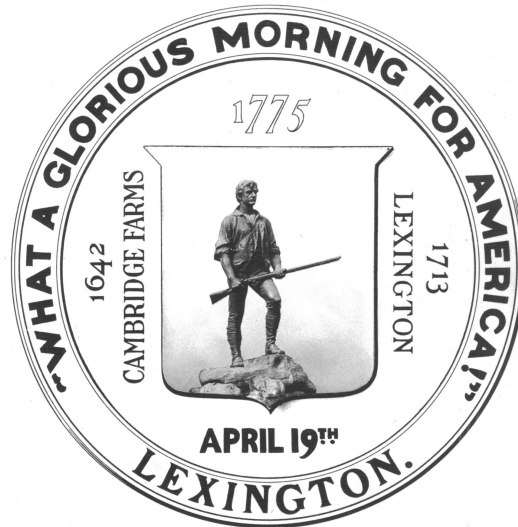


CAPITAL EXPENDITURES COMMITTEE

TOWN OF LEXINGTON



REPORT TO THE 2020 ANNUAL TOWN MEETING (ATM)

Released March 26, 2020

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**Summary of Warrant Articles Addressed
is Appendix C at the end of the report
and also identifies any Sub-Articles**

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CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

Foreword

We encourage you to read our report, in full or in part, and to use it as a resource to:

Get details on a particular Capital or Community Preservation Act (CPA) Article. Use the Table of Contents or the Summary on the inside back cover to locate the Article in the second part of this report, and then read the description from the Town's Recommended Budget & Finance Plan (Brown Book) as well as any supplemental information we include to further explain the project.

Get context and historical perspective on a department or a Capital project. Locate the department or project in the front section of this report to read about it and see a five-year funding history.

See what Capital spending might look like in the future. Refer to this Committee's Five-Year Capital Plan (5YCP) starting on Page 10.

This Committee has done extensive review of the FY2021 Capital and CPA Motions that will be presented to you during this Annual Town Meeting (ATM). These requests total \$25.6 million. There will also be an additional request at a Special Town Meeting this fall to fund the Lexington Police Headquarters¹ Reconstruction, estimated at \$25.5 million, for a total of \$51.1 million. Notably, this year you will not find any disagreement by this Committee with these Capital and CPA Motions, which we think is a tribute to Town Manager Jim Malloy, his staff, and the Boards and Committees with whom we deliberated leading up to this ATM. We are grateful for the collaborative effort that has done a fine job of pruning several of the lower priority Capital projects that were brought forward this past fall.

Over the past summer, the staff and finance committees set forth a series of financial policies that were deemed fiscally prudent in order to maintain a structurally sound budget. But, during that collaborative "summit" process it became clear that we would have to relax some of these recommendations in order to achieve a balanced, level-service, school budget. It pointed out two real-world, concerning issues: (1) we likely will experience a similar structure problem during FY2022 planning and beyond, and (2) we had to reduce contributions in several areas, including the Capital Stabilization Fund, the latter of which significantly reduces our ability to mitigate the tax-impact of financing large, essential, capital projects in future years.

One of our statutory roles is to publish our 5YCP mentioned above. We start with the five years of financing and related actions—for FY2021–FY2025—cited in the Brown Book. Beyond those numbers, our 5YCP also reflects changes we believe are justified, along with notations on the bases for those changes.

For this year's 5YCP, one significant change is to recognize the follow-on design and construction funding for the Lexington High School (LHS) reconstruction/rebuild project, beyond the included FY2022 funding of a feasibility study, would be within the span of this Capital Plan. See the further discussion of that change in the introduction to our 5YCP on Page 10. The LHS project, expected to run into hundreds of millions of dollars, will cause a substantial hike in the Town's tax bills. Because of the uncertainty in the design and construction costs, we can only include a "To be Determined" (TBD) for these costs in our 5YCP, but we do so to explicitly recognize the importance of the project to the Town's financial planning.

It is obviously too early for this Committee to take a position on any LHS plans, other than to say that they must be fully integrated into the Town's financial modeling. There is no magic solution to avoiding this. LHS is a keystone in our superb school system and, with the number of students involved, curriculum changes are not going to provide a solution, or be acceptable to our residents. So let's not pull any punches: As noted above, the LHS project will be very expensive!

Finally, bear in mind that this Committee is appointed by the Town Moderator and chartered to advise Town Meeting. We take that charter seriously. While we work collegially with other Boards and Committees, our recommendations represent what we believe to be in the best interests of our Town, and are offered for consideration by you, Town Meeting. We hope you will find this report useful.

¹ Both "Headquarters" and "Station" are used by the Town; this Committee will use "Headquarters".

The Mission of the Capital Expenditures Committee

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

- D. Each year the Capital Expenditures Committee shall request and receive from the Town Manager information on all capital expenditures requested by Town boards and departments 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.
- E. The Committee shall prior to each Town 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, the approximate schedule for the funding of each recommended project to the extent practical, and its recommendations on policies with either a direct or indirect effect on capital matters. 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 2020 Annual Town Meeting, January 27, 2020. “Brown Book” refers to the “Town of Lexington Fiscal Year 2021 Recommended Budget & Financing Plan”, February 21, 2020. 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 position which will be in added text. (In any case where we are not unanimous in an Approval recommendation to Town Meeting there will be comments.) If there are comments we intend to speak when called upon for our position, 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.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

Summary of FY2021 Capital-Budget Requests

Note: The CEC Approves all the Requests

IP = Indefinite Postponement N/A = Not Applicable

Article	Categories	Requests					
		General Fund		Enterprise Funds ²	CPF ³	Approp. & Auth. Other ⁴	Total
		Debt	Cash ¹				
Land Use, Health and Development							
10(k)	Parker Meadow Accessible Trail Construction				\$ 551,026		\$551,026
10(e)	Daisy Wilson Meadow Restoration				\$ 22,425		\$22,425
10(f)	Wright Farm Site Plan & Design				\$ 69,000		\$69,000
10(d)	Conservation Land Acquisition						IP
12(j)	Transportation Mitigation - Transportation Safety Group					\$16,504	\$16,504
	Subtotals Land Use, Health and Development	\$0	\$0	\$0	\$642,451	\$16,504	\$658,955
Public Safety							
12(a)	Ambulance Replacement		\$325,000				\$325,000
Culture and Recreation							
11(a)	Pine Meadows Clubhouse Renovation			\$100,000			\$100,000
10(g)	Athletic Facility Lighting				\$450,000		\$450,000
10(i)	Park and Playground Improvements				\$95,000		\$95,000
10(j)	Park Improvements - Athletic Fields				\$370,000		\$370,000
10(h)	Park Improvements - Hard Court Resurfacing				\$100,000		\$100,000
11(b)	Pine Meadows Equipment			\$80,000			\$80,000
12(b)	Athletic Fields Feasibility Study		\$100,000				\$100,000
	Subtotals Culture and Recreation	\$0	\$100,000	\$180,000	\$1,015,000	\$0	\$1,295,000
Public Facilities							
16(c)	Public Facilities Master Plan		\$100,000				\$100,000
16(a)	Police Outdoor/Indoor Firing Range - Hartwell Avenue		\$125,000				\$125,000
16(b)	Center Recreation Complex Bathrooms & Maintenance Building Renovation		\$100,000				\$100,000
16(d)	LHS Science Classroom Space Mining		\$150,000				\$150,000
16(e)	Townwide Roofing Program	\$2,010,152					\$2,010,152
16(f)	School Building Envelopes and Associated Systems		\$239,285				\$239,285
16(g)	Municipal Building Envelopes and Associated Systems		\$208,962				\$208,962
16(h)(1)	Building Flooring Program		\$125,000				\$125,000
16(h)(2)	School Paving and Sidewalk Program		\$125,000				\$125,000
16(i)	Public Facilities Bid Documents		\$100,000				\$100,000
16(j)	Public Facilities Mechanical/Electrical System Replacements		\$672,000				\$672,000
16(k)	Westview Cemetery Building ⁵	\$3,290,000					\$3,290,000
Fall STM	Lexington Police Headquarters Reconstruction ⁶	\$25,544,742					\$25,544,742
	Subtotals Public Facilities	\$30,844,894	\$1,945,247	\$0	\$0	\$0	\$32,790,141
Public Works							
12(i)	New Sidewalk Installations		\$280,000				\$280,000
10(c)	Battle Green Master Plan - Phase 3				\$317,044		\$317,044
12(f)	Equipment Replacement	\$1,038,000		\$55,000		\$275,000	\$1,368,000
12(h)	Street Improvements ⁷		\$2,634,022				\$2,634,022
12(d)	Storm Drainage Improvements and NPDES compliance		\$385,000				\$385,000
12(c)	Hydrant Replacement Program		\$75,000	\$75,000			\$150,000
12(e)	Sidewalk Improvement	\$800,000					\$800,000
12(g)	Townwide Signalization Improvements		\$125,000				\$125,000
14(a)	Sanitary Sewer System Investigation and Improvements			\$900,000		\$100,000	\$1,000,000
14(b)	Pump Station Upgrades			\$401,200			\$401,200
13	Water System Improvements			\$2,000,000		\$200,000	\$2,200,000
	Public Works Sub-Totals	\$1,838,000	\$3,499,022	\$3,431,200	\$317,044	\$575,000	\$9,660,266
Lexington Public Schools							
15	LPS Technology Program		\$ 1,299,246				\$1,299,246
Information Services							
12(k)	Municipal Technology Improvement Program		\$100,000				\$100,000
12(l)	Application Implementation		\$325,000				\$325,000
12(m)	Phone Systems & Unified Communication		\$150,000				\$150,000
	Information Services Sub-Totals	\$0	\$575,000	\$0	\$0	\$0	\$575,000

(Continued on next page)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

Summary of FY2021 Capital-Budget Requests (continued)

Article	Categories	Requests					
		General Fund		Enterprise Funds ²	CPF ³	Approp. & Auth. Other ⁴	Total
		Debt	Cash ¹				
	Town Manager						
10(b)	Lady of Lexington Painting Restoration				\$9,000		\$9,000
	Town Clerk's Office						
10(a)	Archives & Records Management/Records Conservation & Preservation				\$20,000		\$20,000
	Non-Governmental Projects						
10(m)	Vine Street Affordable Housing (LexHAB)				\$100,000		\$100,000
10(l)	Greeley Village Community Center Preservation (LHA)				\$130,000		\$130,000
	Non-Governmental Projects Sub-Totals	\$0	\$0	\$0	\$230,000	\$0	\$230,000
	Government (Other)						
18	Rescind Prior Borrowing Authorizations						N/A
19	Establish, Dissolve Appropriate To and From Specified Stabilization Funds	<i>See that Article on Page 60 for the deposits and the withdrawals at this Annual Town Meeting regarding two of the Specified Stabilization Funds.</i>					
20	Appropriate from Debt Service Stabilization Fund					\$124,057	\$124,057
22	Amend FY2020 Operating, Enterprise and CPA Budgets ⁸				Add \$503,092		N/A
23	Appropriate for Authorized Capital Improvement						IP
10(n)	Community Preservation Committee Debt Service				\$3,968,594		\$3,968,594
10(o)	Community Preservation Committee Administrative Budget				\$150,000		\$150,000
	Government (Other) Sub-Totals	\$0	\$0	\$0	\$4,118,594	\$124,057	\$4,242,651
	Grand Totals	\$32,682,894	\$7,743,515	\$3,611,200	\$6,352,089	\$715,561	\$51,105,259

¹ All types of General Fund. For the specific types, see the Summary in Appendix C or the Warrant-Article Explanations and Recommendations starting on Page 41.

² Includes use of retained earning and debt. For specific types, see the Summary in Appendix C or the Warrant-Article Explanations and Recommendations starting on Page 41.

³ Includes both cash & debt appropriations.

⁴ Includes 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, Rescinded Prior Borrowing Authorizations (as negative numbers), TNC Special Revenue Fund, User Charges, and private funding.

⁵ Debt service partially funded from Sale of Cemetery Lots Fund (SCLF) and GF (Cash) with portion of Burial revenue and tax levy. To reduce the overall GF contribution, the SB has chosen the funding plan using the current balance of the SCLF (\$600,000) to cash finance part of the \$3.29 million cost of the project and bond the remaining \$2.69 million. The debt service would be jointly funded by later funds in the SCLF and, after first two GF contributions, a continuing diminishing contribution through the 15th year of the 20-year term of the bond.

⁶ As the Lexington Police Headquarters Reconstruction is not in the Warrant for the 2020 ATM, but rather a fall STM, see Page 30 for the discussion of that project.

⁷ Does not include the State's Chapter 90 funds (\$1,072,681) that do not need to be appropriated.

⁸ CPA budget increased as State supplemental distribution made to Lexington's CPF in January of this year.

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, are greater than \$25,000; and have 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 (CEC):

- 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 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, advise, and consult staff members in various departments and with other public committees—notably in budget summits with the Select Board (SB)², the Appropriation Committee, and the School Committee—in an effort to shape a responsible capital budget for Lexington.

Please note these important caveats:

- All cost figures are estimates and may 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 large capital projects 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. Costs outside the Proposition 2½ tax-levy limit are financed, 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.

This Committee applauds the Town departments' emphasis on continual infrastructure maintenance and upgrades. 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.

² As of January 14, 2020, Select Board (SB) is the new name for what had been the Board of Selectmen (BoS). Although there are matters in this report that happened while that Town executive body was the BoS, to avoid confusion those are also identified in this report as the SB.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

The Projects Agenda

The following are big-ticket items being considered in Lexington. Except for the first three items identified by the SB 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 Articles 16(d, f & h).)
- **Fire Station Headquarters**—Replacement (in progress and nearly completed)
- **Police Headquarters**—Replacement (To be addressed in the Fall Special Town Meeting)
- **Carriage House** (next to Lexington Community Center)—Determine Use and Renovation
- **Community (Affordable) Housing**—Development and Acquisition (See Article 10(l & m).)
- **Conservation/Open Space Land**—Acquisition and Enhancement (See Article 10(d, e, f & k).)
- **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. (For the on-going action, see Page 30 under Public Facilities.)
- **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(g, h, i, & j), 11, 12(b), and 16(b).)
- **Roads**—A continuing need (See Article 12(h).)
- **Sidewalks**—A continuing improvement need (see Article 12(e)) and new sidewalks (see Article 12(i)).
- **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 12(j).) (Actions taken are often an element of road-related projects, rather than being solely to achieve specific mitigation)
- **Westview Cemetery**—Replace the maintenance building with potential got adding a crematory or another adjacent facility at a later date (See Article 16(k).)

The SB, School Committee (SC), CPC, and Permanent Building Committee (PBC) 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 Townwide Facility Master Plan—that will incorporate Schools and Municipal Plans—is still a work in progress (see Article 16(c)), but each component Plan completed will contribute to that process.

The Community Preservation Act (CPA)

In March, 2006, Lexington voted to adopt the CPA—an opt-in, State funding mechanism for selected purposes. 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)-(o).)

Each community opting in to the Act voluntarily adds a surcharge of 1% to 3% on its municipal taxes to fund its Community Preservation Fund (CPF). Lexington adds 3%. Under the statute, each CPA municipality is then eligible for annual supplemental State funding proportional to its level of surtax. The original state supplement was intended to "match" the total of each municipality's surcharge receipts at 100%, but as more municipalities opted in to the program, the supplement level to each has diminished. When the initial distribution to towns is less than 100%, the State does a second, and potentially a third, round calculation to determine the final supplemental funding for those communities that have adopted

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

the maximum 3% surcharge. (See the Table below for the supplemental distributions received by Lexington for each of the years it has participated in the CPA, including the projection for FY2020.)

This table reflects Lexington's actual State, supplemental, receipts since adopting the CPA, along with a projection for FY2021:

Year in which supplement received	Prior-Year's CPA Surcharge Collected ¹	State Supplement Percentage				Total Supplement 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
FY2019 (Actual) ⁸	\$4,659,786	19.0%	0.5%	0.3%	19.8%	\$922,256
FY2020 (Actual) ⁹	\$4,911,223	23.9%	0.6%	0.4%	24.8%	\$1,219,950
Total Actual:	\$47,453,223			Received to date:	34.6%	\$16,439,750
FY2021 (Projected) ¹⁰	\$5,105,000	TBD	TBD	TBD	27.0%	\$1,380,000
Totals including projected:	\$52,558,223				33.9%	\$17,819,750

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

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

³ The Total Supplement Amount reflects 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 Supplement Amount reflects 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 Supplement Amount reflects 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 up to a \$10 million addition from any 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 up to a \$10 million addition from any surplus, there was no subsequent State infusion into the State's CPA Trust Fund. The Total Supplement Amount includes a \$168 deduction as an adjustment due to an update to FY2017 data after last year's distribution was made.

⁸ The Total Supplement Amount reflects a \$10 million addition to the State's CPA Trust Fund because the State finished FY2018 with a surplus of at least that amount—thereby permitting the maximum amount authorized by the State Legislature to go into that Fund.

⁹ The Total Supplement Amount reflects a \$20 million addition to the State's CPA Trust Fund because the State finished FY2019 with a surplus of at least that amount—thereby permitting the maximum amount authorized by the State Legislature to go into that Fund. Of that addition, \$17,901,300 was distributed to the municipalities which had adopted to CPA. Lexington received \$503,902 which increased the percentage of the surcharge from 14.6% to the 23.8% shown.

¹⁰ The projected percentage is based on 2 months prior to the already legislated increase in fees at the Registries of Deeds at 12% and 10 months after the implementation of those fees at 30%. Not included would be any further increase resulting from the State deciding to infuse the State's CPA Trust Fund with additional funding from a prior-year budget surplus, if any.

The funds available for these State supplements are taken from a surcharge on the transaction fees charged by the State's Registries of Deeds and vary from year to year with the level of activity at those Registries. For the past seven years, the State has allocated additional funds to the State Community Preservation Act Trust Fund (CPATF) if the State's prior-year's budget ended with a surplus. However, the State's budgets did not always end with a surplus. (See the footnotes to the above table.)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

The FY2020 Budget for Massachusetts, passed last year, provides for increases in registry fee surcharges which fund the CPATF with a goal to raise matching funds to approximately 30% of each municipal net surcharge. Additionally, the budget provides that any annual State budget surplus funds will first be distributed to the MA Life Sciences Investment Fund up to \$10 million, and second to the CPATF up to \$20 million. This CPATF allocation will also be distributed according to a formula to each municipality that has opted in to the CPA. Currently there are 176 communities participating in the CPA, and a number of others are considering campaigns to adopt it.

The Lexington CPF receives the annual receipts from our local surcharge, State supplement, and interest on the balance in our Town's CPF. Under the statute, 10% of the total each year is allocated to each of the following categories: Community Housing, Historic Resources, and Open Space. The remaining 70% of this income 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.

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 for a given project (cash or debt). This Committee gives our recommendation on each of the projects put before the Town Meeting.

See the report of the CPC for information on how Lexington has spent the funds from its CPF since 2007.

The projected available CPF cash is not a limitation on what the CPC can recommend to Town Meeting for spending approval. The method of paying for projects recommended by the CPC can—and often does—include issuing debt instruments which are then paid over the term of the borrowing using the CPF. This Committee recommends 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 reserves for 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). If a project relies on such debt, it is the Town's practice that each year's debt service will be paid from any funds remaining in the reserve category under which that project was eligible—whether or not initially financed from that reserve—before use of other available funds. 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(n).)

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 one 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.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

The CPC carefully husbands available funds, and this year approved only projects which could be funded with current income and funds on hand, after debt service and its administrative costs. The goal was to avoid any further borrowing until a substantial portion of the current obligations was retired. The CPC anticipates that it will have a fund balance of \$5,244,361 after payment for all projects proposed to this year's Town Meeting (assuming all pass), its debt-service obligation, and allocation for its administrative needs. While the recent policy of the CPC has been to maintain a fund balance of approximately \$2 million, the CPC considers that potential large projects in the near future make it advisable to keep a larger balance on hand.

The Town, the CPC, and this Committee are mindful of the additional taxes which the CPA impose on our community at a time when our tax burden is projected to rise in order to pay for essential capital projects like the Police Headquarters and a new or renovated Lexington High School. To lessen the impact on Lexington households, particularly those with smaller homes, the Town has adopted a provision that exempts the first \$100,000 of home value from the CPA surcharge. Based on FY2020 calculations, the *average* additional tax burden per household from the CPA surcharge is \$424.20 per year.

As is clear from the Table in this section, by choosing the maximum 3% surcharge, Lexington has received the maximum supplement paid from the State for every year since 2007. As of FY2020, the Town has received \$16,439,750. Had our participation been at the 1% level, not only would our initial proportional distributions have been lower, we would not have received the second and third round distributions, and our total supplemental receipts would have been less than a third of what they were. For relatively small contributions per household, the Town has realized enormous benefits, and will continue to do so, even with the lower percentage supplements of recent years. For these reasons this Committee continues to believe that Lexington should maintain its CPA participation at the 3% level, and that not to do so would be "penny wise and pound foolish."

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 for FY2021 under Article 10.

Enterprise Fund Projects

The Town operates three enterprise funds 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 General Fund (GF)—sourced by the tax levy. 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 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 Enterprise Fund (EF) or GF.

This Town Meeting will consider requests from the Departments that manage the Water, Sewer, and R&CP EFs. (See Articles 11-14.)

Revolving-Fund Projects

Revolving funds established under the provisions of Massachusetts General Laws (M.G.L.) Chapter 44, Section 53E½, must be authorized annually by Town Meeting vote. (As the Schools Food Service Revolving Fund was established, instead, under M.G.L. 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.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

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 FY2021.

Five-Year Capital Plan

The table and its footnotes on the next four pages summarize this Committee's five-year capital plan. It reflects the expected FY2021 appropriations at the 2020 ATM, a possible 2020 late Spring or Summer Special Town Meeting (STM) [due to COVID-19 minimalization of the 2020 ATM], the 2020 Fall STM, and the FY2022–FY2025 requests that this Committee recommends. We started with the amounts and timing shown in the Brown Book, Page XI-4 for FY2021, and XI-21 & -22 for FY2022–FY2025. Those requests have been updated based on any information we received after it was published. Additionally, if we felt that the project was multi-phase and either Design & Engineering (D&E) or construction monies are anticipated, we have made additional entries or changes, even though no formal position has been taken by the Town. In that vein, there are important caveats to our 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 hundreds of millions of dollars of to-be-determined (TBD) entries, the total in this Committee's Plan for FY2022–FY2025 is just shy of \$104.8 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—with the Lexington High School renovation/reconstruction design & construction being larger than any single expense this Town has faced to this Committee's knowledge. Because of that High School project, the TBDs will swamp the total estimated amounts.
- The Capital Stabilization Fund (CSF) is receiving another, but more modest, appropriation for FY2021. For several years the Town has been building the resources of this Fund so that reserve can be used toward mitigation of the tax impact of the debt service from the capital projects. Given the current proposed and possible out-year projects in our Capital Plan, mitigating our debt service with the CSF will fully deplete that reserve before the debt service for the projects currently contemplated in this Plan are completed. (See the Foreword, on Page 1, 3rd full paragraph ["Over the past summer..."] which addressed why the much lower-than-planned contributions to the CSF has significantly reduced the Town's ability to mitigate the tax-impact of financing large, essential, capital projects in future years; see Article 19, on Page 60, for the requested FY2021 appropriation.)
- Because of the ongoing challenge the Town faces with regard to the renovation/replacement/renewal of its Capital Assets, this Committee is gratified to see the SB continue to refine a formal, Townwide, Facilities Master Plan—including a financing plan that also identifies the likely debt-exclusion referenda—with funding toward such a Master Plan in Article 16(c). 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 those 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 2020 ATM

CEC Five-Year Capital Plan (FY2021–FY2025) ¹						
Project	FY2021 Recommended	FY2022 Plan	FY2023 Plan	FY2024 Plan	FY2025 Plan	Non-TBD Totals
<i>Information Technology</i>						
Phone Systems & Unified Communication	\$150,000	\$100,000	\$90,000	\$80,000	\$60,000	\$480,000
Network Core Equipment Replacement		\$80,000	\$190,000		\$260,000	\$530,000
Municipal Technology Improvement Program	\$100,000	\$85,000	\$100,000	\$100,000	\$100,000	\$485,000
Network Redundancy & Improvement Plan		\$330,000	\$220,000	\$110,000	\$110,000	\$770,000
Application Implementation	\$325,000	\$150,000	\$75,000	\$75,000	\$75,000	\$700,000
Subtotals—Information Technology	\$575,000	\$745,000	\$675,000	\$365,000	\$605,000	\$2,965,000
<i>Town Clerk</i>						
Archives & Records Management/Records Conservation & Preservation	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
Subtotal—Town Clerk	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
<i>Town Manager</i>						
Lady of Lexington Painting Restoration	\$9,000					\$9,000
Subtotal—Town Manager	\$9,000	\$0	\$0	\$0	\$0	\$9,000
<i>Land Use, Health and Development</i>						
Conservation Land Acquisition		TBD				
Transportation Mitigation	\$16,504	\$100,000	\$100,000	\$100,000	\$100,000	\$416,504
Parking Lot Consolidation and Repaving (includes private lots) ²						
Willard's Woods Site Improvements		\$597,114				\$597,114
Daisy Wilson Meadow Restoration	\$22,425					\$22,425
West Farm Meadow Preservation		\$22,425				\$22,425
Wright Farm Site Plan & Design	\$69,000					\$69,000
Stone Building Use Analysis ³				TBD		
Subtotals—Land Use, Health and Development	\$107,929	\$719,539	\$100,000	\$100,000	\$100,000	\$1,127,468
<i>Fire & Rescue</i>						
Ambulance Replacement	\$325,000			\$325,000		\$650,000
Replace 2004 Pumper			\$625,000			\$625,000
Self-Contained Breathing Apparatus (SCBA)—Replacement ⁴		\$300,000				\$300,000
Portable Radio Replacement (also applies to Police) ⁵				TBD		
Subtotals—Fire & Rescue	\$325,000	\$300,000	\$625,000	\$325,000	\$0	\$1,575,000
<i>Police</i>						
Portable Radio Replacement (also applies to Fire & Rescue) ⁵				TBD		
Subtotals—Police	\$0	\$0	\$0	\$0	\$0	\$0
<i>Library</i>						
Cary Library Children's Room Renovation ⁶		\$5,750,000				\$5,750,000
Subtotals—Library	\$0	\$5,750,000	\$0	\$0	\$0	\$5,750,000
<i>Public Facilities</i>						
Public Facilities Master Plan	\$100,000					\$100,000
Police Outdoor/Indoor Firing Range - Hartwell Ave.	\$125,000		\$4,900,000			\$5,025,000

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CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

CEC Five-Year Capital Plan (FY2020–FY2024) ¹ (continued)						
Project	FY2021 Recommended	FY2022 Plan	FY2023 Plan	FY2024 Plan	FY2025 Plan	Non-TBD Totals
Townwide Roofing Program	\$2,010,152	\$200,934	\$5,626,693	\$2,177,880	\$2,976,191	\$12,991,850
School Building Envelopes and Associated Systems	\$239,285	\$245,199	\$251,400	\$257,684	\$264,127	\$1,257,695
Municipal Building Envelopes and Associated Systems	\$208,962	\$214,186	\$219,540	\$225,029	\$230,655	\$1,098,372
Building Flooring Program	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
School Paving & Sidewalk Program	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
Public Facilities Bid Documents	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Public Facilities Mechanical/Electrical System Replacements	\$672,000	\$728,000	\$788,500	\$850,000	\$919,706	\$3,958,206
Lexington High School—New or Rehabilitation ⁷		\$1,825,000	TBD	TBD	TBD	\$1,825,000
Westview Cemetery Building Construction	\$3,290,000					\$3,290,000
Lexington Police Station Reconstruction ⁸	\$25,544,742					\$25,544,742
LHS Science Classroom Space Mining	\$150,000		\$200,000			\$350,000
Center Recreation Complex Bathrooms & Maintenance Building Renovation	\$100,000	\$750,000				\$850,000
Debt Service Stabilization ⁹	\$124,057	\$124,057	\$184,416			\$432,530
Subtotals—Public Facilities	\$32,914,198	\$4,437,376	\$12,520,549	\$3,860,593	\$4,740,679	\$58,473,395
<i>Public Works</i>						
Massachusetts Avenue/Woburn Street Intersection Improvement ¹⁰					TBD	
Battle Green Master Plan - Phase 3	\$317,044					\$317,044
New Sidewalk Installations ¹¹	\$280,000	\$650,000	\$940,000		\$3,250,000	\$5,120,000
DPW Equipment Replacement	\$1,368,000	\$1,315,000	\$1,432,000	\$1,260,000	\$1,205,000	\$6,580,000
Street Improvements (without Chapter 90 funds) ¹²	\$2,634,022	\$2,651,674	\$2,669,767	\$2,688,312	\$2,707,321	\$13,351,096
Bedford and Hartwell Ave Long Range Transportation Improvements ¹³				\$1,580,000		\$1,580,000
Storm Drainage Improvements and NPDES compliance	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$1,925,000
Sanitary Sewer System Investigation and Improvements	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000
Hydrant Replacement Program	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Pump Station Upgrades	\$401,200	\$298,000	\$50,000			\$749,200
Comprehensive Watershed Stormwater Management Study and Implementation		\$390,000	\$390,000	\$390,000	\$390,000	\$1,560,000
Water System Improvements	\$2,200,000	\$2,200,000	\$2,200,000	\$2,530,000	\$3,040,000	\$12,170,000
Sidewalk Improvement	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$4,000,000
Townwide Culvert Replacement		\$390,000	\$390,000	\$390,000	\$390,000	\$1,560,000
Townwide Signalization Improvements	\$125,000	\$125,000	\$50,000	\$55,000		\$355,000
Municipal Parking Lot Improvements (rear Police HQ & extending) ¹⁴			\$40,000	\$480,000		\$520,000
Hartwell Avenue Compost Site Improvements		\$200,000				\$200,000
Battle Green Streetscape Improvements		\$3,000,000				\$3,000,000
Public Parking Lot Improvement Program (behind Depot Square) ¹⁴			\$100,000	\$500,000	\$500,000	\$1,100,000
Cemetery Projects		\$413,250				\$413,250
Staging for Special Events ¹⁵		\$55,000				\$55,000

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CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

CEC Five-Year Capital Plan (FY2020–FY2024) ¹ (continued)						
Project	FY2021 Recommended	FY2022 Plan	FY2023 Plan	FY2024 Plan	FY2025 Plan	Non-TBD Totals
Street Acceptance			TBD			
Public Grounds Irrigation Improvements				\$200,000		\$200,000
Subtotals—Public Works	\$9,660,266	\$14,022,924	\$10,596,767	\$12,408,312	\$13,817,321	\$60,505,590
<i>Culture & Recreation</i>						
Pine Meadows Improvements			\$60,000		\$100,000	\$160,000
Recreation Community Needs Assessment ¹⁶			TBD			
Athletic Fields Feasibility Study ¹⁶	\$100,000			TBD		\$100,000
Park and Playground Improvements	\$95,000	\$105,000	\$70,000	\$95,000	\$755,000	\$1,120,000
Park Improvements - Athletic Fields	\$370,000	\$128,750	\$195,000	\$200,000		\$893,750
Continued on next page						
Pine Meadows Equipment	\$60,000		\$75,000	\$75,000	\$50,000	\$260,000
Park Improvements - Hard Court Resurfacing	\$100,000		\$1,730,000			\$1,830,000
Outdoor Pickleball Court Construction ¹⁷				TBD		
Cricket Field Construction ¹⁷				TBD		
Community Center Campus Expansion ¹⁸						\$0
Athletic Facility Lighting	\$450,000					\$450,000
Pine Meadows Clubhouse Renovation	\$100,000	\$950,000				\$1,050,000
Lincoln Park Field Improvements					\$1,200,000	\$1,200,000
Parker Meadow Accessible Trail Construction	\$551,026					\$551,026
Subtotals—Culture & Recreation	\$1,846,026	\$1,183,750	\$2,130,000	\$370,000	\$2,105,000	\$7,634,776
<i>Schools</i>						
LPS Technology Capital Request	\$1,299,246	\$1,177,046	\$1,335,186	\$1,397,810	\$1,297,846	\$6,507,134
Subtotals—Schools	\$1,299,246	\$1,177,046	\$1,335,186	\$1,397,810	\$1,297,846	\$6,507,134
<i>Non-Government</i>						
Greeley Village Community Center Preservation (LHA)	\$130,000					\$130,000
Vine Street Affordable Housing (LexHAB) ¹⁹	\$100,000		TBD			\$100,000
Subtotals—Non-Government	\$230,000	\$0	\$0	\$0	\$0	\$230,000
<i>Community-Wide</i>						
Future Conservation Land Acquisition ²⁰		TBD	TBD	TBD	TBD	
Future LexHAB Projects ²⁰		TBD	TBD	TBD	TBD	
Lexington Housing Authority Projects ²⁰		TBD	TBD	TBD	TBD	
Other Future CPF-Funded Projects ²⁰		TBD	TBD	TBD	TBD	
CPA Debt Service ²¹	\$3,968,594	\$1,949,550	\$1,866,600	\$1,788,900	\$681,200	\$10,254,844
CPA Administrative Budget ²¹	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Subtotals—Community-Wide	\$4,118,594	\$2,099,550	\$2,016,600	\$1,938,900	\$831,200	\$11,004,844
Grand Totals	\$51,105,259	\$30,455,185	\$30,019,102	\$20,785,615	\$23,517,046	\$155,882,207

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CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

FOOTNOTES

- ¹The following apply to all items below: (a) **all changes from the Town's 5-Year Capital Plan or information provided in these footnotes, unless otherwise identified, are made by this Committee**; (b) the amounts include all fund sources; (c) "TBD" indicates undefined at present, but the potential exists for one or more requests in those years; (d) most FY2022–FY2025 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.
- ²The \$105,000 in FY2021 had not been supported in the Brown Book and this Committee continues to hold that this project is not seen as a need within the span of this Plan; therefore, also removed was the \$1,500,000 that had been in FY2022.
- ³Added because use for this Town asset should be determined.
- ⁴Added by this Committee as a recognized need; a Federal Grant is being pursued by the Fire & Rescue Department.
- ⁵Placekeeper for when the Federal Communications Commission issues an expected directive that requires public-safety radios change to another frequency band.
- ⁶The Library intends to pursue Library Foundation and private contributions to support the FY2022 renovation cost.
- ⁷Statement of Interest (SOI) is to be resubmitted to the MSBA in April, 2020, and TBDs are added for Design funding in FY2023 and one for FY2004–FY2025 for construction funding. (That is predicated with MSBA inviting this project in response to that latest SOI.)
- ⁸This is expected to be presented to a Special Town Meeting this fall.
- ⁹Added by this Committee. FY2021 & FY2022 are the standard, annual payments; FY2023 is the last year of payment and consists of both the annual \$124,057 plus all the accrued interest. (The current accrued interest is \$60,359 and is included as a placekeeper for whatever will be the final value.)
- ¹⁰This intersection improvement was removed from the Center Streetscape Improvement Project, but although work is anticipated, a formal request has yet to be made. The inclusion in this plan is made so as to keep the need in sight—with the TBD arbitrarily placed in FY2025.
- ¹¹The large amount in FY2025 is for North Street/Burlington Street from Grove Street to Adams Street.
- ¹²Does not include the usually substantial Chapter 90 fundings—now over \$1 million (FY2021 is \$1,072,681) that is expected annually from the State and that do not require appropriation.
- ¹³Understood to be an estimate for the 75% balance of the design effort whose 25% was funded with \$1,500,000 in the 2019-1 Fall STM so this Committee is concerned the amount of the balance is not higher.
- ¹⁴Parking Lot Projects with both Design & Construction fundings delayed one year as this Committee believes that timing is more compatible with other projects.
- ¹⁵The \$55,000 in FY2021 had not been supported in the Brown Book, but as this Committee still supports the project, that request has been reinstated in FY2022.
- ¹⁶Added by this Committee a TBD in the outyears for at least some implementation in response to the findings of the Assessment/Study
- ¹⁷As it is not known whether the introduction of those two activities (Outdoor Pickleball & Cricket) could or should be accomplished by repurposing existing facilities (thereby replacing an existing use) or by acquisition of new recreation land, 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 FY2024 for Outdoor Pickleball Court Construction and the \$200,000 in FY2024 for Cricket Field Construction and running to FY2025 as the priority of providing for those two sports has not been demonstrated to this Committee.
- ¹⁸As 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 FY2023 \$250,000 for Schematic Design, the FY2024 \$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 FY2025 \$22,550,000 for construction. And for costs in that range, this Committee considers that the initial funding for this project should not be before FY2026 when it may be feasible to have addressed how it would be practical to proceed with funding once the full impact of the Lexington High School renovation/replacement is understood and the outyears accommodated in modeling.
- ¹⁹Added by this Committee TBDs in FY2022–FY2024 for funding needed for the design/construction of that housing.
- ²⁰Included as potential requests to the CPC during the time frame of this Plan.
- ²¹Included as routine, annual, appropriations from the CPF.

Programs

Conservation and Open Space

Wright Farm. The 2017 ATM approved a supplemental appropriation of \$87,701 for site assessment, land management, and legal work associated with the purchase of this property and the assignment of the housing portion of the property to the Lexington Housing Assistance Board (LexHAB). The assessment has been completed and the transfer to LexHAB, as well as creation of conservation and housing deed restrictions, were completed this February. The open-space parcel is 43,446 square feet, including a barn being restored as a public space for environmental education. (See Article 10(f) for this ATM's request.) A second phase of the project will seek funding for permitting, bid documents, and construction funds.

Parker Meadow. As part of Lexington's Open Space and Recreation Plan, approved in 2015, see Article 10(k) for this ATM's request that is a joint project of the Conservation Commission, the Land Stewards, the Recreation Department. The final design concept for this project was approved by the Conservation Commission at a public hearing this February, and engineering and design plans for wetlands permitting will be completed this spring.

Cotton Farm. The 2017 ATM approved an appropriation of \$301,300 for design and construction work at the Town-owned Cotton Farm, to include relocating the parking area and installing an ADA-accessible trail and viewing platform. CPA funds allocated for this project have largely been expended, and construction is expected to be completed this spring.

Meadowlands. As part of its ongoing program of restoration and preservation of meadow lands by the Conservation Commission, see Article 10(e) for this ATM's request. Similar work at West Farm Meadow is projected for FY2022.

Community Farm. The Lexington Community Farm Coalition continues to operate a community farm on the site of the former Busa Farm Lowell Street property under a ten-year lease which began January 1, 2014. Operating revenue and private donors support its ongoing operations.

Willard's Woods. The 2017 ATM approved \$40,480 in CPA funds for the restoration and preservation of Willard's Woods, the largest and most utilized conservation area in the Town. After input from Conservation Stewards and others, that work was deferred until the completion of a comprehensive land management and site plan to address the restoration and expansion of pathways in compliance with the ADA. The 2019 ATM approved \$138,273 in CPA funds for that work. While no further funding is sought this year, the implementation of the restoration and accessibility work is projected to cost approximately \$600,000 in FY2022.

Land Acquisition. No proposed acquisition of conservation land is being submitted to the 2020 ATM. A potential acquisition would have been under Article 10(d).

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

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

	FY2016	FY2017	FY2018	FY2019	FY2020
Lower Vinebrook Paved Recreation Path	\$369,813				
Wright Farm ^{1,2}	\$376,980	\$35,000	\$87,701		
Conservation Meadow Preservation	\$26,400		\$40,480		
Willard Woods Land Management and Site Plan					\$138,273
Cotton Farm Conservation Area Improvement			\$301,300		
Totals	\$773,193	\$35,000	\$429,481	\$0	\$138,273

¹Purchase 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.)

²2016 ATM, Article 8(g), funded structural and architectural analysis of the barn as well as an educational-programming needs assessment.

Lexington Community Center

The Lexington Community Center (LexCC), at 39 Marrett Road, was purchased by the Town in 2013. A SB-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. Appropriation for the resulting renovations appears in the DPF funding-history table on Page 31.

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 SB 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 plan for the combined 39 Marrett Road and 20 Pelham Road site. In January 2018, they presented three options to the SB. Two of the proposed designs for the LexCC expansion are attached to the current LexCC building and use the available property on 20 Pelham Road for additional parking. The third design 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)). A request for additional design funds at the 2018 ATM (Article 20(f)) failed to secure sufficient votes. The Recreation Department has design funds for a Community Center expansion included in their five-year plan.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

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 Community Center also has deed restrictions that limit its use. The Department of Public Facilities (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 FY2021 Capital Budget has one request for this department. (See Article 12(a).)

The primary, on-going, capital effort for this Department is the construction of a sorely needed new Headquarters to meet 21st-century standards. The SB 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 move to the swing space was completed on October 4, 2018. The new Headquarters construction and associated site work are on a schedule to be completed by the end of this April. The Department is planning to begin its move from the swing space into the new Headquarters beginning this June after the "flush out" and the "punch list" have been completed. The funding for the Headquarters project was approved by the voters in the December 4, 2017, Debt–Exclusion Referendum. (See the FY2017–FY2019 funding on Page 31.)

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 would be a huge capital project—in scale and expense—affecting both Departments. Nationwide challenges here have been made to the mandate because of the same impacts. These Departments are awaiting guidance on when, how, and even if the mandate will be implemented.

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. While the replacement of the fire-fighters' suits is now included in the Operating Budget, replacement of their self-contained breathing apparatus (SCBA), which is a life-safety piece of equipment allowing the firefighters to breath fresh air in immediately dangerous to life or health (IDLH) atmospheres, has become costly to repair and keep in service, is Capital equipment. (See that planned purchase in the Five-Year Capital Plan on Page 11.)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

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	Jul 2018	9 ²	\$260,930 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 6 years of frontline service and 3 years as a mechanical spare.

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 Net cost \$254,930 (\$260,930 less \$6,000 for trade-in 2009 ambulance).

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 has 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.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

The primary, on-going, Capital project for this Department is to provide a new Headquarters as the current facilities at 1575 Massachusetts Avenue is out of date in every way and fails to meet the needs of proper and complete policing for Lexington. (The DPF manages this project.)

Beyond not filling basic needs due to current overcrowding and functional inadequacy, the rebuild will include many other necessary enhancements to bring the Police Headquarters to 21st-century standards. Just one, but a crucial one, of the current inadequacies is that 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”).

Throughout the design phase of that project, two locations for a new Headquarters have been considered: the current location at 1575 Massachusetts Avenue in the cluster of Town facilities and at the now-Town-owned property at 173 Bedford Street. The latter is now providing an interim facility for the Fire Department as its new facility is being built at its old location (“swing space”) and would perform the same function if the new Police Headquarters were to be rebuilt at its current location. (The timeline for completion of the new Fire & Rescue Headquarters has that Department out of its swing space well before it would be needed by the Police Department.)

At the SB’s March 9, 2020, meeting it formally voted for the new Police Headquarters to be constructed at the Headquarter’s current location. This Committee unanimously supports a completely new building at the current location with swing space at the 173 Bedford Street property. (See the description of the DPF capital program on Page 30.)

A vital companion Capital project is a new police indoor/outdoor firing range on the Hartwell Avenue compost site. It has been contemplated for several years in order to meet current firearms training requirements and the needs of modern police work, as well as ensuring readiness to respond to weapons currently on the streets. \$50,000 for a Feasibility Study was appropriated for FY2016 (2015 ATM Article 11(s)). That study has been completed and found such a facility to be feasible at that site. The next step is funding Design. (See Article 16(a).) Concurrently there is an urgent need to develop external funding support for all the design and construction phases as such a facility would provide urgently needed multi-municipality police use and serve a Commonwealth-wide need. (The DPF also manages this project.)

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.)

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

	FY2016	FY2017	FY2018	FY2019	FY2020
Fire Trucks & Ambulances ¹	\$479,665	\$875,000	\$280,000		
Public Safety Radio Stabilization	\$90,000	\$90,000			
Police/Fire Dispatching & Records Software	\$705,900				
Firing Range at Hartwell Avenue Compost Site	\$50,000				
Public Safety Radio Console Replacement				\$370,000	
Totals	\$1,325,565	\$965,000	\$280,000	\$370,000	\$0

¹ 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.

The Library is embarking on another ambitious project, a renovation of the Children’s Room that will improve accessibility, create a flexible design that accommodates diverse programming objectives, and improve safety. In 2019, Town Meeting appropriated \$100,000 (see 2019 ATM, Article 20(h)) for a feasibility study; the architect will work with staff and the community to create potential designs and then develop a cost estimate over this calendar year. A Capital request for design and construction funds is contemplated in FY2022.

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. Thus, there is no plan at this time for a use of the Stone building or an investigation of possible uses.”

Library 5-Year Capital Appropriation History (All Sources)

	FY2016	FY2017	FY2018	FY2019	FY2020
Children's Room Renovation	\$0	\$0	\$0	\$0	\$100,000

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 FY2021–FY2025 capital projects include:

- Road, sidewalk and signalization improvements
- Water distribution, sanitary-sewer, and pump station improvements
- Hydrant replacements
- Westview Cemetery building replacement
- Comprehensive Watershed Stormwater Management Improvements
- Storm Drainage and National Pollution Discharge Elimination System (NPDES) Improvements
- Culvert replacements and extraordinary repairs
- Trucks and heavy equipment necessary to accomplish the DPW mission

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

A 5-history of DPW capital appropriations appears at the end of this section; the CEC's 5-Year Capital Plan can be found on Page 10.

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 approximately 196 miles of roads, which include State and unaccepted roads. This total consists of about 131 miles of Town-accepted roadways (TAR), 18.5 miles of private/unaccepted roadways, and 46 miles of State highway. (Source: Stantec FY2017 Asset Management Summary (Roads), January 2017). 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 (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 originally reported 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 that 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 was actually greater than the numerical change might indicate. That 79.33 RSR signified that the typical TAR condition in Lexington was 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 Town surveys one third of the roadways each year. The FY2020 update to the Pavement Management System, marking the completion of the latest three-year cycle, indicates another steady improvement of the RSR from 79.33 to 84.93, moving the level of road repair squarely into the next higher category of "Routine Maintenance".

While the initial 2010 study reported that replacement cost for just the TAR would be in excess of \$85,000,000 in FY2011 dollars, subsequent years have seen this number drop substantially, with the FY2020 update pegging the repair backlog at \$7,244,027. (A more detailed analysis of the 2010 report is contained in this Committee's report to the 2011 ATM, beginning on Page 21). The Town has been actively testing different road treatments as it seeks to extend the life of the roads and to lower maintenance costs.

The FY2020 update recommends that the Town spend approximately \$1.9 million annually to maintain the current road network's RSR, or \$2.6 million annually to further increase the RSR. The Town has been exceeding these requirements in an effort to steadily improve the conditions of the roadways.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

A list of planned street work in the 2020 construction period will be posted when available on the Town's Engineering website at:

<<https://www.lexingtonma.gov/engineering/pages/engineering-construction-projects>>.

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 substantial 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 into the "Routine Maintenance" RSR Range (80-94). Continuing with the PMS, along with DPW management of other potential impacts to our pavements (e.g., utility work, construction for storm-water 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 12(h).)

Sometimes road work can be included in large, specific projects, such as the Center Streetscape Project. The Hartwell Avenue bridge and intersection project, for which \$7.535 million was appropriated at the 2013, 2015, and 2017 ATMs, is currently paused pending possible design changes to the size and geometry of the bridge, roadway, and sidewalks that may be proposed by the \$1,500,000 "25% Design of the Route 4/225 Bedford Street—Hartwell Avenue—Wood Street Transportation Improvement Project" funded at the 2019-1 STM, November 12, 2019, Article 8.

Sidewalks

The Town's 907 roadway segments create 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 SB appointed the Sidewalk Committee. In 2014, the DPW with assistance from the engineering firm Fay, Spofford & Thorndike (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 put it in the middle of the "Partial Repair" treatment band. (An 85-100 score was 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 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, 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 was \$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.

The Town has been working with the BETA group to develop and implement an improved sidewalk and ramp survey methodology that will provide more detailed and continuous data than the previous studies. An interim November, 2019, sidewalk survey report has been produced that includes preliminary data for the first two of three phases of inspections. The third phase, and a fuller analysis of current conditions and how they compare to the previously reported conditions, will be completed during the 2020 calendar year.

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The new methodology uses Geographic Information System (GIS) mapping tools and, in the case of sidewalks, high-resolution cameras and lasers, to record the detailed conditions, materials, and features of sidewalks and curb ramps across Town. The new measurements, though far more detailed, do not use the same categories as before, so comparisons (such as an overall condition index) are not yet available, and will await the final phase's survey, analysis and report.

In October 2015, the SB 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. Embedded 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).

The FY2021 request for general sidewalk work is Article12(e).

Townwide Signal Improvements

An Engineering Division study, funded with Traffic Mitigation funds, using signalized level of service (LOS) has identified and prioritized the Town signal 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. 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.

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, seven of the Town's 12 signalized intersections have been upgraded with smart signalization, with Massachusetts Avenue and Worthen Road already funded, and additional funds requested for FY2021 for one of the Lowell Street intersections. (See Article 12(g).)

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 annual funding requests have increased to \$2.2 million so that 1% of the Town's water-piping can be replaced. Using some of the funding authorized in FY2016, engineering has

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

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 of 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. For the FY2021 request, see Article 13.

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 FY2020 level, estimated to allow the replacement of approximately 60 of the Town's 1,500 hydrants per year. Hydrants have an estimated life of 50 years. The FY2021 funding for hydrant replacement continues to be evenly divided between Tax Levy funds and the Water Enterprise Fund. For further system information and the FY2021 funding request, see Article 12(c).

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 storm-water 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 has 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; the current allocation provides for \$1.56M, of which 75% is grant and 25% is a no-interest loan. For further system information and the FY2021 funding request, see Article 14(a).

The system has ten 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 14(b).)

Seven pumping stations (Main, Concord Avenue, Potter Pond, Brigham Road, Constitution Road, Marshall Road, and Worthen 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.

Design for work at the Hayden Avenue Station will start shortly, followed by future work at North Street Station, and Bowman Street Station as needed. This Committee believes that backup generators should be provided at all pump stations to the extent possible.

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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 2017 ATM, Article 12(i), funded the construction work and it is now complete.

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 became effective on July 1, 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 FY2021 with approximately the same level of funding provided in FY2020. Looking past FY2021, as reported in the Brown Book on Page X-6 under the Town Manager’s initiatives: “Develop new revenue sources to support the budget, particularly the capital budget, by looking at stormwater revenue....”.

In anticipation of this mandated program and the ever-increasing needs of managing stormwater, a number of municipalities nationwide, including some in Massachusetts, have instituted a Stormwater Management Fee to offset the capital and operating 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 have been completed in the Wildwood Road/Wood Street, Webster Road, 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. The Committee also applauds the help of the University of Massachusetts Lowell volunteer and paid interns programs, which have contributed significantly to the detection and elimination of illicit discharges in Town. (See Article 12(d).)

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

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

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 area construction has been completed. DPW is reviewing which specific locations will be addressed with remaining FY2018 & FY2019 funding. [Note: There is some overlap with Townwide 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 ongoing 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. In addition, Engineering is undertaking a Townwide culvert condition analysis and asset management plan to help guide the selection of future culvert replacements.

Public Grounds

The Town owns approximately 630 acres of land of which approximately 110 acres are in parks, playgrounds, golf course, conservation areas, athletic facilities, school grounds, and historical sites. In addition, DPW 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.

Minuteman Commuter Bikeway

In FY2015, there was an appropriation to investigate restoring the bridge carrying the Bikeway over Grant Street. The construction work on the bridge was funded at the 2017 ATM under Article 12(m), and is now complete. 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 almost complete. (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 sidewalks, roadway, trees, lighting, bicycle and vehicular safety, and additional elements from business-front to business-front across Massachusetts Avenue and run, northwesterly, from just after the intersection with Woburn Street, Winthrop Road, and Fletcher Avenue to just beyond Meriam Street. (That intersection, originally included, has been removed from the scope of the Project to be addressed separately at a later time.) The results of that Project would be further enhanced at the Meriam Street end by work under the Battle Green Streetscape Project.

The Center Streetscape Project has a funding and design-change history going back to the 2012 ATM, when it was first introduced as a Center Business District sidewalk restoration project to cost approximately \$4,000,000. Since then, the Project has been through many public reviews and redesigns, with substantial changes to the scope of the Project and its estimated design and construction costs. At the 2014 ATM, \$600,000 was appropriated to carry the design to 100%, including bid documents. However, 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 at the 2015 ATM. At the 2016 ATM, another request for construction funds was Indefinitely Postponed.

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At a February 2016 Financial Summit, a presentation cited the total cost of the expanded Project at approximately \$8,500,000. Because of continuing concerns about the Project's scope, the SB formed the Center Streetscape Design Review Ad hoc Committee, to pull together and review all aspects of the Project and to seek more community input before proceeding to a new 25% design. In 2017, the SB adopted almost all that committee's consensus recommendations, and the Project proceeded to a revised 25% design using the previous funding, with a considerably different set of design elements than those represented in the previous 25% design. Funding at the 2017 ATM was again Indefinitely Postponed to allow for more time to revise the design and cost estimate. A subset of the Ad hoc committee was established as a Working Group to become a part of the design effort.

At the November 2018 Special Town Meeting, \$550,000 was appropriated to complete a 100% design of the revised scope, which included a detailed tree inventory and management plan and substantial lighting revisions. (\$100,000 of previously appropriated funding was available and eligible to be applied to that work.) The full construction-cost estimate of the Project was at that time \$9,372,350. That revised cost estimate also included substantial full-time management costs, as well as robust police detail costs that it is hoped will minimize the impact of construction on Center businesses. The Town's Design Team, managed by the Department of Public Works, through its extensive work with the Ad hoc Committee, direction from the SB, and leadership of the Working Group, believed that it had a thoroughly vetted and well-supported view of the Project at that time.

The fall 2018 STM approved funding (\$550,000 to augment \$100,000 funds on hand) for the completion of the design for the Center Streetscape, with the understanding that further review would occur when the design work was 75% complete. The 75% design and a revised construction cost estimate of \$9,101,730 were presented and approved at the 2019 ATM. The work is expected to be done over two construction seasons starting in the spring of 2021 and ending in the fall of 2022.

DPW Equipment

DPW currently has 146 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, 98 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 equipment with individual acquisition costs under \$25,000 is funded with operating funds. The current 5-year equipment-replacement schedule projects annual costs between \$1,200,000 to \$1,400,000 per year. For the FY2021 funding request, see Article 12(f).

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DPW 5-Year Capital Appropriation History (All Sources)

	FY2016	FY2017	FY2018	FY2019	FY2020
Capital using Tax Levy & Chapter 90 Funds					
DPW Equipment ¹	\$499,000	\$464,000	\$598,000	\$1,039,500	\$900,000
Street Improvements & Easements ²	\$3,231,250	\$2,526,835	\$3,688,943	\$2,600,000	\$3,590,597
Street lights/Traffic signals ³	\$125,000	\$125,000	\$125,000		\$125,000
Center Business District ("Center") Streetscape		\$350,000		\$550,000	\$9,101,730
Town-wide Culvert Replacement	\$100,000	\$390,000	\$390,000	\$390,000	\$390,000
Drainage/dams/brook cleaning ⁴	\$340,000	\$340,000	\$1,100,000	\$340,000	\$385,000
Sidewalk/walkway/bikeway improvements ^{5,6,7,8,9}	\$660,000	\$924,500	\$1,318,000	\$2,200,000	\$2,300,000
Comprehensive Watershed Study & Implement	\$390,000	\$390,000		\$390,000	\$390,000
Hydrant Replacement	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Public Grounds	\$35,000				
Electric Vehicle (EV) Charging Stations					\$40,750
Hartwell Avenue Infrastructure Improvements	\$4,750,000		\$2,185,000	\$50,000	
Tax Levy & Chapter 90 Totals	\$10,205,250	\$5,585,335	\$9,479,943	\$7,634,500	\$17,298,077
¹ Unused borrowing authority was rescinded of \$27,022 at the 2016 ATM. FY2018 includes \$40,000 for a 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 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.					
⁶ FY2016 includes \$10,000 toward Bikeway Bridge Repairs and Engineering Work & \$50,000 for design of a new sidewalk to the Lexington Community Center.					
⁷ FY2017 includes \$149,500 for Cary Memorial Library walkway and \$175,000 to complete having sidewalks on Pleasant Street.					
⁸ FY2018 includes \$368,000 for Bikeway Bridge Extraordinary Renovations and \$150,000 for Hill Street sidewalk design.					
⁹ FY2020 includes \$1,500,000 for the Hill St. Sidewalk					
Capital using Enterprise Funds					
Sanitary Sewer					
Sanitary Sewer System	\$1,200,000	\$1,200,000	\$1,000,000	\$1,000,000	\$1,000,000
Pump station upgrades	\$600,000	\$1,350,000	\$800,000	\$800,000	\$700,000
DPW Equipment	\$40,500	\$40,500	\$145,500		\$200,000
Automatic Water-Meter Reading Equipment				\$20,000	\$2,970,000
Sewer Sub-Totals	\$1,840,500	\$2,590,500	\$1,945,500	\$1,820,000	\$4,870,000
Water					
Water Mains Relining & Replacement	\$900,000	\$3,400,000		\$1,000,000	\$2,200,000
DPW Equipment	\$216,500	\$40,500	\$145,500		\$200,000
Hydrant Replacement	\$50,000	\$75,000	\$75,000	\$75,000	\$75,000
Automatic Water-Meter Reading Equipment				\$20,000	\$2,970,000
Water Sub-Totals	\$1,166,500	\$3,515,500	\$220,500	\$1,095,000	\$5,445,000
Enterprise-Fund Totals	\$3,007,000	\$6,106,000	\$2,166,000	\$2,915,000	\$10,315,000
Capital using Revolving Funds					
Compost Operating Revolving Fund					
DPW Equipment				\$525,000	
Hartwell Avenue Compost-Site Improvements				\$200,000	
Compost Fund Sub-Totals	\$0	\$0	\$0	\$725,000	\$0
Sale of Cemetery Lots Special Revolving Fund					
Westview Cemetery Building ¹⁰				Moved to DPF	
Westview Cemetery Irrigation				\$35,000	
Sale of Cemetery Lots Fund Sub-Totals	\$0	\$0	\$0	\$35,000	\$0
Revolving Fund Totals	\$0	\$0	\$0	\$760,000	\$0
Grand Total	\$13,212,250	\$11,691,335	\$11,645,943	\$11,309,500	\$27,613,077

¹⁰As endorsed by this Committee, this project has become the responsibility of the DPF—with DPW is its "client"—so this design funding (\$270,000 General Fund debt with debt service funded from this revolving fund) has been moved to the DPF's funding history.

Public Facilities

The Department of Public Facilities (DPF) coordinates and cares for all Town-owned buildings under the control of the SB, 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 26 locations:

- Town Office Building
- Cary Memorial Building (CMB)
- Police Headquarters
- Fire & Rescue Headquarters
- East Lexington Fire & Rescue Station
- Samuel Hadley Public Services Building
- Stone Building (in caretaker status; previously used as the East Lexington Library)
- Cary Memorial Library
- Visitors Center (currently operating out of the Cary Memorial Building while new facility is built)
- Lexington Community Center (LexCC)
- Unit in the Muzzey Condominiums, 1475 Massachusetts Avenue (in caretaker status; previously as Senior Center—which is now at the LexCC)
- Westview Cemetery
- Hammond A. Hosmer House (in caretaker status)
- Animal Shelter, Westview Street
- 173 Bedford Street (swing space for the Fire & Rescue Headquarters and then the Police Headquarters)
- Nine schools (replacement building for Maria Hastings Elementary School is complete and occupied, additional work on the site is ongoing)
- Old Harrington School (Schools' Central Administration is the primary occupant).
- Lexington Children's Place (LCP)

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 2019 ATM approved several DPF-related appropriations:

- *Lexington Police Headquarters Rebuild—Design* (2018 ATM, Article 14, \$1,862,622) is currently working towards Schematic Design completion and anticipating construction funding at a STM in late 2020. There are more details presented below.
- *Building Flooring Program* (Article 20(b)(1), \$125,000) saw work completed in the Diamond Middle School stairwells, Central Administration Building, and Town Office Building.
- The *School Paving Program* (Article 20(b)(2), \$326,740) saw work completed at the Fiske Elementary School.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

- *Municipal Building Envelopes and Systems* (Article 20(c), \$203,865) monies will be used for extraordinary repairs to the foundation and original drainage system of the Lexington Community Center.
- *School Building Envelopes and Systems Program* (Article 20(d), \$233,448) was used for completing work at the Fiske Elementary School.
- *Public Facilities Mechanical/Electrical System* (Article 20(f), \$605,000) work at the Lexington Community Center is in progress.
- *Visitors Center* (2018 ATM, Article 22, \$4,575,000, 2019 ATM, Article 27, \$525,000) finish work is in progress with construction expected to be completed in April. The building will be turned over to the Town on April 6th and the grand opening is scheduled for April 15th. All exterior plantings are expected to be completed by June 1, 2020.
- *LHS Field House Track Resurfacing* (Article 20(e), \$250,000) work was completed summer 2019.
- *Cary Library Children’s Room Renovation Design* (Article 20(h), \$100,000). This winter, the library is engaging in preliminary space-planning work and community engagement with a library consultant (this work is funded through private donations). A late April, early May, date is anticipated for the RFP for the formal feasibility study (funded at \$100,000 by Town Meeting last year).
- *Hosmer House Reuse Study* (STM-18-1, Article 5, \$50,000). A committee has been formed with representatives from the SB, Permanent Buildings Committee, Historical Commission, Historic Districts Commission, Public Facilities Department, and the Architectural firm LDa. This group scheduled and held public input sessions. A report from LDa was completed which outlined the feedback received and proposed recommendations on the best use moving forward of both the Hosmer House and the surrounding greenspace

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 that are essential to extending the useful life of the buildings. (See Article 16.)

The Brown Book contains the following information about the Lexington Police Headquarters Reconstruction project, and although there is no Article for this in the Warrant for this Annual Town Meeting, all parties are currently anticipating this to be brought up at a Fall Special Town Meeting with the following parameters:

<i>Project Description</i>	<i>Amount To Be Requested</i>	<i>Funding Source</i>
(Fall STM) Lexington Police Station Reconstruction	\$25,544,742	GF (Exempt Debt)

“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.

“In FY2017, the Town appropriated \$65,000 for a feasibility study to consider locations for constructing a new Police Station. In FY2018 [*sic*], the Town funded the design and engineering of a new Police Station at its current location, 1575 Massachusetts Avenue. The funding request for the demolition and reconstruction of the Police Station, and temporary relocation space, is expected at the Fall 2020 Special Town meeting, with a debt exclusion vote to follow.”

[Brown Book, Page XI-10]

That FY2017 appropriation was made at the September 21, 2016, STM 2016-5, under Article 5; an FY2019 appropriation of \$1,862,622 was made at the 2018 ATM, under Article 14, for the D&E.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

**Public Facilities 5-Year Capital Appropriation History (All Sources)
(Exclusive of Land-Acquisition Costs)**

Program	FY2016	FY2017	FY2018	FY2019	FY2020
Municipal					
Visitor Center Renovation/Upgrade			\$100,000	\$4,575,000	\$525,000
Westview Cemetery Building ¹			\$270,000		
Old Reservoir Bathhouse ²				\$75,000	\$620,000
Building Envelope	\$182,760	\$187,329	\$344,713	\$198,893	\$203,865
Townwide Roofing		\$176,400			
Fire & Rescue Headquarters		\$4,666,000	\$500,000	\$18,820,700	
Police Headquarters Rebuild ³		\$65,000		\$1,862,622	
Munroe School (Munroe Center for the Arts) ⁴		\$328,000	\$675,000		
Cary Memorial Building ⁵	\$269,598				
Community Center Renovations			\$425,000		
Municipal Sub-Total	\$452,358	\$5,422,729	\$2,314,713	\$25,532,215	\$1,348,865
Schools					
Lexington Children's Place	\$150,000		\$3,081,500	\$11,997,842	
Maria Hastings School Replacement			\$63,059,418		
Schools Master Planning					
Middle School Education Capacity	\$10,966,000				
High School Overcrowding Renovations/Expansions ⁶	\$1,030,400	\$97,020	\$440,200		
High School Heating System ⁷		\$500,000	\$600,000		
Public Facilities Bid Documents	\$75,000	\$100,000	\$217,979	\$100,000	\$100,000
Building Envelope	\$210,000	\$215,000	\$222,200	\$352,755	\$233,448
Landscaping/Paving/Playgrounds	\$150,000		\$176,226	\$236,890	
Major Electrical/Mechanical Systems Upgrades ⁸	\$613,000				\$605,000
Interior Renovations	\$674,000				
Extraordinary School Repairs	\$335,425				
Security Standardization	\$38,500	\$49,500	\$150,000	\$338,600	
School Traffic Mitigation for Safety		\$25,000	\$45,000		
Clarke Middle School Bus Loop ⁹	\$0				
Schools Sub-Total	\$14,242,325	\$986,520	\$67,992,523	\$13,026,087	\$938,448
Grand Totals	\$14,694,683	\$6,409,249	\$70,307,236	\$38,558,302	\$2,287,313

¹ As endorsed by this Committee, this project has become the responsibility of the DPF—with DPW is its "client"—so this design funding (\$270,000 General Fund debt with debt service funded from this revolving fund) has been moved from the DPW's funding history.

² As endorsed by this Committee, this project has become the responsibility of the DPF—with DPW is its "client"—so this design funding (\$75,000 CPF (Cash)) has been moved from the Recreation's funding history.

³ Includes costs for interim facility at 173 Bedford St—initially for the Fire & Rescue Headquarter's use and then to rehabilitate that facility for the Police Headquarter's use.

⁴ 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.

⁵ FY2015 includes \$200,820 from PEG Access Revolving fund; FY2016 includes \$75,398 for Records Center Shelving.

⁶ FY2016 Includes \$150,000 transferred from the Appropriation Committee Reserve Fund.

⁷ Of the FY2015 \$75,000, \$26,080 of that authority was unused and rescinded at the 2016 ATM.

⁸ FY2015 for Clarke School Auditorium & Elevator.

⁹ 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.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

Recreation

Recreation Department programs are funded from three sources:

- General-Fund Tax Levy (e.g., used for neighborhood playgrounds, athletic fields, and basketball court improvements if not recommended by the Community Preservation Committee for CPA funding);
- R&CP EF (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. It makes an annual indirect payment to the Town that was \$269,281 for this fiscal year and is projected to be \$277,771 for FY2021. For the FY2021 Capital funding request from this Enterprise Fund, see Article 11.
- 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, at the 2018 ATM, CPA funding provided funding for the \$3.34 million Center Track Renovation project, which is slated for completion in May 2020. At the 2019 ATM, CPA funded the \$975,000 Athletic Facility Complex Lighting Upgrade, which covered the installation of new lights at Center 1 and Center 2. See Article 10 (g) for the follow-up action. Also see Article 10(h-j) for the entire list of FY2021 recreation-funding requests from the CPF.

The Recreation Department completed a 2017 Accessibility Study of its facilities which has changed the department’s priorities and is resulting in higher recreation-facilities investment to address deficiencies. After a \$75,000 feasibility study funded under the 2018 ATM, Article 10(i), the Old Reservoir Bathhouse Renovation is an example of a capital project that took on greater urgency after the Accessibility Study. \$620,000 in construction funding was approved under the 2019 ATM, Article 14(g), and work will begin this summer. Both the Pine Meadows Clubhouse Renovation (Article 11(a)), and Park & Playground Improvements (Articles 10 (i & j)) include significant accessibility improvements.

Demand for Recreation facilities remains strong, and the community needs more fields, particularly synthetic fields that can be used even in inclement weather, and with lights that can extend playing time. Negotiations to share the use of a new Athletic Field Complex at the Minuteman High School have been put on hold. (See Article 12(b) for the FY2021 request regarding Recreation facilities.)

Recreation 5-Year Capital Appropriation History (All Sources)

Program	FY2016	FY2017	FY2018	FY2019	FY2020
Athletic Fields	\$85,000	\$120,000	\$125,000		\$435,000
Park, Playgrounds, & Tot Lots	\$123,000	\$136,000	\$60,000	\$302,000	\$302,000
Pine Meadows Golf Course	\$68,000	\$65,000	\$55,000	\$60,000	\$75,000
Irving H. Mabee Pool [†]		\$166,000	\$1,620,000	Moved to DPF	
Lincoln Fields Improvements	\$650,000	\$30,000			
Accessible Study	\$78,000				
Antony Park (within Tower Park)		\$60,000			
Minuteman Commuter Bikeway		\$120,000			
Hard Court Resurfacing					\$50,000
Athletic Facility Lighting				\$975,000	
Recreation Community Needs Assessment					\$50,000
Center Track and Field Reconstruction				\$3,340,000	
Totals	\$1,004,000	\$697,000	\$1,860,000	\$4,677,000	\$912,000

[†] Previously included a project at the Old Reservoir Bathhouse. As endorsed by this Committee, that project has become the responsibility of the DPF—with Recreation as its "client"—so the design funding (\$75,000 CPF (Cash)) has been moved to the DPF funding history.

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				
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Pre-Kindergarten (Pre-K)	76	78	71	74	84
Elementary (Kindergarten (K)–5)	3,054	3,066	3,150	3,096	3,023
Middle Schools (6–8)	1,646	1,743	1,813	1,833	1,832
High School (9–12)	2,166	2,185	2,212	2,275	2,291
Totals	6,942	7,072	7,246	7,278	7,230

[†]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 a preschool (Lexington Children’s Place [LCP]), 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. 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.

Starting in 2005 with the opening of the Harrington elementary school, the Town of Lexington has been building and renovating its school buildings to address issues of obsolescence and rising enrollments. A new building for LCP opened in 2019. The following elementary school buildings have been replaced with new schools: Harrington [2005], Fiske [2007], Estabrook [2014] and Maria Hastings [2020]. The Bowman and Bridge elementary schools were renovated and expanded via space mining [2013]. The middle schools Clarke and Diamond were renovated and expanded [2017]. In addition, modular classrooms were added to Bowman, Bridge, and Fiske [2017], and in two phases at the high school [2014, 2016].

Preschool: The capacity at LCP as the educational program is currently set up is 166 slots (a half-day student takes one slot, and a full-day student takes two slots) across programs for Intensive Learning Program, integrated special education, and general education. As of October 1, 2019, 127 slots were in use. The enrollment tends to start low at the start of the school year and grow during the year as children reach the age of two years and nine months. To date the maximum enrollment has been 136 slots (2017/2018).

Elementary schools: The capacity (as estimated by the LPS in 2016) and current (October 1, 2019) enrollments in the elementary schools, are provided in the table below. Capacities change as the educational program changes, and these capacity values do not consider possible overcrowding in non-classroom spaces such as libraries or cafeterias. Nonetheless, they provide a valuable baseline for tracking progress at mitigating overcrowding. Elementary enrollments are currently projected to remain well below capacity out to the current forecast horizon of 2030.

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Elementary Schools Capacities and Enrollments

Elementary School	2019/2020			2020/2021		
	General Education Classrooms	Capacity (estimated in 2016)	Enrollment	Over/(Under) Enrollment	Capacity	Over/(Under) Using Same Enrollment [†]
Bowman	24	516	531	15	516	15
Bridge	23	495	526	31	495	31
Estabrook	27	581	574	(7)	581	(7)
Fiske	21	452	481	29	452	29
Harrington	26	559	472	(87)	559	(87)
Hastings: 2019/2020 2020/2021	21 30	452	439	(13)	645	(206)
Totals:	142 151	3,055	3,023	(32)	3,248	(225)

[†]Pre-Redistricting

Middle schools: The capacity in the middle schools after the previous renovations and expansion are 903 at Clarke and 946 at Diamond for a total of 1,849. Current enrollments are 928 and 904, respectively, for a total of 1,832. Enrollments are currently projected to stay in the range of 1,772–1,883 out to 2030, with the peak in the 2021/2022 school year. The situation will require monitoring, but the overcrowding has largely been addressed.

High School: The High School has been expanded in two phases of modular-classrooms additions. After the first set, Symmes, Maini, McKee Associates, in January 2015, estimated the high-school capacity at 2,325. The second set added space primarily for the Intensive Learning Program (ILP) special-education program, but included two general-education classrooms, bringing the capacity to approximately 2,375. While the current enrollment of 2,291 is within the general-use classroom capacity, the median projected enrollment is expected to surpass capacity by October 1, 2022, and to exceed 2,500 by October 1, 2024. The High School will remain overcrowded until replaced or significantly enlarged. In addition, other facilities such as the cafeteria and science laboratories are currently severely overcrowded. The science-classroom space needs are being partially addressed by space mining. One science classroom was outfitted in the summer of 2019 using existing operating funds. Additional modifications of existing interior space will be necessary to outfit another science classroom in the summer of 2020 for which the Town is requesting FY2021 funding. (See Article 16(d).)

Preparations for high-school renovations and enlargement, or replacement, are already underway, though the timing of the project is dependent on when the MSBA will select the project as part of its reimbursement program. The Town submitted a Statement of Interest (SOI) to the MSBA in March 2019, and received encouraging feedback before the application was eventually denied. The Town will resubmit an SOI before this year’s deadline of April 8th. If the MSBA invites Lexington into its reimbursement program this year, the Town would be required to fund the next-step feasibility study by next spring—which is later in FY2021. While that would be welcomed—as MSBA funded projects take, on average, 5½ to 6 years from SOI submission to the opening of a new building—that is optimistic. Therefore, the funding for the feasibility study is being projected by this Committee for FY2022. While there are no official cost estimates at this time, and costs may depend on renovation versus replacement, this will be a capital undertaking on a scale never before experienced by Lexington. The Town is currently modeling a new high school with a cost of \$350M, and it remains to be seen if that is sufficient

Severe overcrowding is expected well before a new high school can be completed, so the high school will require some Capital investment for continued space mining, in particular for science laboratory space, modification of the cafeteria, and possibly building modular classrooms. The SC, Superintendent, administrators, and staff are strategizing on the most cost-effective way to gain 9–12 temporary, general-education, classrooms, as well as additional science classrooms. Although the School Administration has budgeted another \$200,000 in FY2023 to create additional science classrooms, we do

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not believe the full financial impact of space mining and capacity additions to alleviate enrollment pressures at the high school is reflected in the Schools 5-year capital plan.

While capital projects for the LPS buildings and their environs are managed by the DPF, there currently are annual requests for capital appropriations directly managed by LPS for school technology.

School Technology Program

There is a long-term plan to upgrade technology for students and staff throughout the schools by replacing the oldest computers, peripherals, projection systems, network-delivery systems, and other associated hardware and software in order to have 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. Implementation of the 1-1 device program (a device for every student) at the high school will begin. Additional equipment is being sought to improve delivery of science, technology, engineering and arts curriculum. (See Article 15.) It is expected that funding for at least some of the shorter lifespan technology items will migrate over time to cash funding within the operating budget to avoid the costs of debt financing.

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

Program	FY2016	FY2017	FY2018	FY2019	FY2020
Technology	\$1,378,000	\$1,198,000	\$1,331,900	\$1,715,300	\$1,019,812
Classroom & Administrative Furniture [†]	\$317,500	\$186,000	\$123,000		
Food Service Equipment [†]	\$82,500		\$75,000		
Time Clock/Time Reporting System	\$208,000				
Totals	\$1,986,000	\$1,384,000	\$1,529,900	\$1,715,300	\$1,019,812

[†] Starting in FY2019, this category is funded in the Schools Operating Budget

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 actively connecting to 28 Town and School buildings.

There are three FY2021 requests. See Articles 12(k, l, & m).

IS 5-Year Capital Appropriation History (All Sources)

Program	FY2016	FY2017	FY2018	FY2019	FY2020
Public Safety Radio Connectivity				\$370,000	
Telephone System Replacements	\$52,000	\$21,000	\$120,000		\$150,000
MIS Technology Improvement Program	\$140,000	\$150,000	\$100,000	\$200,000	\$100,000
Network Redundancy & Improvement			\$130,000	\$350,000	
Application Implementation				\$390,000	\$325,000
Totals	\$192,000	\$171,000	\$350,000	\$1,310,000	\$575,000

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 the FY2021 request, see Article 10(a).

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

	FY2016	FY2017	FY2018	FY2019	FY2020
Election System		\$81,000			
Archives & Records Management/Conservation & Restoration				\$20,000	\$20,000
Totals	\$0	\$81,000	\$0	\$20,000	\$20,000

Affordable Housing

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

Massachusetts General Law Chapter 40B, passed in 1969, 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 is adjusted annually by the U.S. Department of Housing and Urban Development (HUD), and varies according to household size. The current AMI for Massachusetts for a family of four is \$132,026. 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 in Lexington.

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; a fifth is appointed by the Governor. As of this year, the LHA will own or manage 77 Federal units, 158 State units, and 13 subsidized, privately owned units. The portfolio includes one-bedroom apartments for elderly or disabled residents at Countryside Village, Greeley Village, and Vynebrooke Village, as well as two-to-four-bedroom family homes, condos and Department of Mental Health group homes, scattered throughout the Town. The LHA also administers 73 housing vouchers, including Section 8 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 normally calculated according to a "facility condition index" (FCI) and distributed as a pro rata share of housing funds apportioned across the State, and these

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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. (See Article 10(l) for this ATM's request.)

In 2016, the Massachusetts Department of Housing and Community Development (DHCD) launched the MODPHASE (Modifying Public Housing and Supporting Elders) Initiative to distribute State grants for the preservation of State public housing and the encouragement of cooperation between local Housing Authorities and local service agencies for the benefit of seniors occupying public housing. In a competitive process, Lexington has been awarded a grant of \$1.6 million to rehabilitate kitchens and baths at Vynebrook Village. The Town's submission was a collaboration between the LHA, Lexington's Human Services Department and Enhance Asian Community on Health, Inc. (EACH), a non-profit health service agency. This substantial grant will help defray expenses generally met with local CPA funds.

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 71. 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. (See Article 10(m) for this ATM's request.)

Lexington's Subsidized Housing Inventory (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 Federal 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 in this year's decennial 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) (see further information starting on Page 6) 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 Lexington Community Preservation Fund (CPF)) be allocated for community (low or moderate income) 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 existing homes, as well as to build new units, both of which are then deed-restricted and rented to eligible households.

- LexHAB's Local Initiative Project (LIP) for construction of two three-unit buildings on Lowell Street, near the former Busa Farm, is largely complete. LexHAB is currently looking for ways to close a funding gap of approximately \$300,000, which is needed for driveways, appliances, and other peripheral parts of the project.
- Renovation of the Wright farmhouse at 241 Grove Street as an affordable unit is fully funded and remains underway. Work is proceeding with the help of Minuteman High School and is expected to be completed this sprint.

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

	FY2016	FY2017	FY2018	FY2019	FY2020
Greeley Village Renovations (LHA) ¹		\$263,250	\$56,712		
Development of community housing at Busa Farm on Lowell St (Farmview) (LexHAB) ^{2, 3}				\$1,400,000	
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	\$241,020	\$448,250	\$1,104,712	\$1,400,000	\$0

¹FY2014: Total project cost was \$190,734 of which \$18,000 was paid by a State DHCD grant; FY2017: 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.

²The 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—a Town property acquired with CPA funds in 2009.

³The 2018 ATM provided supplemental funding as multiple factors increased the development cost. (See this Committee's report to the 2018 ATM, Page 45, Article 10(j), for those factors.)

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 realize that vision by managing growth and change. Among its responsibilities is transportation planning.

Transportation Safety Group (TSG). This working group, appointed by the Town Manager, receives input from the citizens, 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.

For the past three years the TSG has been funded at \$100,000 annually to allow it to address relatively small and short-term projects without requiring individual requests to Town Meeting. See Article 12(j) for this ATM's request.

Hartwell Avenue Commercial District. The 2009 ATM approved the Planning Department's request to create a Traffic Management Overlay District (TMOD) for the Hartwell Avenue commercial corridor. The FY2011 ATM voted to create a TMOD Stabilization Fund to receive mitigation payments from commercial developers. The 2019 fall STM approved the amounts of \$1,250,000 to be funded by debt, and \$250,000 to come from the TMOD Stabilization Fund to pay for a 25% design of a major Transportation Improvement Project (TIP) for this commercial area. (That fund has a balance of \$98,143, including interest, as of March 12th of this year.) The Project will address travel lanes, multi-modal paths and bike lanes, center medians, pedestrian crossings and accommodations, and reconstruction of major intersections at Route 4/225 (Bedford Street), Hartwell Avenue, and Wood Street. Taking this initial planning action is expected to keep Lexington in the queue for State and Federal funding for this project, hopefully during the 2024–2029 window.

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The 2017 ATM approved funding of a project for a safe and accessible crosswalk at the Bedford and Eldred Streets intersection. The design has been approved by the Massachusetts Department of Transportation and work on this project has been completed by DPW.

Town Comprehensive Plan. The 2017 ATM 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 is moving forward with this work, holding public forums on transportation, housing, and economic development.

Planning 5-Year Appropriation History

Program	FY2016	FY2017	FY2018	FY2019	FY2020
Transportation Mitigation			\$100,000	\$100,000	\$100,000
Comprehensive Plan			\$302,000		
Totals	\$0	\$0	\$402,000	\$100,000	\$100,000

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 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.

Visitors Center. Construction of a new Visitors Center is due to be completed in April, 2020, with a grand opening scheduled for this April 15th. All exterior plantings are expected to be completed by this June 1st.

Center Streetscape. At the fall 2018 Town Meeting, funds were appropriated to bring this long-running project to 75% design. The 2019 ATM appropriated \$9,101,730 to allow the Town to seek construction bids with a planned construction schedule from fall 2021 to spring 2024. The Town continues to seek grants to defray this cost to whatever extent possible. No further funds are sought at this time.

There have been three projects related to parking spaces in Town; none of which were supported for FY2021 funding. This Committee's positions on all three projects are in its 5YCP. (See one on Page 11, with footnote 2, and two on Page 12, with footnote 14.)

Battle Green Master Plan. Progress on the Battle Green Master Plan Phase 3 had been deferred until a timetable could be confirmed for the Lexington Center Streetscape project. The 2019 ATM approved \$253,394 in CPA funds to cover approximately one half of the remaining work. See Article 10(c) for this ATM's request.

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

Program	FY2016	FY2017	FY2018	FY2019	FY2020
Grain Mill Alley	\$18,000	\$127,838			
Totals	\$18,000	\$127,838	\$0	\$0	\$0

(blank)

2020 ATM Warrant-Article Explanations and Recommendations

Note: The CEC Approves all the Requests

Cites of the “Town Warrant” refer to the “Town of Lexington Warrant for the 2020 Annual Town Meeting”, March 23, 2020. Cites of the “Brown Book” refer to the “Town of Lexington Fiscal Year 2021 Recommended Budget & Financing Plan”, February 21, 2020

Article 10: Appropriate the FY2021 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories)	Funds Requested	Funding Source	Committee Recommends
	\$6,352,089	CPF (Cash)	Approval (6–0)

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

“This is an ongoing request to fund the conservation and preservation of historic municipal documents and records and to make them available on the Town's digital archives. The FY2021 request will include selected Colonial Tax Warrants, an 1873 Tax Book, Police Department Journals from 1874-1909, and Valuation Books from 1916-1918. 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, Page XI-19]

<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Restoration of Margaret Lady of Lexington Painting (Historic Resources)	\$9,000	CPF (Cash)	Approval (6–0)

“This request would restore the 1867 “Margaret Lady of Lexington” painting, by an unknown artist. The painting was gifted to the trustees of the Cary Memorial Building by Mr. Elwyn G. Preston, and has been on display inside the Cary Memorial Building since October 1928. The painting is in fair-poor condition, both aesthetically and structurally. If funded, restoration work is anticipated to commence in January 2021, with completion by June 2021.”

[Brown Book, Page XI-19]

This is handled as a Capital project for administrative convenience, but is less than the threshold for that characterization.

<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Battle Green Master Plan—Phase 3 (Historic Resources))	\$317,044	CPF (Cash)	Approval (6–0)

“The FY2021 request is for the final portion of a three phase Battle Green Master Plan implementation. Phases 1, 2 and half of Phase 3 have been funded with work scheduled for fall 2019 and spring 2020. Originally, full funding for Phase 3 was requested in FY2020, but CPA funding constraints caused a

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portion of the project to be deferred until FY2021. This final installment will address lights and the remaining pathway, monument and landscaping work.”

[Brown Book, Page XI-17]

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

Negotiations with the owners are ongoing.

<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Daisy Wilson Meadow Preservation (Open Space)	\$22,425	CPF (Cash)	Approval (6–0)

“This request is a continuation of the Conservation Commissions Meadow Preservation Program to preserve approximately 5 acres of meadow at the Daisy Wilson Meadow. The preservation will improve passive recreation opportunities, enhance wildlife and plant habitat, and create a renewed connection to Lexington’s history through the recovery of stone walls and scenic vistas.”

[Brown Book, Page XI-15]

<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Wright Farm Site Access Planning and Design (Open Space)	\$69,000	CPF (Cash)	Approval (6–0)

“This request is for planning and design funds for Wright Farm. The project proposes to build on the existing planning that has been done for the Wright Farm barn property by engaging a consultant to develop a site access and design plan with cost estimates for conservation land access, parking and trail access. The barn is in process of being transferred to the Conservation Commission to be managed alongside the 12.6 acre Wright Farm Property. The Commission is currently engaged in long-term planning for the entire facility with the possibility of converting the barn into an environmental education center; possibilities exist to use the renovated space for events or to house the offices of local conservation organizations.”

[Brown Book, Page XI-15]

This much-welcomed step forward would enhance the utility of the purchased property.

<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Athletic Facility Lighting (Recreation)	\$450,000	CPF (Cash)	Approval (6–0)

“This request is to complete the Athletic Facility Lighting project at the Gallagher Tennis Courts, Center basketball courts, and Town Pool Complex. Funding for this project was approved at the 2018 Annual Town Meeting and the scope called for the upgrades to be completed at these locations, as well as the Center #1 baseball field and Center #2 softball field. However, work was only completed at Center #1 and Center #2 since the bid came in over-budget.”

[Brown Book, Page XI-16]

This is, in effect, a supplemental funding to what had been the project scope, that included the scope of this request, for which \$975,000 funding was passed at the 2018 ATM under Article 10(g) on a vote of 148-0-1.

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<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Park Improvements—Hard Court Resurfacing—Valley Tennis Courts (Recreation)	\$100,000	CPF(Cash)	Approval (6–0)

“This ongoing program provides funding for resurfacing, painting and striping the hard court surfaces at Recreation facilities. These facilities include neighborhood Basketball Courts, Center Track and Tennis Courts at the Center Complex, Clark Middle School, Adams Park and Valley Park. The FY2021 funding request will resurface, paint and re-stripe the Valley tennis courts, install a new bike rack and pave the parking area and stone dust path. These repairs of hard court surfaces will increase their quality and safety.”

[Brown Book, Page XI-16]

<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Park and Playground Improvements—Sutherland Park (Recreation)	\$95,000	CPF (Cash)	Approval (6–0)

“This request will update and replace playground equipment and install a bike rack at Sutherland Park. The proposed improvements will renovate and rehabilitate existing safety surfacing and equipment so that the site will be in compliance with the Consumer Product Safety Commission (CPSC), the American Society for Testing and Materials (ASTM) and the American with Disabilities Act (ADA). Additionally, at the recommendation of the ADA Compliance Study that was completed in 2017, the surfacing tiles at the entrance of the playground will be reset, an accessible route to the dugouts at the baseball field will be created, and an accessible path will be extended from the existing asphalt path to the water fountain near the entrance of the park.”

[Brown Book, Page XI-16]

<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Park Improvements—Athletic Fields—Harrington, Bowman, and Franklin Field (Recreation)	\$370,000	CPA (Cash)	Approval (6–0)

“This ongoing multi-year capital program is to address safety and playability concerns as well as provide adequate and safe field conditions. This program funds improvements to athletic fields, including renovations to natural turf, drainage, new irrigation systems, and site amenities including benches and backstops. The FY2021 funds will be used for such improvements to the Harrington Elementary School Field. Based on recommendations from a 2017 ADA Compliance Study, the gravel driveway from Lowell Street will be paved to provide more accessible parking and a formal entrance, an accessible route will be created from the school drive to the team areas, and the team areas will be renovated to provide more appropriate wheelchair space. In addition, new in-ground irrigation systems will be installed at the Bowman and Franklin School fields. If approved, renovations will begin in the Fall of 2020.”

[Brown Book, Page XI-16]

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<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Parker Meadow Accessible Trail Construction (Recreation)	\$551,026	CPA (Cash)	Approval (6-0)

“This request will fund construction of a universal accessible passive recreation trail system at Parker Meadow Conservation Area, a 17-acre parcel located near Lexington Center with access off the Minuteman Bikeway. Design funds were approved at 2014 Annual Town Meeting.”

[Brown Book, Page XI-15]

<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Lexington Housing Authority—Greeley Village Community Center Preservation (Community Housing)	\$130,000	CPA (Cash)	Approval (6-0)

“The Lexington Housing Authority (LHA) seeks funding for the preservation of the Greeley Village community building, a two-story wood and steel frame building that provides TV, Wi-Fi, and kitchen use for residents, as well as housing laundry units and an emergency generator. Both floors are wheelchair accessible, with an on-grade approach to a concrete apron around the building foundation and a ramp leading to an open balcony surrounding the second-floor meeting room. The project consists of replacing the windows and exterior doors as well as preserving the ramp, decking structures and the second level porch.”

[Brown Book, Page XI-20]

<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) LexHAB—116 Vine Street Design Funds (See Below)	\$100,000	CPA (Cash)	Approval (6-0)

“The Lexington Housing Assistance Board (LexHAB) requests funds to design affordable housing at 116 Vine Street (Leary Farm) to include reviewing reuse of the Hosmer House at the site. The original purchase of the 14.2 acre parcel preserved the land for conservation, and reserved a 30,000 square foot lot (0.7 acres) with frontage on Vine Street to create affordable housing. In May 2011, the Leary Property Community Housing Task Force final report recommended that five or six units of affordable housing be built in one or two structures with LexHAB as the developer. This request is the first of a three phase public construction project. Funding for phase 1 will be used to select a design team, meet with neighbors and stakeholders, and develop the project scope, budget and schedule. A recommendation will then be made for moving the project into Phase 2 construction documentation and Phase 3 construction.”

[Brown Book, Page XI-19]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(1) (Community Housing)	75,000	CPA (Cash)	Approval (6-0)

This Committee is pleased that action will finally start to fulfill the clear intent for community housing demonstrated when that property was purchased under the 2009 Annual Town Meeting Article 12. We appreciate that, from day 1, there have been significant challenges to crafting that housing; however, allowing about 8 years of inaction since the Task Force report is disrespectful to those who supported having the purchase serve the purpose of such housing along with the conservation objective. We have repeatedly pleaded, to no avail, for action on that housing. This Committee hopes each of the three funding phases now proceeds steadily to achieve the intended housing.

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(2) (Historic Resources)	\$25,000	CPA (Cash)	Approval (6-0)

Although there is no broad-based consensus on what to do with the Hosmer House once it is outside the footprint of a new Police Headquarters, if still sited at the same location as the current Headquarters and with no other option in hand, this Committee applauds having information on whether relocation to the Vine Street is viable. The intent to continue to investigate other solutions is welcomed, including a move to a temporary location on temporary supports until a more-permanent solution is defined.

<i>Project Description (Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) CPA Debt Service (Multiple)	\$3,968,594	CPF (Cash)	Approval (6-0)

(Brown Book, Page XI-11, Table VI)

CPA Debt Service	
Wright Farm Acquisition	\$351,050
Community Center Acquisition	\$880,100
Cary Memorial Building Upgrades	\$786,000
Center Track & Field Reconstruction	\$1,951,444
Total	\$3,968,594

See the CPC Report to 2020 Annual Town Meeting, February 27, Pages 25-26, with more information on those debt fundings.

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

(Brown Book, Page XI-12, Table VIII, *footnote)

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 are for 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, 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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Article 11: Appropriate for Recreation Capital Projects	Funds Requested	Funding Source	Committee Recommends
	\$180,000	R&CP EF (RE)	Approval (6-0)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Pine Meadows Clubhouse Renovation	\$100,000	R&CP EF (RE)	Approval (6-0)

“This request is for design and engineering costs associated with renovation of the clubhouse at Pine Meadows Golf Club. The clubhouse was constructed prior to the Town's acquisition of the course in 1988, and is in need of a complete renovation. Work is anticipated to include renovating the main concourse area and the bathrooms, including plumbing and fixtures, replacing the roof, and making the building ADA-compliant.”

[Brown Book, Page XI-15]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Pine Meadows Equipment	\$80,000	R&CP EF (RE)	Approval (6-0)

“This request will purchase a new fairway mower and a top dresser machine to replace existing equipment acquired in 2012 and 2001. The life expectancy of a fairway mower is 10 years and 15 years for a top dresser. The new equipment will ensure proper maintenance of the turf, improved pace of play, and superior playing conditions.”

[Brown Book, Page XI-16]

Article 12: Appropriate for Municipal Capital Projects and Equipment	Funds Requested	Funding Sources	Committee Recommends
	\$6,758,526	See Below	Approval (6-0)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Ambulance Replacement	\$325,000	GF (Free Cash)	Approval (6-0)

“The Fire Department’s ambulance replacement program attempts to rotate ambulances every three years. The new vehicle runs as the primary ambulance, moves to the secondary position and finally to mechanical back-up status. At the end of the nine-year rotation, the mechanical back-up vehicle has roughly 150,000 miles on it and completes more than 9,000 medical transports. This FY2021 request will fund the purchase of a new ambulance with the mechanical back-up ambulance being traded in.”

[Brown Book, Page XI-15]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Athletic Fields Feasibility Study	\$100,000	GF (Free Cash)	Approval (6-0)

“Funds for a feasibility study for 14 town-owned properties are requested. The study is intended to consider improvements to the properties that may include converting natural grass to synthetic turf,

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installing lighting, or reorienting existing fields. It is anticipated that the results would prioritize proposed improvements, which would serve as the basis for future capital requests.”

[Brown Book, Page XI-16]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) 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 1,500 fire hydrants in its fire protection system; a total of 67 hydrants were replaced in FY2019.”

(Brown Book, Page XI-18)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Storm Drainage Improvements and NPDES Compliance	\$385,000	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 quality of Lexington’s streams and ponds. Approximately \$115,000 of this funding request is 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 stormwater general permit. The increase is due to the release of the new permit that requires the Town to comply with additional requirements which include illicit discharge detection and elimination, best management practices (BMP), installation, and retrofits. The remaining \$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 stormwater issues discovered during NPDES investigation work. 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, Page XI-18)

More information about this project is in the section titled *Programs, Public Works, Stormwater Drainage and the NPDES*, on Page 25.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) 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
- 3) Is the volume of pedestrian traffic heavy, light or average

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4) Is the general condition of the sidewalk poor, fair or good which dictates treatments such as full reconstruction, overlay or patching

DPW currently reviews the condition for 30% of town sidewalks annually, which is used to identify the work to be done. Sidewalks considered for FY2021 funding include:

- East Street from Lowell Street to Grant Street
- Mass Ave. from Antony Park to Percy Road (East Side) • Worthen Road from Waltham Street to Kendall Road
- Lowell Street from Woburn Street to Maple Street
- Cherry Street
- Ingleside Road
- Stetson Street
- Reconstruction of Ramps, Townwide
- Abernathy Road
- Carnegie Place
- Tidd Circle

The following table presents the recent history of Sidewalk appropriations:

FY2014*	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
\$ 400,000	\$ 400,000	\$ 600,000	\$ 600,000	\$ 800,000	\$ 800,000	\$ 800,000

*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, Page XI-6)

The preliminarily proposed work using FY2021 funding would total more than 17,000 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 *Projects, Public Works, Sidewalks* on Page 22.

This Committee applauds that the funding request continues to be in the range of the earlier-explained recommendation by our sidewalk consultant 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>
(f) Equipment Replacement	\$1,368,000	\$1,038,000 GF (Debt) + \$275,000 Compost RF Debt + Water EF (RE) \$55,000	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 operations would be handicapped due to equipment down time and excessive repair costs.

“Each piece of equipment is inventoried with original and current replacement cost, state of condition and replacement time interval. Replacement intervals vary from 5 to 20 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

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preventing any unexpected emergency purchases. Annual updates are conducted by the Equipment Maintenance Division, Division Superintendents and reviewed by the Manager of Operations and Director of Public Works.

“The FY2021 request, by funding source, is shown in the table below.

Equipment	GF Debt	Compost Revolving	Water RE	Total
F550 Flatbed / Crane with Snow Plow - Highway	\$ 115,000			\$ 115,000
F450 Utility body with Plow - Highway	\$ 110,000			\$ 110,000
CAT Loader - Compost		\$ 275,000		\$ 275,000
Winter Brine System - Highway	\$ 213,000			\$ 213,000
6 Wheel Dump Truck - Highway	\$ 330,000			\$ 330,000
6" Trash Pump - Water			\$ 55,000	\$ 55,000
Aerial Bucket Truck - Public Grounds	\$ 220,000			\$ 220,000
Electric Grass Mower - Public Grounds	\$ 50,000			\$ 50,000
Total	\$ 1,038,000	\$ 275,000	\$ 55,000	\$ 1,368,000

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(Brown Book, Page XI-6, -11, & -17)

More information about this project is in the section titled *Programs, Public Works, DPW Equipment* on Page 27.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Townwide Signalization Improvements	\$125,000	GF (Free Cash)	Approval (6–0)

“This is an annual request for 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 prioritization recommendations. Bid documents for the intersection of Massachusetts Avenue at Worthen Road are being prepared, with construction starting in 2020. This funding request will be used for improvements at either the intersection of Lowell Street at East Street or Lowell Street at North Street. The improvements will prevent equipment failure, improve traffic flow, decrease energy consumption and allow for proper accessibility.”

(Brown Book, Page XI-18)

More information about this project is in the section titled *Programs, Public Works, Townwide Signal Improvements* on Page 23.

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Street Improvements	\$2,634,022	GF (Cash) + \$1,072,681 Chapter 90 funds that are not appropriated	Approval (6-0)

“This is an annual request for the street resurfacing and maintenance program. In addition to the \$2,634,022 appropriated from the tax levy, \$1,072,681 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 \$220 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.

Street Improvements - Financing Components	
	FY2021
2001 Override Increased by 2.5% per year	\$ 706,067
Maintenance of unallocated revenue from FY2012 Revenue Allocation Model	\$ 281,234
Maintenance of unallocated revenue from FY2013 Revenue Allocation Model	\$ 164,850
FY2014 Health Insurance Savings	\$1,100,000
Additional Tax Levy Funding	\$ 381,871
Estimated Chapter 90 Aid	\$1,072,681
	<u>Total \$3,706,703</u>
	Without Chapter 90 \$2,634,022

(Brown Book, Page XI-17)

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

This Committee welcomes that the total funding (includes the States Chapter 90 funds) has not dropped from the \$3,500,000 amount provided for in previous years—which makes the FY2021 request the 7th year in a row above the \$3,000,000 level that the Town’s roads consultant has recommended as the amount needed to bring the average road conditions fully to the “Routine Maintenance” level of needed repair. The Town’s recent efforts have successfully raised the average condition of the streets and lowered the repair backlog.

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

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) New Sidewalk Installations	\$280,000	GF (Free Cash)	Approval (6-0)

“This request will fund construction of new sidewalks in two locations - 1) Westminster from Lowell Street to the Arlington Town Line, and 2) Massachusetts Avenue from Crosby Drive to approximately the Route 95 bridge, to accommodate access to Hastings School for direct abutters who no longer have rear

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yard access. Additional locations have been requested for future years, and may warrant having further discussions with policy makers on cost-sharing with property owners through betterment assessments.”
 [Brown Book, Page XI-17]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Transportation Mitigation	\$16,504	TNC ³ Funding	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. Between FY2008 and FY2011, Town Meeting appropriated funds to collect data, perform analysis, 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). The FY2021 funds are proposed for data collection; safety analysis to respond to resident requests; and alternative transportation education and bike safety.

(Brown Book, Page XI-15)

This Committee endorses the reduction from an annual funding of \$100,000 as it has previously highlighted that the TSG still has \$147,662.07 remaining from three prior appropriations. (This Committee has been advised that users of the funds will be instructed that as the appropriations each year cover the same general purpose, encumbering/expending are to cite the oldest remaining appropriation until it has been fully encumbered/expended before citing a later appropriation.) Although low staffing has precluded the TSG from promoting work to be done, it remains that there is no backlog of previously vetted projects such that remaining prior funding ought to be sufficient for FY2021. This Committee did endorse providing the TNC funding this year. (The reduction for FY2021 freed up \$83,496 of GF (Free Cash) which has been added to the funding into the Capital Stabilization Fund under Article 19.)

At present, this funding is treated as typical Capital funding in that its use is not constrained to the year of appropriation. This Committee, however, believes this funding should be considered to be one-year-of-use funding. Its need is comparable to the funding of DPF’s “Public Facilities Bid Documents”. (For FY2021, that is in Article 16(i).) That funding is treated as funding for one year—with any unused balance reverting to the GF. This Committee hopes that FY2022 and later years will treat the Transportation Mitigation funding as one-year funding.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Municipal Technology Improvement Program	\$100,000	GF (Free Cash)	Approval (6–0)

“This FY2021 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 FY2021 request will expand data storage and management capacity and will expand data backup capacity to match the file storage growth. In addition to SAN needs, equipment will be purchased to assist with data transfer to Cloud services and Cloud backup and Disaster Recovery needs. The need for the equipment is driven by rapidly growing data sets and unstructured files

³ TNC (“Transportation Network Company”) refers to rideshare companies such as Uber and Lyft. Surcharges on each ride are shared between the State and the municipality.

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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, Page XI-18)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Application Implementation	\$325,000	GF (Free Cash)	Approval (6–0)

“This capital project is for large application migrations and implementations. The FY2021 request covers a number of initiatives - 1) purchase site licensing for Microsoft Office 2019 to allow deferral of Microsoft Office 365 for a few years, 2) purchase additional Laserfiche licensing to enable adoption of workflow to eliminate paper processes, 3) replatform the Town of Lexington website to improve website capabilities and functionality, and 4) upgrade the Assessors database and application (called VISION) to the new version.”
(Brown Book, Page XI-19)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Phone Systems & Unified Communications	\$150,000	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. The FY2021 capital request is for replacement of some end-of-life core equipment installed at the beginning of the Voice Over Internet Protocol (VOIP) project. In addition to the replacement of existing hardware, this request covers migration to the current license structure and current software licensing.”
[Brown Book, Page XI-19]

	Funds Requested	Funding Source	Committee Recommends
<i>Article 13: Appropriate for Water System Improvements</i>	\$2,200,000	\$2,000,000 Water EF (Debt)/\$200,000 Water User Charges	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. Work is underway and nearing completion for a significant 16" water main installation on Hartwell Avenue. Design is in progress for several other roadways including Peacock Farm Road and Eldred Street.

“The Town has also completed a hydraulic model for the entire distribution network and an asset management plan for replacing the Town's aging water infrastructure that will ensure a proactive approach for keeping Lexington’s water both safe and reliable. The model identifies areas of vulnerability, water aging, and those areas with low volumes and pressures, and the asset management plan recommends the replacement of 1% of our water mains on an annual basis. The FY2021 funding request for this annual program has been increased to meet these recommendations.

“Beginning in FY2021, funding for this ongoing capital replacement program will be gradually shifted to being funded by Water user charges, with an ultimate goal of transitioning the entire program to cash funding over 11 years. While rate payers may pay slightly higher water rates in the short- term, significant debt service savings will be realized, resulting in lower overall costs in the long- term.”
(Brown Book, Page XI-8 & -18)

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

Article 14: Appropriate for Wastewater System Improvements	Funds Requested	Funding Source	Committee Recommends
	\$1,401,200	See Below	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	\$900,000 Wastewater EF (Debt)/ \$100,000 Wastewater User Charges	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 in the Dunback Meadow area and the Bow Street area along Mill Brook, has been completed. Near term rehabilitation is anticipated in sewer basins 1, 6, 7 and 8, followed by investigations in subareas 3 and 9. 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.

“Beginning in FY2021, funding for this ongoing capital replacement program will be gradually shifted to being funded by Wastewater user charges, with an ultimate goal of transitioning the entire program to cash funding over 10 years. While rate payers may pay slightly higher wastewater rates in the short-term, significant debt service savings will be realized, resulting in lower overall costs in the long-term.”
 (Brown Book, Page XI-9 & -18)

More information about this project is in the section titled *Programs, Public Works, Wastewater System* on Page 24.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Pump Station Upgrades	\$401,200	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 construction is complete. Both the Marshall Road and Constitution Road pump stations are under construction. Design for the Hayden Ave pump station is underway and will be followed by construction. It is anticipated that the North Street and Bowman Street pump stations will be next in line for design; however, 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, Page XI-9)

The Committee applauds the Town for continuing to make progress in adding backup power to the Town's pump stations; this year's work will add a generator to the North Street station.

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More information about this project is in the section titled *Programs, Public Works, Wastewater System* on Page 24.

Article 15: Appropriate for School Capital Projects and Equipment	Funds Requested	Funding Source	Committee Recommends
	\$1,299,246	GF (Free Cash)	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.

“This capital improvement project for FY2021 would provide funding for the following:

“Tech Workstations - \$185,350 is requested to replace staff workstations and peripheral devices (laptops, desktops, printers and monitors).

“1:1 Middle School Program - \$221,000 is requested to fund Chromebooks for 6th graders entering Diamond and Clark Middle Schools, which will follow them through middle school.

“1:1 at LHS - \$176,800 is requested to purchase Chromebooks for 9th graders, which will follow them through high school.

“STEM/STEAM/Computer Science - \$49,200 is requested to update the Music Computer Lab at LHS and purchase STEM/STEAM based curricular materials.

“Interactive Projectors/Whiteboard Units and Document Cameras - \$238,896 is requested to replace 48 interactive projectors districtwide. 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. The request will also replace 28 document cameras at Bowman Elementary School, with remaining schools planned in future years.

“District and Building Network Infrastructure - \$248,000 is requested to replace end of life WAPS (Wireless Application Protocol), switches and POEs (Power over Ethernet) districtwide.

“Server/Storage Infrastructure - \$180,000 is requested to replace 6 cache servers to support online computer-based testing at the elementary schools, a second virtual server to allow for additional in- house file storage capacity, as well as additional cache servers needed to support online computer- based testing at the middle and high schools.”

(Brown Book, Page XI-13)

This Committee commends LPS for the detailed material supporting this request including a detailed 5–year plan.

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Article 16: Appropriate for Public Facilities Capital Projects	Funds Requested	Funding Source	Committee Recommends
	\$7,245,399	See Below	Approval (6-0)

More information about many of these projects is in the section titled *Programs, Public Facilities* on Page 29.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Police Outdoor/Indoor Firing Range—Hartwell Avenue	\$125,000	GF (Free Cash)	Approval (6-0)

“The Police Department is requesting funds to produce a schematic design for a firing range at the Hartwell Avenue Composting facility to replace the current outdoor range at the facility which is no longer adequate, and the indoor range which will not be rebuilt in the new Police Station. Given the importance of ‘use of force’ training for police officers, there may be an opportunity for construction to be funded by state and/or federal grants. Availability of those grants may not be known until a more detailed design is available. Therefore, a request for construction funding will be delayed until FY2023 at the earliest to allow time for stakeholders to evaluate the grant potential and provide a comprehensive assessment to Town Meeting.”

[Brown Book, Page XI-13]

This Committee has long considered this to be a vital facility needed to ensure our Police force is properly trained to meet the demands known today and with flexibility to adjust to future demands. The Feasibility Study results acknowledge the ability to accommodate this facility at the Hartwell Avenue compost site without significant effects on that site’s other activities; now is the time to proceed with the design. Doing so provides not only a better understanding of the likely construction costs, but provides a definition of the facility that meets the urgently needed training and an even better basis for getting the State and/or Federal funding materially to offset this Town’s costs—potentially not only for construction, but also to offset these design costs. Further, the demand for the training that this facility provides stretches across other, regional, police forces. Once a design is in hand, we can expect those other municipalities will be in a position to provide funding toward this project and/or its subsequent operation in order to avail themselves of the training that they, too, need that this facility will uniquely provide in this region.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Center Recreation Complex Bathrooms & Maintenance Building Renovation	\$100,000	GF (Free Cash)	Approval (6-0)

“This request is for design and engineering costs associated with renovation of the bathrooms and maintenance building at the Center Recreation Complex. The project will renovate the bathrooms, repair the plumbing system, and install new fixtures. In addition, the storage area currently used by DPW staff to maintain the athletic fields in the area, will be renovated to better support those efforts.”

[Brown Book, Page XI-14]

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

“This funding requests is for the purpose of creating a Public Facilities Master Plan for municipal buildings and infrastructure to be combined with the School Facilities Master Plan to better inform policy makers on future projects, total costs and potential debt costs.”

[Brown Book, Page XI-13]

This Committee wholeheartedly endorses this funding. It is crucial that we have a Townwide Plan. The School Committee is well underway with the Schools component; this municipal Plan should be expedited and then cooperatively merged with the Schools to achieve the desired outcome.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) LHS Science Classroom Space Mining	\$150,000	GF (Free Cash)	Approval (6–0)

“While there is a long-term plan to renovate or replace the high school, there is an immediate need to provide sufficient space to educate students at current enrollment levels. It is projected that there will be insufficient Science lab space in FY2021 to support the science curriculum. This request will provide design and construction dollars to modify existing interior spaces over the Summer of 2020 to meet that need. Furnishings and equipment will be provided from the school operating budget.”

[Brown Book, Page XI-14]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Townwide Roofing Program	\$2,010,152	GF (Debt)	Approval (6–0)

“Replacing portions of the roof at Bridge Elementary School has been identified as a priority in the Department of Public Facilities' 20-year Roof Master Plan. Water infiltration and ice dams have been ongoing issues for the building, which will be addressed via this work. There is a possibility for funding 27-30% of the project cost under the Massachusetts School Building Authority (MSBA) Accelerated Repair Program. If the MSBA grant is approved, bonds will not be issued for that portion of the project, and the authorized funds will be rescinded.

[Brown Book, Page XI-5]

The Town’s SOI in the MSBA’s Accelerated Repair Program for that roof was submitted on the February 14, 2020, deadline. If the Town has expended its own funds before any MSBA-approved funds, the latter can be posted as a reimbursement.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) School Building Envelopes and Systems	\$239,285	GF (Free Cash)	Approval (6–0)

“The purpose of this ongoing capital request is to perform annual prioritized extraordinary repairs and modifications to school buildings and systems. Specifically, the FY2021 request will be used to address repairs of water and air infiltration issues of the gaskets, caulking, doors and windows at the Central Administration Building, and Bridge and Bowman Elementary Schools.

(Brown Book, Page XI-14)

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Municipal Building Envelopes and Systems	\$208,962	GF (Cash)	Approval (6-0)

“This ongoing capital request, originally approved for funding in the 2006 Proposition 21/2 Override, includes repair and replacement projects for the maintenance and upgrade of municipal buildings and systems. The FY2021 request seeks funding for implementation of extraordinary repairs on the Cary Memorial Building. The Town contracted with LDa Architecture to review the existing interior and exterior condition. This project will repair soffit and roofing issues as well as other building envelope issues.”

(Brown Book, Page XI-14)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Facility and Site Improvements	\$250,000	GF (Free Cash)	Approval (6-0)

Notwithstanding these funds being provided with fungibility between them, this Committee expects each project to exceed the \$25,000 minimum threshold for Capital projects.

<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 FY2021 request will be used for hallway floors at Harrington Elementary School, and various locations at the Public Services Building. In FY2020, the Clarke middle school gym floor was re-poured, and a stairwell at the Diamond middle school was replaced. A project at the Town Office Building is planned for Spring 2020. The goal of this annual program is to ensure failing floor surfaces are replaced and are safe for all users.”

(Brown Book, Page XI-14)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(2) School Paving & Sidewalks Program	\$125,000	GF (Free Cash)	Approval (6-0)

“This capital request provides ‘as needed’ replacement of sidewalks, bus loops and parking areas on school grounds. The FY2021 request will specifically fund sidewalk panel replacements and parking and roadway improvements at the Bridge and Bowman Elementary Schools which are currently in poor condition. Extraordinary repairs for school paving areas are necessary to maintain parking and pedestrian surfaces in a condition suitable for public safety and highlights the Safe Routes to School.”

(Brown Book, Page XI-14)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) 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 projects in anticipation of requests for construction funding at town meeting that have a high probability of approval. This will ensure that

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both municipal and school projects can be completed in the then-current construction season, which is particularly important for the timely completion of school building projects given the short window between the end of school in June and the end of summer.”
 (Brown Book, Page XI-14)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Public Facilities Mechanical/Electrical System Replacements	\$672,000	GF (Free Cash)	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 FY2021 appropriation will be used to replace the Variable Air Volume (VAV) system at Cary Memorial Library, which is under-performing due to the units having exceeded their life-cycle. If not replaced, the Library risks unplanned interruptions in service and unreliable control of space temperatures for building occupants. If funded, the project would take place in fall of 2020, after the cooling season.”
 (Brown Book, Page XI-15)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Westview Cemetery Facility Construction	\$3,290,000	GF (Debt) with debt service partially funded from Sale of Cemetery Lots Fund and partially from GF (Cash) (with portion from Burial revenue)	Approval (6–0)

“In 2015 Town Meeting appropriated \$50,000 for an assessment of the current building at Westview Cemetery. The existing building serves as the cemetery office, meeting area for grieving families and work space for maintenance staff; however, the facility has deteriorated and needs to be brought up to code. The only significant upgrade to the building in the last 15 years has been the installation of a new roof. Limited space does not permit private space for grieving families and the maintenance area lacks adequate space for all equipment to be stored indoors.

“At the 2017 Annual Town Meeting \$270,000 was appropriated for the design of a new building on the Westview Cemetery grounds. FY2021 funds are requested for the construction of a new building. The redevelopment of the building will enhance cemetery operations by providing a welcoming and private space for families and visitors and provide staff with adequate and more efficient office space, storage space and maintenance space.

“The request for construction funding was originally presented at the 2018 Annual Town Meeting, but ultimately postponed for one year while the community assessed the option of including a crematory at Westview Cemetery. The Select Board formed a special Ad Hoc Crematory Study Committee to review this proposal, and in the Fall of 2019 the committee, after much research and deliberation, recommended

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not to build a crematory at this time. The \$3,290,000 request for construction funds does not include a crematory, but it will fund a building that is designed to accommodate a future expansion.”
(Brown Book, Page XI-7)

After 5 years of delays, this Committee unanimously believes it is even further overdue to start construction of the Westview Cemetery Building. This project sought and failed to secure construction funding at the 2019 ATM (Article 20(g)); the primary concern expressed by many Town Meeting members was that funding was premature while the Ad Hoc Crematory Study Committee was in the midst of their analysis of a crematory addition at the site. Now that Ad Hoc Committee has concluded a crematory operation at Westview Cemetery is not feasible in the current regulatory, demand, and competitive climate, that concern has been addressed. We advise Town Meeting to refer to that Ad Hoc Committee’s Final Report to the Board of Selectmen, November 12, 2019, for more details.

Any additional delay in approving construction funding will further increase the cost of the Westview Cemetery building. Already the failure of this project at last year’s ATM has added an additional \$490,000 to the cost due to construction inflation. This building has been needed for a long time to enhance the cemetery’s maintenance and operations. Delaying construction only delays proper and efficient operations for those on-going services. As noted in the above Brown Book description, the new building’s final design will accommodate a future expansion. That might be an economically viable crematory because external conditions have changed or another facility needed by the Town.

This Committee urges you to vote in favor of this Motion.

Article 18: Rescind Prior Borrowing Authorizations	Amount for Rescission	Original Authorization	Committee Recommends
	N/A	N/A	Approve Indefinite Postponement (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, no rescissions (i.e., projects that are completed without needing the remaining borrowing authority) have been identified to this Committee so, on that basis, this Committee approves of IP.

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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	Funds Requested	Funding Source	Committee Recommends
Article 19: Establish, Dissolve and Appropriate To and From Specified Stabilization Funds (SFs) (Only those actions related to Capital)	Capital SF		
	a) Deposit \$1,773,062	\$1,608,075 GF (Unreserved Fund Balance) + \$164,987 GF (Cash)	Approval (6-0)
	b) Withdraw \$3,500,000 to apply to debt service for Exempt Debt	Capital SF	Approval (6-0)
	Affordable Housing Capital SF		
	c) Deposit \$111,922	Brookhaven at Lexington	Approval (3-2)
	d) Withdraw \$111,000	Affordable Housing Capital SF	Approval (3-2)

“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) Special Education, (e) Center Improvement District; (f) Debt Service, (g) Transportation Management Overlay District, (h) Capital; (i) Payment in Lieu of Parking; (j) Visitor Center Capital Stabilization Fund; (k) Affordable Housing Capital Stabilization Fund; (l) Water System Capital Stabilization Fund; and (m) Ambulance Stabilization Fund; determine whether such sums shall be provided by the tax levy, by transfer from available funds, from fees, charges or gifts or by any combination of these methods; or act in any other manner in relation thereto.

“DESCRIPTION: This Article proposes to establish, dissolve, 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)

Table 10 below provides a history of appropriations into and out of the Capital Stabilization Fund and recommendations for FY2021:

Table 10	FY2016	FY2017	FY2018	FY2019	FY2020 Appropriated	FY2021 Budget
Prior Year Balance	\$ 8,048,466	\$ 16,725,947	\$ 23,203,210	\$ 28,597,934	\$ 27,727,713	\$ 25,084,172
Appropriation into Capital Stabilization Fund	\$ 9,447,832	\$ 6,991,205	\$ 7,690,398	\$ 3,560,335	\$ 2,269,456	\$ 1,773,062
Subtotal-Available for Appropriation	\$ 17,496,298	\$ 23,717,152	\$ 30,893,608	\$ 32,158,269	\$ 29,997,169	\$ 26,857,234
Appropriation from Capital Stabilization Fund						
Excluded Debt Service Tax Relief	\$ (215,000)	\$ —	\$ (2,400,000)	\$ (4,500,000)	\$ (5,200,000)	\$ (3,500,000)
Within Levy Debt Service Mitigation	\$ (620,567)	\$ (710,000)	\$ (324,500)	\$ (573,500)	\$ —	\$ —
Subtotal - Appropriation	\$ (835,567)	\$ (710,000)	\$ (2,724,500)	\$ (5,073,500)	\$ (5,200,000)	\$ (3,500,000)
Interest Income <i>(as of 12/31/19)</i>	\$ 65,216	\$ 196,058	\$ 428,826	\$ 642,944	\$ 287,004	
Projected Balance of Fund	\$ 16,725,947	\$ 23,203,210	\$ 28,597,934	\$ 27,727,713	\$ 25,084,172	\$ 23,357,234

(Brown Book Page ix)

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Part a: As discussed on Page 10, this deposit is more modest than proposed in earlier financial proposals, but is still welcomed by this Committee.

Part b: The withdrawal from the CSF is “to provide property tax relief related to the new Hastings School, the Lexington Children’s Place and new Fire Station”._(Brown Book Page i)

Part c: An \$111,922 Affordable Housing Mitigation Payment was the first of 15 annual payments (FY2020–FY2034) to assist the Town in creating affordable/community units—a requirement of the Memorandum of Agreement (MOU) between Lifecare, Inc. d/b/a Brookhaven at Lexington and the Town. Those funds are currently in the Affordable Housing Special Revenue Fund. This Part will appropriate those funds into the Affordable Housing Capital SF (AHCSF)—its first funding—and authorize future Brookhaven payments’ funds to be deposited into this SF without a Town-Meeting vote; however, passage of this Part will require a 2/3rd vote.

Part d: This withdrawal from the AHCSF, as with any withdrawal from a SF, requires a 2/3rd vote. It is for LexHAB to undertake multiple renovations and other Capital projects to existing units in its inventory.

While this Committee, at a meeting with one member absent, re-voted unanimously still to recommend approval of Parts a & b, the accompanying re-votes on Parts c & d were 3–2 for approval. The minority opposes both of those last two Parts as the Brookhaven funds would not be used toward creating new affordable units as explicitly stipulated in the above-cited MOU for those funds. And, therefore, those funds should be left in the Revenue Fund until they can be applied toward the use that the Town had required. The minority holds that the fact that the AHCSF purposes include renovations (but interestingly doesn’t include “acquiring”) does not justify failure to adhere to the MOU’s purpose for those funds.

After those re-votes, all five members present expressed their serious concerns with how the LexHAB request had been surfaced at such a later date and without the usual involvement of this Committee, and that there was no public discussion by the Select Board of the usage of those Brookhaven funds contrary to the MOU’s express purpose for those funds.”

General Information Regarding the CSF: 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 toward debt service—as is the case, again, 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).

As shown in the above table and for the purposes cited above, for FY2021 there is no proposed mitigation from the CSF for debt service of within-tax-levy debt.

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 20: Appropriate from Debt Service Stabilization Fund</i>	Funds Requested	Funding 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 FY2021 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 reimbursement from the Massachusetts School Building Authority as reimbursement toward the Town’s secondary-schools renovation project. After

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using over \$11 million of those funds to retire short-term debt taken 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.

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 \$437,058 (which reflects the payment made March 12, 2020). With continued, yearly, appropriation of this same amount (\$124,057), there would be an excess amount of \$60,359 in the fund in FY2023. The excess amount will also be applied against exempt debt in FY2023 as the requirement to reserve these funds was to “return” the funds to the taxpayer through the mitigation of exempt-debt service.

<i>Article 22: Amend FY2020 Operating, Enterprise and CPA Budgets</i>	Revenue Change	Funding Source	Committee Recommends
	Increase by \$503,092	State Supplemental Distribution to the CPF	Approval 6–0

To see if the Town will vote to make supplementary appropriations, to be used in conjunction with money appropriated under Articles 11, 12, 13, and 14 of the warrant for the 2019 Annual Town Meeting and Article 4 of the warrant for the 2019 Special 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 (FY2020) appropriations.
(Town Warrant)

On January 27, 2020, Lexington received a supplemental distribution to its CPF of that amount as the State ended FY2019 with a sufficient surplus to fulfill the legislative direction that \$20 million be allocate to the State’s CPA Trust Fund if the surplus allowed. Of that \$20 million, \$17,901,300 was distributed using the established formula with \$2,098,700 held as a reserve at the State level. (On Page 7, you can see the supplemental FY2020 distribution provided a significant increase to the percentage of our prior-year’s CPA surcharge that further enhanced our CPF.)

The proposed adjustment to the CPA budget is to recognize that FY2020 supplement revenue in the CPA budget so it could be appropriated to a CPA use.

<i>Article 23: Appropriate for Authorized Capital Improvements</i>	Funds Requested	Funding Source	Committee Recommends
	N/A	N/A	Approve Indefinite Postponement (6–0)

“To see if the Town will vote to make supplementary 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)

No action is anticipated under 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 2020 Annual Town Meeting on March 23, 2020, signed January 27, 2020 Article 19 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) Special Education, (e) Center Improvement District; (f) Debt Service, (g) Transportation Management Overlay District, (h) Capital; (i) Payment in Lieu of Parking; (j) Visitor Center Capital Stabilization Fund; (k) Affordable Housing Capital Stabilization Fund; (l) Water System Capital Stabilization Fund; and (m) Ambulance Stabilization Fund; determine whether such sums shall be provided by the tax levy, by transfer from available funds, from fees, charges or gifts or by any combination of these methods; 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)	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
(e)	Center Improvement District	2009 ATM, Art 25	"to fund needed improvements in Lexington Center"	Yes (some actions)
(f)	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
(g)	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
(h)	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
(i)	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)
(j)	Visitor Center Capital	2018 ATM, Art 26	"for the purpose of funding the capital improvements and replacement of the Visitors Center"	Yes
(k)	Affordable Housing Capital	2018 ATM, Art 26	"for the purpose of funding affordable/community housing construction, renovation, and associated land acquisition or easements"	Yes
(l)	Water System Capital	2018 ATM, Art 26	"for the purpose of funding capital improvements of the water-distribution system"	Yes
(m)	Ambulance	2018-1 STM, Art 8	"for the purpose of funding the purchase of ambulances"	Yes

Prepared 1 Mar 2020

Appendix B: Used Acronyms Expanded

ADA.....	Americans With Disabilities Act
AhCCAC.....	Ad hoc Community Center Advisory Committee
AHCSF.....	Affordable Housing Capital Stabilization Fund
ALS.....	Advanced Life Support
AMI	Area Median Income or Advanced Metering Infrastructure
ATM	Annual Town Meeting
BAN.....	Bond Anticipation Note
BMP.....	Best Management Practices
BoS	Board of Selectmen [re-named as the Select Board (SB)]
CEC	Capital Expenditures Committee
CMB	Cary Memorial Building
CPA	Community Preservation Act
CPATF	Community Preservation Act Trust Fund
CPC.....	Community Preservation Committee
CPF	Community Preservation Fund
CPSC.....	Consumer Product Safety Commission
CSF	Capital Stabilization Fund
D&E.....	Design and Engineering
DHCD	Department of Housing and Community Development
DOR.....	Department of Revenue
DPF.....	Department of Public Facilities
DPW	Department of Public Works
EACH	Enhance Asian Community on Health
EF	Enterprise Fund
EMS.....	Emergency Medical Services
EPA.....	Environmental Protection Agency
FCI.....	Facility Condition Index
FY.....	Fiscal Year
GF.....	General Fund
GIS.....	Geographic Information System
HUD.....	Department of Housing and Urban Development
HVAC	Heating, Ventilation, & Air Conditioning
IDLH.....	Immediately Dangerous to Life or Health
ILP	Intensive Learning Program
IP.....	Indefinite Postponement or Indefinitely Postponed
IS.....	Information Services
IT	Information Technology
LABBB	Lexington Arlington Burlington Bedford and Belmont Collaborative
LCP.....	Lexington Children's Place
LexCC.....	Lexington Community Center
LexHAB.....	Lexington Housing Assistance Board
LHA	Lexington Housing Authority
LHP.....	Lexington Housing Partnership
LHS.....	Lexington High School
LIP	Local Initiative Project
LOS.....	Level of service
LPS	Lexington Public Schools

(Continued on next page)

Appendix B: Used Acronyms Expanded (continued)

MAAB	Massachusetts Architectural Access Board
M.G.L.	Massachusetts General Laws
MHz	Megahertz
MODPHASE	Modifying Public Housing and Sporting Elders
MSBA	Massachusetts School Building Authority
MWRA	Massachusetts Water Resources Authority
NPDES	National Pollutant Discharge and Elimination System
N/A	Not Applicable
PBC	Permanent Building Committee
PCI	Pavement Condition Index
PEG	Public, Educational, and Governmental
PMS	Pavement Management System
POE	Power Over Ethernet
Pre-K	Pre-Kindergarten
R&CP	Recreation and Community Programs
RE	Retained Earnings
RF	Revolving Fund
RFID	Radio Frequency Identification
RSR	Road Surface Rating
SAN	Server Area Network
SB	Select Board [new name for what had been the Board of Selectmen (BoS)]
SC	School Committee
SCBA	Self-Contained Breathing Apparatus
SCI	Sidewalk Condition Index
SCLF	Sale of Cemetery Lots Fund
SF	Stabilization Fund
SHI	Subsidized Housing Inventory
SLI	Supportive Living, Inc.
SOI	Statement of Interest
STEAM	Science, Technology, Engineering, Arts, and Mathematics
STEM	Science, Technology, Engineering, and Mathematics
STM	Special Town Meeting
TAR	Town-accepted Roadway
TBD	To be determined.
TIP	Transportation Improvement Project
TM	Town Meeting
TMOD	Traffic Management Overlay District
TNC	Transportation Network Company
TSG	Transportation Safety Group
VAV	Variable Air Volume
VFD	Variable frequency drive
VoIP	Voice over Internet Protocol
WAP	Wireless Application Protocol
5YCP	Five-Year Capital Plan

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

Summary of Warrant Articles Addressed

Note: The CEC Approves all the Requests

Abbreviations: N/A = Not Applicable; IP = Indefinite Postponement; 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; PEG = Public, Educational, and Governmental Access Channels

Article #	Page # in this Report	Source Town Warrant (TW) or Brown Book (Section Page(s))	Project	Motion Requested Funding Total	Funding Source(s)
10(a)	41	XI-19	Archives & Records Management/Records Conservation & Preservation	\$20,000	CPF (Cash)
10(b)	41	XI-19	Lady of Lexington Painting Restoration	\$9,000	CPF (Cash)
10(c)	41	XI-17	Battle Green Master Plan - Phase 3	\$317,044	CPF (Cash)
10(d)	42	N/A	Conservation Land Acquisition	IP	N/A
10(e)	42	XI-15	Daisy Wilson Meadow Restoration	\$22,425	CPF (Cash)
10(f)	42	XI-15	Wright Farm Site Plan & Design	\$69,000	CPF (Cash)
10(g)	42	XI-16	Athletic Facility Lighting	\$450,000	CPF (Cash)
10(h)	43	XI-16	Park Improvements - Hard Court Resurfacing	\$100,000	CPF (Cash)
10(i)	43	XI-16	Park and Playground Improvements	\$95,000	CPF (Cash)
10(j)	43	XI-16	Park Improvements - Athletic Fields	\$370,000	CPF (Cash)
10(k)	44	XI-15	Parker Meadow Accessible Trail Construction	\$551,026	CPF (Cash)
10(l)	44	XI-20	Greeley Village Community Center Preservation (LHA)	\$130,000	CPF (Cash)
10(m)	44	XI-19	Vine Street Affordable Housing (LexHAB)	\$100,000	CPF (Cash)
10(n)	45	XI-11, Table VI	Community Preservation Committee Debt Service	\$3,968,594	CPF (Cash)
10(o)	45	XI-12, Table VIII, *footnote	Community Preservation Committee Administrative Budget	\$150,000	CPF (Cash)
11(a)	46	XI-15	Pine Meadows Clubhouse Renovation	\$100,000	R&CP EF (RE)
11(b)	46	XI-16	Pine Meadows Equipment	\$80,000	R&CP EF (RE)
12(a)	46	XI-15	Ambulance Replacement	\$325,000	GF (Free Cash)
12(b)	46	XI-16	Athletic Fields Feasibility Study	\$100,000	GF (Free Cash)
12(c)	47	XI-18	Hydrant Replacement Program	\$150,000	\$75,000 GF (Free Cash) + \$75,000 Water EF (RE)
12(d)	47	XI-18	Storm Drainage Improvements and NPDES compliance	\$385,000	GF (Free Cash)
12(e)	47	XI-6	Sidewalk Improvement	\$800,000	GF (Debt)
12(f)	48	XI-6, -11, & -17	Equipment Replacement	\$1,368,000	\$1,038,000 GF (Debt) + \$275,000 Compost RF (Debt) + Water EF (RE) \$55,000
12(g)	49	XI-18	Townwide Signalization Improvements	\$125,000	GF (Free Cash)
12(h)	50	XI-17	Street Improvements	\$2,634,022	GF (Cash) + \$1,072,681 State Chapter 90 funds that are not appropriated
12(i)	50	XI-17	New Sidewalk Installations	\$280,000	GF (Free Cash)

(Continued on next page)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2020 ATM

Summary of Warrant Articles Addressed (continued)

Article #	Page # in this Report	Source Town Warrant (TW) or Brown Book (Section Page(s))	Project	Motion Requested Funding Total	Funding Source(s)
12(j)	51	XI-15	Transportation Mitigation - Transportation Safety Group	\$16,504	TNC
12(k)	51	XI-18	Municipal Technology Improvement Program	\$100,000	GF (Free Cash)
12(l)	52	XI-19	Application Implementation	\$325,000	GF (Free Cash)
12(m)	52	XI-19	Phone Systems & Unified Communication	\$150,000	GF (Free Cash)
13	52	XI-8 & -18	Water System Improvements	\$2,200,000	\$2,000,000 Water EF (Debt) + \$200,000 Water Users Charges
14(a)	53	XI-9 & -18	Sanitary Sewer System Investigation and Improvements	\$1,000,000	\$900,000 Wastewater EF (Debt) + \$100,000 Wastewater Users Charges
14(b)	53	XI-9	Pump Station Upgrades	\$401,200	Wastewater EF (Debt)
15	54	XI-13	LPS Technology Program	\$1,299,246	GF (Free Cash)
16(a)	55	XI-13	Police Outdoor/Indoor Firing Range - Hartwell Avenue	\$125,000	GF (Free Cash)
16(b)	55	XI-14	Center Recreation Complex Bathrooms & Maintenance Building Renovation	\$100,000	GF (Free Cash)
16(c)	56	XI-13	Public Facilities Master Plan	\$100,000	GF (Free Cash)
16(d)	56	XI-14	LHS Science Classroom Space Mining	\$150,000	GF (Free Cash)
16(e)	56	XI-5	Townwide Roofing Program	\$2,010,152	GF (Debt)
16(f)	56	XI-14	School Building Envelopes and Associated Systems	\$239,285	GF (Free Cash)
16(g)	57	XI-14	Municipal Building Envelopes and Associated Systems	\$208,962	GF (Cash)
16(h)(1)	57	XI-14	Building Flooring Program	\$125,000	GF (Free Cash)
16(h)(2)	57	XI-14	School Paving and Sidewalk Program	\$125,000	GF (Free Cash)
16(i)	57	XI-14	Public Facilities Bid Documents	\$100,000	GF (Free Cash)
16(j)	58	XI-15	Public Facilities Mechanical/Electrical System Replacements	\$672,000	GF (Free Cash)
16(k)	58	XI-7	Westview Cemetery Building	\$3,290,000	GF (Debt) (with debt service partially funded from Sale of Cemetery Lots Special RF and partially from GF (Cash) and a portion of that from Burial revenue
18	59	TW	Rescind Prior Borrowing Authorizations	IP	No actions known at the time of this report.
19	60	TW & ix (Table 10)	Establish, Dissolve Appropriate To and From Specified Stabilization Funds	Deposits: \$1,884,984 Withdrawals: \$3,611,000	(1) Deposit of \$1,608,075 + \$164,987 GF Cash); Withdrawal of \$3,500,000 to apply to debt service of Exempt Debt (2) Deposit of \$111,922 Bookhaven payment; Withdrawal of \$111,000 to apply to multiple renovations to units in LexHAB inventory
20	61	TW	Appropriate from Debt Service Stabilization Fund	\$124,057	Debt Service SF
22	62	TW	Amend FY2020 Operating, Enterprise and CPA Budgets	Adds \$503,092	State Supplemental Distribution to the CPF
23	62	TW	Appropriate for Authorized Capital Improvement	IP	