

# 2026 Annual Town Meeting

Town Administrator's Warrant Report



**Town of Mendon**  
**May 12, 2026**  
**Miscoe Hill Middle School**  
148 North Ave.  
Mendon, MA 01756

**Contents**

<b>2026 Annual Town Meeting</b> _____	<b>1</b>	<b>Article 17 Community Preservation Act (CPA) Budget Allocations</b> _____	<b>12</b>
<b>Town of Mendon</b> _____	<b>1</b>	<b>Article 18 CPA Support for MURSD Debt</b>	<b>12</b>
<b>May 12, 2026</b> _____	<b>1</b>	<b>Article 19 CPA Affordable Housing Coordinator</b> _____	<b>13</b>
<b>Miscoe Hill Middle School</b> _____	<b>1</b>	<b>Article 20 CPA Support for Police Station Debt</b> _____	<b>13</b>
<b>Conduct of Town Meeting</b> _____	<b>3</b>	<b>Article 21 CPA Funds Transfer for Oak and Wall Farm Preserve</b> _____	<b>14</b>
<b>Article 1 Financial Motions</b> _____	<b>4</b>	<b>Article 22 CPA Funds Transfer for 73 &amp; 75 Providence Street</b> _____	<b>14</b>
<b>Article 2 Bills of a Prior Year</b> _____	<b>4</b>	<b>Article 23 CPA Subsidy for Affordable Housing Development</b> _____	<b>14</b>
<b>Article 3 Elected Official Salaries</b> _____	<b>5</b>	<b>Article 24 CPA Support for Sunrise Apartments Water Tank</b> _____	<b>15</b>
<b>Article 4 General Fund Budget</b> _____	<b>5</b>	<b>Article 25 CPA Support for Historic Sign Restoration</b> _____	<b>15</b>
<b>Article 5 Accept and Expend Chapter 90</b> _____	<b>7</b>	<b>Article 26 CPA Support to Move Historic Weights and Measures</b> _____	<b>15</b>
<b>Article 6 Accepting Easements</b> _____	<b>8</b>	<b>Article 27 CPA Support of Historic Document Restoration</b> _____	<b>16</b>
<b>Article 7 Snow and Ice Removal Deficit</b> _____	<b>8</b>	<b>Article 28 Five Year Land Use Plan</b> _____	<b>16</b>
<b>Article 8 Assessor’s Cyclical Inspection Program</b> _____	<b>9</b>	<b>Article 29 Close Boundary Plan Account</b>	<b>17</b>
<b>Article 9 Assessor’s Update Valuation Account</b> _____	<b>9</b>	<b>Article 30 Electronic By-law Program</b> _____	<b>17</b>
<b>Article 10 Senior Means Tested Exemption Renewal</b> _____	<b>9</b>	<b>Article 31 Conservation Agent Salary Support-</b> _____	<b>17</b>
<b>Article 11 Water Budget</b> _____	<b>9</b>	<b>Article 32 Town Administrator By-law</b> _____	<b>18</b>
<b>Article 12 Solid Waste and Recycling Budget</b> _____	<b>10</b>	<b>Article 33 Land Use Committee By-law Change</b> _____	<b>18</b>
<b>Article 13 Revolving Fund Expenditure Limits</b> _____	<b>10</b>	<b>Article 34 Council on Aging By-law Change</b> _____	<b>19</b>
<b>Article 14 Providence Street Culvert Appropriation -</b> _____	<b>11</b>		
<b>Article 15 Providence Street Culvert Bond Authorization</b> _____	<b>11</b>		
<b>Article 16 Providence Street Culvert Citizen’s Petition</b> _____	<b>12</b>		

## **Conduct of Town Meeting**

1. Only registered voters with a clicker may vote
  - a. Please return your clickers at the end of the meeting
2. Votes will be taken electronically
  - a. Please return your clickers at the end of the meeting
3. All articles will be taken in order unless Town Meeting votes otherwise or they are placed on a consent agenda by the Town Moderator
4. All motions and amendments must be made in writing
5. The sponsor of an article will be given a place to speak on the article
6. Select Board, Finance Committee, and/or Planning Board will be recognized for their recommendations where relevant
7. Following recommendations, there shall be open debate
8. All debate shall be conducted in a respectful manner
9. Comments are limited to the subject of the article being debated
10. A motion to call to question (end debate) requires 2/3 majority to pass
11. Following a vote on the final article, the Town Moderator will entertain a motion to dissolve Town Meeting
12. Please return your clickers at the end of the meeting.

Annual Town Meeting Warrant  
 Tuesday, May 12, 2025 @ 7:00 PM  
 Miscoe Hill Middle School  
 148 North Ave  
 Mendon MA 01756

**Article 1 Financial Motions** - To see if the Town will vote that any motion or amendment to increase any monetary articles or line items as proposed by the Finance Committee, presented at this Town Meeting Shall be OUT OF ORDER unless such motion, or amendment, states the source of funding as being from available free cash, or the line item or article that will be reduced by the same amount; or act or do anything in relation thereto.

**Sponsor:** Select Board

**Commentary:** The budget as presented is a balanced budget with available revenues, including supplemental/conditional budgets for Mendon-Upton Regional School District (MURSD) in Article 4. The other financial articles presented are balanced within the Town’s fiscal means. Any amendments to financial articles need to have a funding source identified to ensure the Town can pay for them.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 2 Bills of a Prior Year**- To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds to pay Bills of a Prior Year; or act or do anything in relation thereto. previous articles

**Sponsor:** Select Board

**Commentary:** The following bills remain unpaid from Fiscal 2025 and require Town Meeting approval to pay from our Fiscal 2026 appropriation. No additional funds are being sought.

Vender	Date	Amount	Description
Worldband	6/17/25	\$42.00	COA computer supplies
Worldband	6/17/25	\$1,540.83	Fire Department security subscription
Comcast	4/3/25	\$153.74	Library monthly internet
Comcast	5/3/25	\$153.74	Library monthly internet
Comcast	6/3/25	\$153.96	Library monthly internet
MHTL, LLP	5/14/25	\$901.00	Legal services

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Pending. Finance Committee will hold a meeting prior to Town Meeting for final recommendation. Details were not available for Finance Committee to review at their most recent meeting.

**Article 3 Elected Official Salaries-** To see if the Town will vote fix the salaries and compensations of the elected officials of the Town; or act or do anything in relation thereto.

**Sponsor:** Select Board

*Article to be included on the Consent Agenda*

**Commentary:** The only change from previous fiscal years is the annual increase for the elected, full-time Town Clerk. The Town recently completed a Classification and Compensation Study and the salary presented here is the first year of implementing those findings in an equitable manner.

<b>Elected Officials</b>	<b>Stipend</b>	<b>Salary</b>	<b>Fiscal 2026 Total</b>
Board of Health - Chair	\$ 225		\$ 225
Board of Health - Member	\$ 175		\$ 175
Board of Health - Member	\$ 175		\$ 175
Planning Board - Chair	\$ 225		\$ 225
Planning Board - Member	\$ 175		\$ 175
Planning Board - Member	\$ 175		\$ 175
Planning Board - Member	\$ 175		\$ 175
Planning Board - Member	\$ 175		\$ 175
Select Board- Chair	\$ 2,200		\$ 2,200
Select Board - Member	\$ 2,000		\$ 2,000
Select Board - Member	\$ 2,000		\$ 2,000
Select Board - Member	\$ 2,000		\$ 2,000
Select Board - Member	\$ 2,000		\$ 2,000
Board of Assessors - Chair	\$ 300		\$ 300
Board of Assessors - Member	\$ 250		\$ 250
Board of Assessors - Member	\$ 250		\$ 250
Moderator	\$ 100		\$ 100
Town Clerk	\$ 3,800	\$ 87,300	\$ 91,100
Tree Warden	\$ 5,000		\$ 5,000

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 4 General Fund Budget** - To see if the Town will vote to determine what sums of money the Town will raise and appropriate and/or transfer from available funds to defray charges

and expenses of the Town including debt and interest and to provide for a reserve fund for the ensuing fiscal year; or act or do anything in relation thereto.

**Sponsor:** Select Board

**Commentary:** The total General Fund Budget for Fiscal 2027 is \$27,759,442.97. There will be three motions at Town Meeting to determine the funding mechanisms for that \$27.7 million, which are detailed below. This budget season was again a collaborative effort between the Select Board and the Finance Committee. Through joint meetings, thoughtful discussion, and hours of behind the scenes work from Town staff, the budget presented here accomplishes many of the goals the Select Board set out to achieve to start the fiscal year. Some highlights of the municipal budget include:

- Funding all contractual obligations, including year one of implementing a Classification and Compensation Study
  - Three out of four union contracts have been settled for the Fiscal 2027-2029 cycle and we expect the fourth to be complete prior to July 1. Reserves are included in the Select Board budget for this and other pending individual employment contracts.
- Funding two additional Fire Fighters and moving the Fire Executive Assistant to Fire HQ (with reduced hours) by funding a new Administrative Assistant in the Police Department to backfill that work
- Funding a capital “spacer” to plan for the Fiscal 2029 full assessment for our regional dispatch group after state grant support runs out
- Creating a 32 hour per week Assistant Town Administrator, partially paid for with Human Resources and Select Board salary savings
- Managing a 5.8% increase for MURSD within the levy, minimizing the amount needed from Stabilization and an Override to complete our funding obligation
- Local receipts still budgeted conservatively with Fiscal 2027 Budget approximately \$300,000 lower than Fiscal 2025 Actuals (controlling for changes in Solid Waste & Recycling fees)

This budget relies on reserves and a Proposition 2 ½ Override to fully fund our obligations. The Select Board prioritized minimizing taxpayer impact by utilizing approximately 28% of the Stabilization Fund to fund this budget, with a clear path to filling that gap in future years before repaying Stabilization. Select Board and Finance Committee meetings have detailed this approach at length and you are encouraged to [watch the Select Board Financial Information Session](#) on this and other topics.

This approach is being taken to minimize the marginal tax increases to residents; an attempt to *stabilize* the tax rate to the greatest extent possible. Without this appropriation, the Override request would increase in equal measure. The Select Board and Finance Committee have endorsed this use of Stabilization as the best path which funds our obligations and invests in our services but keeps the tax increase as low as reasonably possible.

MURSD has presented at great length about the challenges they face in their Fiscal 2027 budget. Chief among them are:

- Health Insurance - \$1.7 M increase district-wide (32%)
  - Driven by increased participation, claim history, and premium increases
- Salaries - \$1.5 M increase district-wide (6.3%)
  - Contractual COLAs, steps, and lanes; essential for retaining talented staff
- Special Education - \$980 K increase district-wide (25%)
  - Out-of-district placements that require more care/expertise than available locally
- These three drivers represent 81% of the total MURSD increase

Please visit [mursd.org/page/budget-and-finance](http://mursd.org/page/budget-and-finance) for all the detail and work that went into their budget preparation.

Motion A - \$26,095,040.35 funds the base municipal budget and a \$645,000 (5.8%) increase for MURSD.

Motion B – Additional \$560,402.62 appropriated from Stabilization to increase MURSD’s appropriation and bring the total budget to \$26,659,442.97.

Motion C – Additional \$1,100,000 raised by an override to increase MURSD’s appropriation and bring the total budget to \$27,759,442.97.

The full budget must pass both Mendon and Upton Town Meetings and their respective Overrides must pass at the ballot for an MURSD budget to be implemented. If any of those legs fail, MURSD would reconsider their budget and present it to the Towns again. If Mendon passed all of its pieces, there would be no further action on our part but if something fails there would need to be another Town Meeting and likely another Town Election to pass an MURSD budget. This process is governed by [MGL c. 71, section 16B](#).

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 5 Accept and Expend Chapter 90-** To see if the Town will vote to appropriate funds provided to the Town by the Commonwealth pursuant to so-called Chapter 90 type money and such other funds as the Commonwealth of Massachusetts Department of Transportation (including its Highway Division) may provide, and to authorize the Select Board to enter into contracts with the Massachusetts Department of Transportation (including its Highway Division) for so-called Chapter 90 type money and such other funds allocated to the Town; or act or do anything in relation thereto.

**Sponsor:** Select Board

*Article to be included on the Consent Agenda*

**Commentary:** Per the legislatively established formula, the amount of funding a municipality receives from the \$200 million Chapter 90 fund is based on local road mileage (58.33% weight), population (20.83%), and employment (20.83%). In Fiscal 2027 the governor filed a bill to borrow \$1.5 billion for municipally owned roads and bridges. This would up the Fiscal 2027 fund to \$300 million and allocate that additional \$100 million based solely on road miles. Should that bill

ultimately pass, the Town's Chapter 90 apportionment for Fiscal 2027 would be roughly \$460,000, similar to last year but up from the roughly \$175,000 we received before the supplemental bills.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 6 Accepting Easements** - To see if the Town will vote to authorize the Select Board, during Fiscal 2027, to acquire on behalf of the Town any and all easements for any of the following purposes: roads, sidewalks, vehicular and/or pedestrian access or passage, drainage and utilities, provided however that such authorization pertains only to easements acquired at no cost to the Town; and, further, to authorize the Select Board, subsequent to a public hearing, during Fiscal 2027 to abandon or relocate easements acquired for any of the foregoing purposes; or otherwise act thereon.

**Sponsor:** Select Board

*Article to be included on the Consent Agenda*

**Commentary:** This authorization is fiscal year based and was first granted at 2024 Special Town Meeting for Fiscal 2025 and subsequently reauthorized at 2025 Annual Town Meeting for Fiscal 2026. It allows the Select Board to conduct business concerning easements which have no fiscal impact.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** n/a

**Article 7 Snow and Ice Removal Deficit** - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the Fiscal 2026 snow and ice removal deficit.

**Sponsor:** Select Board

*Article to be included on the Consent Agenda*

**Commentary:** Winter 2025-2026 was brutal. The Town budgets \$194,000 for snow and ice removal each year and as long as we continue to budget at least that much, the state allows us to deficit spend that budget with the approval of the Select Board. We spent that \$194,000 plus another \$228,949.96. More than half of that deficit was driven by salt purchases. This proposal is to fund the deficit with available free cash (there will still be a balance of greater than \$700,000 in free cash that rolls into Fiscal 2027).

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 8 Assessor's Cyclical Inspection Program** - To see if the Town will vote to raise and appropriate and/or transfer from available sources the sum of \$18,000 to fund the Fiscal 2027 portion of the Assessor's Cyclical Inspection Program; or take any other action relative thereto.

**Sponsor** – Board of Assessors

*Article to be included on the Consent Agenda*

**Commentary:** pending input

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 9 Assessor's Update Valuation Account** - To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$25,000 to fund the Fiscal 2027 portion of the Update Valuation Account; or take any other action relative thereto.

**Sponsor:** Board of Assessors

*Article to be included on the Consent Agenda*

**Commentary:** pending input

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 10 Senior Means Tested Exemption Renewal** - To see if the Town will vote to reauthorize the Senior Means Tested Exemption (Chapter 241 of the Acts of 2022) for an additional three (3) years.

**Sponsor:** Board of Assessors

**Commentary:** pending input

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** n/a

**Article 11 Water Budget**- To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to operate the water enterprise fund; or take any other action relative thereto.

**Sponsor:** Select Board

*Article to be included on the Consent Agenda*

**Commentary:** This is Water Department budget supported by user fees, as approved by the Water Commission. A full version of the budget is at the end of this book. The budget is balanced based on anticipated use and receipts and includes a reserve for infrastructure repairs.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 12 Solid Waste and Recycling Budget** - To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to operate the municipal subscriber curbside trash and recycling services as an enterprise fund, effective Fiscal 2027; or take any other action relative thereto.

**Sponsor:** Select Board

*Article to be included on the Consent Agenda*

**Commentary:** This is the subscriber fee-based Enterprise Fund budget; costs for solid waste and recycling at municipal facilities will continue to be paid for by the general fund. Any surplus within the fund can be invested in the program, including to reduce future rate increases. After three fiscal years of operation (the end of Fiscal 2028), the Town will conduct an indirect cost assessment to see how much general fund support the enterprise fund receives and assess the enterprise fund that charge to ensure that tax payers are not subsidizing the rate payer funded program. A full version of the budget is at the end of this book.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 13 Revolving Fund Expenditure Limits** - To see if the Town will vote to set the limits on the Revolving Funds in accordance with M.G L.Ch. 44 Sec. 53 E1/2 as follows; or act or do anything in relation thereto.

<b>Revolving Fund</b>	<b>Limit on Spending</b>
Library	\$6,000
Planning Board	\$30,000
Highway	\$25,000
Conservation	\$25,000
Parks	\$270,000
Fire Department	\$10,000
Title V (Board of	\$25,000
Police Department	\$15,000

**Sponsor:** Select Board

*Article to be included on the Consent Agenda*

**Commentary:** Town Meeting must set the annual spending cap for each Sec. 53 E ½ Revolving Fund by July 1 each year. A revolving fund is a fund that takes in revenue from a specific purpose, spends on things related to how the revenue was generated, and the balance rolls over from year to year. More regulation related to these revolving funds can be found in the General By-laws Chapter XXXII. The only sought change in spending cap from Fiscal 2026 to Fiscal 2027 is Parks, from \$250,000 to \$270,000 as a result of moving lifeguard salaries to the fund and other general price increases for Parks programming.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 14 Providence Street Culvert Appropriation** - To see if the Town will vote to appropriate and/or transfer from Capital Project Stabilization a sum of money to design and construct a replacement culvert on Providence Street.

**Sponsor:** Select Board

**Commentary:** This is one tool in our tool kit to fund this important infrastructure project without a tax increase; Town Meeting has previously appropriated \$400,000 for design and construction for this project. This article seeks to use the entire balance of \$566,379 within the Capital Project Stabilization Fund to minimize possible debt related to the \$2,050,000 projected construction costs. The Town has already secured \$216,000 of state grant money for the design work and is pursuing \$1.4 million in state grants for the construction work.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 15 Providence Street Culvert Bond Authorization** - To see if the Town will vote to appropriate a sum of money by borrowing to design and construct a replacement culvert on Providence Street and to authorize the Treasurer, with the approval of the Select Board, to issue any bonds or notes that may be necessary for that purpose, and to apply the premium received by the Town upon the sale of any bonds or notes thereunder, less any such premium applied to the payment of the costs of issuance of such bonds or notes, to pay project costs and reduce the amount authorized to be borrowed by the amount of the premium so applied.

**Sponsor:** Select Board

**Commentary:** This is seeking an authorization to borrow up to \$2,050,000 for the replacement of the Providence Street culvert. As stated in the above article, the Town is aggressively pursuing other means of funding and will not borrow this entire amount. Bond Counsel makes us get an authorization for the full amount to insure against failure of either Article 14 or our grant applications. It is conceivable that no borrowing will be necessary and when I know that – either 2026 STM or 2027 ATM – there will be an article to rescind whatever outstanding authorization exists. This is not designed as a debt exclusion and will not be on the ballot seeking a tax increase.

**Select Board Recommendation:** Favorable  
**Finance Committee Recommendation:** Favorable

**Article 16 Providence Street Culvert Citizen’s Petition** - To see if the Town will vote to allow two-way motor vehicle traffic on Cemetery Street during the periods when any portion of Providence Street between its intersection with Hartford Avenue East and its intersection with the southerly end of Cemetery Street is closed to motor vehicle traffic, and further to provide that no municipal funds may be expended or encumbered for culvert repair, culvert replacement, or other maintenance of said portion of Providence Street resulting in road closures unless two-way motor vehicle traffic is allowed on Cemetery Street for the duration of such closure; or take any other action relating thereto.

**Sponsor:** Citizen’s Petition

**Commentary:** This petition gathered the requisite number of signatures and was certified by the Town Clerk. As such, the Select Board is under an obligation to post it verbatim in the warrant. Town Counsel has opined that this is an unallowable scope for an article as traffic regulation is under the authority of the Select Board, not Town Meeting, and Town Meeting cannot usurp that authority through a vote. The Moderator is expected to indefinitely table this or rule it out of order and we do not anticipate acting upon this article at Town Meeting.

**Select Board Recommendation:** n/a  
**Finance Committee Recommendation:** n/a

**Article 17 Community Preservation Act (CPA) Budget Allocations** - To see if the Town will set aside for later spending from the Fiscal 2027 Community Preservation Act Revenues (10%) for open space; (10%) for historic preservation; (10%) for Affordable Housing, (65%) Budgeted Reserve and (5%) for administration; or act or do anything in relation thereto.

**Sponsor:** Community Preservation Committee (CPC)

*Article to be included on the Consent Agenda*

**Commentary:** The Town is required by the state to set aside 10% for each of the three categories of historic preservation, open space preservation, and affordable housing. This also allows the town to access anticipated revenues in advance of receipt.

**Select Board Recommendation:** Favorable  
**Finance Committee Recommendation:** Favorable

**Article 18 CPA Support for MURSD Debt-** To see if the Town will transfer a sum of money from the Community Preservation Act Accounts to fund the Annual Town Meeting 5/2/25 Vote #24 (Mendon-Upton Regional School District Debt); or act or do anything in relation thereto.

**Sponsor:** Community Preservation Committee

*Article to be included on the Consent Agenda*

**Commentary:** There are portions of the athletic field debt authorization request which are eligible for CPA funding. Notably, the turf field portion is not. There is roughly \$88,000 in field-related debt service in Fiscal 2027. This article is requesting \$100,000 to be deposited into a debt service reserve fund (in addition to the \$100,000 from last ATM). Balances will continue to roll forward and be a tool to offset tax increases related to the debt in the future. This is the same approach the Town took when building the Police Station and it will continue to be on the ATM warrant for the next few decades.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 19 CPA Affordable Housing Coordinator** - To see if the Town will transfer a sum of money from the Community Preservation Act Accounts to fund the Fiscal 2027 part-time Affordable Housing Coordinator Position; or act or do anything in relation thereto.

**Sponsor:** Community Preservation Committee

*Article to be included on the Consent Agenda*

**Commentary:** This role was previously a stipend for a non-full time employee. The Fiscal 2027 budget as presented includes a full time Town Planner with a portion of the role being designed as Affordable Housing Coordinator funded with CPA funds. The article is to fund \$15,000 of that full time salary with CPA funds, consistent with the Fiscal 2026 approach.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 20 CPA Support for Police Station Debt** - To see if the Town will vote to raise and appropriate and/or transfer from available sources a sum of money to fund the Fiscal 2026 portion of the Assessor's Cyclical Inspection Program; or act or do anything in relation thereto

**Sponsor:** Community Preservation Committee

*Article to be included on the Consent Agenda*

**Commentary:** This is voted each year to fund the CPA portion of the Police Station debt. The Fiscal 2027 amount is \$126,400. This reduces the tax dollars needed to be raised to support this debt.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 21 CPA Funds Transfer for Oak and Wall Farm Preserve** - To see if the Town will transfer a sum of money from the Denton Property Expenses Account, Annual Town Meeting 5/3/24 Article 29, to a new Oak and Wall Farm Preserve Stewardship Account; or act or do anything in relation thereto.

**Sponsor:** Community Preservation Committee

**Commentary:** This article is to transfer roughly \$120,819; The Denton Conservation Restriction purchase price was less than anticipated and funds remain in the account. The Town received \$1.3 million of grant funds for the purchase from The Nature Conservancy, Mass Audubon Society, and MA Land, which was fully expended. These grantors were assured that the leftover CPA funds would be used to steward the property.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable *up to \$125,000*

**Article 22 CPA Funds Transfer for 73 & 75 Providence Street** - To see if the Town will transfer a sum of money from the Paddock Purchase Account, Annual Town Meeting 5/5/23 Article 29, to a new account 73 & 75 Providence Street Account for house maintenance and open space stewardship; or act or do anything in relation thereto.

**Sponsor:** Community Preservation Committee

**Commentary:** This request is for a transfer of roughly \$25,400. The Town paid a reduced purchase price for the Providence Street property because of issues with the septic so there are leftover funds. The Town needs to pay emergency repair bills on the house until it can be sold as an affordable home. Related open space will need stewardship for recreation activities.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable *up to \$26,000*

**Article 23 CPA Subsidy for Affordable Housing Development** - To see if the Town will transfer a sum of money from the Annual Town Meeting 5/4/24 Article 28 - 52 Providence Street Account to a new account, 75 Providence Street Property Account, for affordable housing purposes; or act or do anything in relation thereto.

**Sponsor:** Select Board

**Commentary:** This article is requesting \$500,000 be transferred from an existing CPA funded account to subsidy affordable housing development at 75 Providence Street (2-5 units). The Town Planner is developing a Request for Proposal document to gauge developer interest and intent. Affordable housing is not typically financially viable for private developers and requires incentives in one way or another to bring these homes to market. The request is for a maximum of \$500,000 and the ultimate subsidy will be determined after receiving proposals. These funds were previously set aside by Town Meeting to subsidize affordable housing at 52 Providence Street, but the Town did not receive bids on the project.

**Select Board Recommendation:** Favorable  
**Finance Committee Recommendation:** Not Favorable

**Article 24 CPA Support for Sunrise Apartments Water Tank-** To see if the Town will transfer a sum of money from the Community Preservation Act Accounts to partially fund a new water tank for Sunrise Apartments affordable units; or act or do anything in relation thereto.

**Sponsor:** Community Preservation Committee

**Commentary:** This request is for \$60,000 of CPA funds towards a \$183,000 replacement of a failing water tank system at Sunrise Apartments (30 units of elderly/disabled housing run by the Mendon Housing Authority). The Mendon Housing Authority has less than \$130,000 in their capital fund and failure to remedy this water system could result in closure of the units.

**Select Board Recommendation:** Favorable  
**Finance Committee Recommendation:** Pending. Finance Committee will hold a meeting prior to Town Meeting for final recommendation.

**Article 25 CPA Support for Historic Sign Restoration -** To see if the Town will transfer a sum of money from the Community Preservation Act Accounts to fund the restoration of two historic signs; or act or do anything in relation thereto.

**Sponsor:** Community Preservation Committee

**Commentary:** Seeking use of \$10,000 of CPA funds to restore a Founders' Park sign and road sign, both circa 1930.

**Select Board Recommendation:** Favorable  
**Finance Committee Recommendation:** Pending. Finance Committee will hold a meeting prior to Town Meeting for final recommendation.

**Article 26 CPA Support to Move Historic Weights and Measures - (CPC)** To see if the Town will transfer a sum of money from the Community Preservation Act Accounts to fund moving of historic weights and measures from the museum back to the town hall and the purchase of display cases and materials to exhibit them; or act or do anything in relation thereto.

**Sponsor:** Community Preservation Committee

**Commentary:** Seeking \$10,000 in CPA funds. The weights and measures are historic artifacts dating back to the 1800s. They were used by the Town to calibrate devices used for commerce. These are in the care of the Historic Society and are located in the old museum building at Founder's Park. They are not visible to the public and CPC would like them moved to Town Hall where they can be put on display for the public to view.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Pending. Finance Committee will hold a meeting prior to Town Meeting for final recommendation.

**Article 27 CPA Support of Historic Document Restoration-** To see if the Town will transfer a sum of money from the Community Preservation Act Accounts to fund the Mendon Historical Society for the restoration of historic Mendon documents; or act or do anything in relation thereto

**Sponsor:** Community Preservation Committee

**Commentary:** Asking for \$10,000 of CPA funds to support the Mendon Historical Society in their document restoration work on various documents dating to the 18<sup>th</sup> and 19<sup>th</sup> centuries.

**Select Board Recommendation:** Not Favorable

**Finance Committee Recommendation:** Pending. Finance Committee will hold a meeting prior to Town Meeting for final recommendation.

**Article 28 Five Year Land Use Plan -** To see if the Town will approve the Mendon Five Year Land Use Program, copies of which are available in the Town Clerk's office and at the town website; or act or do anything in relation thereto.

**Sponsor:** Land Use Committee

*Article to be included on the Consent Agenda*

**Commentary:** Town Meeting approval of this plan is required by Mendon's General By-laws. The plan lays out five goals, all of which shall follow the recommendations of the Open Space and Recreation Plan, the Master Plan, the Community Preservation Plan, and the Housing Production Plan. They are:

1. Improve Access to Open Spaces and Recreation Resources
2. Expand the Amount of and Improve the Condition of Passive and Active Recreation Opportunities
3. Protect the Natural Resources in Mendon including Forests, Farmlands, Water Resources, and Wildlife Habitats
4. Promote and Preserve Mendon's Sense of Community
5. To help guide business and residential development to shape Mendon's growth, avoiding
6. haphazard development

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** n/a

**Article 29 Close Boundary Plan Account** - To see if the Town will transfer a sum of money from the 81X Boundary Plan for 17 Pleasant Street Account, Special Town Meeting 11/12/25, Article 31, back into the Mendon Land Bank Account; or act or do anything in relation thereto.

**Sponsor:** Land Use Committee

*Article to be included on the Consent Agenda*

**Commentary:** The funds were not expended and no longer needed. This article returns the funds to the original source, the Mendon Land Bank Account.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** n/a

**Article 30 Electronic By-law Program** - To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds to fund the implementation and multi-year operation of electronic codification of General and Zoning By-laws; or act or do anything in relation thereto.

**Sponsor:** Town Clerk

*Article to be included on the Consent Agenda*

**Commentary:** \$17,500 from free cash to implement and pay for two years of subscription fees for an electronic code database. Currently, the by-laws are maintained in a Microsoft Word document by the Town Clerk. This electronic solution would professionalize the storage and presentation of our by-laws while providing version histories to see how and when the by-laws evolved. Many communities around the Commonwealth implement something similar; look at [Upton](#) for reference.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 31 Conservation Agent Salary Support-** To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund a portion of the Fiscal 2026 Conservation Agent's compensation; or act or do anything in relation thereto.

**Sponsor:** Select Board

*Article to be included on the Consent Agenda*

**Commentary:** This seeks a \$4,088 appropriation from the Wetlands Protection Account to support the Fiscal 2026 salary of the Conservation Agent. The same fund provided \$15,000 of support in Fiscal 2025 as the Agent moved to 40 hours per week and this is part of a multi-year ramp down of that support. This was voted on and supported by the Select Board and Conservation

Commission during the Fiscal 2026 budget development, but the vote to appropriate was never made. The Fiscal 2027 budget anticipates no such support and it fully funds the position on the general fund.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** Favorable

**Article 32 Town Administrator By-law** - To see if the Town will vote to amend the Town of Mendon General By-laws by adding a new Chapter XXXV “Town Administrator By-law”, a copy of which is on file with the Town Clerk and on the Town website; or act or do anything in relation thereto.

**Sponsor:** Select Board

**Commentary:** Like each by-law in this warrant, the full text is available at [mendonma.gov/town-meeting-docs](http://mendonma.gov/town-meeting-docs).

Codification of the role of the Town Administrator was listed among the Select Board goals for Fiscal 202.. The by-law is largely modeled on the [Upton 2008 Town Manager Special Act](#). The revisions from that document to this one are the product of discussions with the Select Board, the General By-laws Review Committee, and Town Counsel.

As it stands, the office of the Town Administrator is not empowered to do much on its own. This by-law allows this office to sign payroll and expense warrants, appoint and remove non-department head positions, sign contracts up to \$50,000, and create the annual budget. It also sets up the process for the Select Board to appoint and remove an individual to/from the role among some other small changes. This is a by-law that sets the Town up for success in the future by professionalizing the role and clearly defining the limits and responsibilities. This will, in addition to the many day-today improvements of Town government operations, ensure that future recruitments for Town Administrators garner the best possible pools of candidates.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation:** n/a

**Article 33 Land Use Committee By-law Change** - To see if the Town will amend Chapter XV - Land Use Planning, of the Mendon General By-laws, a copy of which is on file with the Town Clerk and on the Town website; or act or do anything in relation thereto.

**Sponsor:** Land Use Committee

**Commentary:** The most substantive changes revolve around clarifying the process and relevant authority when it comes to purchasing land. It also specifically incorporates Master Plan, Housing Production Plan, and Community Preservation Plan into the committees considerations when crafting long-term plans. It deletes passages relative to the Land Bank, which is no longer active.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation: n/a**

**Article 34 Council on Aging By-law Change** - To see if the Town will amend Chapter XI Section 8 – Council on Aging, of the Mendon General By-laws, a copy of which is on file with the Town Clerk and on the Town website; or act or do anything in relation thereto.

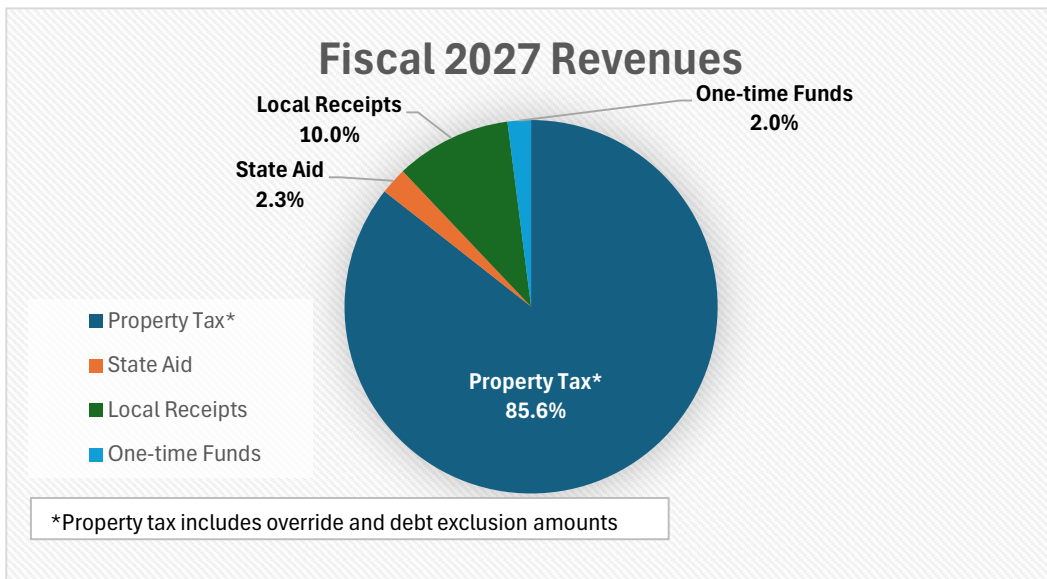
**Sponsor:** General By-law Review Committee

**Commentary:** Adds language on the election of Council officers such as Chair, Vice-Chair/Co-Chair, Secretary, and Treasurer.

**Select Board Recommendation:** Favorable

**Finance Committee Recommendation: n/a**

<b>Fiscal 2027 Snapshot</b>	
Fiscal 2026 Levy Limit	\$ 20,787,414.00
Prop 2 1/2 Increase	\$ 519,685.35
New Growth Est.	\$ 175,000.00
<b>Subtotal Levy Limit</b>	<b>\$ 21,482,099.35</b>
Debt Exclusion (matches 301 debt, plus 710 and 751)	\$ 1,219,903.00
State Aid (less offset)	\$ 645,938.00
Local Receipts	\$ 2,790,100.00
Overlay Surplus	\$ -
Free Cash	\$ -
Stabilization	\$ 564,402.62
Indirect Costs	\$ -
Proposition 2 1/2 Override	\$ 1,100,000.00
<b>Total Revenues</b>	<b>\$ 27,802,442.97</b>
<b>Budget Expenditures</b>	<b>\$ 27,759,442.97</b>
Prior Year Snow/Ice Deficit	\$ -
Assessor's Valuation Update	\$ 25,000.00
Assessor's Cyclical Program	\$ 18,000.00
<b>Total Expenditures</b>	<b>\$ 27,802,442.97</b>
<b>Surplus/(Deficit)</b>	<b>\$ (0.00)</b>



Fiscal 2027 Town of Mendon Budget  
Article 4

		Motion A		Motion B		Motion C	
		Base Budget	Rev. with Stabilization	Rev. with Stabilization	Rev. and contingent on Override		
					Only MURSD Changes		
Town Moderator	114	\$ 100.00					
Selectboard	122	\$ 385,937.00					
Finance Committee	131	\$ 1,000.00					
Reserve Fund	132	\$ 50,000.00					
Accountant	135	\$ 86,900.00					
Assessors	141	\$ 110,700.00					
Finance Dept	145	\$ 175,521.76					
Legal	151	\$ 77,000.00					
Human Resources	152	\$ 26,910.00					
Information Systems/Technology	155	\$ 259,035.00					
Town Clerk	161	\$ 124,642.80					
Elections	162	\$ 30,912.00					
Conservation Commission	171	\$ 95,200.00					
Planning	175	\$ 77,650.00					
Zoning/Appeals Board	176	\$ 2,400.00					
Other Land Use	179	\$ 3,050.00					
Public Building & Prop Maint	192	\$ 180,178.87					
Police	210	\$ 2,170,692.00					
Fire	220	\$ 1,829,017.63					
Inspector	241	\$ 157,551.39					
Civil Defense-EMA	291	\$ 29,750.00					
Animal Control	292	\$ 31,500.00					
Forestry	294	\$ 55,000.00					
Dispatch	299	\$ 189,100.00					
A. Mendon/Upton Regional School	301	\$ 12,020,888.38	Revised 301 Total				
B. Mendon/Upton Regional School	301	\$ -	\$ 12,585,291.00	Revised 301 Total			
C. Mendon/Upton Regional School	301	\$ -		\$ 13,685,291.00			
Blackstone Valley Reg. Voc. Sch.	310	\$ 1,535,632.00					
Norfolk Aggie	320	\$ 225,000.00					
Highway and Streets	420	\$ 985,540.00					
Snow & Ice Removal	423	\$ 199,000.00					
Street Lighting	424	\$ 45,000.00					
Waste Collection	430	\$ 30,525.00					
Water Distribution	450	\$ 40,267.36					
Cemetery	491	\$ 100.00					
Board of Health	512	\$ 113,134.00					
Council on Aging	541	\$ 208,000.00					
Veterans Services	543	\$ 26,800.00					
Library	610	\$ 366,160.00					
Recreation	630	\$ 29,772.16					
Parks	650	\$ 16,520.00					
Historical Commission	691	\$ 3,000.00					
Retirement of Debt	710	\$ 740,000.00					
Interest on LT Debt	751	\$ 151,145.00					
State Assessments & Charges	820	\$ 7,354.00					
Retirement & Pension Contributions	911	\$ 1,278,104.00					
Workers Compensation	912	\$ 25,000.00					
Unemployment Compensation	913	\$ 30,000.00					
Health Insurance	914	\$ 1,488,000.00					
Life Insurance	915	\$ 20,000.00					
Medicare	916	\$ 70,850.00					
Other Insurance	919	\$ 135,000.00					
Liability Insurance	945	\$ 154,500.00					
		\$ 26,095,040.35	\$ 26,659,442.97	\$ 27,759,442.97			

Delta from previous motion	\$ 564,402.62	\$ 1,100,000.00
Source	Stabilization	Override

## Water Department FY27 Enterprise Fund Budget

### Revenue

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actuals	2025 Actuals	FY26 Budget	FY26 Actuals	FY27 Budget	Description	%	Notes
Water Charges	120,288.05	130,278.87	116,940.45	144,261.53	139,587.16	154,385.52	160,000.00	82,298.54	161,000.00	Water Charges	0.63%	
Water Liens	3,320.52	3,565.40	4,400.36	3,024.04	5,916.63	1,504.25				Water Liens	0.00%	
Capital Impact	31,987.06	31,768.23	31,865.42	31,056.54	32,065.52	32,041.40	32,531.00	14,921.45	32,531.00	Capital Impact	0.00%	(552.81 x 4 x 154) (rounded up 4c)
Local Capital Impact**	7,384.49	7,522.75	7,536.06	7,519.23	8,322.67	8,352.40	8,470.00	3,885.10	8,470.00	Local Capital Impact**	0.00%	(513.75 x 4 x 154)
Fire Sprinkler Fees	550.00	1,750.00	1,545.00	1,999.00	1,510.96	2,541.54	3,150.00	1,151.00	3,150.00	Fire Sprinkler Fees	0.00%	(5212 x 3 x 4 + 5151.50 x 1 x 4)
Penalties and Interest	5,548.09	5,717.36	5,308.10	8,440.58	4,024.93	4,511.98	3,200.00		3,200.00	Penalties and Interest	0.00%	No Changes
--Late Fees	1,700.00	3,430.00	3,400.00	5,645.00	1,815.00	1,600.00	1,500.00	1,125.00	1,500.00	--Late Fees	0.00%	
--Admin Fees	1,675.00	1,300.00	1,300.00	2,054.98	1,450.00	1,775.00	1,500.00	1,200.00	1,500.00	--Admin Fees	0.00%	
--Interest	754.09	461.41	533.10	690.60	709.93	1,061.98	200.00	534.68	200.00	--Interest	0.00%	
--Betterments	-	-	-	-	-	-	-	-	-	--Betterments	0.00%	
--Misc Fee	1,419.00	525.95	75.00	50.00	50.00	75.00	-	-	-	--Misc Fee	0.00%	
<b>TOTAL DEPT RECEIPTS</b>	<b>169,078.21</b>	<b>180,602.61</b>	<b>167,595.39</b>	<b>196,300.92</b>	<b>191,427.87</b>	<b>203,337.09</b>	<b>207,351.00</b>	<b>102,256.09</b>	<b>208,351.00</b>	<b>TOTAL DEPT RECEIPTS</b>	<b>0.48%</b>	
												0
<b>Appropriation from Retained Earnings / Fund Balance</b>	-		29,003.00		10,772.15	15,000.00	13,385.00	13,385.00	15,000.00	<b>Appropriation from Retained Earnings /</b>	12.07%	Current retained earnings \$35,810.61
<b>Appropriation from Special Acct/General Fund</b>						10,602.00	-	-		<b>Appropriation from Special Acct/General</b>	0.00%	Transfer from Special Article for meter replacements
<b>Debt Service</b>			26,258.04							<b>Debt Service</b>	0.00%	*This charge in FY22 was correction of a mistake by the accountant, there was no debt.
												0
<b>TOTAL EST. REVENUE*</b>	<b>169,078.21</b>	<b>180,602.61</b>	<b>222,856.43</b>	<b>196,300.92</b>	<b>202,200.02</b>	<b>228,939.09</b>	<b>220,736.00</b>	<b>115,641.09</b>	<b>223,351.00</b>	<b>TOTAL EST. REVENUE*</b>	<b>1.18%</b>	

**Expenses and Totals**

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Actuals	FY26 Budget	FY26 Actuals	FY27 Budget	Description	%	Notes
Salaries	-	4,286.36	4,357.31	4,547.40	4,829.24	5,599.79	5,200.00	2,816.55	5,500.00	Salaries	5.77%	+\$300 for COLA/Contract (5%)
Contractor Services	11,331.75	11,102.25	11,764.62	13,043.55	14,807.43	14,125.24	15,000.00	7,899.36	16,000.00	Contractor Services	6.67%	+\$1k due to contractual increases
Expenses	5,576.72	6,242.66	4,550.83	1,551.50	3,120.39	5,736.35	14,200.00	1,087.94	14,200.00	Expenses	0.00%	see below
--Postage	165.00	337.94	355.03	626.83	678.59	315.00	650.00	350.00	650.00	--Postage	0.00%	
--Newspaper Ads	-	-	73.00	-	-	-	200.00	-	200.00	--Newspaper Ads	0.00%	
--Supplies	44.98	48.89	120.23	48.97	146.00	75.72	600.00	-	600.00	--Supplies	0.00%	
--Equipment Maintenance	5,073.00	5,548.22	3,173.16	761.12	1,220.41	2,853.75	7,000.00	643.73	7,000.00	--Equipment Maintenance	0.00%	
--Water Tests	293.74	307.61	829.41	114.58	1,075.39	1,241.88	2,000.00	94.21	2,000.00	--Water Tests	0.00%	
--Hydrant/Valve Maint.	-	-	-	-	-	1,250.00	3,750.00	-	3,750.00	--Hydrant/Valve Maint.	0.00%	
Water Infrastructure Repair/Replacement Fund	-		11,623.40	7,370.00	-	10,300.00	21,336.00	-	17,651.00	Water Infrastructure Repair/Replacement Fund	-17.27%	
Purchase of Water	123,166.90	132,713.30	179,787.96	138,865.87	159,554.95	169,708.72	165,000.00	88,548.76	170,000.00	Purchase of Water	3.03%	\$5k increase due to increased costs from Hopedale
Reserved for Debt Service		26,258.04								Reserved for Debt Service	0.00%	
<b>TOTAL DIRECT EXPENSES</b>	<b>140,075.37</b>	<b>154,344.57</b>	<b>212,084.12</b>	<b>165,378.32</b>	<b>182,312.01</b>	<b>205,470.10</b>	<b>220,736.00</b>	<b>100,352.61</b>	<b>223,351.00</b>	<b>TOTAL DIRECT EXPENSES</b>	<b>1.18%</b>	
<b>TOTAL INDIRECT EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>6,615.00</b>	<b>6,615.00</b>	<b>6,615.00</b>	<b>INDIRECT EXPENSES</b>	<b>0.00%</b>	
<b>Encumberances</b>						<b>(1,220.81)</b>				<b>Encumberances</b>		
<b>TOTAL NET</b>	<b>\$ 29,002.84</b>	<b>\$ -</b>	<b>\$ 10,772.31</b>	<b>\$ 30,922.60</b>	<b>\$ 19,888.01</b>	<b>\$ 22,248.18</b>	<b>\$ (6,615.00)</b>	<b>\$ 8,673.48</b>	<b>\$ (6,615.00)</b>	<b>TOTAL NET</b>	<b>0.00%</b>	
<b>Retained Earnings Balance</b>	<b>\$ 29,002.84</b>	<b>\$ 29,002.84</b>	<b>\$ 10,772.31</b>	<b>\$ 41,644.75</b>	<b>\$ 50,810.61</b>		<b>\$ 44,673.79</b>		<b>\$ 38,347.27</b>	<b>Retained Earnings Balance</b>	<b>-14.16%</b>	

These indirect expenses are not voted as part of the Water Enterprise Fund budget, instead they are voted as part of the Town's General Budget. They represent the Water Enterprise Fund's share of town services and expenses related to the Water Dept. The actual vote taken in the enterprise fund vote will be \$6,615 less than the total above.

Any surplus in the Water Enterprise Fund will be certified in the same process as free cash. This balance may only be spent by further Town Meeting appropriation. The intent of the Water Commission is to keep these funds in reserve to cover the costs of future repairs to the system infrastructure. At the close of FY25 the balance in retained earnings is \$41,644.75. From that amount, \$20,000 is being appropriated into the FY27 budget to be available for emergencies. We anticipate closing FY26 with a surplus balance.

# FY27 PROPOSED BUDGET

SUBSCRIBER WASTE COLLECTION		(ENTERPRISE ACCOUNT)			
• Subscriber Trash Collection	\$474,650.00	\$493,000.00	\$18,350.00	4%	Contractual Increase
• Subscriber Recycling	\$52,250.00	\$57,000.00	\$4,750.00	9%	Contractual Increase \$110/Ton to \$120/Ton
<b>→ → → For Sub. Collection Total</b>	<b>\$526,900.00</b>	<b>\$550,000.00</b>	<b>\$23,100.00</b>	<b>4%</b>	
• Subscriber Trash Disposal	\$147,000.00	\$148,500.00	\$1,500.00	1%	Annual Rate Increase & Tonnage Adjustment
• Subscriber Trash Administration	\$4,500.00	\$4,750.00	\$250.00	6%	Bi-Annual Billing and Mailing
<b>TOTAL</b>	<b>\$678,400.00</b>	<b>\$703,250.00</b>	<b>\$24,850.00</b>	<b>4%</b>	<b>TOTAL SUBSCRIBER WASTE COLLECTION</b>