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James Smith, Town Manager  
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## TOWN OF SUTTON OFFICE OF THE TOWN MANAGER

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### MEMORANDUM

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**TO:** SELECT BOARD  
**FROM:** JAMES SMITH  
**SUBJECT:** TOWN MANAGER'S UPDATE  
**DATE:** JUNE 20, 2023

The following is an update of projects and activities for your information .

1. Puckihuddle Preschool lease extension- Puckihuddle preschool has decided to exercise the option of the existing lease, at the former Manchaug library, for an additional 10 years. The term of this extension is from August 1, 2025 to July 31, 2035. There is one additional five-year extension if requested. The town has been leasing this property to Puckihuddle since 2009. The former Manchaug library had been closed for five years prior to this lease. In July we will be receiving \$15,250 in rent for the Fiscal Year. This rent increases 3% annually. This is a triple net lease where the tenant is responsible for maintaining, operating, repairing and replacing the premises and all improvements thereon.
2. Town Farm Road additional carrier-town was recently notified that T-Mobile has signed up to locate on the cell tower at Town Farm Road. The town has contracted with Wireless Edge Towers to maintain and operate this cell tower. T-Mobile is the third carrier located on this tower along with Verizon and AT&T. We will be receiving a little over \$61,000 when T-Mobile is up and running. The Town executed extensions that gave Wireless Edge Towers time to procure an initial tenant which was Verizon in 2017. AT&T agreed to locate on the Tower in June 2018 and T-Mobile just recently agreed to locate on the tower. The Contract goes for 10 years with two ten-year extensions at Wireless Edge Towers request.

3. Hatch Asphalt- will start repaving the parking lots at the early learning center and elementary school on Thursday, June 22, 2023 and are planning to be complete the following week. Hatch Asphalt won the bid in late April with a bid of \$248,000.
4. Transfer Station-stickers are now available online for purchase at [www.SuttonMA.org](http://www.SuttonMA.org). Stickers are \$50 apiece.
5. Goals Meeting-will take place on Tuesday July 25 at 6 PM at the Blackstone National golf course. Board members can order off the menu.
6. July 4 holiday-takes place on Tuesday, July 4. I requested and the chairman agreed to give the employees a long weekend by allowing Monday, July 3 as a day off. We will notify residents of the extended weekend. Thank you.

Reminder: Fireworks- The fireworks will take place on Monday June 26 at 9:15pm. The group has decided not to have food or entertainment on the common prior to the fireworks.