



February 3, 2012

Board of Selectmen
195 Main Street
Maynard, Massachusetts 01754

Honorable Board of Selectmen;

Please accept this as an abridged accounting of activities related to my activities as Town Administrator;

Maynard Country Club Bonding: After several uncertain conversations with our bond advisors, First Southwest (who agreed) and our bond counsel Edwards, Wildman and Palmer LLC (who thankfully became convinced) we have been able to float non-taxable bonds for the purpose of purchasing the Maynard Country Club.

The firm of Edwards, Wildman and Palmer were diligent in protecting this offering from any criticism and or challenge. It was necessary and prudent to have them review the "draft" request for qualification (RFQ) which once finalized will be used to solicit interest from parties interested in managing the property and facility.

In our conversations it was decided that in the interest of prudence all agreements which create a public-private partnership will be reviewed by bond counsel to ensure we do not run afoul of any tax exemption provisions. I assured the attorneys we are committed to being honest and forthright in all our process and outcomes related to this municipal venture.

We have some soil testing scheduled for this week; there are no suspected concerns in regards to this regulatory test. Once that is complete we will then be able get the RFP into its final form, unfortunately we will more than likely not have management firm in place until mid to late March. This should not have a severe long term impact and be no more than a short term inconvenience.

I would like to commend the BOS in being the driving force behind this purchase, I am certain to the untrained or inattentive person this process must seem like it has been dragging on forever. I can assure you from comments I am hearing in professional circles (i.e. attorneys, surveyors, bonding agents), that a complex purchase of this nature sometime can take a year or more, you signed the P&S in October and will closed in less than six months. That is not the way it happens in the private sector never mind the public sector and it would not happen without the BOS dedication. The bigger news is that you did not cut corners when pressured by the public that you were going to slow.

As you know by now, this project has been successfully bonded at a historically low interest rate saving the taxpayers and allowing more revenue to be retained by Community Preservation Committee for future endeavors.

Fire Chief, Treasurer/Collector: It is a very exciting time here as we have two new important positions filled with what by every account will be top notch additions to Team Maynard.

I first would like to thank you for your steady and equitable hiring process in regards to the Fire Chief position. I know you have received some unfair localized criticism; I can assure you that small circle will grow to revere your selection as well as the process. Chief Anthony Stowers will begin February 6. There is a lot of internal and external excitement around the hiring of Treasurer Cheryl Kane, she will bring years of experience and more important, and an affability necessary to glue the seemingly fractured

puzzle of finance together. We have suffered through a long period without a proper T/C and I am most pleased to move forward on this transition.

129 Parker Street: I have been informed by the realty agent for Lone Star Equity, the present owners; they have the property under contract with an undisclosed party. They will not make a formal announcement until the party has completed their due diligence period of ninety days. We have also informed the agent and realtors for other properties in respect to zoning and other obstacles they may see to development of property, it is necessary to consider our Annual Town Meeting schedule now as opposed to later. They seem very appreciative for the heads up. Recently I was able to gain access to (129 Parker) PK2 for a quick tour, although it was short notice I was able to include the Chair of MCLCSC, Selectmen Capello and Superintendent Gerardi. Key staff from Town Hall also went on the field trip. The consensus was it is in better shape than suspected, there is plenty of space and it has tremendous possibilities. I will continue to update you as we proceed.

Waltham Street Bridge: We can now call this an earnest project. Steel was delivered last week. MIG Construction is looking for a suitable lay-down area for off loading material. It seems some of the previous spots did not go as plan for various reasons. I would prefer to be challenged by lack of space to put the materials to the space not being needed because there is no work being performed.

Cartographic Mapping: I would like to thank Chief Assessor Angela Marrama for researching and overseeing our recent mapping capability upgrade (topographic, USG, aerial etc.). It is truly a major advancement, we can now create and print a variety of useful maps for citizens, developers and staff which will present a level of professionalism expected of a modern municipality. We are all still learning this tool and I hope to give presentation at a future BOS meeting to familiarize you with our new capacity. Please go to the website to see this new feature.

Town Hall Entrances/Doors: I told you it would happen someday ...these doors are ADA compliant and weather resistant. The necessary push plates have been installed and I thank the Facilities Manager Gregg Lefter for all his hard work on this, it may be a team effort, but you have to have the players. They also must be handcrafted they took so long, but they are here, thankfully. Next we will be working on some other interior upgrades and improvements.

Other Tidbits: I attend the Regional PSAP meeting on Thursday with our soon to be Fire Chief ...we have received our inter-connect permit from the electric grid and if everything goes right we should start construction in April. You received the news about our healthy "free cash" certification, this is quite a turnaround in one fiscal year and the BOS should be proud of the steady hand they applied over this year fiscal tumult, I am confident with your support we will continue to make progress. I appreciate the angst that is being manufactured by some regarding the "budget" not being available until the February 11 budget presentation, but I appreciate your support in regards to the fact giving out incomplete information is more dangerous than no information and that I should have the opportunity to explain the document, not have people jump to conclusions.

Thank you for your interest in what we have been up to for the past few weeks.

Sincerely,

Michael J. Sullivan
Town Administrator, Maynard