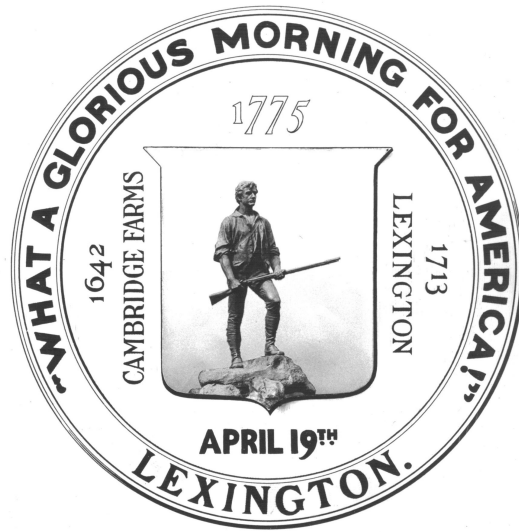


CAPITAL EXPENDITURES COMMITTEE

TOWN OF LEXINGTON



REPORT TO THE 2018 ANNUAL TOWN MEETING (ATM)

Released March 26, 2018

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**Summary of Warrant-Article Recommendations
is Appendix B at the end of the report**

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Executive Summary

This report is voluminous, and we expect that most of you will not read it from cover to cover. If you only read one thing, then please read this Executive Summary. If you read two things, then read this Executive Summary and follow along with our recommendations (during the presentation and debate) in the Warrant Articles section, either using Appendix B (Summary of Warrant-Article Recommendation) or the Article explanations and recommendations in this report starting on Page 38. Please use the rest of the report as a reference book.

For many years, this Committee has stressed the need for rational, long-term planning, and for just as many years, the Town has achieved a reasonable level of success in sequencing and executing our capital program. Only a few months ago, our constituents affirmed that work by passing a debt exclusion for a new Maria Hastings Elementary School, a new Fire & Rescue Headquarters, and a new Lexington Children's Place. This is a tribute to the hard work that all of you (Town Meeting, the staff, the boards and committees, and ultimately the Yes Campaign) put into turning the vision into the details and ultimately the reality.

It may seem that we have reached the end of nearly two decades of large capital projects including renovation or rebuilding of all our schools to enhance capacity, a new Samuel Hadley Public Services Building, and Community Center; improved roads and sidewalks; land purchases; and enhanced playing fields; but our work isn't done. In this Town Meeting you'll be asked to vote design money for a long-sought Police Headquarters with a corresponding debt-exclusion referendum on the horizon relatively soon after that. Longer term is the largest project Lexington will have likely ever undertaken: the Lexington High School (LHS) renovation and/or replacement. This Committee, with others, has agitated to address the capacity issues in that complex that are only getting worse with an increasing school population. Although the Statement of Interest submission to the Massachusetts School Building Authority is not expected until calendar year 2019 or 2020—with the earliest possible approval not before FY2021—this Committee will not stop highlighting this challenge until the solution is in hand.

The taxpayer impact of these projects is extremely important, because without buy-in from the electorate, the Town's big-ticket agenda cannot be completed. Those who ultimately pay the bill must be convinced that their elected representatives, you and I, have sharpened our pencils, crossed every T and dotted every I. Part of that due diligence is making sure that our planning is well-considered. While some of our projects were driven by unique opportunities that require immediate action, most are foreseen years in advance. The lead-up to the last debt exclusion included extensive tax-bill-impact modeling, a practice which should continue with future projects. When we make a plan and stay with it, good things happen. Let's keep that in mind as we move forward with large capital projects over the next 10 years. If a unique opportunity arises, then yes, we should talk about it as a community and perhaps change our plan. But without that reasoned discussion, sometimes known as "The Lexington Process" (to quote a recently retired Selectman), we can lose sight of our long-term vision and goals that have made us so successful as a community.

Part of that long-term vision process is ensuring that we keep our financial house in order, even with the "little things". We have been, and will continue to be, advocates of sticking to our stated financial policies. When we deviate we should acknowledge and discuss those exceptions and possibly change the policies. To wit, during this Town Meeting you may see us take issue with what may seem like relatively minor concerns. We assure you that we do this with the best long-term intent for the Town and not to waste your time in session.

Finally, Town Meeting should always bear in mind that this Committee is appointed by the Moderator and *chartered to advise Town Meeting*. While we work collegiately with other boards and committees, we take that charter seriously and always make our recommendations for what we believe are in the best interests of our Town for consideration by you, Town Meeting.

The Mission of the Capital Expenditures Committee

From the Code of the Town of Lexington (§29-13):

- A. *Each year the Capital Expenditures Committee shall request and receive from the Town boards and departments a list of all capital expenditures that may be required within the ensuing five-year period. The Committee shall consider the relative need, timing and cost of these projects, the adequacy thereof and the effect these expenditures might have on the financial position of the Town.*
- B. *The Committee shall prior to each annual meeting for the transaction of business prepare, publish and distribute by making copies available at the office of the Town Clerk and at Cary Memorial Library, and by mailing or otherwise distributing to each town meeting member, a report of its findings, setting forth a list of all such capital expenditures together with the committee's recommendations as to the projects that should be undertaken within the five-year period and the approximate date on which each recommended project should be started. This publication may be combined with and distributed at the same time as the Appropriation Committee Report.*

From the Code of the Town of Lexington (§29-14): *The term capital expenditures shall mean any and all expense of a nonrecurring nature not construed as an ordinary operating expense, the benefit of which will accrue to the Town over an extended period of time.*

From the Code of the Town of Lexington (§29-26): *...the Capital Expenditures Committee shall state whether it endorses each recommendation of the Community Preservation Committee.*

How to Read This Report

Our report is divided into four sections:

- An overview of capital projects in Lexington;
- Presentation of a five-year capital budget;
- Spending history and general capital plan for each department and program; and
- This year's capital-related Warrant Articles.

“ATM Town Warrant” refers to the Town of Lexington Town Warrant for the 2018 Annual Town Meeting. “Brown Book” refers to the “Town of Lexington Fiscal Year 2019 Recommended Budget & Financing Plan”, March 5, 2018. Where our narrative includes a “See Article ___.” it is referring you to that Article in the last section—“Warrant-Article Explanations and Recommendations”. In that section you will find:

We have quoted the Town's or a Town Committee's documentation for each of the Articles on which we are reporting. If we believe that quote has both adequately described the proposed work and satisfactorily made the case for the Town's need, we will not reiterate either of those matters in this report. However, additional narrative is included where we felt it helpful.

Our Committee's recommendations and how we voted are shown only in the boxed header for each Article and, if applicable, in any sub-elements unless there are further comments on our recommendation. (In any case where we are not unanimous in an Approval recommendation to Town Meeting there will be comments.) If there are comments, they will be *in italics* at the end of the text below the boxed header.

Our oral report on Town Meeting floor will highlight elements of our written report and present any new information not available as of this writing. When we report on a capital article on Town Meeting floor during the deliberations, a committee member will provide the committee's recommendation and, if applicable, comments related to that recommendation.

Summary of FY2019 Capital-Budget Requests

Article	Categories	Requests ¹					CEC Differences	
		General Fund		Enterprise Funds ³	CPF ⁴	Approp. & Auth. Other ⁵		Total
		Debt	Cash ²					
Information Services Department								
16(p)	Network Core Equipment Replacement		\$350,000				\$350,000	
16(n)	Municipal Technology Improvement Program		\$200,000				\$200,000	
16(o)	Application Implementation		\$390,000				\$390,000	
	Information Services Sub-Totals	\$0	\$940,000	\$0	\$0	\$0	\$940,000	
Town Clerk								
10(c)	Archives & Records Management/Records Conservation & Preservation				\$20,000		\$20,000	
Land Use, Health, and Development								
10(a)	Conservation Land Acquisition						IP	
10(j)	Lowell Street—Farmview Affordable Housing Supplemental Funds				\$1,400,000		\$1,400,000	
16(m)	Transportation Mitigation		\$100,000				\$100,000	
16(l)	Hartwell Area TMOD Plan Update					\$50,000	\$50,000	
	Land Use, Health, and Development Sub-Totals	\$0	\$100,000	\$0	\$1,400,000	\$50,000	\$1,550,000	
Police								
16(q)	Public Safety Radio Console Replacement		\$370,000				\$370,000	
Public Facilities Department								
14	Lexington Police Station Rebuild	\$1,862,622					\$1,862,622	
20(g)	School Building Envelopes and Systems Program		\$227,755				\$227,755	
20(e)	Municipal Building Envelopes and Systems		\$198,893				\$198,893	
20(c)(1)	Building Flooring Program		\$125,000				\$125,000	
20(c)(2)	School Paving Program		\$236,890				\$236,890	
20(b)	Public Facilities Bid Documents		\$100,000				\$100,000	
22	Visitors Center	\$4,500,000	\$200,000				\$4,700,000	
							\$200,000 (placekeeper)⁶	
23	Visitors Center (Citizens Article)						IP	
20(i)	Public Facilities Mechanical/Electrical System Replacements	\$544,500					\$544,500	
10(f)	Playground Replacement Program—Bowman				\$302,000		\$302,000	
20(d)	Public Service Building Vehicle Storage Area - Floor Drainage System		\$157,000				\$157,000	
20(a)	Selectmen's Meeting Room High Definition Broadcasting Upgrade					\$44,800	\$44,800	
20(h)	LHS Security Upgrade		\$338,600				\$338,600	
12	Lexington Children's Place Construction	\$11,997,842					\$11,997,842	
13	45 Bedford Street Fire Station Replacement	\$18,820,700					\$18,820,700	
	Public Facilities Department Sub-Totals	\$37,725,664	\$1,584,138	\$0	\$302,000	\$44,800	\$39,656,602	
Public Works Department								
16(e)	Center Streetscape Improvements						IP	
16(f)	Automatic Meter Reading System						IP	
16(h)	DPW Equipment Replacement	\$1,039,500		\$30,000			\$1,069,500	
16(k)	Street Improvements ⁷		\$2,600,000				\$2,600,000	
16(b)	Storm Drainage Improvements and NPDES Compliance		\$340,000				\$340,000	

Continued of next page

Summary of FY2019 Capital-Budget Requests (continued)

Article	Categories	Requests ¹					CEC Differences	
		General Fund		Enterprise Funds ³	CPF ⁴	Approp. & Auth. Other ⁵		Total
		Debt	Cash ²					
18(a)	Sanitary Sewer System Investigation and Improvements			\$1,000,000			\$1,000,000	
16(a)	Hydrant Replacement Program		\$75,000	\$75,000			\$150,000	
18(b)	Pump Station Upgrades			\$800,000			\$800,000	
16(c)	Comprehensive Watershed Stormwater Management Study and Implementation		\$390,000				\$390,000	
17	Water Distribution System Improvements			\$1,000,000			\$1,000,000	
16(g)	Sidewalk Improvement	\$800,000					\$800,000	
16(d)	Townwide Culvert Replacement		\$390,000				\$390,000	
16(i)	Townwide Signalization Improvements	\$1,100,000					\$1,100,000	
10(e)	Public Grounds Irrigation Improvements		\$60,000		\$40,000		\$100,000	
10(b)	Community Center Sidewalk				\$365,000		\$365,000	
16(j)	Pelham Road Sidewalk and Roadway Improvements	\$1,400,000					\$1,400,000	
11	Westview Cemetery Building Construction ⁸	\$3,040,000					\$3,040,000	Disapprove
	Public Works Department Sub-Totals	\$7,379,500	\$3,855,000	\$2,905,000	\$405,000	\$0	\$14,544,500	
Recreation & Community Programs								
15	Pine Meadows Equipment			\$60,000			\$60,000	
10(i)	Old Reservoir Bathhouse				\$75,000		\$75,000	
20(f)	Community Center Campus Expansion			\$250,000			\$250,000	Disapprove
10(g)	Athletic Facility Lighting				\$975,000		\$975,000	
10(h)	Center Track and Field Reconstruction	\$511,000			\$2,829,000		\$3,340,000	
	Recreation & Community Programs Sub-Totals	\$511,000	\$0	\$310,000	\$3,879,000	\$0	\$4,700,000	
Lexington Public Schools								
19	LPS Technology Capital Request	\$1,715,300					\$1,715,300	
Government (Other)								
24	Post-Employment Insurance Liability Fund		\$1,829,721	\$13,174			\$1,842,895	Commentary Only
26	Establish, Dissolve Appropriate To and From Specified Stabilization Funds		\$3,415,331			-\$5,073,500	-\$1,658,169	
27	Appropriate to Stabilization Fund						IP	
30	Amend FY2018 Operating, Enterprise and CPA Budgets						N/A	
31	Appropriate for Authorized Capital Improvement						N/A	
35	Resolution to Request Warrant Article to be Accompanied by Financial Projections						N/A	Only if not IP
	Government (Other) Sub-Totals	\$0	\$5,245,052	\$13,174	\$0	-\$5,073,500	\$184,726	
Non-Government								
10(d)	9 Oakland Street—Renovation and Adaptive Re-Use				\$200,000		\$200,000	
Community Preservation Committee (Other)⁴								
10(l)	Administrative Budget				\$150,000		\$150,000	
	Totals	\$47,331,464	\$12,094,190	\$3,228,174	\$6,356,000	-\$4,978,700	\$64,031,128	See Above

¹Not included is the \$124,057 debt service using State reimbursement for school projects (Art. 28) and rescinding \$552,798.50 of debt authorizations (Art. 25).

²All types of General Fund. For the specific types, see the Summary in Appendix B or the Warrant-Article Explanations and Recommendations starting on Page 38.

³Includes use of retained earning and debt. For specific types, see the Summary in Appendix B or the Warrant-Article Explanations and Recommendations starting on Page 38.

⁴Includes both cash & debt appropriations, but excludes the \$2,314,516 debt service on prior, financed, appropriations (Art. 10(k)).

⁵Includes using Town-created Revolving Funds (within the authorizations), Town Specified Stabilization Funds, Special Revenue Accounts, Town's Parking Meter Fund, State Chapter 90 funds, State Transportation Improvement Plan (TIP) funds, and private funding.

⁶Pending decision by the Board of Selectmen on the final dollar amount. See Article's explanation on Page 58.

⁷Chapter 90 funds (\$973,796) do not require appropriation.

⁸Debt service will be funded from the Sale of Cemetery Lots Special Revenue Account.

Capital Budget

Lexington allocates appropriate resources to needed capital projects by considering them in three categories:

- Capital Projects (by definition those that can be financed; greater than \$25,000; and with a useful life of at least 5 years for vehicles and equipment and 10 years for buildings or building components);
- Enterprise & Revolving Funds projects (greater than \$25,000); and
- Community Preservation Fund (CPF) projects (any dollar amount).

The Capital Expenditures Committee:

- Assesses capital needs brought forward by each department (municipal and schools) as well as the Community Preservation Committee (CPC) through the annual budgeting process;
- Works with those departments and the CPC to identify likely capital needs for the next five years;
- Independently considers public facilities, infrastructure systems, and prospective longer-term needs, as well as issues and facilities not being addressed within any department; and
- Through this report and in presentations, advises Town Meeting about the necessary and prudent investments to maintain, improve, and create facilities required to serve Lexington citizens safely, effectively, and efficiently. During the year, Committee members also work with and advise staff members in various departments, consult with other public committees—notably in budget summits with the Board of Selectmen (BoS), the Appropriation Committee, and the School Committee—and advise in an effort to shape a responsible capital budget for Lexington.

Please note these important caveats:

- All cost figures are estimates and often do not reflect the cost in then-year dollars. The degree of accuracy varies by project. Those projected several years into the future are the most uncertain. They are subject to refinement as projects are designed, bid, and built. Even relatively near-term work is subject to cost uncertainties until projects are bid and contracts signed as material, labor, and contract-management costs are often highly variable even over a period of just a few months.
- The scope of future projects is often highly uncertain. Accordingly, project budgets are subject to significant revision as the work is defined through the political and budgeting processes.
- Dates for appropriations and taxpayer impact of financing projects, unless otherwise specified, are given in fiscal years, beginning July 1.

Capital Projects

Capital projects require careful analysis, budgeting, and broad support. Generally, recommended capital projects over \$1,000,000 have been funded through borrowing, consistent with their expected life and annual budgeting for operating needs.

This debt service can be funded in one of three ways:

1. Any portion of the borrowing not covered by Community Preservation Act (CPA) funds is absorbed into the operating budget. This option has significant implications on financing other Town needs.
2. As financing whose costs are outside the Proposition 2½ tax-levy limit if approved to be so by the Town voters in a debt-exclusion referendum—which then reinforces broad support.
3. When projects are funded under the CPA, a debt-exclusion vote is not required.

Additional Capital projects that cost between \$25,000, the minimum qualification for consideration as a non-CPF capital expenditure, and \$1,000,000 and represent projects that should be funded on a regular, timely, basis to maintain Town infrastructure may be funded through tax-levy funds or borrowing. Since the creation of the Department of Public Facilities, emphasis has been on continual infrastructure maintenance and upgrades, a move that this Committee applauds. We continue to work closely with the stewards of our assets to prioritize, plan, and project the Capital work for a period of five years or more

The Projects Agenda

The following is a comprehensive list of big-ticket items that are under consideration in Lexington. Except for the first three items identified by the BoS as the Town’s highest priorities—with which this Committee agrees—no priority ranking is intended; the rest of this listing is simply alphabetical.

- **School Buildings**—Expansion, Renovation & Reconstruction. (See Article 12.)
- **Fire Station Central Headquarters**—Replacement. (See Article 13.)
- **Police Headquarters**—Renovation or Replacement (See Article 14.)
- **Carriage House** (next to Lexington Community Center)—Determine Use and Renovation
- **Community (Affordable) Housing**—Development and Acquisition (See Article 10(j).)
- **Conservation/Open Space Land**—Acquisition and Enhancement
- **Center Streetscape Improvements**
- **Greenways Corridor**—Implementation. These are projects to link open spaces with trails. The major West Lexington Greenway Project—the proposed trail network west of I-95/Route 128 linking all Town-owned open space and the Minuteman Bikeway with the Battle Road Trail in the Minuteman National Historic Park via accessible trails—has been studied.
- **Hammond A. Hosmer House**, 1557 Massachusetts Avenue (previously called the White House)—Determine Use and Renovation. This structure has been stabilized, but is not code compliant nor suitable for use without further renovation or build-out.
- **Hartwell Avenue Transportation Management Overlay District Improvements**
- **Munroe School**
- **Muzzey High Condominium Unit** (former Senior Center), 1475 Massachusetts Avenue—Determine Use and Renovation
- **Recreation Facilities**—A continuing need (See Articles 10(f–h), and 15.)
- **Roads**—A continuing need (See Article 16(k).)
- **Sidewalks**—A continuing need (See Article 16(g).)
- **Stone Building** (previously the East Lexington Library), 735 Massachusetts Avenue—Determine Use and Renovation. This structure has been stabilized, but is not code compliant nor suitable for use without further renovation or build-out.
- **Transportation Mitigation**—This is a continuing need. (See Article 16(m).) (Actions taken are often an element of road-related projects, rather than being solely to achieve specific mitigation)
- **Visitors Center**—Expansion & Renovation (See Article 22.)

The BoS, School Committee, CPC, and Permanent Building Committee will continue to evaluate, refine, prioritize, and schedule these projects for the next several years. Realistic cost proposals should be incorporated in the 5-year projections. The Town-wide Facility Master Plan, still a work in progress, will contribute to that process.

The Community Preservation Act (CPA)

The CPA is an opt-in, State funding mechanism for municipal projects which, while clearly valuable, may sometimes be crowded out by more-urgent municipal needs. CPA funds may be used for capital projects proposed by municipal and non-municipal entities within the four categories of Community Housing, Historic Resources, Open Space, and Recreational Use as provided in the enabling Act. This separate pool of money can help accomplish some of our Town’s traditional needs, but only those that fall within the limited purposes of the Act. (See Article 10(a–j).)

On March 6, 2006, Lexington voters approved adopting the CPA for our Town at the level of a 3% surcharge on local property taxes.

In addition to the funds provided by that surcharge on municipal taxpayers, the CPA provides a process by which all municipalities that have adopted the Act are eligible for supplemental State funding provided from surcharges on the transaction fees charged by the State’s Registries of Deeds. Those fee surcharge amounts are transferred to the State’s Community Preservation Act Trust Fund (CPATF) from which the State supplemental funding is distributed according to a formula based on each municipality’s prior–fiscal-year’s property-tax surcharges. The State supplement can theoretically be as high as a 100% match to each municipality’s own surcharge revenue, but the percentage is not guaranteed and has not

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reached 100% since FY2008. This year it is expected to be about 15%. When the distribution is less than 100%, the State does a second round, and potentially third round, calculation to determine the final supplemental funding for those communities that have adopted the maximum 3% surcharge, as Lexington has.

For the past five years, the State has allocated additional funds to the CPATF if the State’s prior-year’s budget ended with a surplus. However, the State’s FY2016 & FY2017 budgets did not end with a surplus so such additional funding did not occur in FY2017 and FY2018.

This table reflects Lexington’s actual State, supplemental, receipts since adopting the CPA, along with a projection for FY2019:

Year in which supplement received	Prior-Year's CPA Surcharge Collected ¹	State Supplement Percentage				Total Suppl Amount
		1st Round	2nd Round	3rd Round	Total	
FY2008 (Actual)	\$2,556,362	100.0%	N/A	N/A	100.0%	\$2,556,362
FY2009 (Actual)	\$2,777,882	67.6%	1.8%	N/A	69.4%	\$1,927,708
FY2010 (Actual)	\$2,931,678	34.8%	0.9%	0.5%	36.2%	\$1,060,390
FY2011 (Actual)	\$3,042,587	27.2%	0.6%	0.4%	28.2%	\$858,729
FY2012 (Actual)	\$3,206,117	26.6%	0.6%	0.4%	27.6%	\$885,463
FY2013 (Actual) ²	\$3,344,371	26.8%	0.6%	0.4%	27.8%	\$929,507
FY2014 (Actual) ³	\$3,572,460	52.2%	1.1%	0.7%	54.1%	\$1,932,347
FY2015 (Actual) ⁴	\$3,777,676	31.5%	0.7%	0.4%	32.6%	\$1,230,116
FY2016 (Actual) ⁵	\$4,012,883	29.7%	0.6%	0.4%	30.7%	\$1,229,774
FY2017 (Actual) ⁶	\$4,217,305	20.6%	0.4%	0.3%	21.3%	\$897,243
FY2018 (Actual) ⁷	\$4,442,893	17.2%	0.4%	0.2%	17.8%	\$789,905
Total Actual:	\$37,882,214	Received to date:			37.7%	\$14,297,544
FY2019 (Projected) ⁸	\$4,613,000	TBD	TBD	TBD	14.9%	\$689,000
Totals including projected:	\$42,495,214				35.3%	\$14,986,544

¹ The "actuals" are the net amounts as used by the State; the "projected" is the Town's projection for the gross collection.

² The Total Suppl Amount includes \$255 to correct an underpayment in FY2012 from an error with Phillipston's surcharge.

³ The Total Suppl Amount reflects there was a \$25 million addition to the State's CPA Trust Fund because the State finished FY2013 with a surplus of at least that amount—thereby permitting the maximum amount authorized by the State Legislature to go into that Fund.

⁴ The Total Suppl Amount reflects there was a \$11.4 million addition to the State's CPA Trust Fund because the State finished FY2014 with a surplus of at least that amount—thereby permitting the maximum amount authorized by the State Legislature to go into that Fund.

⁵ The Total Suppl Amount reflects there was a \$10 million addition to the State's CPA Trust Fund because the State finished FY2015 with a surplus of at least that amount—thereby permitting the maximum amount authorized by the State Legislature to go into that Fund.

⁶ There was no State budget surplus from FY2016 so, while the State Legislature authorized for there to be up to a \$10 million addition if there were such a surplus, there was no subsequent State infusion into the State's CPA Trust Fund.

⁷ There was no State budget surplus from FY2017 so, while the State Legislature authorized for there to be up to a \$10 million addition if there were such a surplus, there was no subsequent State infusion into the State's CPA Trust Fund. The Total Suppl Amount includes a \$168 deduction as an adjustment due to an update to FY2017 data after last year's distribution was made.

⁸ The projected percentage does not include any increase that would result from the State deciding to continue to infuse the State's CPA Trust Fund with additional funding from a prior-year budget surplus or a revision to the fees at the Registries of Deeds.

The Community Preservation Coalition, of which Lexington is a member, is the organization that works with municipalities in Massachusetts to encourage adoption of the CPA and lobbies State legislators to increase funding of the CPATF. Rather than relying on future budget surpluses, "An Act To Sustain Community Preservation" has been filed in the Massachusetts Legislature which calls for filing fees at the Registries of Deeds to be set each year at a level sufficient to provide supplemental funding at a 50% matching rate to each of the municipalities that have adopted the CPA. The three original sponsors in both the House and Senate have been joined by 121 House members as co-sponsors, and the bill was reported

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favorably out of committee in May, 2017. If the bill should pass in the current Legislative session and be signed by the Governor, that enhanced funding would first be experienced in FY2020.

Each year, the following reserves each receive 10% of the total funds received into our Town's CPF: Community Housing, Historic Resources, and Open Space. The remaining 70% may be spent for any of these categories or for Recreation. Funds may be accrued from year to year and are available for debt service on previously approved projects.

The proceeds from the CPA may be used for various capital projects proposed by Town and non-Town entities (See Article 10.) within the categories of Community Housing, Historic Resources, Open Space, and Recreational Use that fall within the provisions set forth in the enabling Act.

Projects are brought to Town Meeting for action upon the recommendation of a Community Preservation Committee (CPC) whose membership, in our Town, is prescribed in the Code of Lexington as follows:

§ 29-23A. There is hereby established a Community Preservation Committee pursuant to Section 5 of Chapter 44B of the General Laws (the “Act”) consisting of nine members. The Board of Selectmen shall appoint three members of the Community Preservation Committee and the following bodies shall each select one of its members for membership on the Community Preservation Committee: the Conservation Commission, the Planning Board, the Recreation Committee, the Historical Commission, the Housing Authority and the Housing Partnership.

Town Meeting can only approve, reduce the funding, or disapprove a project; it cannot change the purpose. Town Counsel has provided an opinion that Town Meeting can change the funding mechanism (cash or debt). This Committee will give our recommendation on each of the projects put before the Town Meeting.

The CPA provides an alternative funding mechanism for capital projects. The CPA creates a separate pool of money that can be used for a limited set of projects. It can help accomplish some of the Town’s traditional capital needs, but only those that fall within the scope of the Act.

See the report of the CPC for information on how Lexington has spent the funds received from its taxpayers, interest earned on the CPF, and the State supplement under the Act.

It is important to note that the projected available CPF cash is not a limitation on what the CPC can recommend to Town Meeting for approval. The method of paying for what the CPC recommends can—and often does—include, in part or in total, issuing debt instruments which are then paid over the term of the borrowing using the CPF. It remains the recommendation of this Committee that: (1) Any such debt be for as short a term and payment front-end loaded, as practical, after considering the funding projected for the CPF (not including any State supplemental funds) over at least the next 10 years; and (2) Such debt should be approved only after consideration of future projects that might come before the CPC for consideration which would require funds beyond those allocated to the three, mandatory, 10% of revenue, Reserves for use on Open Space, Historic Resources, and Community (Affordable) Housing.

The debt service on such debt instruments is an obligation borne by the CPF throughout the term of those instruments—whether short-term financing (i.e., notes, such as a Bond Anticipation Note [BAN]) and/or long-term financing (i.e., a Bond). In future years, it is incumbent on the CPC to recommend to Town Meeting, and for Town Meeting to approve, those obligatory debt-service-payment appropriations. (See Article 10(k).)

One approach that provides flexibility in deciding how much, if any, CPF cash should be applied up front for a large project is to defer that decision by initially issuing a BAN for a term of 1 year or less for the full amount of the project. (A BAN typically carries an interest rate substantially below even the relatively low rates paid on the Town’s bonds.) When a BAN matures, a decision can be made whether to use CPF cash to reduce the total for which a longer-term bond would then be issued. Doing so gives the Town a better idea of how much CPF cash should be held in anticipation of the next—and later—years’ demands upon the CPF. This mechanism has been used in the past and this Committee expects it to be proposed in the future for other large projects.

See the CPA Summary in the Brown Book (Appendix C, Page C-7) for a summary of the CPF status including projects that have been funded from the CPF since its inception in Lexington and those being requested in FY2019 under Article 10. Also see the CPC's report to these Town Meetings for its projection of what the CPF balance would be after this Town Meeting if Town Meeting were to approve all of the CPC's recommendations.

Enterprise Fund Projects

The Town operates three enterprise funds (EFs) for revenue-producing activities funded outside the tax levy by user fees: water distribution, wastewater distribution [sanitary sewers], and certain Recreation and Community Programs (R&CP) services, such as the golf course, swimming pools, and tennis courts. Unlike property-tax revenues, enterprise-fund fees are *not* subject to a limit under Proposition 2½. Recreational playground restoration and equipment, in contrast, are not fee generating and capital investment for such equipment is therefore, normally funded as part of the small-ticket program of the GF. The 2012 amendments to the CPA expanded the range of recreation projects that are eligible for funding under that Act; therefore, many recreational projects have since have been submitted to our CPC with requests for use of the CPF as the fund source. That continues this year, many of the recreation projects coming before this ATM will be for full or partial funding from the CPF rather than from the R&CP EF or the Town's General Fund (GF).

The R&CP Enterprise Fund has paid \$100,000 per year for Lincoln Field debt service. The last such payment was on February 1, 2018, when that debt was retired.

This Town Meeting will consider requests from the Departments that manage the Water, Sewer, and R&CP Enterprise Funds. (See Articles 15-18.)

Revolving-Fund Projects

Revolving funds established under the provisions of Massachusetts General Laws (MGL) Chapter 44, Section 53E½, must be authorized annually by Town Meeting vote. (As the Schools Food Service Revolving Fund was established, instead, under MGL Ch. 548 of the Acts of 1948, it does not require Town Meeting's annual authorization or appropriation to use it.)

The fund is credited with only the departmental receipts received in connection with the programs supported by such revolving fund, and expenditures may be made from the revolving fund, without further appropriation, for those programs.

Revolving funds are usually expended to cover non-capital costs and this Committee normally does not report on their annual authorizations unless a capital expense is contemplated. Such an expense is not contemplated in FY2019.

Five-Year Capital Plan

The table on the next four pages summarizes the five-year capital plan that this Committee is submitting for Town Meeting's consideration. It reflects the expected FY2019 appropriations at the 2018 ATM or expected at a Special Town Meeting later in FY2019 that this Committee endorses and the FY2020–FY2023 requests that this Committee anticipates and endorses. We started with the amounts and timing shown in the Brown Book, Page XI-4 for FY2019, and XI-27 for FY2020–FY2023. Those requests have been updated based on any information we received after it was published and we have made additional entries or changes where we feel, based on earlier studies, design & engineering (D&E) (also architect/engineer [A/E]) work), or the existence of a multi-phase project, that there might be future requests, although no formal position has been taken by the Town. In that vein, there are important caveats to that table:

- Please see the footnotes for information on the status of many of the entries and how this Committee's position differs from that presented by the Town in the Brown Book.
- *Excluding* the many tens of millions of dollars of to-be-determined (TBD) entries, the total in this Committee's Plan for FY2020–FY2023 is already just over \$116 million. The TBD entries include future construction phases and yet to be determined elements of projects for which there may be additional phases not yet specified or entire major facility projects (e.g., Lexington High School renovation/reconstruction and the Police Outdoor/Indoor Firing Range at Hartwell Avenue). The TBDs will exceed the total estimated amounts.
- The Capital Stabilization Fund (CSF) is receiving another meaningful appropriation for FY2019. (See Article 26.) For several years we have been building the resources of this Fund so that we can use them toward mitigation of the tax impact of the debt service from our capital projects. Given the current proposed and possible out-year projects in our Capital Plan, it is expected that the use of the CSF to mitigate our debt service will fully deplete that reserve before the debt service for the projects currently contemplated in this Plan is completed. On December 4, 2017, the voters approved a debt exclusion for funding of the Maria Hastings Elementary School, the Lexington Children's Place (the pre-kindergarten school), and the new Fire & Rescue Department Headquarters.
- Compounding the challenge of the next five years, inevitably there will be "Big-Ticket" projects facing the Town in the years past FY2019 (e.g., the Police Headquarters, the High School, Community Center Expansion, etc.).
- Because of the on-going challenge this Town faces with regard to the renovation/replacement/renewal of its Capital Assets, this Committee urges the BoS to continue to refine a formal, Town-wide, Facilities Master Plan—including a financing plan that also identifies the likely debt-exclusion referendums. This Committee stands ready to assist in any way it can.
- This Committee appreciates the Town's concern about citing a preliminary estimate for projects that are not yet well-defined and hence, the Town's out-year amounts generally do not reflect the costs in then-year dollars. As this Committee does not have the means to reasonably adjust current-year values to then-year values, we are using the Town's dollar values unless we have made a change for another reason—in which case there will be an explaining footnote.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

CEC Five-Year Capital Plan (FY2019–FY2023) ¹						
Capital Projects	FY2019 Recommended	FY2020 Plan	FY2021 Plan	FY2022 Plan	FY2023 Plan	Non-TBD Totals
<i>Information Technology</i>						
Phone Systems & Unified Communication			\$150,000	\$120,000	\$120,000	\$390,000
Network Core Equipment Replacement	\$350,000	\$250,000		\$180,000		\$780,000
Municipal Technology Improvement Program	\$200,000	\$150,000	\$85,000	\$85,000	\$100,000	\$620,000
Network Redundancy & Improvement Plan		\$330,000	\$220,000		\$100,000	\$650,000
Application Implementation	\$390,000	\$75,000	\$75,000	\$75,000	\$150,000	\$765,000
<i>Subtotal—Information Technology</i>	\$940,000	\$805,000	\$530,000	\$460,000	\$470,000	\$3,205,000
<i>Town Clerk</i>						
Archives & Records Management/Records Conservation & Preservation	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
<i>Subtotal—Town Clerk</i>	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
<i>Land Use, Health and Development</i>						
Lowell Street—Farmview Affordable Housing Supplemental Funds	\$1,400,000					\$1,400,000
Transportation Mitigation	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Parking Lot Consolidation and Repaving ²			\$105,000	\$1,500,000		\$1,605,000
Stone Building Analysis ³		\$25,000	TBD	TBD		\$25,000
Hartwell Area TMOD Plan Update	\$50,000					\$50,000
<i>Subtotal—Land Use, Health and Development</i>	\$1,550,000	\$125,000	\$205,000	\$1,600,000	\$100,000	\$3,580,000
<i>Fire & Rescue</i>						
Ambulance Replacement			\$280,000			\$280,000
Protective Clothing		\$67,500				\$67,500
Replace 2004 Pumper					\$625,000	\$625,000
Portable Radio Replacement (Also applies to Police) ⁴			TBD			\$0
<i>Subtotal—Fire & Rescue</i>	\$0	\$67,500	\$280,000	\$0	\$625,000	\$972,500
<i>Police</i>						
Police Outdoor/Indoor Firing Range - Hartwell Avenue ⁵		TBD	TBD			\$0
Public Safety Radio Console Replacement (Also applies to Fire & Rescue)	\$370,000					\$370,000
<i>Subtotal—Police</i>	\$370,000	\$0	\$0	\$0	\$0	\$370,000
<i>Library</i>						
Cary Library Children's Room Renovation	\$0	TBD	\$0	\$0	\$0	\$0
<i>Subtotal—Library</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Public Facilities</i>						
Lexington Police Station Rebuild	\$1,862,622	\$24,450,000				\$26,312,622
Townwide Roofing Program			\$2,010,152	\$200,934	\$5,626,693	\$7,837,779
School Building Envelopes and Systems Program	\$227,755	\$233,448	\$239,285	\$245,199	\$251,400	\$1,197,087
Municipal Building Envelopes and Systems	\$198,893	\$203,205	\$208,285	\$213,492	\$218,829	\$1,042,704
Building Flooring Program	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
School Paving Program	\$236,890	\$261,740				\$498,630

Continued on next page

CEC Five-Year Capital Plan (FY2019–FY2023)¹ (continued)

Capital Projects	FY2019 Recommended	FY2020 Plan	FY2021 Plan	FY2022 Plan	FY2023 Plan	Non-TBD Totals
Public Facilities Bid Documents	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Visitors Center	\$4,700,000					\$4,700,000
Public Facilities Mechanical/Electrical System Replacements	\$544,500	\$605,000	\$672,000	\$728,000	\$788,500	\$3,338,000
Lexington High School Design ⁶			\$1,825,000	TBD	TBD	\$1,825,000
Playground Replacement Program	\$302,000	\$302,000				\$604,000
Middle & High-School Short-Term Capacity Enhancements ⁷			TBD			\$0
Public Service Building Vehicle Storage Area - Floor Drainage System	\$157,000					\$157,000
Selectmen's Meeting Room High-Definition Broadcasting Upgrade	\$44,800					\$44,800
LHS Security Upgrade	\$338,600					\$338,600
Lexington Children's Place Construction	\$11,997,842					\$11,997,842
45 Bedford Street Fire Station Replacement	\$18,820,700					\$18,820,700
<i>Subtotal—Public Facilities</i>	\$39,656,602	\$26,280,393	\$5,179,722	\$1,612,625	\$7,110,422	\$79,839,764
<i>Public Works</i>						
Center Streetscape Improvements ⁸	\$450,000	\$3,000,000		\$3,000,000		\$6,450,000
Massachusetts Avenue/Woburn Street Intersection Improvement ⁸					TBD	\$0
Automatic Meter Reading System ⁹	\$1,069,500	\$1,312,000	\$750,000	\$750,000		\$2,500,000
DPW Equipment Replacement	\$2,600,000	\$2,616,801	\$1,022,500	\$1,020,000	\$1,252,000	\$5,676,000
Street Improvements ¹⁰	\$340,000	\$370,000	\$2,634,022	\$2,651,674	\$2,669,767	\$13,172,265
Storm Drainage Improvements and NPDES compliance	\$1,000,000	\$1,000,000	\$370,000	\$370,000	\$370,000	\$1,820,000
Sanitary Sewer System Investigation and Improvements	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$500,000
Hydrant Replacement Program	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$4,000,000
Pump Station Upgrades		TBD	TBD	TBD	TBD	\$0
Street Acceptance	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Comprehensive Watershed Stormwater Management Study and Implementation	\$1,000,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$9,800,000
Water Distribution System Improvements	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$4,000,000
Sidewalk Improvement		\$570,438				\$570,438
Battle Green Master Plan - Phase 3	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Townwide Culvert Replacement	\$1,100,000	\$125,000	\$125,000	\$125,000	\$125,000	\$1,600,000
Townwide Signalization Improvements			\$40,000	\$480,000		\$520,000
Municipal Parking Lot Improvements					\$200,000	\$200,000
Hartwell Avenue Compost Site Improvements				\$3,000,000		\$3,000,000
Battle Green Streetscape Improvements			\$100,000	\$500,000	\$500,000	\$1,100,000
Public Parking Lot Improvement Program						\$1,500,000
Hill Street Sidewalk Project		\$1,500,000				\$1,500,000
Public Grounds Irrigation Improvements	\$100,000					\$100,000
Community Center Sidewalk	\$365,000					\$365,000
Pelham Road Sidewalk and Roadway Improvements	\$1,400,000					\$1,400,000
Westview Cemetery Building Construction ¹¹		\$3,040,000				\$3,040,000
<i>Subtotal—Public Works</i>	\$11,954,500	\$19,264,239	\$10,771,522	\$17,626,674	\$10,846,767	\$70,463,703

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CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

CEC Five-Year Capital Plan (FY2019–FY2023)¹ (continued)

Capital Projects	FY2019 Recommended	FY2020 Plan	FY2021 Plan	FY2022 Plan	FY2023 Plan	Non-TBD Totals
<i>Recreation & Community Programs</i>						
Pine Meadows Improvements		\$60,000			\$50,000	\$110,000
Park and Playground Improvements			\$85,000	\$96,000	\$70,000	\$251,000
Park Improvements - Athletic Fields		\$400,000	\$275,000	\$125,000	\$150,000	\$950,000
Pine Meadows Equipment	\$60,000		\$60,000	\$60,000	\$70,000	\$250,000
Park Improvements - Hard Court Resurfacing		\$58,000	\$71,000	\$65,000	\$1,590,000	\$1,784,000
Outdoor Pickleball Court Construction ¹²				TBD		\$0
Cricket Field Construction ¹²					TBD	\$0
Old Reservoir Bathhouse ¹³	\$75,000	\$750,000				\$825,000
Community Center Campus Expansion ¹⁴				TBD		\$0
Pine Meadows Clubhouse Renovation			\$100,000	\$750,000		\$850,000
Athletic Facility Lighting	\$975,000					\$975,000
Center Track and Field Reconstruction	\$3,340,000					\$3,340,000
<i>Subtotal—Recreation & Community Programs</i>	\$4,450,000	\$1,268,000	\$591,000	\$1,096,000	\$1,930,000	\$9,335,000
<i>Schools</i>						
LPS Technology Capital Request	\$1,715,300	\$1,750,700	\$1,249,600	\$1,712,100	\$1,793,220	\$8,220,920
<i>Subtotal—Schools</i>	\$1,715,300	\$1,750,700	\$1,249,600	\$1,712,100	\$1,793,220	\$8,220,920
<i>Non-Governmental</i>						
9 Oakland Street—Renovation and Adaptive Re-Use	\$200,000					\$200,000
<i>Subtotal—Non-Governmental</i>	\$200,000	\$0	\$0	\$0	\$0	\$200,000
<i>Community-Wide</i>						
Conservation Land Acquisition ¹⁵				TBD		\$0
LexHAB Projects ¹⁵				TBD		\$0
Lexington Housing Authority Projects ¹⁵				TBD		\$0
Community Housing on the Leary Property ¹⁶				TBD		\$0
CPA Administrative Budget ¹⁶	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
<i>Subtotal—Community-Wide</i>	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Grand Total	\$61,006,402	\$49,730,832	\$18,976,844	\$24,277,399	\$23,045,409	\$177,036,887

FOOTNOTES

¹ The following apply to all items below: (a) all actions or positions cited, unless otherwise identified, have been taken by this Committee; (b) the amounts include all fund sources; (c) "TBD" indicates undefined at present, but the potential exists in those years; (d) most FY2020–FY2023 amounts are not presented on an inflation-adjusted basis; and (e) individual amounts may be below the \$25,000 capital threshold if projected to be funded from the CPF.

² Construction is expected to be executed by DPW.

³ TBDs entered in FY2021 & FY2022 for design and implementation of the results of the analysis.

Continued on next page

CEC Five-Year Capital Plan (FY2019–FY2023)¹ (continued)
FOOTNOTES (continued)

- ⁴ Placekeeper for when the Federal Communications Commission issues an expected directive that requires public-safety radios change to another frequency band.
- ⁵ Expect this project to have design and construction to be executed by DPW, as it is their site, but with DPF responsible for the building.
- ⁶ Funding for feasibility study moved from FY2022 to FY2021 to be on the earliest potential timeline if the Statement of Interest is submitted to the MSBA in calendar year 2019 as currently contemplated by the Lexington School Committee, and a TBD is added for FY2022 so there are TBDs for both the design and construction funding.
- ⁷ Renamed to include the Middle Schools as additional capacity enhancements may be needed in them along with the High School.
- ⁸ The FY2019 funding request is being slipped from the 2018 ATM (by Indefinite Postponement) to a planned presentation to a 2019 fall STM. Also, the scope is being reduced by removing the improvement of the Massachusetts Avenue/Woburn Street intersection and making it a separate project planned much later in the period of this Plan—if not beyond. (See the separate placekeeper entry for it in this Plan.) Although the scope has been reduced, this Committee is leaving the dollar amount needed to reach 100% design unchanged. It is now anticipated that, with the removal of that intersection work, there will be two—rather than three—construction phases and there will be a gap year between them. While the revised 25% design's cost estimate is not yet available (it is expected in time to be vetted before that fall STM), this Committee believes a higher cost than previously presented in this Plan should now be the order-of-magnitude placekeeper amounts and are shown.
- ⁹ Program has been slipped one year with Indefinite Postponement of the 2018 ATM request to fund the first of three phases in FY2019. The request is now expected to be at the 2019 ATM. While awaiting the results of the ongoing study and any vetted cost estimate for the proposed system, this Committee considers these higher dollar amounts are warranted, although just being order-of-magnitude placekeepers.
- ¹⁰ Does not include the usually substantial Chapter 90 fundings—now approaching \$1 million—expected annually from the State that do not require appropriation.
- ¹¹ Based on not having a Design Development cost estimate, the construction funding has been slipped to FY2020.
- ¹² As it is not known whether the introduction of those two activities (Outdoor Picketball & Cricket) would be accomplished by repurposing existing facilities (thereby replacing an existing use) or by acquisition of new recreation land (an expensive proposition), this Committee has reservations about the plan to effect either of those actions or the total costs to do so. Therefore, TBDs have been substituted for the \$100,000 in FY2021 for Outdoor Pickleball Court Construction and the \$200,000 in FY2022 for Cricket Field Construction and running to FY2023 as the priority of providing for those two sports has not been demonstrated to this Committee.
- ¹³ This Committee fully supports this new project having a priority placement for FY2020 funding because of the poor condition of the building and the boardwalk, and the absence of compliance with the Americans with Disabilities Act. Further, those factors also warrant the plan for an accelerated execution (i.e., the proposal that all of the design, including construction/bid documents, is contemplated for the first phase). However, this Committee believes the proposed funding is inadequate for the construction of even just the building and the boardwalk when the Committee feels the whole site should be evaluated for other needs. The construction estimate, therefore, has been increased as a placekeeper.
- ¹⁴ As this project has not been included in modeling of future funding needs and, thus, there is no proposed source for the follow-on costs, this Committee removed the FY2019 \$250,000 for Schematic Design, the FY2020 \$210,000 (taken to be for advancing the design through construction/bid documents, but considered to be insufficient if \$250,000 is needed for Schematic Design), and the FY2021 \$21,000,000 for construction. In their place, TBD is entered for FY2021–FY2023 when it may be feasible to have addressed how it would be practical to proceed with funding the Schematic Design through Construction/Bid Documents in a consecutive-year approach that is appropriate for such a project.
- ¹⁵ Added as potential requests to the CPC during the time frame of this Plan.
- ¹⁶ Added as expected requests from the CPC during the time frame of this Plan.

Programs

Conservation and Open Space

Following the Town's purchase of the Busa Farm property in 2012, the Town signed a lease with the Lexington Community Farm Coalition, Inc., to operate a community farm for a ten-year term commencing January 1, 2014, with options for five-year, renewal periods. Operating revenue and private donors support its ongoing operations.

In 2012 the Town purchased the greater part of the Wright Farm property on Grove Street (12.6 acres) for open space, with an option to purchase the remaining parcel of the 43,446 square feet. The 2015 ATM approved the exercise of the Town's option, and the remaining parcel was purchased for open space and community housing in 2016. It contains a single-family home, which will be restored for community (affordable) housing, and a barn, which, after needed restoration, is intended as public space for environmental education. The 2016 ATM approved \$35,000 in CPA funding for structural and architectural analysis of the barn as well as an educational programming needs assessment.

However, further progress was delayed by the discovery of soil contamination on the newly acquired parcel, requiring the Town to seek additional funding for hazardous waste remediation and for legal costs associated with conservation and affordable-housing restrictions. The 2017 ATM approved \$87,701 in CPA funds for these purposes. A contract for the programming-needs assessment has now been let. Remediation of the contaminated soil has been completed, and the funds remaining from that appropriation will be applied to legal expenses.

The following projects approved for CPA funding by the 2015 ATM have been completed:

- Preservation of meadow lands at Hennessy Field and Joyce Miller's Meadow by clearing woody vegetation and removing invasive species; and
- Restoration of a paved Recreation Path along the Vine Brook.

Structural and architectural analysis of the Wright Farm barn was approved for CPA funding at the 2016 ATM and has been completed.

The following projects approved for CPA funding by the 2017 ATM are underway:

- Town Meeting approved \$40,480 for preservation of additional meadowlands at the Wright Farm, scheduled for spring, 2018, and at Willard Woods, scheduled for summer, 2018.
- Town Meeting approved \$301,300 for improvement and relocation of a driveway and parking areas, and construction of an ADA-accessible trail and pond-viewing platform at the Cotton Farm Conservation Area. A survey plan of this area has been completed and a contract for design and engineering will be let in 2018.

There are no FY2019 conservation-funding requests before the 2018 ATM. Article 10(a)) will be indefinitely postponed as no opportunity for an additional acquisition is pending.

Conservation and Open Space 5-Year Capital Appropriation History (All Sources)

	FY2014	FY2015	FY2016	FY2017	FY2018
Conservation Restriction Enforcement	\$25,000				
Lexington Center Pocket Park	\$21,500				
ACROSS Lexington	\$5,875				
5-Year Open Space & Recreation Plan Update	\$30,000				
Land Acquisition Off Concord Avenue (Portion of Sellars Parcel)		\$220,000			
Parkers Meadow Accessible Trail D&E ¹		\$34,500			
Lower Vinebrook Paved Recreation Path			\$369,813		
Wright Farm ^{2,3}			\$376,980	\$35,000	\$87,701
Conservation Meadow Preservation			\$26,400		\$40,480
Cotton Farm Conservation Area Improvement					\$301,300
Totals	\$82,375	\$254,500	\$773,193	\$35,000	\$429,481

¹This project is the result of a joint request from the Conservation Commission, the Commission on Disability, and the Recreation Committee.

²Purchase of Parcel 2 of 43,446 sq ft (just under 1 acre) was authorized at the 2015 ATM, Article 9. Closing date was February 11, 2016. The purchase price was \$520,000 and \$98,000 was needed for purchase-associated costs. The acquisition is for both Open Space (Conservation) and Community Housing. The allocation of area and the same proportion of the total cost are 26,492 sq ft (61%) and \$376,980 for Conservation. (See Community Housing for the balance of the area and the cost.)

³2016 ATM, Article 8(g), funded structural and architectural analysis of the barn as well as an educational-programming needs assessment.

Lexington Community Center

Lexington’s Community Center (LexCC), at 39 Marrett Road, was purchased by the Town in 2013. A Selectmen-appointed Ad hoc Community Center Advisory Committee (AhCCAC) worked to identify short-term and long-term improvements to the building needed to support Town programs there. Appropriations for the resulting renovations appear in the Department of Public Facility (DPF) funding–history table on Page 29.

The LexCC incorporates previous functions of the Lexington Senior Center and provides expanded, multi-generational services to the Town. To manage the LexCC and the closely associated Town functions, the BoS created the Recreation and Community Programs Department. Programming began in 2015 and includes drop-in programs such as yoga, table tennis, and billiards, as well as structured classes. LexCC also provides much needed meeting and function spaces.

The 2016 ATM appropriated supplementary funds for debt service on the final stages of the LexCC renovations. A Bond Anticipation Note (BAN) was issued for additional costs, but available CPA funds allowed the BAN to be retired without the need to issue a bond, avoiding bond-issuance costs and long–term interest.

While planned renovations of the LexCC have been completed, the AhCCAC suggested that two more additions—a gymnasium and a larger, multipurpose, space—would allow the Center to offer broader programming. The 2016 Town Meeting approved \$8 million for the purchase of a parcel of land on Pelham Road (adjacent to the LexCC) for school and municipal purposes. The building on the site had a large gym and kitchen/cafeteria that might have functioned as the LexCC addition after renovations. However, the Town decided to demolish the existing building as the renovation costs needed to bring the facility to Lexington’s educational standards was substantial, and build a standalone Lexington Children’s Place instead.

DiNisco Designs, was contracted to develop a master, campus, plan for the combined 39 Marrett Road and 20 Pelham Road site. In January 2018, they presented three concepts to the Board of Selectmen for the LexCC expansion. Two are for the expansion to be attached to the current LexCC building and use the available property on 20 Pelham Road for additional parking. The third is a standalone LexCC addition on the Pelham Road property. Funding for this site master plan has come from two appropriations for Bid

Documents totaling \$189,750 (\$72,000 under 2016 ATM, Article 15(e), and \$117,750 under 2017 ATM, Article 16(e)). For requested FY2019 funding, see Article 20(f).

At present, there is no decision on use of the space in the Muzzey High Condominiums that previously housed the Town's Senior Center. Deed restrictions on that space limit it to uses for the benefit of seniors. The Carriage House, located next to the LexCC and acquired with it, also has deed restrictions that limit its use. DPF currently maintains both spaces in a caretaker mode.

Fire & Rescue

The Fire & Rescue Department uses industry standards and its own experience to establish its capital–equipment replacement schedule. Unlike many pieces of Town equipment, fire engines and medic trucks (rescue-ambulances) are partially custom-made and equipped, require detailed specifications, and typically require many months between placing the order and the delivery and acceptance.

The mission of this Department in the 21st century has shifted beyond traditional firefighting to emergency services, homeland security, and community education, with our firefighters now being trained for Emergency Medical Services (EMS) and Advanced Life Support (ALS). The equipment to perform these missions has changed with new technologies for firefighting and communications, yet the basic pumper truck, ladder truck, and rescue ambulance are still essential to the mission.

The FY2019 Capital Budget has no requests for this department. The primary, on-going, capital effort for this Department is the construction of a sorely needed new Headquarters to meet 21st-century standards. The BoS has agreed that this will be best achieved at the Headquarters current location at 45 Bedford Street, with an interim operating facility (“swing space”) during construction at the 173 Bedford Street site that had been purchased in October 2016. Both of these projects are being executed by the DPF. The Headquarters project was approved by the voters in the December 4, 2017, Debt-Exclusion Referendum. (See the description of that DPF capital program on Page 28.)

The Federal Government has mandated that public-safety agencies—including Lexington's Fire & Rescue and Police Departments—will be required to move their radio-band frequency from the current 400 MHz band, to the 800 MHz band. This will require a complete replacement of radio equipment, including hand-held, mobile, and base stations. The radio system was upgraded and changed in 1994, at a cost of over \$1,000,000. A change to the new frequency band will be a capital project affecting both Departments. These Departments are currently studying how to best comply with the new mandates when they are put into effect. Cost estimates will follow once the scope and timing of the project are clearly defined.

Lexington must continue to replace its aging equipment and retain backup capacity. The table on the next page includes the forecasted need for replacing major capital vehicles in the current Department inventory.

Major Capital Equipment

The following is the current inventory of the Fire & Rescue Department’s major capital equipment¹—ordered by the year of the currently projected replacement funding:

Projected Replacement Funding	ID	Type	Make	Model Year Purchased	Put-in-Service Date	Originally Projected Useful Life (Years)	Original Cost
FY2021	M-12	Ambulance	Ford/Horton	2012	Mar 2012	9 ²	\$251,199 ⁴
FY2023	E-3	Pumper	Emergency One/Typhoon	2004	Jan 2005	20 ³	\$345,000
FY2024	M-15	Ambulance	Ford/Horton	2015	Feb 2015	9 ²	\$238,210 ⁵
FY2026	E-2	Pumper	Ferrara/ Intruder II	2007	Apr 2008	20 ³	\$389,000
FY2027	M-18	Ambulance	Ford/Horton	2018	TBD	9 ²	\$280,000 ⁶
FY2033	E-4	Pumper	Emergency One/Typhoon	2013	Mar 2014	20 ³	\$465,000 ⁷
FY2035	E-1	Pumper	Emergency One/Typhoon	2015	Nov 2015	20 ³	\$485,000 ⁸
FY2038	L-1	Aerial	Emergency One/ Cyclone	2017	Jan 2018	20	\$875,000 ⁹

¹ Includes ID series “E” (pumpers), “L” (ladder), & “M” (Medic)(M designation followed by vehicle year).

² The life span of ambulances is based on 3 years of primary service, 3 years of secondary service, and 3 years in reserve.

³ The life span of these vehicles is based on 10 years of frontline service, and 10 years in reserve status.

⁴ Net cost was \$241,199 (\$251,199 less \$10,000 for the trade-in for old M-3), but gross cost being listed as future status of a trade-in is unknown—plus it's expected any purchase ~8 years out will, as with all the other out-year purchases, be at a much higher cost.

⁵ Net cost was \$228,210 (\$238,210 less \$9,999 for trade-in 2006 Chevy).

⁶ Received by dealer on Mar 2, 2018, but resolving specification issues; therefore, Put-In-Service date is yet to be determined.

⁷ \$485,000 was appropriated for FY2014 to replace E-2 that was plagued with serious mechanical issues. (See Committee's Report to the 2013 ATM, Article 10(a), for the background on that matter.) The legal action taken by the Town for a refund is been resolved. The replacement was purchased under the 23 Feb 2015 STM #2, Article 3, \$500,000 appropriation for \$415,000 (\$465,000 less \$50,000 for the trade-in of E-4—a 2003 Ferrara/International pumper that had been purchased for \$210,000 and put in service in Jul 2003). Approximately \$20,000 of the FY2014 appropriation was spent for ancillary equipment for the new pumper. A rescission of \$20,335 of the 23 Feb 2015 financing authorization was approved at the 2016 Annual Town Meeting under Article 20 which closed out all the related funding.

⁸ Pumper was purchased using funds received in Town's legal settlement with Ferrera Fire Apparatus. The 2010 Pumper was returned to the manufacturer.

⁹ This is the full purchase price. Rather than having traded in the then-current aerial truck as part of purchase of the new aerial truck (\$25,000 was offered), that old truck has been auctioned off—only bidder was the Town of Acushnet, MA—for \$40,000. (There is no new-equipment cost as the current equipment will be used on that newly purchased truck.)

(Fire & Rescue Department 5-Year Capital Appropriation History has been combined with the Police Department History as some appropriations are for the joint benefit of both Departments. That combined Public-Safety History is after the following Police Department narrative.)

Police

The Lexington Police Department, which provides public safety services through a team of dedicated police officers, detectives, dispatchers and support staff, is supported by the Town’s Capital Program in the areas of communication systems, computer systems, and improvements to the facilities in which it is housed and trained.

The primary, on-going, capital effort for this Department is the Headquarters rebuild of at the current location at 1575 Massachusetts Avenue, with interim “swing space” at the 173 Bedford Street site after its

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

use by the Fire & Rescue Department and then modest renovation for the Police Department’s use. These projects are being executed by the DPF. Beyond filling basic needs due to current overcrowding and functional inadequacy, the rebuild will include other necessary enhancements to bring the Police Headquarters to 21st-century standards. The BoS has agreed this will be best achieved at the Headquarters current location. Such enhancements include adequate evidence processing and secure storage of evidence, and secure prisoner entry to the building. Currently, there is no secure entry to the building for a police vehicle transporting a prisoner. Industry standard is a secure, controlled entryway through which a vehicle could enter the building and then escort a person in custody directly to the booking and holding area (“a sally port”). (See the description of the DPF capital program on Page 28.)

A new police indoor/outdoor firing range on the Hartwell Ave compost site has been contemplated for several years in order to meet current firearms training requirements and the needs of modern police work, as well ensuring readiness to respond to weapons currently on the streets. \$50,000 for D&E was appropriated for FY2016 toward development of a new facility. This Committee looks forward to the results of that study and the follow-on requests for design and construction—currently expected in FY2020 & FY2021, respectively.

The Federal Government has mandated that public-safety agencies (including Lexington’s Police and Fire & Rescue Departments) will be required to move their radio-band frequency from the current 400 MHz band, to the 800 MHz band. (See the further discussion on Page 17 under the Fire & Rescue Department.)

For the FY2019 Police Department request, see Article 16(q).

**Public-Safety Departments 5-Year Capital Appropriation History (All Sources)
(Combines Fire & Rescue and Police Departments Appropriations)**

	FY2014	FY2015	FY2016	FY2017	FY2018
Fire Trucks & Ambulances ^{1,2}	\$485,000	\$228,211	\$479,665	\$875,000	\$280,000
Public Safety Radio Stabilization			\$90,000	\$90,000	
Heart Monitor		\$105,000			
Police/Fire Dispatching & Records Software			\$705,900		
Totals	\$485,000	\$333,211	\$1,275,565	\$965,000	\$280,000

¹ Of the FY2015 \$250,000 appropriation, \$21,789 of unused borrowing authority was rescinded at the 2016 ATM.

² Of the FY2016 \$500,000 appropriation, \$20,335 of unused borrowing authority was rescinded at the 2016 ATM.

(Police Department 5-Year Capital Appropriation History has been combined with the Fire & Rescue Department History—hence this Public-Safety Departments History—as some appropriations are for the joint benefit of both Departments.)

Cary Memorial Library

In December 2010, architects Adams and Smith were hired to study how operations at the Main Library could be improved (\$25,000 under the 2010 ATM, Article 12(q)). Funding of \$100,000 for recommended changes was approved under the 2011 ATM, Article 13(l). The recommendations include changes to workflow and ergonomics. Under the 2013 ATM, Article 10(b), \$124,000 was appropriated to purchase equipment and supplies and provide for staff time to convert the Library materials to using a system employing Radio Frequency ID (RFID) for materials identification and tracking as a direct result of that report. The final installations were completed in October 2016. The Library has seen significant improvement in operational efficiency. As a result of a 2013 strategic plan, the Library sought to realign and reconfigure some of its spaces and services to today’s Library patron needs. “Transformative Spaces”, a \$1,200,000 project was fully funded through private donations and is now open. Currently, the Library is soliciting feedback from the community and stakeholders on renovations to the large, lower-level, meeting room and Children’s Room. The Library Director expects to move forward with strategic planning next year funded with private donations.

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The Stone Building (former East Lexington Library Branch) continues to be maintained by the DPF in caretaker status under the oversight of the Library’s Board of Trustees. Restoration work to the building including a new roof, gutters, aluminum siding removal, painting, and window glazing, was completed in 2010 using \$202,933 from the CPF under 2010 ATM, Article 8(q). The Massachusetts Historical Commission Inventory on the building was also updated, Although the Historic Structures Report on which this work was based recommended a small addition to the rear, those plans were not acted upon as the Town has not yet determined a new use for the building. A feasibility study for possible use of the first floor as exhibition space is contemplated.

Library 5-Year Capital Appropriation History (All Sources)

	FY2014	FY2015	FY2016	FY2017	FY2018
RFID Conversion Project	\$124,000				
Totals	\$124,000	\$0	\$0	\$0	\$0

Public Works

The Department of Public Works (DPW) is responsible for design, bidding, construction, and management of projects related to all Town infrastructure, including, but not limited to, roads and sidewalks), department equipment, and Town property except buildings assigned to the Department of Public Facilities (DPF). Routine maintenance and other operational activities are not capital-related and normally are not addressed by this Committee.

The DPW is organized around seven divisions that are responsible for these elements: Administration, Engineering, Highway, Public Grounds, Environmental Services, Water, and Sewer. Environmental Services manages solid waste, recyclables, yard waste from Lexington and private contractors, and hazardous products from Lexington and eight neighboring communities.

Major components of DPW’s FY2019–FY2023 capital projects include:

- Road, sidewalk and signalization improvements
- Water distribution, sanitary-sewer, and pump station improvements
- Hydrant replacements
- Hartwell Avenue Infrastructure Improvements
- Comprehensive Watershed Stormwater Management Improvements
- Storm Drainage and National Pollution Discharge Elimination System Improvements
- Culvert replacements and extraordinary repairs
- Trucks and heavy equipment necessary to accomplish the DPW mission

DPW’s capital needs—except when funded in whole or in part, by the Town’s CPF, Revolving Fund, or Enterprise-Funds—must be funded by cash or financing through the general tax levy and/or voter-approved debt exclusions. Almost all construction projects for the sanitary-sewer system and for the water-distribution system are funded by Water- and Sewer-rate payers through the Enterprise Funds. Large trucks and heavy equipment used in support of the sanitary-sewer and water-distribution systems are also funded, either in whole or in part, by Enterprise Funds.

Engineering

Engineering work for all DPW projects is either done in-house or contracted through public procurement to outside consulting or design firms. In addition to supporting ongoing DPW work, Engineering is a major participant in DPW’s future projects. The simple title of this Division does not reflect its enormous and crucial contributions across the breadth of the DPW’s capital and operational activities.

Roads

Lexington, as of the last full road-condition survey, has a total of 199.6 miles of roads, which include State and unaccepted roads. This total consists of 135.0 miles of Town-accepted roadways (TAR), 18.5 miles of private/unaccepted roadways, and 46.1 miles of State highway. (Source: Stantec FY2017 Asset Management Summary (Roads), January 2017, which addressed the condition of the TAR, sidewalks, and pedestrian ramps.) The DPW maintains the TAR; the remainder being maintained by the

private owners or the State. The DPW also maintains the Town’s portion (5.3 miles) of the 10.0-mile Minuteman Commuter Bikeway (“Bikeway”), which opened in 1993.

In April 2010, the Town retained Fay, Spofford & Thorndike (FST) (since acquired by Stantec), a civil–engineering consulting firm, to develop and implement a Pavement Management System (PMS) for the TAR and its portion of the Bikeway. The first study was completed in November 2010 and has been updated annually. The PMS is based upon an extensive roadway database describing pavement conditions and roadway characteristics, and among other things reports conditions using a Pavement Condition Index (PCI), which is a 100-point scale with 100 representing the best possible condition.

The Town has since changed to a new software system that uses the term Road Surface Rating (RSR) rather than PCI, and a new contractor (BETA Group) to do annual updates. Using the FY2018 BETA update, the average RSR for the TAR continued to improve, from a PCI of 77.0 the previous year to an RSR of 79.33 this year. The Town’s modeling of the entire road network indicates that the RSR produces a slightly lower value than the PCI (indicating that a PCI of 77 is about equal to an RSR of under 74), so the increase in RSR value is actually greater than the numerical change might indicate. That 79.33 RSR signifies that the typical TAR condition in Lexington is at the top of the new “Preventative Maintenance” level of road repair (a quality level which is better than previously achieved under the PCI formula).

The initial study reported that replacement cost for just the TAR would be in excess of \$85,000,000 in FY2011 dollars. (A more detailed analysis of the report is contained in this Committee’s report to the 2011 ATM, beginning on Page 21). The FY2018 update estimates the backlog to repair the entire system at \$13,579,775, a decrease from the 2017 estimate of \$16,697,104. The Town has been actively piloting different road treatments as it seeks to extend the life of roads and lower maintenance costs.

The FY2018 update recommends that the Town will need approximately \$2.2M annually to maintain the current road network RSR, or \$3.0M annually to improve it to a higher value.

A list of planned street work in 2018 construction period—which will be using prior-year funding—is posted at https://www.lexingtonma.gov/sites/lexingtonma/files/uploads/all_paving_list_2018.pdf.

This Committee remains extremely pleased to see a quantitative basis for determining the condition of the Town-maintained pavements and the Town’s success making meaningful gains in the overall network’s condition. It also supports the DPW’s continuing further efforts to raise the Town’s baseline pavement–condition grade to be solidly in the next-higher band (“Routine Maintenance”; RSR Range 80–92). Continuing with the PMS, along with DPW management of other potential impacts to our pavements (e.g., utility work, construction for stormwater and wastewater system improvements, sidewalk-related projects, etc.) offer the promise of an even more productive and cost-effective program going forward. Funding for roads is provided by a combination of Town Funds (typically 72%±) and State Chapter 90 funds. (See Article 16(k).)

Sidewalks

The TAR is comprised of 907 segments and creates a sidewalk network with approximately 85 miles of sidewalks containing 818 pedestrian ramps (“ramps”). (Source: Stantec Sidewalk & Ramp Network Conditions Update, January 2017.) In 2005, due to the overdue need to upgrade and extend the sidewalks, the BoS appointed the Sidewalk Committee. In 2014, the DPW with assistance from FST (its report, December, 2014), completed a sidewalk-condition survey. The survey results found that “the average area-based Sidewalk Condition Index (SCI) in Lexington was 68—which puts it in the middle of the “Partial Repair” treatment band. (An 85–100 score is the “Do Nothing” band.) The survey found 40% of the sidewalk network in the “Do Nothing” treatment band and 34% in the Localized Repair’ treatment band. The Stantec survey recommendation was that it would require \$750,000 to maintain current conditions, but would require \$825,000 for sidewalks and ramps to ensure both quantity and quality. The proposed DPW sidewalk replacement program is based upon the priority list developed in conjunction with the survey.

The FY2018 survey update is not expected until after this report is completed. The FY2017 update reported that in December 2016, Stantec completed a 20% re-survey of the TAR’s sidewalk network and found the average, area-based, Sidewalk Network SCI was 68.8 (i.e., only marginally better than the 2014

value.) It also reported that the percentage of non-compliant ramps was 63%; a modest improvement from the 67% in 2014, and that the cost of the current backlog of outstanding repairs for sidewalks and ramps is \$7,527,990 (an increase of about \$500,000 from the 2014 amount).

In regard to that backlog, the update says:

The backlog has however increased from sidewalks deteriorating into more expensive repair bands. As can be seen from the distribution of SCI by sidewalk area, the Town is trending in the right direction with the majority of the network in the “Do Nothing” treatment band. The Town should continue to follow the previous budget recommendations of spending \$750k annually for its sidewalk and ramp network. The Town should remain diligent when inspecting work that gets done, to ensure both sidewalks and ramps are completed in accordance with MAAB/ADA regulations.

In October 2015, the BoS assigned the responsibility of the Sidewalk Committee (now inactive) to the Transportation Safety Group (TSG):

The Transportation Safety Group is a Town Manager appointed Working Group which meets monthly to evaluate issues and concerns relative to traffic, transit, pedestrian, bicycle and parking safety. Recommendations are made to the Board of Selectmen and the Town Manager. The working group includes citizens and representatives of the Police, Public Works, Planning and School Departments. Liaisons from the Transportation Advisory, Bicycle Advisory, and Safe Routes to School committees as well as the Commission on Disability also participate. (<http://www.lexingtonma.gov/transportation-safety-group>)

With regard to the sidewalk network, including ramps, DPW maintains the primary responsibility for both maintenance and capital projects of the existing sidewalk network while the TSG’s focus the need for new sidewalks and pedestrian ramps, and with ensuring safety-related concerns about the existing network are brought to the attention of DPW.

Sidewalk replacement and extension are costly initiatives. Imbedded in these costs are sidewalk-construction obstructions, easement issues, and negotiations with residents. The DPW and TSG overall policy has been to develop a prioritized sidewalk-construction plan focusing on the “Safe Routes to School Program”, other high-pedestrian-traffic routes, and high-walking-hazard streets. All reconstructed/new sidewalks and their pedestrian ramps are designed and constructed to comply with the Americans with Disabilities Act (ADA).”

This Committee is pleased that funding requests for center-business-district (CBD) sidewalks are presented separately from those for residential sidewalks and that there are now three sidewalk categories for restoration: residential, CBD, and non-CBD business; and, further, that requests for entirely new or extended sidewalks would be presented separately from requests for restoration.

FY2019 request for sidewalk work can be found in Article 16(g).

Townwide Signal Improvements

Many of the Town signals are outdated, with sometimes failing equipment, and limited ADA accessibility. An Engineering Division study, funded with Traffic Mitigation funds, using signalized level of service (LOS) has identified and prioritized those locations in need of improvement, after assessment of conditions, signal timing, delays, ADA requirements, etc. As recommended, the Town has adopted a Standard Specification that allows for cost and maintenance efficiencies. [Note: The study did not include the signals which are under the jurisdiction of the Massachusetts Department of Transportation, including, but not limited to: Bedford Street at Hartwell Avenue, Lowell Street at Waltham Street, Marrett Road at Spring Street, Marrett Road at Waltham Street, and Hayden Avenue at Route 2.] The FY2019 funding request is in Article 16(i).

When Town intersections are improved, new signals are installed with “smart” controls (as applicable), as is the case in the current Massachusetts Avenue at Worthen Road project. These controls provide efficiencies like preventing light changes when there are no cars approaching or waiting, and watching for pedestrians waiting to cross. As of now, four of the Town’s ten signalize intersections have been

upgraded with smart signalization; it will be six of 12 after the Pleasant and Maple Street signals are completed.

Water Distribution System

Many of the Town's 178 miles of water mains were installed in the early 1900s and require an ongoing engineering program plan for pipe cleaning, lining, or replacement. On an annual basis, the DPW implements work for cleaning, lining, and/or replacement of unlined, inadequate, aged, and breaking water mains to improve water quality, pressure, and fire-protection capabilities, and to reduce frequency and severity of water-main breaks, as well as to minimize long lengths of pipe not fed at both ends, known as "dead ends". This work often requires excavation prior to pipe-condition analysis. Work continues to replace remaining unlined pipes, of which 2% (4 linear miles) presently fall into this category. Work will also focus on replacing aging mains or those with a higher-break history. In addition, starting in FY2020, the currently projected annual request will increase from \$1 million to \$2.2 million so that 1% of the Town's water-piping can be replaced each year. Using some of the funding authorized in FY2016, engineering has completed an analysis of the entire distribution network in order to prioritize work for the next phase of the improvement plan. This work has produced a model of the network, now in use by the Engineering Division.

Results of this analysis have included: the establishment of specific level of service goals for all components of the water system; identification of individual water mains to reline or replace; and identification low-pressure areas in the system. This work will allow the Engineering Division to continue its best practices in the documentation of the materials, age, and break history of the Town's water mains and to use that information with ongoing material sampling (when appropriate) to determine its engineering replacement-and-rehabilitation plan. Some of the "out-year" funding in the Capital Plan is still approximate due to the difficulty of actual testing in a working water system. Unlike roads which can be analyzed visually and with easily accessible samples; water systems require more complex exploratory testing by excavation, when and where possible. In some instances work scope cannot be completely developed until preliminary exploratory work on actual site conditions has been performed. The East Massachusetts Avenue water-mains improvement work that was funded with prior authorizations is now completed. For the FY2019 request, see Article 17.

Heavy equipment and trucks used by the Water Division to maintain the system are procured with Water Enterprise funds that are funded directly by water-rate payers. Where equipment is shared with the Sewer Division, the costs are shared.

Hydrant System

This Committee continues to encourage replacement at an accelerated rate and supports the level of funding proposed—which remains at the FY2018 level. The FY2019 funding for hydrant replacement continues to be evenly divided between the General Fund and the Water Enterprise Fund. For further system information and the FY2019 funding request, see Article 16(a).

Wastewater System

The sanitary-sewer system (34 miles of trunk lines; 119 miles of street lines), like the water-distribution system, has sections that date back to the early 1900s. Due to age-related deterioration, some sections are susceptible to stormwater inflow and groundwater infiltration which increases the total flow to the Massachusetts Water Resources Authority (MWRA) treatment system, resulting in increased charges to the Town, and causing overloading of parts of the system, with the potential to spread waterborne disease. Engineering has an ongoing program of investigating, evaluating, replacing and repairing sections of the system. This work had been partially funded by the MWRA Infiltration/Inflow (I/I) Local Financial Assistance Program, which provides grant and interest-free loan funding for member communities; however, at this point the Town has drawn all of its allocation in that Program. For further system information and the FY2019 funding request, see Article 18(a).

The system has 10 sewage-pumping stations that need continual maintenance and periodic upgrading—which the Sewer Division has been doing. In July 2013, the engineering firm Wright-Pierce performed a detailed survey of the pump stations, generating a 20-year repair/replacement plan for them. This year's request is consistent with those findings. (See Article 18(b).)

Four pumping stations (Main, Concord Avenue, Potter Pond, and Brigham Road) now have backup electric-power generators. Significant improvements to the main pump station were completed in October 2016, which include heating, ventilation, and air-conditioning (HVAC) upgrades to bring up to current code requirements, installation of Variable Frequency Drive (VFD) motors (which provide energy savings and noise reduction in the sewer force main) on all the pumps, and a surge tank.

This Committee considers that backup generators should be provided at all of the other pump stations as soon as practicable; therefore we are pleased that DPW has awarded a contract for the work at Worthen Road, and has design/permitting work in process for Constitution and Marshall. DPW plans to address the remaining three (Bowman, Hayden, and North Street) under future funding requests, with Hayden Avenue likely to be the next project.

Heavy equipment and trucks used by the Sewer Division are procured with Sewer Enterprise Funds that are funded by Sewer Rate-Payer fees, additional fees and charges, investment income, and connection fees. Where equipment is shared with the Water Division, the costs are shared.

Dam Restoration

The Massachusetts Department of Conservation and Recreation mandates that every dam that is rated as a “significant-hazard dam” or “high-hazard dam” be inspected every five years. There are two dams at the significant-hazard level in Lexington. That rating is assigned to dams based on the risk of the water it impounds being released; it does not reflect its state of repair.

- Butterfield Dam on Lowell Street: Engineering studies and construction work were funded under the 2011 ATM, Article 10(a), and the 2012 ATM, Article 12(g). Construction is now complete, with continuing State-required monitoring of landscaping in sensitive resource areas. The dam now complies with State requirements.
- Old Reservoir Dam on Marrett Road: Dam inspection reports performed for the Massachusetts Office of Dam Safety determined that there was a need for repairs and improvements. The 2014 ATM, Article 10(i), funded design and cost estimates for the work on this dam to insure the long-term stability of it. The design work is near completion, and construction is likely this summer.

Stormwater Drainage and National Pollution Discharge Elimination Systems (NPDES)

Storm drains collect stormwater along Town streets and parking areas, and convey this water to streams and other bodies of water. The storm-drain pipes and 4,700 catch basins on the TAR that direct stormwater to them occasionally fail due to heavy loads passing over and/or loss of supporting soil thereby creating holes in the street. In addition, as streets are repaired and repaved, it is frequently discovered that the storm-drainage system is seriously deteriorated. Concurrent drainage-system repairs are required to prevent further deterioration and to protect newly paved streets. It is also necessary to study and repair drains where overflow conditions develop and/or complaints are received. The goal of the Federal National Pollutant Discharge Elimination System (NPDES) program, under which the Town has a State-administered permit, is to maintain water quality. New permitting regulations have been published, but were delayed for a year, and are now expected to become effective July 1, 2018. (The Town’s “Notice of Intent” will be due September 29, 2018.) Those new regulations represent an unfunded obligation that is expected to increase both operating and capital costs and complexity of this work in future years; however, because of the Town’s aggressive efforts, it expects to remain compliant in FY2019 with the same level of funding provided in FY2018. Looking past FY2019, as reported in the White Book on Page 8: “In anticipation of this mandated program, a number of municipalities nationwide including some in Massachusetts have instituted a Stormwater Management Fee to offset the capital costs of managing stormwater emanating from private properties. Later this year, staff will be presenting financing/fee options for consideration by the Board of Selectmen regarding this federal program.”

Recent drainage improvements are complete. Continuing trouble spots include the watersheds of the Beaver Brook and Kiln Brook areas, as well as the Wildwood Road/Wood Street and Augustus Road areas. Illicit discharges have been discovered in the Vine Brook and Mill Brook areas. This Committee welcomes Engineering’s leadership and efforts, in compliance with Federal Environmental Protection

Agency (EPA) requirements, to improve the water quality in Lexington's streams and ponds while protecting the Town's investment and structural integrity of its streets. (See Article 16(b).)

Comprehensive Watershed Stormwater Management Systems

In order that the Town's storm-drainage system capacity is maintained to handle runoff from impervious surfaces, the Town must manage the stormwater runoff associated with its 18 brooks and three watersheds. Additionally, sediment deposits, organic debris, and refuse can impede the flow of water through watershed areas, and cause flooding and damage to private property, thus creating liabilities for the Town. To date, the Charles River, Shawsheen River, and Mystic River watershed-management plans have all been completed. The Pleasant Street and Willard Woods drainage improvements, as well as stream-bank stabilization for the Vine Brook in the Saddle Club Road area, are complete. The Whipple Brook stormwater design is nearly complete. DPW is reviewing which specific locations will be addressed with remaining FY2018 funding. For the FY2019 funding request to address other priority areas, see Article 16(c). [Note: There is some location overlap with Town-Wide Culvert Replacement as some projects require both culvert repair and stream-management planning.]

Culverts

There are more than 50 culverts in Town. A culvert is defined as a pipe or drain that carries a stream or ditch under a roadway. Many older culverts are near or at failure. DPW's engineering program for on-going culvert inspections has confirmed a need for culvert replacement and extraordinary repairs. This is a companion effort to the ongoing Comprehensive Watershed Stormwater Management work. In 2015, work was funded for the culvert under Revere Street at the North Lexington Brook, and the culvert under Concord Avenue at Hardy's Brook. This work, as well as the Bikeway culvert which was funded for FY2016, have all been completed. Work continues in the Oxbow/Constitution Road and Valleyfield/Clematis Brook areas. For the FY2019 funding request, see Article 16(d).

Public Grounds

The Town owns approximately 630 acres of land of which approximately 110 acres are in parks, playgrounds, conservation areas, athletic facilities, school grounds, and historical sites. In addition, Town staff administers and maintains four cemeteries with a combined area of just over 30 acres. The Forestry staff maintains approximately 10,000 trees along roadways and an undetermined number of trees, shrubs, and plantings on Town-owned land. For the FY2019 funding request that is not cited under Recreation, see Article 11.

Minuteman Commuter Bikeway

In FY2015, there was an appropriation to investigate restoring the bridge carrying the Bikeway over Grant Street, for which construction will likely occur this year. As noted above under Culvert Repair, there also was a request to replace a culvert supporting the Bikeway. In addition, in FY2015 funding was authorized for the design of Wayfinding and Etiquette signage for the Lexington portion of the Bikeway with follow-on FY2017 funding. This project is nearing completion. (Arlington and Bedford declined to participate.)

Town Center Streetscape Project

Increasing the vitality of Lexington Center has long been an open-ended goal of the Town as businesses come and go and usage patterns change. Projects in support of the Center have been both large and small, including rezoning the former Battle Green Inn site and the installation of a seasonal "pocket park" on Massachusetts Avenue in front of the Ride Studio Café. Infrastructure deterioration in the Center, and safety enhancements as traffic volume has increased, are significant concerns. To address these infrastructure, safety, and enhancement issues in a coordinated manner, the Center Streetscape Improvements Project was created. When fully implemented, it would address from business-front to business-front across Massachusetts Avenue and run from just beyond the intersection with Woburn Street, Winthrop Road, and Fletcher Avenue northwesterly to just beyond Meriam Street. The results of that Project would be further enhanced at the Meriam Street end by work under the Battle Green Streetscape Project.

The last Center Streetscape Project funding was at the 2014 ATM, under Article 10(a), for \$600,000 to carry the design to 100%, including bid documents. The design that had been advanced to the 25% level

was stopped at that point because unresolved issues with the Project failed to gain approval of construction funding for the first phase (the above-cited intersection) at the 2015 ATM, under Article 11(a). As issues with the designs for the first and subsequent phases still remained at the time of the 2016 ATM, another request for construction funds (under Article 10(a)) was Indefinitely Postponed.

Because many design elements (primarily, but not solely, related to later phases in the CBD) remained in question, on February 22, 2016, the BoS established a Center Streetscape Design Review Ad hoc Committee to specifically investigate a broad set of design elements and make recommendations to the BoS. That Committee completed its work and made a final presentation to the BoS in a public meeting on January 30, 2017. Many of the recommendations for the design choices were not the same as used by the architects for the 25% design. That Committee urged the BoS to obtain a revised 25% design (and cost estimate) that reflected their design choices. The BoS accepted nearly all of the proposed design choices and directed the Town Manager to have the 25% design revised, accordingly.

Articles 10(j) and 12(a) of the 2017 ATM were to be the new request for the construction funding for the first phase of the project; however, based on the need for the revised design, the BoS decided to move for Indefinite Postponement of Article 12(a). The CPC moved the same for Article 10(j), with the intent to defer any funding request for this Project to the 2018 ATM; however, there is no FY2019 funding request. (See Article 16(e) regarding what was to be the FY2019 funding.)

DPW Equipment

DPW currently has 154 pieces of significant equipment (including vehicles). The current equipment-replacement value is approximately \$9.5 million and includes pick-up and dump trucks, construction vehicles, and specialized equipment including pumps, rollers, sprayers, and mowers. Replacement intervals vary from 5 to 20 years and are based upon manufacturers' recommendations and DPW experience. Of these, 95 pieces had an individual acquisition cost in excess of \$25,000; therefore, their replacement would normally be characterized as Capital and subject to this Committee's review.

DPW has developed a well-conceived program, which includes annual updates produced by Division Superintendents, with review by the Manager of Operations and Department of Public Works Director. This program replaces older, less fuel-efficient, and high-maintenance equipment with standard, off-the-shelf, vehicles and equipment that will last longer and cost less to maintain and operate. Replacement of automobiles and all with individual acquisition costs under \$25,000 is funded with operating funds. The current 5-year equipment-replacement schedule projects annual costs between \$1,000,000 to \$1,300,000 per year. For the FY2019 funding request, see Article 16(h).

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

DPW 5-Year Capital Appropriation History (All Sources)

	FY2014	FY2015	FY2016	FY2017	FY2018
Capital using Tax Levy & Chapter 90 Funds					
DPW Equipment ¹	\$556,635	\$401,418	\$499,000	\$464,000	\$598,000
Street Improvements & Easements ²	\$2,814,238	\$3,716,029	\$3,231,250	\$2,526,835	\$3,688,943
Street lights/Traffic signals ³	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Center Business District ("Center") Streetscape		\$600,000		\$350,000	
Battle Green Area Improvements		\$90,000			
Town-wide Culvert Replacement	\$390,000	\$390,000	\$100,000	\$390,000	\$390,000
Drainage/dams/brook cleaning ⁴	\$340,000	\$490,000	\$340,000	\$340,000	\$1,100,000
Sidewalk/walkway/bikeway improvements ^{5,6,7,8,9}	\$3,600,000	\$400,000	\$660,000	\$924,500	\$1,318,000
Comprehensive Watershed Study & Implement	\$390,000	\$390,000	\$390,000	\$390,000	
Hydrant Replacement	\$50,000	\$50,000	\$75,000	\$75,000	\$75,000
Public Grounds	\$88,000	\$203,000	\$35,000		
Hartwell Avenue Infrastructure Improvements ¹⁰	\$600,000		\$4,750,000		\$2,185,000
Tax Levy & Chapter 90 Totals	\$8,953,873	\$6,855,447	\$10,205,250	\$5,585,335	\$9,479,943
¹ Unused borrowing authority was rescinded: of FY2014 \$640,000 appropriation, \$83,365 at the 2016 ATM; of FY2015 \$428,440, \$27,022 at the 2016 ATM. FY2018 includes \$40,000 for highway sign machine.					
² All years include State Chapter 90 funding. FY2015 includes \$500,000 for the Massachusetts Avenue Intersections Project. FY2018 includes \$175,000 for Bedford Street at Eldred Street Safety Improvements.					
³ FY2018 includes \$117,979 of unused bond proceeds of prior-years' capital projects.					
⁴ FY2018 includes \$760,000 for extraordinary repairs and improvements to the Old Reservoir Dam.					
⁵ FY2014 includes \$3,000,000 for a Concord Avenue Sidewalk, \$200,000 for the Hartwell Corridor, and \$400,000 for other Town sidewalks outside the Central Business District.					
⁶ FY2015 includes unspecified amounts for a new sidewalk on Pleasant Street, new sidewalk on portions of Prospect Hill Road where no sidewalk exists, and reconstructing the intersection of Prospect Hill Road and Marrett Road.					
⁷ FY2016 includes \$10,000 toward Bikeway Bridge Repairs and Engineering Work & \$50,000 for design of a new sidewalk to the Lexington Community Center.					
⁸ FY2017 includes \$149,500 for Cary Memorial Library walkway and \$175,000 to complete having sidewalks on Pleasant Street.					
⁹ FY2018 includes \$368,000 for Bikeway Bridge Extraordinary Renovations and \$150,000 for Hill Street sidewalk design.					
Capital using Enterprise Funds					
Sanitary Sewer					
Sanitary Sewer System	\$1,200,000	\$1,200,000	\$1,200,000	\$1,000,000	\$1,000,000
Pump station upgrades	\$100,000	\$600,000	\$1,350,000	\$800,000	\$800,000
DPW Equipment	\$145,000	\$40,500	\$40,500	\$145,500	
Automatic Water-Meter Reading Equipment					\$20,000
Sewer Sub-Totals	\$1,445,000	\$1,840,500	\$2,590,500	\$1,945,500	\$1,820,000
Water					
Water Mains Relining & Replacement	\$900,000	\$900,000	\$3,400,000		\$1,000,000
DPW Equipment	\$145,000	\$216,500	\$40,500	\$145,500	
Hydrant Replacement	\$50,000	\$50,000	\$75,000	\$75,000	\$75,000
Automatic Water-Meter Reading Equipment					\$20,000
Water Sub-Totals	\$1,095,000	\$1,166,500	\$3,515,500	\$220,500	\$1,095,000
Enterprise-Fund Totals	\$2,540,000	\$3,007,000	\$6,106,000	\$2,166,000	\$2,915,000
Capital using Revolving Funds					
Compost Operating Revolving Fund					
DPW Equipment				\$690,000	\$525,000
Hartwell Avenue Compost-Site Improvements					\$200,000
Compost Fund Sub-Totals	\$0	\$0	\$0	\$690,000	\$725,000
Sale of Cemetery Lots Special Revolving Fund					
Westview Cemetery Building ¹⁰					\$270,000
Westview Cemetery Irrigation					\$35,000
Sale of Cemetery Lots Fund Sub-Totals	\$0	\$0	\$0	\$0	\$305,000
Revolving Fund Totals	\$0	\$0	\$0	\$690,000	\$1,030,000
Grand Total	\$11,493,873	\$9,862,447	\$16,311,250	\$8,441,335	\$13,424,943

¹⁰General Fund debt with debt service funded from this revolving fund. This Committee holds this project should be the responsibility of the Department of Public Facilities (from design through construction—and subsequent maintenance) as DPW is its "client".

Public Facilities

The Department of Public Facilities (DPF) coordinates and cares for all Town-owned buildings under the control of the BoS, Town Manager, Library Trustees, and School Committee. Expenses associated with the DPF staffing, maintenance (including preventive maintenance), custodial services, capital-project management, utilities, landscaping and grounds (at schools only), and managing of building rentals and other reservations for use of building spaces are the responsibility of this department.

DPF is currently responsible for buildings at 25 locations.

- Town Office Building
- Cary Memorial Building (CMB)
- Police Headquarters
- Fire Department Headquarters
- East Lexington Fire Station
- Samuel Hadley Public Services Building
- Stone Building (previously used as the East Lexington Library)
- Cary Memorial Library
- Visitors Center
- Lexington Community Center (LexCC)
- Senior Center in the Muzzey Condominiums, 1475 Massachusetts Avenue
(now in caretaker status as Senior-Center activities are now at the LexCC)
- Westview Cemetery
- Hammond A. Hosmer House
- Animal Shelter, Westview Street
- 173 Bedford Street (recently purchased for initial use as swing space for
the Fire Department Headquarters and then the Police Department)
- Nine schools
- Old Harrington School (Schools' Central Administration is the primary occupant).
- 20 Pelham Road property (primary use planned as Lexington's pre-kindergarten facility, with an area set
aside as a potential site for the Community Center Expansion)

The DPF is organized around four areas: Administration, Project Management, Facility Maintenance and Repair, and Custodial Services. Administration administers the Department. Project Management handles major capital renovations and provides staff support to the Town's Permanent Building Committee for new construction. Facility Maintenance and Repair maintains and repairs all the facilities listed below. Custodial Services is responsible for custodial services in all those facilities.

DPF has taken a systematic approach to solving problems that affect both Municipal and School buildings, including roofs, flooring, building envelope, and school paved parking and sidewalk areas. In a few cases the solutions have been programs with annual funding and could be considered more as ongoing maintenance than capital expenditures. However, as the needs exist and the work has been, and will be, funded using GF cash, the Committee supports labeling these projects as "Capital".

The 2017 ATM and STMs approved several DPF-related appropriations. Municipal building-envelope funds (Article 16(c)) are being used for extraordinary repairs to the Town Office Building foundation and drainage system. Lexington High School (LHS) Security Evaluation and Upgrade (Article 16(g)) will use \$150,000 for adding to and improving the security cameras and related recording equipment and is nearly completed. School Building Envelopes and Systems Program (Article 16(a)) received \$222,200 for repairing water-infiltration damage at the Harrington Elementary School and Central Office brick repair. Lexington High School Air Conditioning for Teacher Planning Offices and Library (Article 16(b)) received \$600,000 for heating, ventilating, and air-conditioning (HVAC) upgrades for those areas. The design work is in progress for this project. Facility and Site Improvements (Article 16(d)) received \$387,226 for flooring replacement in the Cary Memorial Library, Paving at the Bridge Elementary School (completed), and School Traffic Safety improvements at the Bowman Elementary School (in design). Public Facilities Bid Documents Article 16(e)) received \$217,979 for design and construction documents

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

for the 20 Pelham Road property. Public Facilities Mechanical/Electrical System Replacements (Article 16(f)) received \$489,000 to replace the chiller at Cary Memorial Library (out to bid) and the heat pumps at the Fisk and Harrington Schools (50% completed and expected to be completed in April 2018). LHS Guidance Space Mining project (Article 16(h)) received \$230,200 for the construction phase for which design funds were appropriated in the 2016 ATM under Article 15(m). The design is in progress and construction expected to be completed in summer 2018. The 2016 ATM also appropriated design money for the LHS Nurses Office and Treatment Space design under Article 15(n). Article 16(i) of the 2017 ATM appropriated \$320,100 for construction funds. This was put out to bid and the first bid came back at more than twice the appropriation. The DPF will instead act as the General Contractor on this project to save money. Parking Lot for Community Center (Article 16(j)) received \$425,000 for the parking lot at the Lexington Community Center. No monies have been spent on this project as the Town is in negotiations with The Trustees of the Supreme Council of the Ancient Accepted Scottish Rite of Freemasonry regarding parking-lot boundaries and access.

This year's request for DPF Capital funding includes a wide range of important work to both enhance buildings to meet the programmatic demands of the programs that occur in them as well as to perform extraordinary repairs and maintenance that are essential to extending the useful life of the buildings. (See Article 20.)

Public Facilities 5-Year Capital Appropriation History (All Sources)

Program	FY2014	FY2015	FY2016	FY2017	FY2018
Municipal					
Visitor Center Renovation/Upgrade		\$220,608			\$100,000
Building Envelope	\$173,954	\$178,302	\$182,760	\$187,329	\$344,713
Townwide Roofing				\$176,400	
Fire Headquarters				\$4,666,000	\$500,000
East Lexington Fire Station		\$75,000			
Munroe School (Munroe Center for the Arts) ¹				\$328,000	\$675,000
Cary Memorial Building ²	\$550,000	\$8,677,400	\$269,598		
Community Center Renovations	\$3,269,000	\$3,551,000			\$425,000
Municipal Sub-Total	\$3,992,954	\$12,702,310	\$452,358	\$5,357,729	\$2,044,713
Schools					
Schools Master Planning		\$250,000			
Multiple School Education Capacity			\$10,966,000		
Evaluation of Middle Schools Spaces		\$40,000			
High School Overcrowding Renovations/Expansions ³	\$8,062,000	\$495,000	\$1,030,400	\$97,020	\$440,200
High School Heating System ⁴		\$48,920		\$500,000	\$600,000
Public Facilities Bid Documents ⁵	\$75,000	\$75,000	\$75,000	\$100,000	\$217,979
Grounds Vehicles ⁶	\$80,000				
Building Envelope	\$235,000	\$230,000	\$210,000	\$215,000	\$222,200
Landscaping/Paving/Playgrounds	\$150,000	\$100,000	\$150,000		\$176,226
Major Electrical/Mechanical Systems Upgrades ⁷		\$275,000	\$613,000		
Interior Renovations		\$69,300	\$674,000		
Extraordinary School Repairs	\$666,500	\$423,750	\$335,425		
Security Standardization	\$370,000		\$38,500	\$49,500	\$150,000
Wall Unit Air Conditioners	\$56,000				
School Traffic Mitigation for Safety		\$30,000		\$25,000	\$45,000
Clarke Middle School Bus Loop ⁸	\$35,000		\$0		
Hastings School Kitchen Renovation	\$90,000				
Schools Sub-Total	\$9,819,500	\$2,036,970	\$14,092,325	\$986,520	\$1,851,605
Grand Totals	\$13,812,454	\$14,739,280	\$14,544,683	\$6,344,249	\$3,896,318

¹ FY2017 is \$298,000 for roof replacement whose debt service shall be covered by an increase in the lease payments by the Munroe Center for the Arts and \$30,000 for a study of the windows funded from the CPF.

² FY2015 includes \$200,820 from PEG Access Revolving fund; FY2016 includes \$75,398 for Records Ctr Shelving.

³ FY2016 Includes \$150,000 transferred from the Appropriation Committee Reserve Fund.

⁴ Of the FY2015 \$75,000, \$26,080 of that authority was unused and rescinded at the 2016 ATM.

⁵ FY2014 includes \$100,000 from the CPF for D&E for the initial build-out at 39 Marrett Road for use as the Community Center; however, that is being shown in the Municipal section as part of the funding for that Center.

⁶ Of the FY2013 \$80,000, \$9,490 of the borrowing authority was unused and rescinded at the 2013 ATM.

⁷ FY2015 for Clarke School Auditorium & Elevator.

⁸ The FY2016 appropriation of \$363,000 was rescinded at the 2016 ATM as that work has been included in that school's renovation under the Middle Schools Building Projects.

Recreation

Recreation Department programs are funded from three sources:

- General-Fund (e.g., used for neighborhood playgrounds, athletic fields, and basketball court improvements if not recommended by the Community Preservation Committee for CPA funding);
- Recreation & Community Programs Enterprise Fund (e.g., used for fee-based activities such as Pine Meadows Golf Course, Community Center, Irving H. Mabee Pool, Old Reservoir, and tennis courts). Fee collections for Enterprise Fund-based activities are weather dependent and can vary from year to year. The Recreation Enterprise Fund previously made annual debt-service payment of \$100,000 per year for Lincoln Fields, but this obligation ended this February. It also makes an annual indirect payment to the Town that in FY2018 will be \$254,826. For the FY2019 funding request from this Enterprise Fund, see Articles 15 & 20(f).
- CPA funds (available for creation and preservation of recreation facilities, including those for fee-based activities). CPA monies have enabled some large projects which otherwise might not have been financially viable. For example, CPA monies have funded the multi-year renovation of the Town pool complex, which should be completed by this summer. Design and engineering appropriations were made at the 2016 Annual Town Meeting and construction funds were allocated at 2017 Annual Town Meeting. See Articles 10(g & h) for two major projects proposed for FY2019 funding.

The Recreation Department has recently finished a study on the accessibility of its facilities using funding allocated in FY2016. The results from that investigation have changed the department's priorities and may result in higher recreation facilities investment in the near term. See Article 10(i) for an example of a capital project that has taken on greater urgency after the Accessibility Study.

For the FY2019 recreation funding requests from the CPF, see Articles 10(e-i).

Recreation 5-Year Capital Appropriation History (All Sources)

Program	FY2014	FY2015	FY2016	FY2017	FY2018
Athletic Fields	\$65,000	\$100,000	\$85,000	\$120,000	\$125,000
Park, Playgrounds, & Tot Lots	\$147,500	\$150,000	\$123,000	\$136,000	\$60,000
Pine Meadows Golf Course	\$75,000	\$51,000	\$68,000	\$65,000	\$55,000
Irving H. Mabee Pool & Old Res				\$166,000	\$1,620,000
Center Playfields Drainage					
Lincoln Fields Improvements	\$565,000	\$620,000	\$650,000	\$30,000	
Accessible Study			\$78,000		
Antony Park (within Tower Park)				\$60,000	
Minuteman Commuter Bikeway				\$120,000	
Totals	\$852,500	\$921,000	\$1,004,000	\$697,000	\$1,860,000

Schools

Overview

The Lexington Public Schools (LPS) provide educational, athletic, and club activities for students in grades Pre-Kindergarten–12. This is the enrollment for the current and the four previous academic years:

Enrollment in Lexington Public Schools[†]

Grades	Academic Year				
	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
Pre-Kindergarten (Pre-K)	52	52	76	78	71
Kindergarten (K)–5	2,925	3,024	3,054	3,066	3,150
Middle Schools (6–8)	1,657	1,616	1,646	1,743	1,813
High School (9–12)	2,002	2,094	2,166	2,185	2,212
Totals	6,636	6,786	6,942	7,072	7,246

[†]Enrollment figures are those as of October 1st as required by the State’s Department of Elementary and Secondary Education (DESE) for each academic year.

LPS currently owns and operates six elementary-school buildings, two middle-school buildings, and the high-school complex of four, freestanding, academic buildings and a field house. Central Office (“Administration”) personnel and services are located in what had been the old Harrington School. The Pre-K program is primarily located in the new Harrington school building, but has outgrown that space and uses two additional classrooms on the lower level of the old Harrington building. In addition, the old Harrington houses elements of the Lexington, Arlington, Burlington, Bedford, Belmont (LABBB) Collaborative. The maintenance of these fourteen buildings is overseen by the DPF.

Perhaps the most important capital issue facing LPS is that the school system has an enrollment in Pre-K through high school that is over the system’s capacity, so the increasing enrollment presents a growing pressure on the schools from a building-capacity perspective. The LPS enrollment forecasts continue to call for strong growth into the foreseeable future. Additional space is currently needed at the Pre-K and elementary-school levels to accommodate this growing enrollment. Addressing these needs includes building a new Lexington Children’s Place preschool on the 20 Pelham Rd property (see Article 12), and replacing the Maria Hastings Elementary School (with funding assistance from the Massachusetts School Building Authority (MSBA)). The new LCP is expected to be ready for the 2019–2020 school year and Hastings is expect to be ready for the 2020–2021 school year. Authorization for the town to issue debt for these two projects was approved by the voters at a debt-exclusion referendum on December 4, 2017. The renovation or replacement of the High School is contemplated near the end of the current 5-Year Capital Plan.

- Pre-K: The current plan is to build a new school at 20 Pelham Road for a total project cost of approximately \$15.1 million. The school capacity for the preschool program is measured in “slots”, where two slots is a full day. Depending on specific needs a student may attend morning only or afternoon only (one slot each) or may attend a full day (two slots). The October 1, 2017, enrollment of 71 students required the use of 87 slots. As children reach the age of two years and nine months they become eligible for the program, so typically the enrollment rises throughout the year. Also individual student needs are better understood the number of slots used can change. The current (February 5, 2018) enrollment of 75 students requires 101 slots. The number of special-education children needing a full-day placement versus a half-day placement has been rising which has added significantly to the pressing need for additional Pre-K classrooms. The new preschool will have a capacity for 187 slots. An important additional benefit for relocating the preschool to the 20 Pelham Road site is that four classroom spaces in Harrington will become available for the K–5 program. Given the current and expected continued overcrowding in the K–5 program, this additional space will be very beneficial. This will also reduce the traffic congestion on the Harrington site and improves the flexibly for future site uses. (See Article 12.)

- Elementary Schools: To begin addressing the current overcrowding at the Elementary level, the LPS added six modular classrooms: two each to the Bowman, Bridge, and Fiske schools. This project is complete with the exception of a few punch-list items. As just noted, moving the LCP out of Harington will provide additional space there for up to four classrooms with a to-be-determined mix of general-education and special-education classrooms. These additional classrooms are expected to be available approximately two years from now at a renovation cost of \$200,000–\$300,000.

In addition, the LPS is in the process of replacing the current 21-classroom Maria Hastings School with a new 30-classroom school at approximately \$63.1 million, gaining nine additional classrooms. The MSBA is partnering with Lexington to provide approximately \$16.9 million of the cost. LPS is working through a value-engineering process to look for cost reductions. This process is on track to have a new Hastings available by February 2020.

Currently planned building-construction projects, in total, will not fully alleviate the overcrowding in the elementary schools if enrollment growth continues at the level of the median forecast.

- Middle Schools: Extensive renovations to the Clarke and Diamond Middle schools were complete enough to be open for use this fall. Some HVAC work remains and is in progress at Diamond, and some millwork and minor punch-list items along with the tennis courts remain to be completed at Clarke. Students in the middle schools are organized into teams of approximately 85 students who share a core set of teachers. Depending on the size of a particular grade, it may be organized into 3 to 4 teams. These renovations added capacity for 3.5 teams, for a total of 21.5 teams (10.5 at Clark and 11 at Diamond) for a total capacity of 1,849 students. This was expected to accommodate the median enrollment projections out to the 2018/2019 school year, with minor overcrowding in 2019/2020, and growing overcrowding if enrollments continue to increase. Increases continue to be the expectation with a median projection in 2019–2020 of 1,896 students.
- The High School has been expanded in two phases of modular-classrooms additions. After the first set, SMMA, in January 2015, estimated the high school capacity at 2,325 (See <http://www.lexingtonmultipleprojects.com/documents/>). The second set added space primarily for the ILP special education program, but included two general-education classrooms, bringing the capacity to approximately 2,375. While the current enrollment of 2,212 is within the general-use classroom capacity, other facilities such as the cafeteria and science laboratories are severely overcrowded. (There may be a future request for funding interim relief for those laboratories.) The median projected enrollment is expected to hit 2,371 by the 2020–2021 school year, and to increase to 2,561 by 2022–2023.

It is expected that the high school will need extensive renovations, or replacement, soon after the new Hastings is complete. Funding for project planning may be requested as early as FY2021. While there are no official cost estimates at this time, and costs may depend on renovation versus replacement, this will be a significant capital undertaking. Based on recent Massachusetts high school projects it is expected to cost in the range of two- to three-hundred-million dollars.

- While capital projects for the LPS buildings and their environs are managed by the DPF, there are often requests for capital appropriations directly managed by LPS in the following four areas.

School Technology Program

There is a long-term plan to upgrade technology throughout the schools by replacing the oldest computers, peripherals, projection systems, network-delivery systems, and other associated hardware and software to use as enhanced instructional and administrative tools. Some additional equipment, such as iPads for the middle school, is needed to accommodate the increased enrollment and some new equipment is needed for mandated computerized testing. Additional equipment is being sought to improve delivery of science, technology, engineering and arts curriculum. (See Article 19.)

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Classroom and Administrative Furniture

In the past, there was an annual request from the school department for replacement and/or repair of old or outdated furniture such as student and teacher desks, chairs, tables, filing cabinets and other basic furnishings. Other system-wide furnishings including conference and cafeteria tables, bookshelves, and storage units need to be replaced over time. The increase in enrollment drives additional requirements for student-and-staff furniture purchases. Starting with FY2019, this expense will be part of the School Department operating budget.

Food-Service Equipment

Food-Service operations in all schools serve hot and cold meals to thousands of students each school day. It is essential to purchase and maintain equipment for preparing and maintaining cooked items which provides for safe distribution. The food-service operations are contracted to a private vendor, but the purchase of equipment is the responsibility of the school system. To the extent practical, such purchases are funded from the Food Service Revolving Fund. In past years any additional funding came from capital requests. Starting with FY2019, this expense will be part of the School Department operating budget.

Traffic Mitigation for Safety

This area covers studies that precede DPF projects to make extraordinary repairs to sidewalks, driveways, and parking areas to maintain public safety. Currently, there are no planned studies.

Schools-Managed 5-Year Capital Appropriation History (All Sources)

Program	FY2014	FY2015	FY2016	FY2017	FY2018
Technology	\$1,213,000	\$1,110,000	\$1,378,000	\$1,198,000	\$1,331,900
Classroom & Administrative Furniture	\$281,031	\$261,594	\$317,500	\$186,000	\$123,000
Food Service Equipment			\$82,500		\$75,000
Time Clock/Time Reporting System	\$30,000		\$208,000		
School Defibrillator Replacement		\$30,500			
Totals	\$1,524,031	\$1,402,094	\$1,986,000	\$1,384,000	\$1,529,900

Information Services

The Information Services Department (IS) supports, maintains and manages the Town's information-technology systems (hardware, software, and Web sites) that are critical service-delivery elements and provide program management for all of the Town's departmental operations. Services provided include: municipal information-technology (IT) hardware/software operations and support for all activities; staff training; financial-management hardware and software (including the Town's Munis system) maintenance that serves Town and School departments; electronic mail and Internet access; Town website support; phone Voice Over Internet Protocol (VoIP) infrastructure and applications; head-end management and support; and co-management, with School Department IT staff, of the Town's wide-area network connecting 30 Town and School buildings.

There are three FY2019 requests. See Articles 16(n-p).

IS 5-Year Capital Appropriation History (All Sources)

Program	FY2014	FY2015	FY2016	FY2017	FY2018
Public Safety Radio Connectivity					
Telephone System Replacements	\$146,000	\$260,000	\$52,000	\$21,000	\$120,000
MIS Technology Improvement Program	\$256,000	\$140,000	\$140,000	\$150,000	\$100,000
Town-wide Electronic Documentation Management System	\$60,000				
Network Redundancy & Improvement					\$130,000
Totals	\$462,000	\$400,000	\$192,000	\$171,000	\$350,000

Town Clerk's Office

This Office is the primary repository of official documents for the Town, and the custodian of, and recording office for, official Town and vital records. Responsibilities include: issuing marriage licenses, recording vital statistics, issuing dog licenses, registering businesses, conducting the annual Town Census and publishing the results, maintaining the Town Archives, managing the Public Meeting Calendar in accordance with the Open Meeting Law, overseeing ethics training, and creating and recording permanent Town Meetings records. This Office conducts elections in conformance with State and local laws and, with the Board of Registrars, processes voter registrations and certifications.

For FY 2019 request see Article 10(c).

Town Clerk's Office 5-Year Capital Appropriation History (All Sources)

Program	FY2014	FY2015	FY2016	FY2017	FY2018
Archives & Records	\$20,000				
Management/Conservation					
Election System				\$81,000	
Totals	\$20,000	\$0	\$0	\$81,000	\$0

Affordable Housing

To provide for the needs of its residents and to meet State law, the Town must plan and budget to create units of affordable housing.

Massachusetts General Law Chapter 40B, passed in 1969, is the State statute that requires each municipality in the Commonwealth to have 10% of its housing "affordable" as defined by the statute and its regulations. An affordable unit is defined as one that could be purchased or rented by a household receiving income of up to 80% of the Area Median Income (AMI), assuming that the household spends no more than 30% of that income on housing. AMI for different regions of the country are adjusted annually by the U.S. Department of Housing and Urban Development (HUD), and vary according to household size. The current AMI for Middlesex County for a family of four is \$98,100. To be maintained as affordable, a unit must be subject to a long-term, preferably perpetual, deed restriction limiting its sale price to the affordable level as determined at the time of sale. To encourage more rental-unit creation, the statute also provides that if a rental-housing development deed-restricts 25% of its units, *all* of the rental units will count as part of the town's Subsidized Housing Inventory (SHI), even though 75% of them are actually priced at market rate.

The **Lexington Housing Partnership (LHP)** is a nine-member board of Town residents appointed by the Board of Selectmen to 3-year terms. Its mission is to keep Lexington residents informed of the Town's housing needs and to plan and advocate for the preservation and creation of affordable housing units on an ongoing basis.

The **Lexington Housing Authority (LHA)** was created in 1969 under Massachusetts General Law, Chapter 121B. Under the statute, municipal housing authorities manage State- and Federally-subsidized housing units and administer Federal housing vouchers to individuals and households who qualify. Four members of the LHA are elected, and a fifth is appointed by the Governor. As of May of this year, the LHA will own or manage 253 units, which include one-bedroom units for elderly or disabled residents at Countryside Village, Greeley Village, and Vynebrooke Village, as well as 18 two-to-four-bedroom units scattered throughout the Town. The LHA also administers 78 housing vouchers, which are used by households to pay private landlords. Depending on the size and type of housing unit, the LHA's wait time for eligible households varies from 1½ to 8 years.

LHA routinely applies for State and Federal contributions for maintenance and improvement of these housing units. However, State contributions are calculated according to a "facility condition index" (FCI) and distributed as a pro rata share of housing funds apportioned across the state, and these contributions are insufficient to meet annual needs. Use of Lexington's Community Preservation Act funds for those

capital improvements that are eligible under the statute allows the Town to keep existing units functional and in compliance with legal standards. Appropriation of FY2013 CPA funds, along with a grant from the Massachusetts Department of Housing and Community Development (DHCD), allowed the Town to complete four new handicapped-accessible units at Greeley Village in 2016 which were added to Lexington's SHI.

The **Lexington Housing Assistance Board (LexHAB)** is unique to Lexington. It was created in 1983 by the Selectmen, who were concerned about the need for affordable and transitional housing for Lexington residents experiencing economic difficulties. With initial contributions from the developers of the Potter Pond condominium, and later, the Brookhaven Life-Care Living Facility, LexHAB began acquiring rental-housing units, which now total 64. They are administered by the volunteer nine-member Board, which uses rents to maintain and improve the units as needed. LexHAB also maintains a fund balance that may be used to build new units or to purchase units on which the deed restrictions maintaining their affordability may expire.

Lexington's SHI. The housing units administered by the LHA and those LexHAB units that have been assigned under the State's lottery procedure all count on Lexington's SHI. Including all rental units, as permitted by statute, the Town's SHI stood at 11.2% at the 2010 census. However, as 75% of the Town's rental units are not actually deed-restricted, the true percentage of Lexington housing units that are affordable to households below the AMI is closer to 5%.

As the Town's inventory of market-rate units increases more rapidly each year than do deed-restricted units, there is concern that by the 2020 census, Lexington's SHI will fall below the statutorily required 10%. In that event, the statute provides that private developers who deed-restrict 25% of the units in their projects will not be subject to the density restrictions of Lexington's zoning bylaw, allowing them to build larger and more densely sited subdivisions than Lexington would otherwise allow.

The Community Preservation Act (CPA) provides that 10% of each year's revenue under the Act (i.e., the designated tax-surcharge revenue, the State contribution, and interest earned on the Community Preservation Fund (CPF)) be allocated for community (affordable) housing. Since Lexington's adoption of the Act in 2006, CPA funds have been the primary means of adding affordable units to Lexington's inventory. Town Meeting has approved LexHAB requests for CPA allocations to purchase and rehabilitate individual homes, which are then deed-restricted and rented to eligible households.

In 2012, the Community Preservation Committee (CPC) capped the amount available for any one purchase and rehabilitation project at \$525,000. As housing prices in Lexington have continued to rise, this has left few, if any, opportunities to purchase and rehabilitate properties within the guidelines. However, LexHAB has continued to develop new units of affordable housing:

- A four-unit rental project on Fairview Avenue, comprising one renovated home and three new units, was financed entirely through LexHAB's existing funds and did not require Town Meeting approval for funding. It was completed in 2017 and is fully occupied.
- LexHAB's Local Initiative Project (LIP) application for construction of two three-unit buildings on Lowell Street has now been approved by the Massachusetts DHCD and the Lexington Zoning Board of Appeals, as required by M.G.L. 40B, before construction can begin. CPA funding totaling \$1,284,653 has been assembled as follows: (a) \$450,000 initially appropriated by the 2012 ATM, Article 8(g), for purchase and rehabilitation of an existing housing unit, which remained unspent when no unit was available at that price; (b) \$750,000 appropriated by the 2014 ATM, Article 8(g), specifically for the Lowell Street project; and (c) \$84,653 in funds remaining on hand from previous LexHAB projects. As LexHAB must follow municipal bidding requirements, that has been a major driver of the increased cost of this project. LexHAB is seeking supplementary funding under Article 10 (j).
- At the 2016 ATM, LexHAB received approval for \$185,000 of CPA funding to acquire a one-bedroom affordable unit at the Keeler Farm development on Lowell Street. The purchase was completed in 2017 and the unit is now occupied.

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- Renovation of the Wright farmhouse on Grove Street as an affordable unit is underway. (See Conservation and Open Space on Page 15.
- The 2017 ATM voted to approve \$1,048,000 in CPA funding to preserve 16, existing, affordable-housing units at Pine Grove Village/Judge's Road for which the deed restrictions were set to expire in 2019. Of the total amount, \$212,000 was allocated for the purchase and renovation of five units to be owned and rented by the LHA. The remaining funds will be used to purchase the deed restrictions on the remaining 11 units to maintain them as affordable in perpetuity.

**CPA-Funded Community Housing 5-Year Appropriation History
(All Sources)**

	FY2014	FY2015	FY2016	FY2017	FY2018
Greeley Village Renovations (LHA) ¹	\$172,734			\$263,250	\$56,712
Vynebrook Village Renovations (replacement of roofing, siding, exterior doors) (LHA) ²		\$300,551			
Set-aside for development of community housing at Busa Farm on Lowell St (LexHAB) ³		\$750,000			
Property Purchase 241 Grove Street (Town) ⁴			\$241,020		
Purchase of an affordable unit at Keeler Farm (LexHAB)				\$185,000	
Affordable Units Preservation (Pine Grove Village/Judge's Road)					\$1,048,000
Totals	\$172,734	\$1,050,551	\$241,020	\$448,250	\$1,104,712

¹FY2014: Total project cost was \$190,734 of which \$18,000 was paid by a State DHCD grant; FY 2017: Total project cost was \$317,013 of which \$53,763 was paid by a State DHCD grant. FY2018: Supplemental funding to fund included replacement of porch decking.

²Total project cost was \$901,653, of which \$601,102 was paid by a State DHCD grant.

³The 2014 ATM voted to add the requested sum of \$750,000 to funds already held by LexHAB: \$84,653 in unused funds from the FY2012 allocation and \$450,000 in unused funds from the FY2013 allocation; for a total of \$1,284,653 for use in building community housing at the Busa Farm site.

⁴Purchase of Parcel 2 of 43,446 sq ft (just under 1 acre) was authorized at the 2015 ATM, Article 9. Closing date was February 11, 2016. The purchase price was \$520,000 and \$98,000 was needed for purchase-associated costs. The acquisition is for both Open Space (Conservation) and Community Housing. The allocation of area and the same proportion of the total cost are 16,954 sq ft (39%) and \$241,020 for Community Housing. (See Open Space & Conservation for the balance of the area and the cost.)

Planning

The mission of the Planning Board and the Planning Department is to envision the Lexington that will best serve the needs and preferences of its residents and to work toward realizing that vision by managing growth and change. Among its responsibilities is transportation planning.

The Transportation Safety Group (TSG), appointed by the Town Manager, receives input from the Commission on Disability, and the Bicycle, Sidewalk, and Transportation Advisory Committees. It brings proposed projects or regulation changes to the Town Manager. Funding requests for project design come from the Planning Department, which manages appropriations at the development stage. Projects should ultimately move to the Department of Public Works for implementation. In 2017, the Planning Department submitted a request for \$100,000 to fund the work of the TSG in reviewing citizen requests, collecting data and performing analysis of projects. The Planning Department anticipates making this an annual application so that this work can go forward without requiring individual requests to Town Meeting for each project. (See Article 16(m).)

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At the 2009 ATM, under Article 45, Town Meeting approved the Planning Department's request to create a Traffic Management Overlay District (TMOD) for the Hartwell Avenue commercial corridor. At the FY2011 ATM, under Article 20, a TMOD Stabilization Fund was established to receive the mitigation payments from commercial developers. That Fund has a current balance of \$331,691.14.

The 2017 ATM, under Article 12(u), approved the funding of a project for a safe and accessible crosswalk at the Bedford and Eldred Streets intersection. The early work by this Department was the foundation for that project. The design has been approved by the Massachusetts Department of Transportation and work on this project is ongoing by DPW.

Since the creation of the TMOD in 2009, changes have occurred within the district, such as the rehabilitation of the Hartwell Avenue bridge at Maguire Road, requiring an update of the TMOD Plan. (See Article 16(l).)

The 2017 ATM, under Article 7, approved funding to undertake an update of the Town's Comprehensive Plan which was last completed in 2003. The Plan covers Land Use, Housing, Economic Development, Natural and Cultural Resources and Transportation. A task force of staff, citizens and Town officials has begun this work with public forums on transportation, housing, and economic development.

Planning 5-Year Appropriation History

Program	FY2014	FY2015	FY2016	FY2017	FY2018
Transportation Mitigation					\$100,000
Comprehensive Plan					\$302,000
Totals	\$0	\$0	\$0	\$0	\$402,000

Economic Development

The Economic Development Office serves as a liaison between businesses and local government. It works to retain and expand local businesses by providing information, conducting research, and leveraging State economic development tools and resources designed to improve the business environment. The Office maintains relationships with State-level partners for business development and infrastructure investment opportunities. The Office seeks to develop economic opportunities from tourism, and maintains and staffs the Lexington Visitors Center with sales revenue generated from the Visitors Center gift shop.

Progress on the Battle Green Master Plan, as well as construction of an information and bike parking hub at Grain Mill Alley are currently deferred until a timetable is confirmed for the Lexington Center Streetscape project. (See Article 16(e) regarding the Streetscape project.)

After several years of input from stakeholders regarding programming for a new Visitors Center, and design review from the Tourism and Permanent Building Committees, the Town is seeking the remaining funds—through construction—for the new building. (See Article 22 for the Town's request and Article 23 for a companion Citizens Article.)

For FY2019, see Articles 22 & 23.

Economic Development 5-Year Capital Appropriation History (All Sources)

Program	FY2014	FY2015	FY2016	FY2017	FY2018
Battle Green Master Plan					
Lexington Center Pocket Park	\$21,500				
Grain Mill Alley			\$18,000	\$127,838	
Totals	\$21,500	\$0	\$18,000	\$127,838	\$0

2018 ATM Warrant-Article Explanations and Recommendations

Cites of the “Town Warrant” refer to the “Town of Lexington Warrant for the 2018 Annual Town Meeting”, March 26, 2018. Cites of the “Brown Book” refer to the “Town of Lexington Fiscal Year 2019 Recommended Budget & Financing Plan”, March 5, 2018

Article 10: Appropriate the FY2019 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories)	Funds Requested	Funding Source	Committee Recommends
	\$9,241,515	\$5,841,516 CPF (Cash) + \$2,829,000 CPF (Debt) + \$511,000 GF (Debt) + \$60,000 GF (Free Cash)	See Below

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Conservation Land Acquisition (Open Space)	N/A	N/A	Indefinite Postponement (6-0)

No action is expected at this Town Meeting.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Community Center Sidewalk (Historic Resource)	\$365,000	CPF (Cash)	Approval (6-0)

“An FY2019 appropriation will provide construction funds for a sidewalk from Marrett Road to the Community Center. The exact amount is currently unknown but it’s anticipated that the funding request will be ready in advance of Annual Town Meeting. The Town plans to meet with the proprietors of the adjacent Scottish Rite to discuss the project in early 2018.”

(Brown Book XI-23)

Negotiations continue with the Trustees of the Supreme Council of the Ancient Accepted Scottish Rite of Freemasonry—which organization owns the roadway right-of-way between Marrett Road and the Lexington Community Center—and there is confidence that an agreement will be reached to provide the Town with an easement to the land adjacent to the roadway for the new sidewalk. DPW’s Engineering staff has designed a sidewalk to that alignment as well as for the accompanying modifications to the gateway at Marrett Road. (Ramps and a crosswalk across Marrett Road, if needed, would be at an additional cost estimated at \$34,000, but are not included in this request as they are not eligible for funding from the CPF.)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Archives and Records Management/Records Conservation & Preservation (Historic Resource)	\$20,000	CPF (Cash)	Approval (6-0)

“This FY2019 request will fund the conservation and preservation of historic municipal documents and records, specifically the remaining old Town papers from 1722-1923. Significant progress has been made in preserving Lexington’s historic documents but there remains a continuing need to preserve records from the early 1900s and make them accessible. It is projected that this will be a yearly request for treatment/digitization/microfilming of records. The preservation and conservation of permanent records for archiving creates the basis for documenting Lexington’s history for the future.”

(Brown Book XI-26)

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<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) 9 Oakland Street Renovation and Adaptive Re-Use (Historic Resource)	\$200,000	CPF (Cash)	Approval (6–0)

“Supportive Living, Inc. (SLI), a non-profit organization, provides appropriate, affordable and supportive housing for survivors of brain injury. In 2007, Town Meeting approved \$300,000 to help fund the renovation of 7 Oakland Street into 15 units of affordable housing for survivors of brain injury. In 2009, the Town was awarded the Robert Kuehn Community Preservation Award for the adaptive re-use of 7 Oakland Street, now referred to as the ‘Douglas House’. SLI also owns the small building located at 9 Oakland Street and this FY2019 request seeks funds for the renovation and adaptive re- use of the structure.

“The entire property, 7-9 Oakland Street, is located within the Battle Green Historic District and is listed on the National Register of Historic Places. It was previously home to the Lexington Press and originally housed M.H. Merriam & Company. Renovations will include an additional common area for residents, additional meeting and office space for Douglas House staff and an expansion of the Wellness Center. The total project cost is \$425,000; SLI plans to use \$200,000 from the CPA in conjunction with foundation grants, private donations and contributions from SLI’s Board of Directors.”

(Brown Book XI-26)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Public Grounds Irrigation Improvements (Recreational Land)	\$100,000	\$60,000 GF (FC) + \$40,000 CPF (Cash)	Approval (6–0)

“FY2019 funds will be used for updates to the irrigation systems on public grounds. The proposed updates will allow the irrigation to be more targeted on the turf areas while conserving water. The 2017 Annual Town Meeting approved an appropriation for similar upgrades to the Town’s athletic fields. The areas targeted in this FY2019 request include the Battle Green, Hastings Park, Emery Park, the Cary Memorial Building grounds and the Town Office Building complex.”

(Brown Book XI-22)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Playground Replacement Program—Bowman School (Recreational Land)	\$302,000	CPF (Cash)	Approval (6–0)

“This FY2019 request will fund the update and replacement of playground equipment and surfacing behind the Bowman Elementary School and playfields. Proposed improvements will renovate and rehabilitate existing safety surfacing and equipment so that the site will be in compliance with Consumer Product Safety Commission (CPSC), American Society for Testing and Materials (ASTM) and the American with Disabilities Act (ADA). A subsequent FY2020 request is anticipated for updates and replacement of the play structure at the Bridge Elementary School.”

(Brown Book XI-20)

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<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Athletic Facility Lighting (Recreational Land)	\$975,000	CPF (Cash)	Approval (6-0)

“The FY2019 request is for \$975,000 to replace the existing lighting systems and structures with more cost efficient fixtures and illuminants at the Center #1 Baseball Field, Center #2 Softball Field, Center Basketball Courts and the Gallagher Tennis Courts. Funds will also be used to upgrade the lighting system at the Irving H. Mabee Town Pool Complex. The current lighting system is outdated, requires constant repair and does not operate efficiently. The installation of newer energy and cost efficient systems will provide financial savings to the Town and allow for a safer environment in which to participate in night activities.”

(Brown Book XI-22)

This Committee initially had reservations about this project as the Athletic Fields could be the location of a new high school or be needed during construction of a new high school. However, our concerns were assuaged by reassurances from the School Committee and the Department of Public Facilities that the proposed lighting work on this other side of Park Drive would not likely interfere with a future high-school project. If, on the remote chance, that Fields #1 & #2 became part of the high-school construction plans, the above-ground lighting infrastructure could be temporarily stored elsewhere.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Center Track and Field Reconstruction (Recreational Land)	\$3,340,000	\$2,829,000 CPF (Debt) + \$511,000 GF (Debt)	Approval (6-0)

“The Center Track area is one of the most heavily used facilities in Town. The existing track base is over 30 years old and the track surface was last re-coated in 2012, adding an additional 5-6 years to the life of the track. The track currently presents tripping hazards and is unsafe to host organized programming. This FY2019 request will completely reconstruct the track and provide for a complete renovation to the athletic field. Funding will also provide for the installation of a new lighting system and the replacement of existing bleachers and fencing.

“A natural grass/synthetic turf hybrid field is proposed for the new athletic field and will provide more stability while looking, feeling and playing like a natural grass field. The reconstruction will allow for allow for continued high use for a wide range of users and provide a safer and more comfortable track surface.”

(Brown Book XI-8 & 16)

This Committee initially had reservations about this project as the Center Track area could be the location of a new high school, or be needed during construction of a new high school. However, these concerns were overcome by the value of the track to the high-school athletic department and broader Lexington community. The track cannot be resurfaced again and will be shut down within the next year if the reconstruction doesn't occur. Additionally, the timing, location, and scope of the high-school project are extremely uncertain. The proximal location of the Vine Brook to the Center Track reduces the chances that it could become the permanent home of a new high school.

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<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Old Reservoir Bathhouse Design (Recreational Land)	\$75,000	CPF (Cash)	Approval (6–0)

“FY2019 funds will be used to complete a feasibility study for renovations to the Old Reservoir bathhouse. The facility requires a complete renovation and the project entails repairing the plumbing system and installing all new fixtures including showers, toilets, sinks and drinking fountains. The recently completed Recreation and Facilities ADA Compliance Study identified areas of deficiencies within the facility. The accessible walkway, built in 2000, has settled and buckled in places and requires replacement. A rodent problem was also observed by staff and the renovation will ensure the safety and well-being of those who utilize the facility. Based on the results of the feasibility study, the construction phase of the project is scheduled for FY2020.”

(Brown Book XI-22)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Lowell Street—Farmview Affordable Housing Supplemental Funds (Community Housing)	\$1,400,000	CPF (Cash)	Approve (6–0)

“2014 Annual Town Meeting approved a total of \$1,284,653 to be used by LexHAB for the development of affordable housing at the former Busa Farm site off Lowell Street, a Town property acquired with CPA funds in 2009. LexHAB intends to create six units of affordable housing, two of which will be fully handicapped accessible. While the supplemental request for FY2019 is unknown at present, LexHAB anticipates a final project cost will be received prior to Annual Town Meeting.

“Several factors necessitated the supplemental request. LexHAB is now required to comply with the public bidding process, it plans to purchase solar panels instead of leasing them and the units will be made fully accessible instead of just partially accessible. Construction costs have also increased since the initial estimate.”

(Brown Book XI-21)

The anticipated project cost is currently \$2.7 million: Bid price is \$2.4 million; architectural fees, \$100,000; legal and other expenses, \$100,000; and a contingency of \$100,000—all rounded amounts. The primary driver of the need for additional funding is that is required to follow municipal bidding laws, which require union labor and prevailing wage—raising all the costs on all contractors and subcontractors by about 30%. (Although LexHAB could use students from the Minuteman High School to achieve a cost reduction, now their participation would be limited to working on a small fraction of the project’s cost, but it would be difficult to “divide out” that work.) LexHAB has a professional estimate that indicates a \$2.7 million project. That is the basis for the requested supplemental funding to the previously approved funding.

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<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) CPA Debt Service	\$2,314,516	CPF (Cash)	Approval (6-0)

(Brown Book XI-16, Table VI)

CPA Debt Service	
Wright Farm Acquisition	\$380,550
Community Center Acquisition	\$954,100
Cary Memorial Building Upgrades	\$838,400
Community Center Renovations	\$47,166
Center Track & Field Reconstruction	\$94,300
Total	\$2,314,516

(Based on CPC Presentation to Board of Selectmen, March 7, 2018)

The first four entries (totaling \$2,220,216) are for already established obligations based on previous financing of CPA projects. The last is for what would be an initial obligation (likely one Bond Anticipation Note [BAN]) if that project were to be approved at this Annual Town Meeting. (Even if an appropriation were to be approved for the last entry, the funds would only be used if a BAN were issued.)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Administrative Budget	\$150,000	CPF (Cash)	Approval (6-0)

(Brown Book XI-18, Table VIII)

Of the request:

\$50,000 is for the planning, legal, survey and appraisal work associated with the acquisition of open space. Such funds will enable the Conservation Commission to complete the due diligence required to prepare for a land acquisition. While other Town projects use “study monies” to investigate the benefits of a particular project, the Conservation Commission does not have the advantage of this type of lead-time. It must often act quickly to evaluate a property through legal, survey and appraisal work. Without designating these funds for open space planning, the CPC’s charge of allocating a portion of its revenues to open-space preservation would be hindered.

The remaining \$100,000 funds administrative, legal, membership, and advertising expenses. Included are funds for a year-round, 3 days/week, administrative assistant (the Town’s GF covers the other 2 days) and \$7,900 for membership in the Community Preservation Coalition, a Statewide, non-profit, organization working on behalf of communities who have adopted the CPA.

If any of these appropriated Administrative Budget funds are not required by the end of the fiscal year, then that balance will become part of the Undesignated Fund Balance and, thus, part of the CPF’s total amount available for later appropriation.

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The following shows the past use of each year’s appropriation for the Administrative Budget.

Use of the CPA Administrative Budget				
		Amounts (rounded)		
Fiscal Year	Appropriation Each Year	Used	Percentage Used	Returned to the CPF
2007	\$25,000	\$926	4%	\$24,074
2008	\$50,000	\$45,495	91%	\$4,505
2009	\$75,000	\$75,000	100%	\$0
2010	\$150,000	\$81,270	54%	\$68,730
2011		\$52,784	35%	\$97,216
2012		\$78,955	53%	\$71,045
2013		\$96,577	64%	\$53,423
2014		\$77,490	52%	\$72,510
2015		\$121,911	81%	\$28,089
2016		\$61,844	41%	\$88,156
2017		\$54,871	37%	\$95,129
Total		\$1,350,000	\$747,123	55%

<i>Article 11: Appropriate for Westview Cemetery Building Construction</i>	Funds Requested	Funding Source	Committee Recommends
	\$3,040,000	GF (Debt) with debt service funded from Sale of Cemetery Lots Special Revenue FundF	Disapproval (6–0)

“FY2019 funds are requested to construct a new building on the Westview Cemetery grounds. The current building serves as the cemetery office, meeting area for grieving families and work space for maintenance staff. An FY2016 appropriation funded an assessment of the current building and operations and an FY2018 appropriation was used to hire an architect to design and engineer the building on the Westview Cemetery grounds. The Department of Public Works and the Architect have been working closely with the Department of Public Facilities to determine the best long-term solution for the building. This funding request has been based on the FY2018 design and engineering funds.

“The only significant upgrade to the building in the last 15 years has been the installation of a new roof. The current facility has deteriorated and needs to be brought up to code. Limited space does not permit private space for grieving families and the maintenance area lacks adequate space for all equipment to be stored indoors. The renovation or expansion of the building will enhance the cemetery operation by providing a welcoming and private space for families and visitors and provide staff with more efficient and adequate office space, storage space and maintenance space. It is expected that a full set of design specifications and documents will be completed in the near future at which time the construction phase of the project can go out to bid.”

(Brown Book XI-11)

Although consideration was given to both renovation and expansion, the BoS ultimately decided that a new building was the proper course to take—and this Committee concurred. The design is almost complete, and the project is expected to go out to bid this spring.

While this Committee supports the need for a new building, based on the information provided at the time of this report, this Committee believes it is premature to be appropriating construction funds. The primary objection is that while progress has been made toward the completion of Design Development, the project’s cost estimate is only at Schematic Design—a stage that history has shown is far more often than not an inadequate definition for knowing a realistic construction cost estimate. Although the prior funding is reported as being sufficient to carry the project through Design Development and

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

Construction/Bid Documents, it is the final evolution of the design and a later cost estimate that provides a credible—albeit never guaranteed—basis for a construction-cost estimate upon which to base construction funding. The compressed-phased funding for this substantial building project is considered an unorthodox approach.

If the information that we have identified as needed for construction funding should be made available before Town Meeting debates this Article, this Committee would readdress its position.

Article 12: Appropriate for Lexington Children’s Place Construction	Funds Requested	Funding Source	Committee Recommends
	\$11,997,842	GF (Proposition 2½- Excluded Debt)	Approval (6–0)

“Lexington Children’s Place (LCP), the pre-kindergarten program for Lexington Public Schools, has outgrown its current location in the Harrington school. The School Committee has identified the property at 20 Pelham Road as the preferred location for a new LCP facility. An appropriation at the 2017 Annual Town Meeting provided funds for design and construction documents for a new pre-school at 20 Pelham Road. An additional appropriation of \$2,500,000 at Special Town Meeting #2 in October of 2017 provided funding to complete the design and begin site work including demolition of an existing structure. The FY2019 request will fund the remaining site work and construction of the new facility.”
(Brown Book XI-15)

Article 13: Appropriate for 45 Bedford Street Fire Station Replacement Construction	Funds Requested	Funding Source	Committee Recommends
	\$18,820,700	GF (Proposition 2½- Excluded Debt)	Approval (6–0)

“2017 Annual Town Meeting appropriated \$450,000 for design of a new Fire Headquarters at 45 Bedford Street. An additional \$676,300 was appropriated at 2017 Special Town Meeting #2 in October 2017 to progress the project through construction documents. The FY2019 request will fund the remaining project costs including demolition of the existing building at 45 Bedford Street, construction of the new Fire Headquarters and related site work and signalization improvements.”
(Brown Book XI-15)

Article 14: Appropriate for Police Station Rebuild—Design	Funds Requested	Funding Source	Committee Recommends
	\$1,862,622	GF (Candidate for Proposition 2½ Excluded Debt)	Approval (6–0)

“FY2019 funds will provide design and engineering costs for the Police Station rebuild at its current location. The existing police station opened in 1956 and lacks many basic amenities of a modern police facility. The building does not have an elevator or a sally port for prisoner access to the cell block. It also lacks a fire sprinkler system. The indoor firing range, locker rooms, garage and office spaces are inadequate. Bathrooms on the basement and second floor levels are not ADA compliant. The heating and cooling systems are inefficient and the building is served by two separate electrical systems which cause problems during outages. A subsequent request for construction funds is anticipated in FY2020.”
(Brown Book XI-9 & 15)

This funding will complete all the design and the documentation needed to be ready to put the project out to bid when a subsequent Town Meeting appropriates the construction funding

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Article 15: Appropriate for Recreation Capital Projects (Pine Meadows Equipment)	Funds Requested	Funding Source	Committee Recommends
	\$60,000	Recreation & Community Programs EF (RE)	Approval (6-0)

“This request will fund the purchase of a new lawn mower, bunker rake and spreader. The new equipment will replace existing equipment which have all exceeded their useful lives. Greens are mowed on a daily basis throughout the golf season and sufficient equipment is needed to properly set up a golf course and provide superior playing conditions on a consistent basis throughout the year. Past and future success at Pine Meadows can be attributed to the ongoing investment in golf course infrastructure and equipment to maintain the eighty eight acres of property. The new equipment will ensure proper maintenance of the turf and bunkers, improved pace of play and superior playing conditions.”

(Brown Book XI-22)

Article 16: Appropriate for Municipal Capital Projects and Equipment	Funds Requested	Funding Source	Committee Recommends
	\$10,673,296 (\$9,699,500 to be appropriated)	\$4,339,500 GF (Debt) + \$2,605,000 GF (Free Cash) + \$2,600,000 GF (Cash) + \$973,796 Chapter 90 + \$105,000 Water EP RE + \$50,000 TMOD SF	See Below

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Hydrant Replacement Program	\$150,000	\$75,000 GF (Free Cash) + \$75,000 Water EF (RE)	Approval (6-0)

“This is an ongoing replacement program designed to maintain the integrity of the fire protection system throughout town. Faulty hydrants need to be replaced to meet safety requirements. A list of hydrants needing replacement is generated each year during the annual inspection and flushing of hydrants by the Water and Fire Departments. Based on discussions between the two departments, the target goal is to replace approximately 60 hydrants per year at a cost of \$2,500 per hydrant. The Town of Lexington has 1,200 fire hydrants in its fire protection system; a total of 441 hydrants have been replaced.”

(Brown Book XI-23)

It is our understanding that the Department’s latest working estimate of the total number of hydrants is 1,500, and that it is currently updating its hydrant database by undertaking a survey of actual hydrant GPS locations.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Storm Drainage Improvements and NPDES Compliance	\$340,000	GF (Free Cash)	Approval (6-0)

“This is an annual request to replace and supplement existing drainage structures, issues typically uncovered during roadway related construction activity. Funds will also be used for continued compliance with the Environmental Protection Agency (EPA) Phase II regulations which help improve the water

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quality of Lexington’s streams and ponds. \$70,000 is estimated for compliance with the construction related portions of the National Pollutant Discharge and Elimination System (NPDES) minimum control measures as mandated by the EPA in the storm water general permit. An estimated \$270,000 will be used to repair/replace drainage structures encountered during road construction, repair other drainage areas of concern in the town and improve storm water issues discovered during NPDES investigation work. Areas of drainage concern that are under investigation and analysis include the Oxbow/Constitution Road area, Wildwood Road/ Wood Street area, Augustus Road area and Webster Road area. Illicit discharge detection has been ongoing in the Vine Brook and Mill Brook areas where contamination has been identified. The pre-emptive repair of existing drainage structures will reduce damage to structures themselves, existing pavement and private and public property.”

(Brown Book XI-23)

More information about this project is in the section titled *Programs, Public Works, Stormwater Drainage and the NPDES*, on Page 24.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Comprehensive Watershed Stormwater Management Study and Implementation	\$390,000	GF (Free Cash)	Approval (6–0)

“DPW, Engineering and Conservation collaborate on this annual capital request which addresses drainage/brook management issues. The request funds the continuing design and implementation of watershed plans and the construction of priorities established in those plans. Staff has reviewed three watershed plans already completed (Charles River, Shawsheen River and Mystic River) and developed a prioritization schedule with built-in flexibility pending unforeseen changes. Requested funding will be used to move forward with those prioritized areas. Pleasant Street drainage has been completed and the Whipple Brook area design is ready for permitting and expected to go to construction in calendar year 2018. Significant progress has also been made in the evaluation of the Valleyfield area. Long- term benefits of the program include prevention of property damage, reduction in liability and overall improvement to the health of Lexington’s waterways.”

(Brown Book XI-23)

More information about this project is in the section titled *Programs, Public Works, Comprehensive Watershed Stormwater Management Systems* on Page 25.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Townwide Culvert Replacement	\$390,000	GF (Free Cash)	Approval (6–0)

“This request is part of an ongoing program to replace culverts that are at or near failure. Of the funding requested, \$250,000 is estimated for construction costs necessary for culvert replacement, \$65,000 is for design, permitting and bidding and the remainder is for contingency. On-going culvert inspections continue to reveal a need for the replacement program as many older culverts are failing. This program is a companion effort with the ongoing Watershed Management Plan. The Oxbow/Constitution Road area is undergoing preliminary evaluations. Detailed design evaluation is complete for Valleyfield and Waltham Street at Clematis Brook; planning, final design, permitting and construction will follow. Proactive replacement of townwide culverts prior to failure will allow for proper design considerations and funding while also minimizing the impact to residents through unexpected road closures and flooding.”

(Brown Book XI-24)

More information about this project is in the section titled *Programs, Public Works, Culverts* on Page 25.

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Center Streetscape Improvements Design	N/A	N/A	Indefinite Postponement (6-0)

“This project aims to improve the center sidewalk, streetscape and circulation with a focus on pedestrian safety and accessibility. Past funding has allowed the design to progress to 25%. An FY2015 request of \$600,000 provided funding to complete the design and develop plans and specifications necessary for bidding the project. The plans are being revised based on recommendations from the Center Streetscape Ad-Hoc Committee and Board of Selectmen. This will result in redevelopment of the 25% plans and will include the assistance of additional professionals including historians, irrigation consultants, lighting consultants and tree consultants. The project will then be furthered to 100% plans and specifications ready for bidding. This FY2019 request encompasses the additional design funding necessary to meet these goals. Construction funding is expected to be phased and will be adjusted as plans are finalized and phases are clarified.”

(Brown Book XI-24)

The previously proposed funding (\$450,000, GF (Free Cash) was to take the project to 100% design from the current 25% design that has been revised to address the adopted, revised, design decisions. However, as that 25% design has not been thoroughly vetted and the approach to be taken on the improvement to the Massachusetts Avenue/Woburn Street intersection (a major component of the project) has not been determined, this request will be Indefinitely Postponed. Further, it has been decided to remove the improvement of that intersection from this project and deal with it as a standalone project—which is likely to be deferred for several years.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Automatic Meter Reading System	N/A	N/A	Indefinite Postponement (6-0)

“An FY2018 appropriation provided funding to contract with a firm to evaluate the existing meter equipment for compatibility with an Automatic Meter Reading (AMR) system. The goal of the program is to install a Town-wide radio read system that will provide the ability to read meters remotely. The AMR system is comprised of an endpoint of meter transmitters, optional repeaters and the base station receiver. The implementation of the program is proposed in three phases. The FY2019 appropriation will fund transmitters in water section one and the installation of base stations. This will provide the Town with more frequent meter readings to improve the billing process. Future year requests will provide the same in sections two and three.”

(Brown Book XI-12 & 13)

The 2017 ATM, Article 12(b), appropriated \$40,000 of study money; however, this Committee has not seen the results of the study and therefore a justification for the project. A draft of the report on that study has been received, but Town staff is still reviewing it and the final report will not have been received and vetted, including with the Board of Selectmen and this Committee, in time for presentation to this Town Meeting. Therefore, this request will be Indefinitely Postponed.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Sidewalk Improvements	\$800,000	GF (Debt)	Approval (6-0)

“This request seeks funds to rebuild and/or repair existing sidewalks that are in poor condition. DPW (in conjunction with various committees and town departments) generates a list each year of sidewalks most in need of repair/replacement, based on four determining factors:

- 1) Is the sidewalk unsafe for travel due to trip hazards, defects, etc.
- 2) Is the sidewalk within the Safe Routes to School Program

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- 3) Is the volume of pedestrian traffic heavy, light or average
- 4) Is the general condition of the sidewalk poor, fair or good which dictates treatments such as full reconstruction, overlay or patching

“DPW successfully completed a sidewalk condition survey in early 2015 with the help of an engineering firm, Fay, Spofford & Thorndike and is currently working from the priority list that was compiled by the report. Sidewalks considered for FY2019 funding include:

- Winchester Drive from Lowell Street to the Town Line,
- Massachusetts Ave. from Fottler Ave. to Ellen Dana-North Side,
- Oak Street from Massachusetts Ave. to Baker Ave.,
- reconstruction of ramps town-wide,
- Hibbert Street from Massachusetts Ave. to end,
- Carriage Drive from Grove Street to John Benson Road,
- John Benson Road from Skyview Road to Carriage Drive,
- Coach Road from Carriage Drive to Volunteer Way,
- Grove Street from Carriage Drive to McKeever Drive,
- Birch Hill Lane from Lincoln to end, and
- Gould Road from Grove Street to Turning Mill Road.

The following table present the resent history of Sidewalk appropriations:

FY12	FY13	FY14 ¹	FY15	FY16	FY17	FY18
\$ 200,000	\$ 300,000	\$ 400,000	\$ 400,000	\$ 600,000	\$ 600,000	\$ 800,000

¹ Does not include \$200,000 of a \$600,000 appropriation that was designated for the construction of a Hartwell Avenue mixed use path.

(Brown Book XI-7)

The Town’s current practice is separately to request funding for sidewalk work in four categories: for the existing residential network, for new residential sidewalks, for the CBD, and for non-CBD commercial districts. It should be noted that the FY2016 entry in that funding history doesn’t acknowledge that of the \$600,000, \$120,000 was used for two, new, residential sidewalks, \$50,000 for the Community Center Sidewalk, and \$10,000 for work at the Bikeway Bridge. Therefore, as was done for FY2014 when there was an earlier diversion, the history amount for FY2016 was actually \$480,000.

The preliminarily proposed work using FY2019 funding would total more than 15,000 linear feet, and includes design (as needed), as well as reconstruction of existing sidewalks in residential areas.

More information about this project is in the section titled titled *Projects, Public Works, Sidewalks* on Page 21.

This Committee applauds that the funding request is in the range of the earlier-explained recommendation by our sidewalk consultant (now BETA) to require, in current-year dollars, \$750,000 just to maintain current conditions and \$825,000 to enhance both quantity and quality.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Equipment Replacement	\$1,069,500	\$1,039,500 GF (Debt) + \$30,000 Water EF (RE)	Approval (6–0)

“This is an annual request to replace equipment that is beyond its useful life and whose mechanical condition no longer meets the requirements of the Department of Public Works (DPW). The DPW has an inventory of 146 pieces of equipment including sedans, hybrid SUVs, construction vehicles and specialized equipment used to mow parks, plow snow, repair streets and complete a variety of other projects. Without regular equipment replacement, the efficiency and cost effectiveness of the DPW’s

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operations would be handicapped due to equipment down time and excessive repair costs. The FY2019 request, by funding source, is shown in the table below.

“Each piece of equipment is inventoried with original and current replacement cost, state of condition and replacement time interval. Replacement intervals vary from five to 25 years and are based on manufacturer recommendations and use (type and duration).

“The selection of vehicles to be replaced begins with the proposed replacement date. Then each vehicle is assessed as to its mechanical condition and work requirements. The systematic replacement program defines what equipment is expected to need replacement during the next five years with the intent of preventing any unexpected emergency purchases. Annual updates are conducted by the Road Machinery Division, Division Superintendents and reviewed by the Manager of Operations and Director of Public Works.”

Equipment	GF Debt	Water Retained Earnings	Total
F450 Utility Truck - Public Grounds	\$ 107,000		\$ 107,000
Medium Duty Hook Loader- Public Grounds	\$ 165,000		\$ 165,000
F450 Dump Trucks (2)- Public grounds	\$ 214,000		\$ 214,000
Utility Trailers- Public Grounds	\$ 40,000		\$ 40,000
Water Valve Turner- Water Division		\$ 30,000	\$ 30,000
6 Wheel Hook Loader with Wing Plow and Spreader- Snow Ops.	\$ 275,000		\$ 275,000
Salt Spreader- Snow Ops.	\$ 73,500		\$ 73,500
Bonbardier Sidewalk Tractor with Snow Blower- Highway	\$ 165,000		\$ 165,000
Total	\$1,039,500	\$ 30,000	\$1,069,500

(Brown Book XI-7 & 24)

The Water Valve Turner is an automated valve turning device that is used to test and exercise below–street water valves. It has the capacity to automatically count the number of turns needed for each different water valve in Town, and to measure the necessary torque applied.

More information about this project is in the section titled *Programs, Public Works, DPW Equipment* on Page 26.

Project Description	Amount Requested	Funding Source	Committee Recommends
(i) Townwide Signalization Improvements	\$1,100,000	GF (Debt)	Approval (6–0)

“This is an annual request that seeks funds to update traffic and pedestrian signals in Lexington. A signal inventory and compliance study has been completed which includes ADA compliance, condition assessment, signal timing, delays and priority recommendations. FY2018 funds were used to implement issues identified by the Transportation Safety Group (TSG). The design at the intersection of Massachusetts Ave. at Worthen Road has progressed to 25% design and is currently moving toward 100% design. This FY2019 appropriation is anticipated to be used for the construction of those intersection improvements, including geometric improvements, full replacement of the traffic control equipment, signals, mast arms and opticom. The ongoing improvements will improve vehicle safety, prevent equipment failure, improve traffic flow, decrease energy consumption and allow for proper accessibility.”

(Brown Book XI-8)

The increase from the usual, annual, funding of \$125,000 reflects that a reconstruction of the Worthen Road/Massachusetts Avenue intersection is also being funded.

More information about this project is in the section titled *Programs, Public Works, Townwide Signal Improvements* on Page 22.

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Pelham Road Sidewalk and Roadway Improvements	\$1,400,000	GF (Debt)	Approval (6-0)

“This project proposes to install a new sidewalk and replace the existing short section of sidewalk on Pelham Road from Massachusetts Ave. to the Town-owned facility at 20 Pelham Road. FY2019 funding will also be used to improve the sight distance at the intersection of Pelham Road and Massachusetts Ave. The proposed work includes ancillary improvements at these locations that include drainage installation and upgrades, road reconstruction, curbing, pavement markings, etc. A prior Town Meeting appropriation is available to design the project and prepare bid documents. The sidewalk portion of the project is estimated to cost \$1,000,000 and the intersection improvements are estimated to cost approximately \$400,000. Funding will provide for improved access and walkability along Pelham Road, specifically to the Town-owned facility.”

(Brown Book XI-9)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Street Improvements	\$3,573,796 (2,600,000 of which is to be appropriated)	\$2,600,000 GF (Cash) + \$973,796 Chapter 90	Approval (6-0)

“This is an annual request for the street resurfacing and maintenance program. In addition to the \$2,600,000 appropriated from the tax levy, \$973,796 of Chapter 90 funds will be utilized. (Chapter 90 funding is based on Lexington’s most recent allocation and on the current state allocation of \$200 million statewide). Funds will be used for design, inspections, planning, repair, patching, crack sealing and construction of roadways and roadway related infrastructure including repair and installation of sidewalks. A preliminary list of the streets to be repaired under this article is currently being developed. A pavement management system is utilized to assist in analyzing the road network and selecting roadways for repairs. This funding will allow for the proper improvements and repair of Lexington’s streets and sidewalks, increasing their quality and safety....”

(Brown Book XI-24)

The State’s Chapter 90 funding does not need to be appropriated.

This Committee welcomes that the total funding has not dropped from the \$3,500,000 amount provided for in FY2018—which makes the FY2019 request the 5th year in a row above the \$3,000,000 level that the Town’s roads consultant (BETA) has recommended as the amount needed to bring the average road conditions fully to the “Routine Maintenance” level.

More information about this project is in the section titled *Programs, Public Works, Roads* on Page 20.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Hartwell Area TMOD Plan Update	\$50,000	TMOD Stabilization Fund	Approval (6-0)

“This is a request to update the Planning Board’s Traffic Mitigation Plan for the Hartwell Avenue Transportation Management Overlay District (TMOD). The Traffic Mitigation Plan is a critical part of justifying mitigation payments from private development in the area. The creation of the Overlay District and its associated traffic fund was approved by Town Meeting in 2009 and the TMOD was approved in 2010. \$50,000 is requested in FY2019 in order to update the current plan which will more accurately reflect improvements that the Town has implemented and zoning changes that are currently being pursued in the area.”

(Brown Book XI-21)

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Transportation Mitigation	\$100,000	GF (Free Cash)	Approval (6–0)

“This annual capital request is to support the ongoing work of the Transportation Safety Group (TSG). The TSG is staffed by the Planning, Engineering, School and Police Departments. These FY2019 funds are proposed for evaluation and development of construction cost estimates for future capital requests and to fund the design and construction of smaller scale safety- related projects. Between FY08 and FY11, Town Meeting appropriated funds to collect data, perform analyses, review citizen requests and recommendations for various townwide transportation improvements in support of the Traffic Mitigation Group (dissolved in 2012 and later reconstituted as the TSG). Due to an increase in the number of citizen requests received over the past few years, the TSG seeks to continue this funding for FY2019 and anticipates the need to be ongoing in order to ensure that transportation safety remains a critical part of Lexington’s quality of life.”

(Brown Book XI-21)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Municipal Technology Improvement Program	\$200,000	GF (Free Cash)	Approval (6–0)

“This FY2019 capital request is part of a multi-phase program to enhance the Town’s network storage capabilities. Previous appropriations have funded the initial installation and subsequent expansion of server area network (SAN) equipment in the server rooms at both the Town Office Building and 201 Bedford Street. These appropriations also funded the purchase of necessary software to assist with file storage, archiving and discovery. The FY2019 request will fund the replacement of an end-of-life (EOL) blade chassis and servers, additional disk based storage and backup storage. The need for the equipment is driven by rapidly growing data sets and unstructured files due to email archiving requirements under State Public Records Laws. This capital will provide the ability to continue to support the Town’s application and storage needs.”

(Brown Book XI-25)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) Application Implementation	\$390,000	GF (Free Cash)	Approval (6–0)

“This capital project is for large application migrations and implementations. The initial focus of the project will be to maximize the value of existing applications through the addition and adoption of features and modules. FY2019 funding will be used to invest in additional modules and services for the MUNIS financial software and for the acquisition and installation of vehicle sensors and trackers for DPW vehicles.

“The MUNIS financial system’s chart of accounts was developed over 10 years ago and currently creates accounting issues and inefficiencies. Funds will be used to correct the issues and optimize the system. FY2019 funds will also be used to purchase and install automatic vehicle locations systems for DPW vehicles. This technology will track a vehicle’s movement and activity to allow for DPW operations to better manage plowing, treatments and road maintenance. It will also provide real-time uploads of critical diagnostic data to better manage vehicle repairs and service.”

(Brown Book XI-25)

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(p) Network Core Equipment Replacement	\$350,000	GF (Free Cash)	Approval (6-0)

“The purpose of this multi-year capital funded project is to replace aging equipment or add new equipment to the Town’s core voice and data network. During FY2017 and FY2018, the Town completed network and cybersecurity assessments. Those assessments provided targeted recommendations for changes in the network. This FY2019 capital request is for replacement of the EOL existing equipment and the addition of the equipment recommended in the recent assessments. In addition to the replacement hardware and the new hardware, this request covers the services for the network reprogramming, installation of the equipment and the addition of software to address network and security monitoring and management needs.”

(Brown Book XI-25)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(q) Public Safety Radio Console Replacement	\$370,000	GF (Free Cash)	Approval (6-0)

“This request is for the replacement of the radio console and equipment in the Public Safety Dispatch Center which is used to transmit and receive communications for the Police and Fire Departments, Public Works and mutual aid agencies via the Metro Fire network and the Greater Boston Area Police Emergency Ratio Network (PAPERN). The current equipment is approaching 15 years old and the maintenance contract will no longer be renewed by Motorola. These FY2019 funds are proposed for the purchase and installation of four dispatch consoles including software and hardware.”

(Brown Book XI-21)

<i>Article 17: Appropriate for Water Distribution System Improvements</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$1,000,000	Water EF (Debt)	Approval (6-0)

“This is an annual program that replaces unlined, inadequate, aged and vulnerable water mains, deteriorated service connections and eliminates dead ends in the water mains. Water main replacement has been completed on Massachusetts Ave. (from Pleasant Street to Marrett Road) and at the Woburn Street intersection. The installation of a pressure sustaining valve in the Grove Street area is also complete, allowing for proper pressures in the area. To-date, both a hydraulic model for the entire distribution network and an asset management plan are near completion. The model will help evaluate the Town’s water break history and its relation to pipe type and age. Combined with the replacement of the remaining unlined water mains, the model will help create a long- term capital plan and ensure a proactive approach for keeping Lexington’s water both safe and reliable.”

(Brown Book XI-12)

More information about this project is in the section titled *Programs, Public Works, Water Distribution System* on Page 23.

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Article 18: Appropriate for Wastewater System Improvements	Funds Requested	Funding <input type="checkbox"/> Source	Committee Recommends
	\$1,800,000	Wastewater EF (Debt)	Approval (6–0)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Sanitary Sewer System Investigation and Improvements	\$1,000,000	Wastewater EF (Debt)	Approval (6–0)

“This is an annual program that provides for rehabilitation of sanitary sewer infrastructure. Work will include replacement or repair of deteriorated sewers, force mains and manholes in order to improve flow and reduce inflow and infiltration into the system. Engineering investigation and evaluation will continue on sewers throughout town, including those in remote, hard to access areas. A significant lining project is under construction in the Dunback Meadow area and the Bow Street area, expected to be completed this winter. Future rehabilitation is anticipated in sewer basins 2, 11 and 12 and investigations in basins 6, 7 and 10 will be performed next. These capital investments improve the operation of the sewer system, reduce backups and potential overflows, prevent system malfunctions and reduce the measured flows through the MWRA meter.”

(Brown Book XI-13)

More information about this project is in the section titled *Programs, Public Works, Wastewater System* on Page 23.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Pump Station Upgrades	\$800,000	Wastewater EF (Debt)	Approval (6–0)

“This is an ongoing program to upgrade Lexington’s ten sewer pumping stations. A 2013 evaluation and capital plan was developed for the Town with the assistance of Wright-Pierce, including a detailed engineering survey of the pump stations. The survey helped determine current and future needs, timetable and probable costs for the proposed work. The Worthen Road pump station has been bid and is currently under construction. Both the Marshall Road and Constitution Road pump stations are in the design phases and construction is expected to commence in 2018. FY2019 funds are expected to be utilized for the Marshall Road Pump Station. It is anticipated that the Hayden Ave. pump station will be the next to go to design. (Stations are constantly monitored and schedules adjusted to meet more urgent needs). The goal of this program is to upgrade all the pumps and support systems to enable better energy efficiency and avoid emergency expenditures.”

(Brown Book XI-13)

More information about this project is in the section titled *Programs, Public Works, Wastewater System* on Page 23.

Article 19: Appropriate for School Capital Projects and Equipment	Funds Requested	Funding <input type="checkbox"/> Source	Committee Recommends
	\$1,715,300	GF (Debt)	Approval (6–0)

“This request addresses the District’s strategic goal for enhancing the capacity to utilize technology as an instructional and administrative tool. The request will increase student access to devices to allow for innovative learning methods that integrate supportive technologies, problem-based approaches and higher order thinking skills.

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This capital improvement project for FY2019 would provide funding for the following:

Tech Workstations—\$252,000 is requested to replace mobile devices (iPads and Chromebooks) for teachers, students and staff. Laptops for existing teachers will be replaced and laptops for new staff will be purchased.

1:1 Middle School Program—\$204,600 will fund the replacement of iPads with Chromebooks for one grade level.

Elementary Mobile Devices—\$177,600 will purchase additional carts of Chromebooks for Bowman, Bridge, Estabrook, Hastings and Harrington Elementary Schools. It will also fund the purchase of a Chromebook cart for the media center at the Fiske Elementary School and additional district computer carts.

1:1 at LHS—\$412,500 will begin implementation of a 1:1 device program at LHS for two grade levels.

STEM/Computer Science—\$27,600 will purchase Kibo robotic kits for all elementary schools and Sphero robot kits for middle schools.

Upgrade District and Building Network Infrastructure—\$350,000 will (1) upgrade infrastructure to support the 1:1 program and handle increase in devices at the K-8 level, (2) replace switches and wireless access points that have reached the end of their useful lives at Harrington, Clarke and Diamond, (3) implement a wireless project at the Central Office to bring enterprise level wireless access, and (4) purchase equipment to prepare for bandwidth increase from 1GB to a minimum of 5GB for increased device counts.

Interactive Projector/Whiteboard Units—\$216,000 is requested to replace 6 projectors in each school, or 54 total. This equips buildings with either a touch-activated interactive system with a new ceramic whiteboard and speakers, or an interactive TV. The replacements will begin with the oldest model per school until all systems are within a 4-year window with all of the same functionality.

Server/Storage Infrastructure—\$75,000 will upgrade the current virtual environment to keep up with the needs of the district and online testing.”

(Brown Book XI-10)

In the past this Committee has requested that the LPS provide a 3-5 year plan for technology capital needs for replacement and sustainment, and expansion of capabilities along with associated estimated costs, rather than assume a flat funding profile. The back-up to this request included a full 5-year plan with costs and this Committee commends the LPS for that.

Article 20: Appropriate for Public Facilities Capital Projects	Funds Requested	Funding □ Source	Committee Recommends
	\$2,223,438	\$1,185,245 GF (Free Cash) + \$544,500 GF (Debt) + \$198,893 GF (Cash)+ \$250,000 R&CP EF (RE) + \$44,800 PEG Special Revenue Fund	See Below

More information about many of these projects is in the section titled *Programs, Public Facilities* on Page 28.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Selectmen’s Meeting Room High Definition Broadcasting Upgrade	\$44,800	PEG Special Revenue Fund	Approval (6–0)

“FY2019 funds will be used to upgrade the broadcast equipment in the Selectmen’s Meeting Room in the Town Office Building. The new equipment will allow for high definition (HD) broadcasts of meetings, a technology which outperforms the current, standard broadcast signal. The HD technology will improve the broadcast for viewers and prevent irregularities and subpar performance.”

(Brown Book XI-22)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Public Facilities Bid Documents	\$100,000	GF (Free Cash)	Approval (6–0)

“This is an annual request for funding of professional services to produce design development, construction documents and/or bid administration services for smaller school projects in anticipation of requests for construction funding at town meeting that have a high probability of approval. This will ensure that the projects can be completed in the then- current construction season, which is particularly important for the timely completion of such projects given the short window between the end of school in June and the beginning of school the following August.”

(Brown Book XI-18)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Facility and Site Improvements	\$361,890	GF (Free Cash)	Approval (6–0)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(1) Building Flooring Program	\$125,000	GF (Free Cash)	Approval (6–0)

“Initiated in FY2011, this is an annual request for funds to be used for the replacement of flooring systems in municipal and school buildings. The FY2019 request will be used for continuing replacements in the Cary Memorial Library’s reading rooms. The goal of this program is to ensure floor surfaces remain clean and safe for all users.”

(Brown Book XI-18)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(2) School Paving Program	\$236,890	GF (Free Cash)	Approval (6–0)

“This capital request provides ‘as needed’ replacement of sidewalks, bus loops and parking areas on school grounds. The FY2019 request will specifically fund spot replacement at the Harrington Elementary School where walking conditions have caused safety issues for pedestrians walking to the school. Extraordinary repairs for school paving areas are necessary to maintain parking and pedestrian surfaces in a condition suitable for public safety and Safe Routes to School.”

(Brown Book XI-20)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Public Services Building Vehicle Storage Area—Floor Drainage System	\$157,000	GF (Free Cash)	Approval (6–0)

“Exposure to salt, grime and residual from petroleum products has caused deterioration of concrete around the floor drain system in the vehicle staging prep area in the Public Services Building. This FY2019 request includes the analysis, design and repair of the floor drain system. Once design is complete, the work will include the removal of the drain grates, selective demolition of the adjacent concrete, installation of new frames and gate, new concrete and sealing of the floor. The failed drainage grate system has become a hazard and could cause harm to employees walking and driving in and around the drain system. These repairs will help isolate the damage and preserve the remainder of the floor.”

(Brown Book XI-19)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Municipal Building Envelopes and Systems	\$198,893	GF (Cash)	Approval (6–0)

“This ongoing capital request, originally approved for funding in the 2006 Proposition 2½ Override, includes repair/replacement projects for the maintenance and upgrade of municipal buildings and systems. The FY2019 request seeks \$198,893 of funding for continued implementation of extraordinary repairs to the foundation and original drainage system of the Town Office Building. The Town Office Building experiences ongoing water infiltration issues in the basement level due to holes, voids and failed seals through the existing foundation walls. Conditions are further exacerbated by oversaturated soil from storm water run-off due to roof and site grading conditions. This project would secure the health of occupants who utilize the basement area and repair ongoing foundation deterioration.”

(Brown Book XI-19)

Project Description	Amount Requested	Funding Source	Committee Recommends
(f) Community Center Campus Expansion—Design	\$250,000	Recreation & Community Programs EF (RE)	Disapproval (0–6)

“This FY2019 request is for the schematic design associated with the expansion of the Lexington Community Center campus and is the first phase of a proposed three-phased project. The Community Center opened its doors to the public on July 6, 2015 and during the first two years of operation the response from the community has exceeded the expectations as approximately 8,000-10,000 people come to the Community Center each month. With the support for and interest in the Community Center being so favorable, the current level of programming is at capacity for many of the service areas. The expansion will enable the Recreation Department to increase the current recreational program offerings and build on the strong foundation that has been established at the Community Center.

“The schematic design phase will utilize the campus site plans that DiNisco Design provided the Town in August 2017, and will examine and determine the most appropriate location of the Community Center expansion. This phase will also identify the various features and amenities to be incorporated into the expansion including features such as a regulation size gymnasium, stage, cafeteria with a commercial kitchen, large multi-purpose rooms and locker rooms. With this expansion, the Community Center would be able to offer dynamic, versatile recreational programming for people of all ages and abilities.”

(Brown Book XI-19)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

The Committee supports the need for additional program space. However, the request for schematic money has only been introduced to the budget process this year without any thought to sequencing against other large capital projects and priorities.

While this Committee recognizes the potential benefit of a LexCC expansion, it is unanimously against schematic-design funding at this time. This project has not been in the 5-year capital plan. While the current request for \$250,000 from that fund source is not considered to be burdensome, that source is not expected to be able to cover the debt service of the total estimated project cost of about \$21 million and, in any case, this Committee holds it would require a debt exclusion, and is coming at a time when the Town has many competing, higher-priority, long-anticipated, capital projects. That includes the already known need for the support of a debt exclusion for the new Police Headquarters. Fundamentally, this Committee views the LexCC expansion as something the Town would benefit from and wants, but not something the Town needs when judged in this time of fiscal constrained and tax-payer impact.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) School Building Envelopes and Systems Program	\$227,755	GF (Free Cash)	Approval (6-0)

“FY2019 funds will be used to perform annual prioritized extraordinary repairs and modifications to school buildings and systems. Specifically, this request will be used to address water infiltration issues, caulking, window lintels and translucent skylights that are delaminating over the front façade of the main entrance of the Harrington Elementary School.”

(Brown Book XI-20)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) LHS Security Upgrade	\$338,600	GF (Free Cash)	Approval (6-0)

“In the spring of 2017, the School Department contracted with TBA Architects and Jensen- Hughes to complete a holistic Security Assessment of Lexington High School (LHS). The assessment was based on developing concentric layers of security for deterrence and prevention. Previous Town Meetings have appropriated funds for a security study and upgrades. An expansion of the closed circuit television was recently completed but LHS still does not meet the district standard for security. The 2017-3 Special Town Meeting appropriated \$31,000 for the design and engineering for security enhancements, specifically building perimeter security, based on recommendations of the security assessment. The designers are tasked with enhancing school security while maintaining the existing open-campus culture.

“This FY2019 request will fund the implementation and construction of those recommendations. The primary focus will be bringing the building perimeter and exterior doors up to the district standard. At present, the vast majority of the exterior doors at LHS are unequipped with electronic door access controls. This means that staff must manually lock exterior doors in the event of a building lock-down. The addition of electronic door access will enable exterior doors to lock instantaneously, if needed. The added infrastructure would allow for procedures to be put in place to set schedules for locking and unlocking doors, providing a more secure campus and eliminating the need to manually lock doors. The proposed project would also incorporate the addition of signage and wayfinding around campus and consider changes to parking lot access during school hours.”

(Brown Book XI-20)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Public Facilities Mechanical/Electrical System Replacements	\$544,500	GF (Debt)	Approval (6–0)

“This request is part of an annual replacement of HVAC and electrical systems that have exceeded their useful lives and require replacement before excessive failures occur. The FY2019 appropriation will be used to replace the HVAC systems that provide cooling and heating to the Selectmen’s Meeting Room and the Main Server Room in the Town Office Building. The mechanical systems have exceeded their life cycles and require replacement in order to prevent unplanned interruptions. If failures occur, it would severely impact the Town Office Building’s ability to conduct public meetings during the height of cooling season.

(Brown Book XI-9)

<i>Article 22: Appropriate For Visitors Center—Construction/Bid Documents & Construction</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$4,700,000	\$200,000 GF (Free Cash) + \$4,500,000 GF (Debt)	Approval (4–2)

“\$21,000 was appropriated by the 2017 Annual Town Meeting to enable the Visitors Center replacement project to proceed through development of a schematic design estimate. The schematic design estimate provided an estimated project cost of \$4,549,000. An additional appropriation of \$150,000 was appropriated by the 2017-3 Special Town Meeting to continue the design through design development. During design development, a value engineering process will explore opportunities to reduce the project cost and find alternate funding sources. \$200,000 requested for FY2019 to prepare construction/bid documents. The existing facility opened in 1970 and the last upgrade was performed ten years ago when the restrooms were made handicap accessible. A new Visitors Center aims to improve the experience of visitors and maximize economic development opportunities.”

(Brown Book XI-19)

Since the Brown Book was published, the Board of Selectmen (BoS) voted to include, in addition to the earlier planned request for \$200,000 for the construction/bid documents, an additional \$4,300,000 in construction funds—for a total of \$4,500,000. The staff then had a proposal to increase the construction funds to include an additional \$200,000 associated with the temporary facilities (yet to be determined) that would provide the Center’s services during the demolition of the current building and the construction of the new building. Although that increase had not yet been considered by the BoS, this Committee voted to support that higher amount to ensure there would be sufficient funds to achieve all the proposed objectives. The BoS will be discussing at its meeting on March 26, 2018, a revised staff proposal that reduces the additional funding related to the temporary facilities to \$75,000—revising the total to \$4,575,000. Therefore, while the final appropriation may differ from \$4,700,000, this Committee is presenting the higher amount as a placekeeper. Once the pending decision of the BoS is known, this Committee would formally revisit its vote if the amount is not \$4,700,000.

This Committee has long acknowledged the need to create an updated and expanded Visitors Center to provide the enhanced services required by Lexington’s growing number of visitors to the Visitors Center and to support the further growth of tourism in Town.

The minority position is based on those members believing that construction funding is premature for two primary reasons. First, this project has not yet earned an approval from the Town’s Historic Districts Commission—even in an informal decision—that both the demolition of the current building which is on the National Register of Historic Places and the design of the new building are acceptable to that Commission. And, it is significant that the prior Committee’s concerns remain that this project is being

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

advanced without having had the proper modeling of how its outyear financial burden will be addressed in the light of the huge number of other capital projects or that a more modest building would bring a proper balance between wants and needs.

Article 23: Appropriate For Visitors Center (Citizen Article)	Funds Requested by Proponent	Funding Source	Committee Recommends
	N/A	N/A	Indefinite Postponement (6-0)

“To see if the Town will vote to raise and appropriate a sum of money for design, exhibit design, engineering, and architectural services for the Visitors Center and site work, including construction documents, and for constructing, originally equipping and furnishing a new Visitors Center, and all other costs incidental and related thereto; determine whether the money shall be provided by the tax levy, by transfer from available funds, including Community Preservation Funds, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

“DESCRIPTION: This Article seeks funding to complete the Visitors Center construction project. The visitor-based economy provides tax revenues to Lexington including almost \$1 million in annual hotel taxes. Having the modern technology, tools and space necessary to educate visitors on all Lexington has to offer plays a role in the amount of time and money visitors spend in town. In 2025, Lexington and the nation will begin a celebration of the 250th anniversary of its independence. In part, to maximize the economic potential of that milestone, the Town seeks to build a new energy efficient, fully accessible Visitors Center. This article would fund the completion of a 21st century Visitors Center providing new economic growth opportunities.”

(Town Warrant)

The proponent of the Article submitted it to ensure Town Meeting could address including construction funding for the project. As the Motion under Article 22 includes funding through construction, the Motion under this Article is expected to be Indefinite Postponement.

Article 24: Appropriate To Post Employment Insurance Liability Fund	Funds Requested	Funding Source	Committee Recommends
	\$1,842,895	\$750,000 GF (Cash) + \$1,079,721 GF (Free Cash) + \$9,089 Water EF (Cash) + \$4,085 Wastewater EF (Cash)	See below for this Committee’s commentary on this request

“To see if the Town will vote to appropriate a sum of money to the Town of Lexington Post Retirement Insurance Liability Fund, as established by Chapter 317 of the Acts of 2002; determine whether the money shall be provided by the tax levy, by transfer from available funds, including enterprise funds, or by any combination of these methods; or act in any other manner in relation thereto.”

“DESCRIPTION: This article will allow the Town to continue to fund its unfunded liability for post-employment benefits for Town of Lexington retirees. Beginning with the FY2007 audit, the Town was required to disclose this liability. In preparation for funding this liability, Town Meeting voted to request special legislation to establish a trust fund for this purpose. This special legislation was approved in 2002.”

(ATM Town Warrant)

(Brown Book I-6, V-26, & V-30)

Normally this Committee would not advise Town Meeting on such an Operating Budget matter; however, as a large amount of discretionary-use cash is being assigned to this purpose, this Committee believes it is

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

important to raise its concern as to whether, in this period of extraordinary pressure to fund multiple, expensive, Capital projects, this is the best use. Of the total funding proposed, only the \$346,058 of the Free Cash—representing the Federal contribution to the Town regarding Medicare Part D—represents a firm tie to being used toward this primarily medical-benefits-related purpose.

While Lexington currently calculates it has, and acknowledges, a huge unfunded liability to this Fund (often identified as Other Post-Employment Benefits (OPEB)). The last actuarial report, which was as of June 30, 2017, had it at \$138,060,208 with a discount rate of 7.5%; \$200,411,080 with a discount rate of 5%. It is only under a BoS policy that the annual dollar amount is determined. So while this Committee endorses making some annual payment into the fund to affirm Lexington recognizes it has the liability, this Committee encourages the BoS to revisit its policy to recognize the amount each year should be tempered by other competing demands. One of these is having as robust a Capital SF as practical as the Town plans in the next few years to use all of that SF’s cash to alleviate the impact of the debt service for the large Capital projects—which does not yet address the LHS. Another is to contribute to the Pension Fund—which has the same investment potential as the OPEB fund—to speed it reaching it’s statutory obligation and, thus, providing an alternative funding of the annual pension costs.

This Committee also looks to the Appropriation Committee to provide its own position in the near future on whether the currently proposed use of these discretionary funds is in the best interests of the Town and its taxpayers.

Article 25: Rescind Prior Borrowing Authorizations	Amount for Rescission	Original Authorization	Committee Recommends
	\$552,798.50	See Below	Approval (6–0)

“To see if the Town will vote to rescind the unused borrowing authority voted under previous Town Meeting articles; or act in any other manner in relation thereto.

“DESCRIPTION: State law requires that Town Meeting vote to rescind authorized and unissued debt that is no longer required for its intended purpose.”

(Town Warrant)

At the time of this report, the following rescissions are known as being requested because those projects are completed without needing the remaining borrowing authority:

Unused Borrowing Authorizations to be Rescinded			
Purpose	Original Appropriation	Total Appropriation	Rescind Amount
Harrington/Fiske	2002 ATM, Article 5	\$34,475,000.00	\$125,959.00
Print Shop Renovation	2013 ATM, Article 14(l)	\$312,000.00	\$9,033.75
High School Modulars	2014 ATM, Article 22	\$8,695,000.00	\$22,000.00
DPW Equipment	2015 ATM, Article 11(b)	\$1,270,000.00	\$47,355.75
Additional Time Clock System (Hardware & Software)	2015 ATM, Article 16(c)	\$208,000.00	\$208,000.00
Munroe School Roof	2016 ATM, Article 15(h)	\$298,000.00	\$140,450.00
Total		\$45,258,000.00	\$552,798.50

Note: No-longer-needed cash balances from *issued debt* are not a subject for rescission. Those are normally proposed to Town Meeting for re-appropriation to later Capital Articles of a similar purpose.

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Article 26: Establish, Dissolve and Appropriate To and From Specified Stabilization Funds (SFs) (Only those actions related to Capital)	Funds Requested	Funding Source	Committee Recommends
	Capital SF		
	Deposit \$3,415,331	\$2,883,246 GF (Cash) + \$532,085 GF (Free Cash)	Approval (6-0)
	Withdraw \$573,500 to apply to debt service for In-Levy Debt	Capital SF	Approval (6-0)
Withdraw \$4,500,000 to apply to debt service for Exempt Debt	Capital SF	Approval (6-0)	

“To see if the Town will vote to create, amend, dissolve, rename and/or appropriate sums of money to and from Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of: (a) Section 135 Zoning By-Law, (b) Traffic Mitigation, (c) Transportation Demand Management/Public Transportation, (d) School Bus Transportation; (e) Special Education, (f) Center Improvement District; (g) Debt Service, (h) Transportation Management Overlay District, (i) Capital; (j) Payment in Lieu of Parking; (k) Avalon Bay School Enrollment Mitigation Fund; (l) Visitor Center Capital Stabilization Fund; (m) Affordable Housing Capital Stabilization Fund; and (n) Water System Capital Stabilization Fund; and further, to accept paragraph four of Section 5B of chapter 40, dedicating certain fees, charges, gifts or receipts to a stabilization fund; and determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto.

“DESCRIPTION: This article proposes to establish and/or fund Stabilization Funds for specific purposes and to appropriate funds therefrom. Money in those funds may be invested and the interest may then become a part of the particular fund. These funds may later be appropriated for the specific designated purpose, by a two-thirds vote of an Annual or Special Town Meeting, for any lawful purpose.”

(Town Warrant)

“**Capital Stabilization Fund (CSF)**–The Town is planning for a number of significant capital projects over the next five years including a new Hastings Elementary School, a new facility for the Lexington Children’s Place (LCP), a new main fire station, a renovated or new police station, Center Streetscape improvements, Hartwell Avenue infrastructure improvements, and a new Visitors Center. On December 4, 2017, Lexington voters approved a Proposed 2½ debt exclusion, for approximately \$85,000,000, for a new Hastings School, a new LCP and a new main fire station. The Board of Selectmen have supported a plan to use a portion of the Capital Stabilization Fund to materially reduce the property tax impact of these projects on taxpayers.

“Below is the current plan for the use of the CSF to mitigate the property tax impact of these three projects and the two middle school additions/renovations and elementary school modular classrooms previously approved by the voters in May 2016.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

Capital Stabilization Fund
History of Appropriations Into & From and Recommendations for FY2019

Table 10	FY2014	FY2015	FY2016	FY2017	FY2018 Appropriated	FY2019 Budget
Prior Year Balance	\$ 1,601,836	\$ 3,990,704	\$ 8,048,466	\$ 16,725,947	\$ 23,203,210	\$ 28,344,487
Appropriation into Capital Stabilization Fund	\$ 3,983,240	\$ 5,910,726	\$ 9,447,832	\$ 6,991,205	\$ 7,690,398	\$ 3,415,331
Subtotal-Available for Appropriation	\$ 5,585,076	\$ 9,901,430	\$ 17,496,298	\$ 23,717,152	\$ 30,893,608	\$ 31,759,818
Appropriation from Capital Stabilization Fund						
Excluded Debt Service Tax Relief	\$ (1,600,000)	\$ (950,000)	\$ (215,000)	\$ -	\$ (2,400,000)	\$ (4,500,000)
Within Levy Debt Service Mitigation	\$ -	\$ (919,000)	\$ (620,567)	\$ (710,000)	\$ (324,500)	\$ (573,500)
Subtotal - Appropriation	\$ (1,600,000)	\$ (1,869,000)	\$ (835,567)	\$ (710,000)	\$ (2,724,500)	\$ (5,073,500)
Interest Income <small>(a/o 12/31/17)</small>	\$ 5,628	\$ 16,036	\$ 65,216	\$ 196,058	\$ 175,380	\$ -
Projected Balance of Fund	\$ 3,990,704	\$ 8,048,466	\$ 16,725,947	\$ 23,203,210	\$ 28,344,487	\$ 26,686,318

(Brown Book ix)

Available cash would be added to the CSF by a majority vote of this Town Meeting, with the intent that, as having been done in the past and as proposed above, the CSF will be having continuing withdrawals, by a 2/3rd vote of Town Meetings, to mitigate the tax burden of major capital projects. The withdrawals are expected to be in the form of amounts cited for appropriation under the Operating Budget—as is the case for this Town Meeting—to be an additional source, to the extent funds remain in the CSF, toward each year’s projected debt service for projects excluded from the Proposition 2½ property-tax-levy limit, as approved by the voters, and—to a much lesser degree—for debt not excluded from that limit (i.e., within the tax-levy limit).

Note: All of the Town’s Specified Stabilization Funds are in addition to the Town’s General Stabilization Fund. See Appendix A for a table with information on all the Specified Stabilization Funds.

<i>Article 27: Appropriate to Stabilization Fund</i>	Funds Requested	Funding <input type="checkbox"/> Source	Committee Recommends
	N/A	N/A	Indefinite Postponement (6-0)

“To see if the Town will vote to appropriate a sum of money to the previously created Stabilization Fund in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws; determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto.

“DESCRIPTION: Money may be appropriated into the Stabilization Fund that may be invested and the interest may then become part of the fund. These funds may later be appropriated, by a two-thirds vote of an Annual or Special Town Meeting, for any lawful purpose.”

(Town Warrant)

This Article will be Indefinitely Postponed.

<i>Article 28: Appropriate from Debt Service Stabilization Fund</i>	Funds Requested	Funding <input type="checkbox"/> Source	Committee Recommends
	\$124,057	Debt Service SF	Approval (6-0)

“To see if the Town will vote to appropriate a sum of money from the Debt Service Stabilization Fund to offset the FY2019 debt service of the bond dated February 1, 2003 issued for additions and renovations to the Lexington High School, Clarke Middle School and Diamond Middle School, as refunded with bonds dated December 8, 2011; or act in any other manner in relation thereto.

“DESCRIPTION: This article would allow the Town to pay a portion of the debt service on the 2003 School Bonds from the Debt Service Stabilization Fund set up for that specific purpose.”

(Town Warrant)

In August 2006, the Town received over \$14 million from the Massachusetts School Building Authority as reimbursement toward the Town’s secondary-schools renovation project. After using over \$11 million of those funds to retire short-term debt taken on in anticipation of that reimbursement, there was \$2,143,079 excess reimbursement that needed to be applied toward the project’s long-term exempt debt. By Department of Revenue [DOR] regulations, these funds must be used only to offset debt service on the outstanding bond for that exempt debt.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

With the prior-years appropriations from this fund and, over the same period interest being earned on the amount in the fund, the latest provided balance for this year is \$658,828 (which reflects the payment made February 2018). With continued, yearly, appropriation of this same amount (\$124,057), all the excess reimbursement will have been applied with the payment in FY2023.

With the present balance, that would still leave \$38,543 in the fund, but the residual balance will be higher as a result of interest that will have been earned over the intervening years. Whatever the balance becomes at the time of the payment in FY2023, the full balance would be appropriated (not just the \$124,057). It is the Town’s position that the residual balance should be applied against other exempt debt as the requirement to reserve these funds was to “return” the funds to the taxpayer through the mitigation of exempt-debt service.

Article 30: Amend FY2018 Operating, Enterprise and CPA Budgets (Enterprise & CPA only)	Budget	Funds Requested	Purpose	Funding Source	Committee Recommends
	N/A	N/A	N/A	N/A	N/A

“To see if the Town will vote to make supplementary *[sic]* appropriations, to be used in conjunction with money appropriated under Articles 4, 5, 9 and 10 of the warrant for the 2017 Annual Town Meeting, to be used during the current fiscal year, or make any other adjustments to the current fiscal year budgets and appropriations that may be necessary; to determine whether the money shall be provided by transfer from available funds including Community Preservation Fund; or act in any other manner in relation thereto.

“DESCRIPTION: This is an annual article to permit adjustments to current fiscal year (FY2018) appropriations.”

(Town Warrant)

At this time, there is no planned capital-related action under this Article.

Article 31: Appropriate for Authorized Capital Improvements	Funds Requested	Funding Source	Committee Recommends
	N/A	N/A	N/A

“To see if the Town will vote to make supplementary *[sic]* appropriations to be used in conjunction with money appropriated in prior years for the installation or construction of water mains, sewers and sewerage systems, drains, streets, buildings, recreational facilities or other capital improvements and equipment that have heretofore been authorized; determine whether the money shall be provided by the tax levy, by transfer from the balances in other articles, by transfer from available funds, including enterprise funds and the Community Preservation Fund, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

“DESCRIPTION: This is an annual article to request funds to supplement existing appropriations for certain capital projects in light of revised cost estimates that exceed such appropriations.”

(Town Warrant)

At this time, there is no planned action under this Article.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2018 ATM

Article 32: Amend General Bylaw Regarding Financial Committees (Citizens Article)	Funds Requested	Funding Source	Committee Recommends
	N/A	N/A	Approval (6-0)

“To see if the Town will vote to update its General By-Laws related to the Appropriation Committee and the Capital Expenditures Committee to reflect current practice, consistent with state law and Lexington’s Selectmen-Town Manager Act, or act in any other manner in relation thereto.

“DESCRIPTION: This Article proposes updates to the General By-Laws to more accurately reflect the two finance committees' activities and responsibilities throughout the year, including at all Town Meetings.”

(Town Warrant)

This Committee is endorsing this Article (whose sponsor, David Kanter, is a member) so the formal authority and directions of the By-Laws are consistent with what the Town’s finance committees are doing. At this time, the only proposed changes will be for this Committee. To the extent changes are approved by this Town Meeting, this Committee expects its Charge will be similarly updated.

Article 35: Resolution to Request Warrant Articles to be Accompanied by Financial Projections (Citizens Article)	Funds Requested	Funding Source	Committee Recommends
	N/A	N/A	Indefinite Postponement (6-0)

“To see if the Town will vote to pass a resolution strongly encouraging authors of warrant articles to present accompanying data with their motions showing the expected financial impact of their motion along with explicit assumptions to facilitate the evaluation of their motion by town meeting, or act in any other manner in relation thereto.

“DESCRIPTION: The purpose of this resolution is to establish an expectation that warrant articles should be presented with reasonably standard impact statements so town meeting members can quickly and more completely assess related motions.”

(Town Warrant)

This Committee found the proponent’s intent to be over-reaching as it entailed an extra level of reporting to Town Meeting that was not considered worthwhile; however, there were valid enhancements which could be identified for consideration during the project-definition-and-review process. This Committee advised the proponent of how he could recommend including those enhancements in the Town’s instructions to the Departments and Offices for completion of the Capital Improvement Project (CIP)—an approach that justifies Indefinite Postponement of this Article.

Appendix A: Information on the Town's Current Specified Stabilization Funds

Review of Lexington's Specified Stabilization Funds for Applicability to the Lexington Capital Expenditures Committee's Reports to a Lexington Town Meeting				
Town Warrant, Town of Lexington, for 2018 Annual Town Meeting on March 26, 2017, signed February 12, 2018 Article 26: ESTABLISH, DISSOLVE AND APPROPRIATE TO AND FROM SPECIFIED STABILIZATION FUNDS				
"To see if the Town will vote to create, amend, dissolve, rename and/or appropriate sums of money to and from Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of: (a) Section 135 Zoning By-Law, (b) Traffic Mitigation, (c) Transportation Demand Management/Public Transportation, (d) School Bus Transportation, (e) Special Education, (f) Center Improvement District; (g) Debt Service, (h) Transportation Management Overlay District, (i) Capital; (j) Payment in Lieu of Parking; (k) Avalon Bay School Enrollment Mitigation Fund; (l) Visitor Center Capital Stabilization Fund; (m) Affordable Housing Capital Stabilization Fund; and (n) Water System Capital Stabilization Fund; determine whether the money shall be provided by the tax levy, by transfer from available funds, from fees, charges or gifts or by any combination of these methods; and further, to accept paragraph four of Section 5B of Chapter 40 of the Massachusetts General Laws, dedicating certain fees, charges, gifts or receipts to a stabilization fund; or act in any other manner in relation thereto."				
Warrant		Town Meeting (ATM=Annual; STM=Special)		Capital Related
Sequence	Name	Created	Purpose	
(a)	Section 135 Zoning By-Law	2007 ATM, Art 39	"for the purpose of financing public improvements pursuant to Section 135 of the Code of Lexington"	Yes
(b)	Traffic Mitigation	2007 ATM, Art 39	"for the purpose of financing traffic mitigation projects pursuant to conditions of special permits issue by the Town"	Yes
(c)	Transportation Demand Management/Public Transportation	2007 ATM, Art 39, & repurposed under 2016 ATM, Art 21b	"for the purpose of supporting the planning and operations of transportation services to serve the needs of town residents and"	No
(d)*	School Bus Transportation	2007 ATM, Art 39	"for the purpose of supporting transportation of students to and from school on a daily basis"	No
(e)	Special Education	2008 ATM, Art 24	None stated when created, but Appropriation Committee Report to that Town Meeting says "for setting aside reserves to help cover unexpected out-of-district Special Education expenses that exceed budget"	No
(f)	Center Improvement District	2009 ATM, Art 25	"to fund needed improvements in Lexington Center"	Yes (some actions)
(g)	Debt Service	2009 ATM, Art 26	"for the purpose of paying a portion of the debt service on certain outstanding bonds of the Town issued for the purpose of the Diamond Middle School, Clarke Middle School and High School construction projects"	Yes
(h)	Transportation Management Overlay District	2011 ATM, Art 20	"for the purpose of financing transportation infrastructure improvements per Section 135-43C of the Code of the Town of Lexington"	Yes
(i)	Capital	2012 STM 19 Nov, Art 3, & renamed under 2015 ATM, Art 26e	Originally name "Capital Projects/Debt Service Reserve/Building Renewal Fund"; purposes remained the same when renamed	Yes
(j)	Payment in Lieu of Parking	2017 ATM, Art 24	"for the purpose of management, construction and acquisition of public parking and related improvements, including bicycle and pedestrian accommodations serving Lexington"	Yes (some actions)
(k)*	Avalon Bay School Enrollment Mitigation Fund	2011 ATM, Art 20	"to mitigate the cost of students attending the Lexington Public Schools who reside at Avalon Bay"	No
(l)**	Visitor Center Capital	2018 ATM, Art 26	"for the purpose of funding the capital improvements and replacement of the Visitors Center" <i>[tentative]</i>	Yes
(m)**	Affordable Housing Capital	2018 ATM, Art 26	"for the purpose of funding affordable/community housing construction, renovation, and associated land acquisition or easements" <i>[tentative]</i>	Yes
(n)**	Water System Capital	2018 ATM, Art 26	"for the purpose of funding capital improvements of the water-distribution system" <i>[tentative]</i>	Yes

*Currently inactive; zero balance. Expect to be dissolved at 2018 Annual Town Meeting.

**Establishment being requested.

Appendix B: Summary of Warrant-Article Recommendations

*Abbreviations: RF = Revolving Fund; CPF = Community Preservation Fund;
EF = Enterprise Fund; RE = Retained Earnings; GF = General Fund;
SF = Stabilization Fund; TBD = To Be Determined; ATM = Annual Town Meeting;
STM = Special Town Meeting; R&CP = Recreation & Community Programs;
TMOD = Transportation Management Overlay District; N/A = Not Applicable;
PEG = Public, Educational, and Governmental Access Channels*

Article	Description	Town Request	Funding Source	CEC Difference
10(a)	Conservation Land Acquisition	IP		
10(b)	Community Center Sidewalk	\$365,000	CPF (Cash)	
10(c)	Archives & Records Management/Conservation & Preservation	\$20,000	CPF (Cash)	
10(d)	9 Oakland Street Renovation & Re-Use	\$200,000	CPF (Cash)	
10(e)	Public Grounds Irrigation Improvements	\$100,000	\$60,000 GF (FC) + \$40,000 CPF (Cash)	
10(f)	Playground Replacement Program—Bowman	\$302,000	CPF (Cash)	
10(g)	Athletic Field Lighting	\$975,000	CPF (Cash)	
10(h)	Center Track and Field Reconstruction	\$3,340,000	\$2,829,000 CPF (Debt) + \$511,000 GF (Debt)	
10(i)	Old Reservoir Bathhouse Design	\$75,000	CPF (Cash)	
10(j)	Lowell Street—Farmview Affordable Housing Supplemental Funds	\$1,400,000	CPF (Cash)	
10(k)	CPA Debt Service	\$2,314,516	CPF (Cash)	
10(l)	CPA Administrative Budget	\$150,000	CPF (Cash)	
11	Westview Cemetery Building Construction	\$3,040,000	GF (Debt) with debt service from Sale of Cemetery Lots Special RF	Disapprove
12	Lexington Children's Place Construction	\$11,997,842	GF (Proposition 2½ Excluded Debt)	
13	45 Bedford Street Fire Station Replacement Construction	\$18,820,700	GF (Proposition 2½ Excluded Debt)	
14	Lexington Police Station Rebuild—Design	\$1,862,622	GF (Candidate for Proposition 2½ Excluded Debt)	
15	Pine Meadows Equipment	\$60,000	R&CP EF (RE)	
16(a)	Hydrant Replacement Program	\$150,000	\$75,000 GF (FC) + \$75,000 Water EF (RE)	
16(b)	Storm Drainage Improvements and NPDES compliance	\$340,000	GF (FC)	
16(c)	Comprehensive Watershed Stormwater Management Study and Implementation	\$390,000	GF (FC)	
16(d)	Townwide Culvert Replacement	\$390,000	GF (FC)	
16(e)	Center Streetscape Improvements	IP		
16(f)	Automatic Meter Reading System	IP		
16(g)	Sidewalk Improvement	\$800,000	GF (Debt)	
16(h)	DPW Equipment Replacement	\$1,069,500	\$1,039,500 GF (Debt) + \$30,000 Water EF (RE)	
16(i)	Townwide Signalization Improvements	\$1,100,000	GF (Debt)	
16(j)	Pelham Road Sidewalk and Roadway Improvements	\$1,400,000	GF (Debt)	
16(k)	Street Improvements	\$2,600,000	GF (Cash) (\$973,796 Chapter 90 funds do not need appropriation)	
16(l)	Hartwell Area TMOD Plan Update	\$50,000	TMOD SF	
16(m)	Transportation Mitigation	\$100,000	GF (FC)	
16(n)	Municipal Technology Improvement Program	\$200,000	GF (FC)	
16(o)	Application Implementation	\$390,000	GF (FC)	
16(p)	Network Core Equipment Replacement	\$350,000	GF (FC)	
16(q)	Public Safety Radio Console Replacement	\$370,000	GF (FC)	

Continued on next page

Summary of Warrant-Article Recommendations (continued)

Article	Description	Town Request	Funding Source	CEC Difference
17	Water Distribution System Improvements	\$1,000,000	Water EF (Debt)	
18(a)	Sanitary Sewer System Investigation and Improvements	\$1,000,000	Wastewater EF (Debt)	
18(b)	Pump Station Upgrades	\$800,000	Wastewater EF (Debt)	
19	LPS Technology Capital Request	\$1,715,300	GF (Debt)	
20(a)	Selectmen's Meeting Room High Definition Broadcasting Upgrade	\$44,800	PEG Special Revenue Fund	
20(b)	Public Facilities Bid Documents	\$100,000	GF (FC)	
20(c)(1)	Building Flooring Program	\$125,000	GF (FC)	
20(c)(2)	School Paving Program	\$236,890	GF (FC)	
20(d)	Public Service Building Vehicle Storage Area - Floor Drainage System	\$157,000	GF (FC)	
20(e)	Municipal Building Envelopes and Systems	\$198,893	GF (Cash)	
20(f)	Community Center Campus Expansion	\$250,000	R&CP EF (RE)	Disapprove
20(g)	School Building Envelopes and Systems Program	\$227,755	GF (FC)	
20(h)	LHS Security Upgrade	\$338,600	GF (FC)	
20(i)	Public Facilities Mechanical/Electrical System Replacements	\$544,500	GF (Debt)	
22	Visitors Center	\$4,700,000	\$200,000 GF (FC) + \$4,500,000 GF (Debt)	\$200,000 (placekeeper) †
23	Visitors Center (Citizen Article)	IP		IP
24	Post Employment Insurance Liability Fund	\$1,842,895	\$750,000 GF (Cash) + \$1,079,721 GF (FC) + \$9,089 Water EF (Cash) + \$4,085 Wastewater EF (Cash)	Commentary Only
25	Rescind Prior Borrowing Authorizations	\$552,798.50	Multiple Appropriations	
26	Establish, Dissolve and Appropriate To/From Specified SF (only capital related)			
	Deposit	\$3,415,331	\$2,883,246 GF (Cash) + \$532,085 GF (FC)	
	Withdraw debt service of in-levy debt	(\$573,500)	Capital SF	
	Withdraw debt service of exempt debt	(\$4,500,000)	Capital SF	
27	Appropriate to SF	IP		
28	Appropriate from Debt Service SF	\$124,057	Debt Service SF	
30	Amend FY2018 Operating, Enterprise and CPA Budgets (Enterprise & CPA only)	N/A	N/A	
31	Appropriate for Authorized Capital Improvements	N/A	N/A	
32	Amend General Bylaw Regarding Financial Committees (Citizens Article)	N/A	N/A	
35	Resolution to Request Warrant Article to be Accompanied by Financial Projections	N/A	N/A	Only if not IP
	Total (does not include TBD)	\$57,780,984		See Above

† Pending decision by the Board of Selectmen on the final dollar amount. See Article's explanation on Page 58.