financial Accomplishments

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- Presenting a balanced budget to Town Meeting
- Adhered to the 2020 Board of Selectmen Budget Policy Directive
- Maintained AAA rating from Standard & Poor's
- History of reserves applied to balance the budget



FY20 Budget Highlights

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- Initial budget requests +5.11% - reduced by \$2.26M to balance budget
- Total cash reserves \$9.12M [8.49%]
- Overall Budget Increase +2.86% - additional \$3.28M
 - General Fund Budget Increase +3.74% - additional \$3.95M
- Westford Public Schools +2.81% – additional \$1.63M
- Other town departments +3.17% – additional \$738K
- N.V.T.H.S. assessment +20.73% to \$1,000,697
- CPC Debt Obligation -38.9% - EBC/Stony Brook Conservation Land Debt Paid in Full in April 2019
- Requesting \$4,496,428 in capital investments for buildings, infrastructure and equipment

FY20 Budget Highlights

- Selectmen formed Town & School Safety Task Force - conducting risk assessment of town and school facilities and procedures, and a wellness & behavioral health gap analysis.
- The spike in residential growth will impact most town departments, especially public safety and the schools.
 - Two additional paramedics to be hired in October 2019.
 - One additional police patrol officer to be hired October 2019.
 - Town and school leadership committed to meeting monthly to monitor enrollment trends and determine if additional funding is needed to supplement the school budget at the October Special Town Meeting.

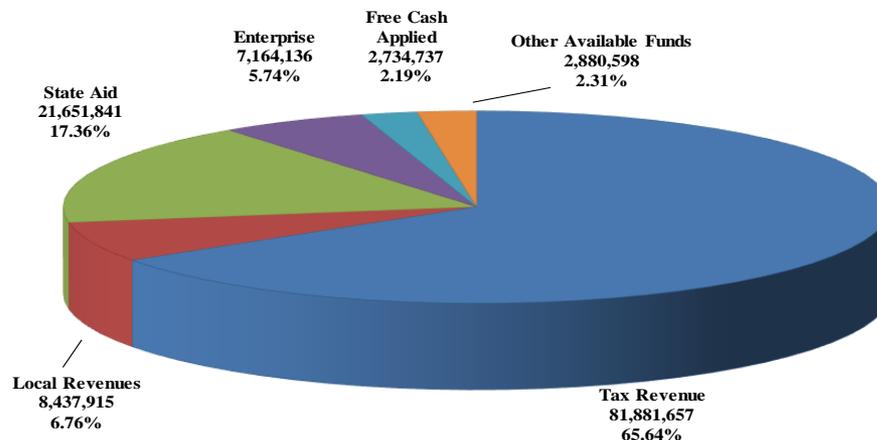
FY20 Projected Revenue

- Local Revenue estimated 2.50% increase
- New Growth \$1,000,000
- Ambulance Enterprise revenue \$850,000
- State Aid in Governor's Budget increased by \$218,241 (1.02%) for a total of \$21,651,841
- Projected \$1,199,250 in hotels and meals excise taxes
- Motor vehicle excise projected to increase by \$135,300 to \$3,761,750

FY20 Projected Revenue

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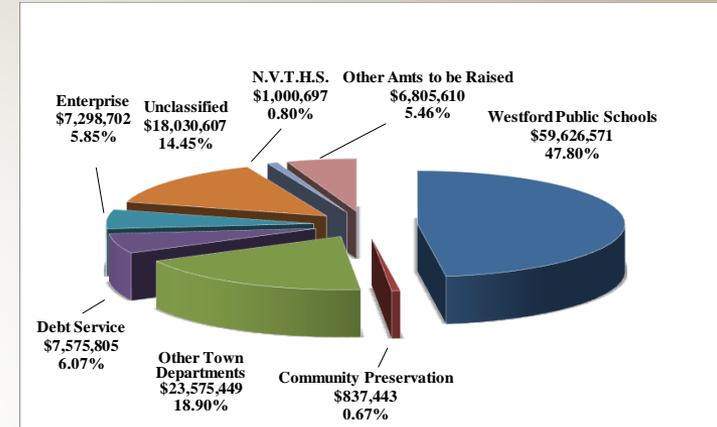
Tax Revenue	\$81,881,657
Local Revenue	8,437,915
State Aid	21,651,841
Enterprise Revenue	7,164,136
Reserves Applied	0
Other Available Funds	2,880,598
Appropriations from Free Cash	2,734,737
Total	\$124,750,884



FY20 Expenditures

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Westford Public Schools	\$59,626,571
Community Preservation	837,443
Other Town Departments	23,575,449
Debt Service	7,575,805
Enterprise	7,298,702
Unclassified*	18,030,607
N.V.T.H.S.	1,000,697
Other Amounts to be Raised**	6,805,610
Total	\$124,750,884



*Unclassified budget includes: health insurance, pensions assessment, unemployment insurance, general insurance, OPEB, vacation and sick buyback (town only).

**Other Amounts be Raised includes: state assessments, state aid reserved for direct assessment (school choice, library), overlay, capital, community preservation projects, and other appropriations approved outside of the operating budget.

Health Insurance Budget

- FY19 budgeted 8% increase – received .6% increase for non-Medicare plan by switching from Fallon to Blue Cross Blue Shield
 - Medicare Plan received no increase
- FY20 budget reflects 8% projected increase Nov 1st
 - \$272,202 increase from FY19 totaling \$10,785,240
- \$646,805 in Health Insurance Stabilization Fund
- Meeting regularly with Public Employee Committee and Insurance Advisory Committee to prepare for Nov 1, 2019 renewal

Other Post Employment Benefits

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- OPEB policy – annually fund “normal costs” – accrued liability for employees hired after Jan 1, 2012
- Funding OPEB at \$1,011,026 within the operating budget and \$200,000 from Free Cash for a total of \$1,211,026
- OPEB Trust Fund current balance \$5,456,155 – after FY20 appropriation = \$6,667,181
 - Currently in the top 25% percent of Massachusetts communities for funding our OPEB liability

FY20 Capital Investment

Capital Planning Committee recommendation: **\$4,496,428**

Free Cash	\$1,721,328
General Fund Bonds	\$500,000
Enterprise Bonds	\$1,200,000
Enterprise Retained Earnings	\$381,173
Other available funds	\$423,927
Appropriation to Capital Stabilization	\$270,000

**Capital Stabilization current balance: \$170,697
After this appropriation, new balance: \$440,697*

Congratulations Westford!

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- WPS ranked #5 out of 9,577 eligible districts by the National Council for Home Safety and Security
- Niche.com school rankings:
 - 36th Best School District in the U.S. in 2019
 - 3rd Best School District in Massachusetts
 - WA 13th Best Public High School in Massachusetts
- WA ranked 7th best public high school in 2018 by SchoolDigger.com
- Town Nurse Gail Johnson inducted as 2018 Local Public Health Fellow
- Health Agent Rae Dick received MHOA, Michael D. Saraco Award for Public Health Knowledge

Thank You Westford!

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Thank you to our board members, department heads, employees, volunteers, and all of our residents for your creativity, countless contributions, and most of all, your unwavering commitment to our community.

