

CAPITAL EXPENDITURES COMMITTEE TOWN OF LEXINGTON



REPORT TO THE 2023 ANNUAL TOWN MEETING (ATM)

Released March 19, 2023

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See Appendix C at the end of the Report for a Summary of Articles and Subarticles addressed in this report.

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Foreword

While we encourage you to read this report cover to cover, we also recognize that it's length may be prohibitive. At a minimum, we encourage you to read this section to learn what keeps us *awake at night*. Additionally, you can 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 project¹.
- 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.

Last year, our report called out the uncertainty in both the Town's and our 5YCP due to an inflationary bidding environment and how that makes short- and long-term planning difficult. One year later, that's still a significant problem for the Town and it (still) implies increased project costs, the need for supplemental appropriations, and/or reduced project/program scope. Even worse, interest rates have increased borrowing costs and therefore overall debt-financed project costs. Please consider that factor as you read through the information below.

Creating a balanced budget has been especially difficult this year for a number of reasons. The school budget is under particularly strong pressure from labor and Special Education costs (to name only two issues). The municipal side is under pressure from a significant increase in trash collection cost (to name only one issue). While the Town remains a particularly good free-cash position, we must bear in mind that utilizing free cash is not the basis of a sound budget—it is *one-time revenue*. As a general policy, free cash is used to fund cash capital (a policy with which we enthusiastically support). However, when the pressure grows on balancing a budget, the *free cash used for cash capital* policy is generally the first thing to be given up, and with that the amount of cash-based capital that can be accomplished in the next fiscal year. The alternatives are to either *do less* or *borrow*. In the past several budget cycles, Town Manager Malloy has made a righteous stand by stating that we should move towards a cash-based capital financing policy for all *programs* (see footnote). However, the less free cash he has to work with when advancing this policy, the less we can accomplish in moving towards cash-based capital program financing.

Related to debt-financing, this year we will also incur additional debt in the Community Preservation Fund (CPF) to fund the Munroe Center for the Arts (MCA) renovation. Normally, introducing additional CPA debt concerns us, but this year, especially, it concerns us because next year the Cary Memorial Library will request CPA and tax-levy funds for part of their projected renovation. This is not meant to throw any of Community Preservation Committee (CPC), the MCA, or the Cary Memorial Library (CML) under the bus. But it does call attention to the CPC's policy of only considering those requests put before them in the current fiscal year cycle rather than taking a longer-range view. It seems likely that in order to finance the CML renovation, additional debt will need to be taken on, which implies higher overall total project costs.

To his credit, Mr. Malloy has taken a 10-year look at big ticket capital projects, largely in the context of sequencing program swing-space usage at 173 Bedford Street. His presentation to the Select Board called

¹ Within the development of budgets and other financial actions, “program” is used for already on-going needs while “project” is used for what is considered to be a one-off endeavor, such as a new building or specific renovation effort, during the five-year scope of financial planning.

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attention to the large capital agenda that we face over the next decade. Not so long ago it was just the Police Station rebuild (in progress) and the Lexington High School rebuild (currently estimated at \$400 million) on our radar screens. New to the 10-year agenda are the East Lexington Fire Station, the Cary Memorial Library, the Stone Building, 173 Bedford Street, the Town Office Building, and recreation fields. Missing from these projections, but certainly worthy of mindshare are the Bridge and Bowman Elementary schools which will also need significant updates in that same 10-year timeframe, if for no other reason than the community will demand physical plant and program parity with the other elementary schools in the district.

So in less than a year, we have gone from a single, very-large, debt exclusion in (approximately) FY2027 for the LHS rebuild, to an even larger potential debt exclusion for all of the big-ticket projects that we face in approximately the same time frame. Maybe it is wise to be thinking of bundling all of those into one referendum. Maybe it's not. That's more of a policy decision for the Select Board to spearhead. But getting back to our comments above about creating a structurally sound budget, we may need to face the possible need for an operational override before that big FY2027 debt-exclusion, that will put the latter at risk because of the increased pressure it places on the taxpayer.

There are some silver linings this year. In our report last year, regarding another source of uncertainty in capital planning, we said "The results of this [20-year capital assets study] still have not been incorporated into the Town's long-term capital planning." We are happy to report that the DPF staff has done a fine job of incorporating the results of that study into their planning process.

As a closing remark, we would be remiss if we didn't remind you that this Committee is appointed by the Town Moderator and chartered to advise Town Meeting, a mission we take seriously. While we work collegially with Town Departments and other Boards and Committees, our recommendations represent what we believe to be in the best interests of you, Town Meeting, and, therefore, Lexington citizens. We hope you will find this report useful.

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.

Definition of Capital Projects (Select Board's Recommended Budget & Financing Plan, Page XI-1):

A capital project is defined as a major, non-recurring expenditure that generally meets the following criteria:

- Massachusetts General Law permits the Town to issue bonds to finance the expenditure;
- The expenditure is \$25,000 or more;

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- The expenditure will have a useful life of 10 years or more for buildings or building components and 5 years for vehicles and equipment; and
- Planning, engineering, or design services may be considered capital when such services are integral to a construction, renewal or replacement project that meets the criteria for a capital expenditure.

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

The balance of our report is divided into four sections:

- An overview of Capital projects in Lexington,
- Presentation of a five-year Capital plan,
- For each department and program, an overview of its purpose, spending history, any general Capital plan, references to any funding request in the FY2024 budget, and
- This year's Capital-related Warrant Articles.

“2023 ATM Town Warrant” refers to the respective portions of the Town of Lexington Town Warrant for that March 20, 2023, Town Meeting. “Brown Book” refers to the “Town of Lexington Fiscal Year 2024 Recommended Budget & Financing Plan”, dated February 17, 2023. Where our narrative includes a “See Article __.” it is referring to that Article in the last section of “Warrant-Article Explanations and Recommendations”. In that section you will find that:

- We have quoted the Town'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 feel it would be helpful for better understanding an Article or subArticle. (If in italics, it is what we believe should be included when our Committee is asked for its spoken position.)
- 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. However, in any case where we are not unanimous in a recommendation to Town Meeting there will be comments, including from those opposed to the recommendation or both sides if a tie vote.

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 this Committee's recommendation and, if applicable, comments related to that recommendation.

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Summary of FY2024 Capital-Budget Requests

Article	Sponsor	Description	Requests					
			General Fund		Enterprise Funds ²	CPF ³	Approp. & Auth. Other ⁴	Total
			Debt	Cash ¹				
10(g)	Community Preservation Committee	CPA debt service				1,788,900		\$1,788,900
10(r)		CPA Administrative budget				150,000		\$150,000
		Subtotal Community Preservation Committee	0	0	0	1,938,900	0	\$1,938,900
10(g)	Conservation	Willard's Wood Site Improvement				1,211,675		\$1,211,675
10(h)		Whipple Hill Trail Repair, Fire Access				300,000		\$300,000
12(b)	Planning	TDMOD Implementation—Permitting and Progress Tracking					42,000	\$42,000
12(c)	Planning/Engineering	Transportation Mitigation					87,685	\$87,685
		Subtotal Land Use, Health and Development	0	0	0	1,511,675	129,685	\$1,641,360
12(a)	Fire	All-Terrain Vehicle (ATV)—Forestry		65,000				\$65,000
		Subtotal Public Safety	0	65,000	0	0	0	\$65,000
11(a)	Recreation & Comm. Pgms.	Pine Meadows Improvements			150,000			\$150,000
11(b)		Pine Meadows Equipment			124,000			\$124,000
10(k)		Park & Playground Improvements				155,000		\$155,000
10(j)		Park Improvements—Athletic Fields				285,000		\$285,000
16(g)		Pine Meadows Clubhouse Renovation—Design	120,000					\$120,000
10(i)		Lincoln Park Field Improvements	916,500			2,475,000		\$3,391,500
11(c)		Pool Water Chemistry Controllers			35,000			\$35,000
		Subtotal Culture & Recreation	0	1,036,500	309,000	2,915,000	0	\$4,260,500
16(a)	Public Facilities	Public Facilities Bid Documents		125,000				\$125,000
16(b)		Public Facilities Interior Finishes		407,200				\$407,200
16(d)		School Paving and Sidewalks		265,000				\$265,000
16(c)		Public Facilities Mechanical/Electrical/Plumbing Replacements		849,200				\$849,200
16(e)		Municipal Building Envelopes and Associated Systems		225,029				\$225,029
16(f)		School Building Envelopes and Associated Systems		1,457,684				\$1,457,684
16(h)		173 Bedford Street Renovation—Design		100,000				\$100,000
16(i)		Solar Canopy & System—New Police Station	3,400,000					\$3,400,000
16(j)		East Lexington Fire Station—Feasibility Study		50,000				\$50,000
10(a)		Stone Building Renovation and addition				400,000		\$400,000
		Subtotal Public Facilities Department	3,400,000	3,479,113	0	400,000	0	\$7,279,113
12(e)	Public Works	Townwide Culvert Replacement		390,000				\$390,000
12(f)		Equipment Replacement		1,755,000				\$1,755,000
12(g)		Sidewalk Improvements		800,000				\$800,000
12(h)		Storm Drainage Improvements and NPDES Compliance		570,000				\$570,000
12(i)		Comprehensive Watershed Stormwater Management		390,000				\$390,000
12(j)		Street Improvements 5		2,688,312				\$2,688,312
14(a)		Pump Station Upgrades			75,000			\$75,000
14(b)		Sanitary Sewer System Investigation and Improvements			1,040,404			\$1,040,404
12(k)		Hydrant Replacement Program		75,000	75,000			\$150,000
12(l)		Municipal Parking Lot Improvements		575,000				\$575,000
12(m)		New Sidewalk Installation	1,620,000					\$1,620,000
12(d)		Bedford St. and Hartwell Ave. Long-Range Transportation Improvements	1,024,728	655,272			70,000	\$1,750,000
10(l)		Public Grounds Irrigation Improvements		120,000		80,000		\$200,000
13		Lead and Copper Program				4,209,580		\$4,209,580
		Subtotal Public Works Department	2,644,728	8,018,584	5,399,984	80,000	70,000	\$16,213,296
15	Lexington Public Schools	LPS Technology Program		1,465,488				\$1,465,488
		Subtotal Lexington Public Schools	0	1,465,488	0	0	0	\$1,465,488
12(n)	Innovation & Technology	Network Core Equipment Replacement		980,000				\$980,000
12(o)		Network Redundancy & Improvement Plan		988,094				\$988,094
12(q)		Scanning—Electronic Document Management		110,000				\$110,000
10(d)	Town Clerk	Archives & Records Management				35,000		\$35,000
		Subtotal General Government	0	2,078,094	0	35,000	0	\$2,113,094
10(n)	Affordable Housing Trust Study Committee	Affordable Housing Trust Pre-Funding				1,500,000		\$1,500,000
10(f)	Citizen Article	East Village Clock Restoration				9,600		\$9,600
10(e)		First Parish Clock Restoration				12,000		\$12,000
10(c)		Hancock-Clarke Barn Restoration				118,419		\$118,419
10(m)		Transforming Trees Into Art				22,000		\$22,000
10(o)	LexHAB	LexHAB Property Acquisition				400,000		\$400,000
10(p)		LexHAB Rehabilitation/Preservation and Installation				345,125		\$345,125
10(b)	Munroe Center for the Arts	Munroe Center for the Arts Building Renovation				6,635,191		\$6,635,191
		Subtotal Non-Government Projects	0	0	0	9,042,335	0	\$9,042,335
		Total FY2024 Recommendations	6,044,728	16,142,779	5,708,984	15,922,910	199,685	\$44,019,086

Capital Budget

Lexington allocates resources to Capital projects by considering them in three categories:

- Capital Projects (by definition those that can be debt-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).

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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. Estimates that are 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 because 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 also 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.

Borrowing incurs debt service in later fiscal years, and this is funded in one of three ways:

1. Through the operating budget, which may ‘crowd’ the budget for other Town needs.
2. Through the use of a Proposition 2½ debt-exclusion, which has the additional benefit of reinforcing broad community support.
3. Through the CPA, in which case, neither a debt-exclusion vote nor operating budget funds are required to use the CPF. However, there may be a separate funding for companion elements—usually essential—of the project that are not eligible for use of the CPF.

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.

The Projects Agenda

The following are big-ticket items being considered in Lexington. Except for the first item 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 Article 16.)
- **Community (Affordable) Housing**—Development and Acquisition (See Articles 7, 10(n))
- **Conservation/Open Space Land**—Acquisition and Enhancement (See Articles, 10(g) & (h))
- **Hartwell Avenue Transportation Management Overlay District Improvements** (See Article 10(d).)

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.

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- **Muzzey High Condominium Unit** (former Senior Center), 1475 Massachusetts Avenue—Determine Use and Renovation) (No action at this Town Meeting.)
- **Police Station** (Construction is in process; also see Article 16(i).)
- **Recreation Facilities**—A continuing need (See Articles 10(I, j, k), 11, and 16(g).)
- **Roads**—A continuing need (See Article 12(j).)
- **Sidewalks**—A continuing improvement need. (See Articles 12(g&m)
- **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. (See Article 10(a))
- **Transportation Mitigation**—This is a continuing need. (See Article 12(b & c).) (Actions taken are often an element of road-related projects, rather than being solely to achieve specific mitigation.)

The SB, School Committee (SC), CPC, and Permanent Building Committee 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, but each component plan completed will contribute to that process.

The Community Preservation Act

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 four categories: Community Housing, Historic Resources, Open Space, and Recreational Use. These monies 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)-(r).)

Currently 194 municipalities have adopted the CPA, compared to 187 last year. That's 55% of all the municipalities in Massachusetts comprising 70% of Massachusetts residents. Each community opting into the Act voluntarily adds a surcharge from 1% to 3% to its municipal taxes to fund its CPF. Lexington has selected the maximum 3%. Under the statute, each CPA municipality is then eligible for annual supplemental State funding in November based on its collected surtax level. The original State supplement "matched" the total of each municipality's surcharge receipts, but as more municipalities opted into the program, the supplement level to each has diminished. When the initial distribution to adopted municipalities was less than a 100% surcharge collection match, the State began a proportional distribution. For those communities that have adopted the maximum 3% surcharge, a second- and a third-round distribution is also calculated to determine their final supplemental funding.

See the Table following for the lifetime history of supplemental distributions to Lexington, including the projection for FY2024. The footnotes include those years in which there was an added State Community Preservation Act Trust Fund (CPATF) distribution because of an allocation of a portion of any surplus in the State's budget at its close. (See more details following the table.)

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Year in which supplement received	Prior-Year's CPA Surcharge Collected ¹	State Supplement Percentage				Total Supplement Amount (TSA)
		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
FY2021 (Actual)	\$5,214,556	28.6%	0.7%	0.4%	29.7%	\$1,549,955
FY2022 (Actual) ¹⁰	\$5,492,511	39.4%	0.9%	0.6%	45.5%	\$2,500,261
FY2023 (Actual) ¹¹	\$5,815,118	38.5%	0.9%	0.6%	40.0%	\$2,323,956
Total Actual:	\$63,975,408	Received to date:			35.7%	\$22,813,922
FY2024 (Projected) ¹²	\$5,950,000	TBD	TBD	TBD	30.0%	\$1,785,000
Totals including projected:	\$69,925,408				35.2%	\$24,598,922

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 TSA includes \$255 to correct an underpayment in FY2012 from an error with Phillipston's surcharge.

³ TSA reflects additional supplement as \$25 million added to the State's CPA Trust Fund as State finished FY2013 with a surplus permitting the maximum amount authorized by the State Legislature to go into that Fund.

⁴ TSA reflects additional supplement as \$11.4 million added to the State's CPA Trust Fund as State finished FY2014 with a surplus permitting the maximum amount authorized by the State Legislature to go into that Fund.

⁵ TSA reflects additional supplement as \$10 million added to the State's CPA Trust Fund as State finished FY2015 with a surplus 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 TSA includes \$168 deduction due to an update to FY2017 data after last year's distribution was made.

⁸ TSA reflects additional supplement as \$10 million added to the State's CPA Trust Fund as the State finished FY2018 with a surplus permitting the maximum amount authorized by the State Legislature to go into that Fund.

⁹ TSA reflects additional supplement as \$20 million added to the State's CPA Trust Fund as the State finished FY2019 with a surplus permitting the maximum amount authorized by the State Legislature to go into that Fund.

¹⁰ TSA reflects additional supplement as \$10 million added to the State's CPA Trust Fund as the State finished FY2021 with a surplus permitting the maximum amount authorized by the State Legislature to go into that Fund.

¹¹ TSA reflects additional supplement as \$20 million added to the State's CPA Trust Fund as the State finished FY2022 with a surplus permitting the maximum amount authorized by the State Legislature to go into that Fund.

¹² 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. The FY2020 Massachusetts Budget provided for increases in registry fee surcharges which fund the CPATF. As no further increase in the rates is currently projected, the supplements will vary from year to year with the level of activity at those Registries. For some previous years, the State had allocated additional funds to the 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.)

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The Lexington CPF receives the annual receipts from our local surcharge, the State supplement, and interest on the balance in our Town's CPF. Under the statute, 10% of the total received 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.

A CPA-funded project can only be brought to Town Meeting for action through recommendation by the 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 Town Meeting.

See the report of the CPC for information on how Lexington has spent from the 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 CPA can—and often does—include debt financing, which is then paid over the term of the borrowing using the CPF. In fact, CPA has proposed funding the Monroe Center for the Arts renovation (2023 ATM Article 10(b) with a combination of existing CPA funds and \$2 million debt. This Committee has always stated that cash funding should be the first preference. However, (1) Any such debt should be for as short a term as practical, with 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 potential 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 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). 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 subsequent years, the CPC recommends to Town Meeting those obligatory debt-service-payment appropriations. (See Article 10(q).)

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 that is 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.

The CPC carefully husbands available funds and has recommended taking on additional debt for the Monroe Center of the Arts renovation after considerable deliberation. The proposed addition at the Monroe Center will improve accessibility with the installation of an elevator and creating new, gender-neutral bathrooms. Without borrowing, CPF available fund balances would have dropped below the \$2 million, which is the minimum the CPC customarily likes to keep on hand in event a large project needs funding in the near future. The impact of debt service from the Monroe Center project will be mitigated by the cessation of financing payments on Marrett Road and Cary Memorial Building Construction ending in FY2024 and FY2025, respectively.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2023 ATM

The Town, the CPC, and this Committee are mindful of the additional taxes which the CPA imposes on our community at a time when our tax burden is projected to rise to pay for essential capital projects like the new Police Station 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 in the CPA law that exempts the first \$100,000 of home value from the CPA surcharge.

As is clear from the Table in this section, by choosing the maximum 3% surcharge, Lexington has received the maximum supplement allowed paid from the State for every year since 2007. As of FY2023, the Town has received \$20,489,966 and projects an additional \$1,785,000 for FY2024. Had our participation been at the 1% level, not only would our initial proportional distributions have been lower, but 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-8) 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 FY2024 under Article 10.

Enterprise-Fund Projects

The Town operates three enterprise funds (EFs) for revenue-producing activities funded outside the tax levy by user fees: water distribution, wastewater distribution (sanitary sewers), and certain Recreation and Community Programs (R&CP) services, such as the golf course, swimming pools, and tennis courts. The costs of these activities are normally funded out of their respective enterprise funds. Unlike property-tax revenues, EF 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 request full or partial funding from the CPF rather than from the EF or GF.

This Town Meeting will consider requests from the Departments that manage the R&CP, Water, and Wastewater, and R&CP EFs. (See Articles 11, 13, and 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.)

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

Revolving funds are usually expended to cover non-Capital costs, and this Committee normally does not report on their annual authorizations unless a Capital expense is contemplated. Such an expense is not contemplated in FY2024.

Five-Year Capital Plan

The table and its footnotes on the next three pages summarize this Committee's Five-Year Capital Plan. This plan reflects the expected FY2024 appropriations at the 2022 ATM, and the FY2024–FY2028 requests that this Committee recommends. We started with the amounts and timing shown in the Brown Book, Page XI-5 for FY2024, and XI-26 for FY2025–FY2028. Those requests have also been updated based on any information we received after it was published (including for FY2024). Additionally, if we feel that the project is multi-phase and either Design & Engineering 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:

- Footnotes explain when this Committee's position differs from the Town's position.
- *Excluding* the many hundreds of millions of dollars of to-be-determined (TBD) entries—including the new or renovated Lexington High School which will be hundreds of millions, the total in this Committee's Plan for FY2025–FY2028 is over \$500 million. The TBD entries include future construction phases, undetermined project elements, or entire major facility projects. If any project includes any TBD in any year, whether standalone or augmenting a dollar amount, none of the project's funding is included in our total estimated amounts.
- For several years the Town has been building the Capital Stabilization Fund (CSF) so that it can be used to mitigate the debt service tax impact of Capital projects. While the CSF can, and will, have a significant positive impact on taxpayer burden, 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 (by design) before the debt service for the future projects are completed.
- Because of the ongoing challenge the Town faces regarding the planning and financing for the renovation/replacement/renewal of its Capital Assets, this Committee looks forward to the SB refining a formal, Townwide, Facilities Master Plan, including a financing plan that also identifies the likely debt-exclusion referendums. Any such plan will necessarily continue to consider the results of the DPF-sanctioned 20-year Capital maintenance plan. This Committee stands ready to assist in any way it can.
- This Committee appreciates the Town's reluctance to cite 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. This uncertainty is further exasperated by the current inflationary construction bidding environment.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2023 ATM

CEC Five-Year Capital Plan (FY2024–FY2028) ¹						
Project Name	FY2024 Recommended	FY2025 Plan	FY2026 Plan	FY2027 Plan	FY2028 Plan	Without-TBD Total
Innovation & Technology						
Application Implementation	TBD	TBD	TBD	TBD	TBD	TBD
Network Core Equipment Replacement	\$ 980,000	\$ 400,000	\$ —	\$ 630,000	\$ —	\$ 2,010,000
Municipal Technology Improvement Program	\$ —	\$ 390,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 690,000
Network Redundancy & Improvement Plan	\$ 988,094	\$ 917,018	\$ 495,000	\$ 110,000	\$ 110,000	\$ 2,620,112
Phone Systems & Unified Communications	\$ —	\$ 90,000	\$ 80,000	\$ 60,000	\$ 60,000	\$ 290,000
Subtotal	\$ 1,968,094	\$ 1,797,018	\$ 675,000	\$ 900,000	\$ 270,000	\$ 5,610,112
Land Use, Housing and Development						
Transportation Mitigation	\$ 87,685	\$ 50,000	\$ 80,000	\$ 100,000	\$ 100,000	\$ 417,685
Subtotal	\$ 87,685	\$ 50,000	\$ 80,000	\$ 100,000	\$ 100,000	\$ 417,685
Public Facilities						
Public Facilities Bid Documents	\$ 125,000	\$ 125,000	\$ 125,000	\$ 150,000	\$ 150,000	\$ 675,000
Public Facilities Interior Finishes	\$ 407,200	\$ 423,488	\$ 440,428	\$ 458,045	\$ 476,367	\$ 2,205,528
School Paving and Sidewalks	\$ 265,000	\$ 200,000	\$ 225,000	\$ 250,000	\$ 250,000	\$ 1,190,000
Public Facilities Mechanical/Electrical/Plumbing Replacements	\$ 849,200	\$ 916,300	\$ 1,309,000	\$ 1,485,000	\$ 2,046,000	\$ 6,605,500
Municipal Building Envelopes and Associated Systems	\$ 225,029	\$ 230,655	\$ 236,421	\$ 242,332	\$ 522,581	\$ 1,457,018
School Building Envelopes and Associated Systems	\$ 1,457,684	\$ 264,127	\$ 270,600	\$ 277,365	\$ 284,299	\$ 2,554,075
Subtotal	\$ 3,329,113	\$ 2,159,570	\$ 2,606,449	\$ 2,862,742	\$ 3,729,247	\$ 14,687,121
Public Works						
Townwide Culvert Replacement	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 1,950,000
Equipment Replacement	\$ 1,755,000	\$ 2,070,000	\$ 2,270,000	\$ 1,800,000	\$ 1,065,000	\$ 8,960,000
Sidewalk Improvements	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 4,000,000
New Sidewalk Installations	\$ 1,620,000	\$ 300,000	\$ —	\$ 3,250,000	\$ —	\$ 5,170,000
Townwide Signalization Improvements	\$ —	\$ 50,000	\$ 55,000	\$ —	\$ —	\$ 105,000
Storm Drainage Improvements and NPDES Compliance	\$ 570,000	\$ 570,000	\$ 570,000	\$ 570,000	\$ 570,000	\$ 2,850,000
Comprehensive Watershed Stormwater Management	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 1,950,000
Street Improvements	\$ 2,688,312	\$ 2,707,321	\$ 2,726,806	\$ 2,746,777	\$ 2,767,247	\$ 13,636,463
Hydrant Replacement Program	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000
Lead and Copper Program	\$ 4,209,580	\$ —	\$ —	\$ —	\$ —	\$ 4,209,580
Subtotal	\$ 12,497,892	\$ 7,352,321	\$ 7,276,806	\$ 10,021,777	\$ 6,057,247	\$ 43,206,043
Electric Facility Support						
Electric Vehicle Charging Stations ²			TBD			TBD
Schools						
LPS Technology Program	\$ 1,465,488	\$ 1,331,963	\$ 1,430,296	\$ 1,425,753	\$ 1,359,156	\$ 7,012,656
Subtotal	\$ 1,465,488	\$ 1,331,963	\$ 1,430,296	\$ 1,425,753	\$ 1,359,156	\$ 7,012,656
Ongoing Capital Programs—Enterprise Funds						
Pump Station Upgrades	\$ 75,000	TBD	TBD	\$ —	\$ —	\$ 75,000
Sanitary Sewer System Investigation and Improvements	\$ 1,040,404	\$ 1,061,210	\$ 1,082,431	\$ 1,104,080	\$ 1,126,161	\$ 5,414,286
Water Distribution System Improvements	\$ —	\$ 2,288,900	\$ 2,334,670	\$ 2,381,360	\$ 2,428,987	\$ 9,433,917
Hydrant Replacement Program	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000
Water Tower(s) replacement ³	\$ —	\$ 2,156,250	\$ 9,803,750	\$ —	\$ —	\$ 11,960,000
Subtotal	\$ 1,190,404	\$ 5,581,360	\$ 13,295,851	\$ 3,560,440	\$ 3,630,148	\$ 27,258,203
Recreation & Community Programs						
Pine Meadows Improvements	\$ 150,000	\$ 350,000	\$ 75,000	\$ 100,000	\$ —	\$ 675,000
Pine Meadows Equipment	\$ 124,000	\$ —	\$ 65,000	\$ 30,000	\$ —	\$ 219,000
Subtotal	\$ 274,000	\$ 350,000	\$ 140,000	\$ 130,000	\$ —	\$ 894,000
Ongoing and One-Time Capital Projects—CPA Fund						
<i>Public Facilities</i>						
Stone Building Renovation and Addition ⁴	\$ —	TBD	TBD	TBD	\$ —	\$ —
<i>Non-Governmental Projects</i>						
East Village Clock Restoration	\$ 9,600					\$ 9,600
First Parish Clock Restoration	\$ 12,000					\$ 12,000
Munroe Center for the Arts Building Renovation	\$ 6,635,191					\$ 6,635,191
Hancock-Clarke Barn Restoraton	\$ 118,419					\$ 118,419
Affordable Housing Trust Pre-funding	\$ 1,500,000					\$ 1,500,000
LexHAB Property Acquisition	\$ 400,000					\$ 400,000
LexHAB Rehabilitation/Preservation and Installation	\$ 345,125					\$ 345,125
Transforming Trees into Art	\$ 22,000					\$ 22,000

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2023 ATM

CEC Five-Year Capital Plan (FY2024–FY2028) ¹ (continued)						
Project Name	FY2024 Recommended	FY2025 Plan	FY2026 Plan	FY2027 Plan	FY2028 Plan	Without-TBD Total
<i>Land Use, Housing and Development</i>						
Willard's Woods Site Improvements	\$ 1,211,675	\$ —	\$ —	\$ —	\$ —	\$ 1,211,675
Idylwide and Poor Farm Meadow Preservation	\$ —	\$ 23,500	\$ —	\$ 30,550	\$ —	\$ 54,050
Wright Farm Barn Preservation and Rehabilitation (Step 3)	\$ —	TBD	TBD	\$ —	\$ —	TBD
Cotton Farm/Community Center Connector	\$ —	\$ —	\$ 200,000	\$ —	TBD	\$ 200,000
Lower Vine Brook Trail Improvements	\$ —	\$ —	\$ 100,000	TBD	\$ —	\$ 100,000
<i>Recreation & Community Programs</i>						
Whipple Hill Trail Repair, Fire Access	\$ 300,000	\$ —	\$ —	\$ —	\$ —	\$ 300,000
LexHAB: Lexington Housing Authority Projects	\$ 400,000	TBD	TBD	TBD	TBD	\$ 400,000
LexHAB: Affordable Housing Trust	\$ 1,500,000	TBD	TBD	TBD	TBD	\$ 1,500,000
Conservation Land Acquisition ⁵	\$ —	TBD	TBD	TBD	TBD	TBD
Park and Playground Improvements	\$ 155,000	\$ 805,000	\$ 1,130,000	\$ 300,000	\$ —	\$ 2,390,000
Park Improvements - Athletic Fields	\$ 285,000	\$ 480,000	\$ —	\$ —	\$ 4,180,000	\$ 4,945,000
Park Improvements - Hard Court Surfaces	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Park Improvements - Site Amenities	\$ —	\$ 30,000	\$ —	\$ 30,000	\$ —	\$ 60,000
Cricket Field Construction	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
Outdoor Pickleball Courts Construction	\$ —	\$ —	\$ —	\$ 250,000	\$ —	\$ 250,000
Lincoln Park Fitness Stations Equipment	\$ —	\$ 100,000	\$ —	\$ —	\$ —	\$ 100,000
Lincoln Park Field Improvements	\$ 2,475,000	\$ 530,400	\$ 552,000	\$ —	\$ —	\$ 3,557,400
<i>Safety</i>						
Police Safety Training ⁶	\$ —	TBD	TBD	TBD	TBD	TBD
<i>Innovation and Technology</i>						
Scanning - Electronic Document Management	\$ 110,000	\$ 110,000	\$ —	\$ —	\$ —	\$ 220,000
<i>Town Clerk</i>						
Archives & Records Management	\$ 35,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 115,000
Subtotal	\$ 15,514,010	\$ 2,098,900	\$ 2,002,000	\$ 630,550	\$ 4,200,000	\$ 24,445,460
One-Time Capital Projects—General Fund						
<i>Fire</i>						
Replace Pumper Truck	\$ —	\$ —	\$ 875,000	\$ —	\$ —	\$ 875,000
Heavy Vehicle Extrication Equipment	\$ —	\$ 150,000	\$ —	\$ —	\$ —	\$ 150,000
All Terrain Vehicle (ATV)—Forestry	\$ 65,000	\$ —	\$ —	\$ —	\$ —	\$ 65,000
Off Road Fire Engine	\$ —	\$ —	\$ —	\$ —	\$ 300,000	\$ 300,000
Ambulance Replacement	\$ —	\$ —	\$ 500,000	\$ —	\$ —	\$ 500,000
<i>Public Facilities</i>						
TMOD Implementation—Permitting and Progress Tracking	\$ 42,000	\$ —	\$ —	\$ —	\$ —	\$ 42,000
LHS School Project ⁷	\$ —	\$ 8,000,000	\$ 12,000,000	\$ 380,000,000	\$ —	\$ 400,000,000
Visitor's Center Generator	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —
173 Bedford Street Renovation- Design	\$ 100,000	\$ 6,000,000	\$ —	\$ —	\$ —	\$ 6,100,000
Solar Canopy & System - New Police Station	\$ 3,400,000	\$ —	\$ —	\$ —	\$ —	\$ 3,400,000
East Lexington Fire Station- Feasibility Study	\$ 50,000	\$ 2,000,000	\$ 1,000,000	\$ 12,000,000	\$ —	\$ 15,050,000
Central Administration Building Demolition	\$ —	\$ —	\$ 1,650,000	\$ —	\$ —	\$ 1,650,000
Cary Library Children's Room Renovation Project	\$ —	\$ 5,500,000	\$ —	\$ —	\$ —	\$ 5,500,000
<i>Public Works</i>						
Hartwell Ave. Compost Site Improvements	\$ —	\$ —	\$ 220,000	\$ —	\$ —	\$ 220,000
Municipal Parking Lot Improvements	\$ 575,000	\$ —	\$ —	\$ —	\$ —	\$ 575,000
Public Parking Lot Improvement Program	\$ —	TBD	\$ 990,000	TBD	\$ —	\$ 990,000
New Sidewalk Installations	\$ 1,620,000	\$ 300,000	\$ —	\$ 3,250,000	\$ —	\$ 5,170,000
Improvements	\$ 1,750,000	\$ —	\$ 1,950,000	\$ —	\$ —	\$ 3,700,000
Street Acceptance	\$ —	TBD	TBD	TBD	TBD	\$ —
Public Grounds Irrigation Improvements	\$ 200,000	\$ —	\$ —	\$ —	\$ —	\$ 200,000
Cemetery Columbarium	\$ —	\$ 30,000	\$ 420,000	\$ —	\$ —	\$ 450,000
<i>Recreation & Community Programs</i>						
Pine Meadows Clubhouse Renovation	\$ 120,000	\$ 1,680,000	\$ —	\$ —	\$ —	\$ 1,800,000
Lincoln Park Field Improvements	\$ 916,500	\$ 953,600	\$ 992,100	\$ —	\$ —	\$ 2,862,200
Park Improvements - Athletic Fields	\$ —	\$ —	\$ —	\$ —	\$ 2,000,000	\$ 2,000,000
Strategic Plan Update	\$ —	\$ —	\$ —	\$ 100,000	\$ —	\$ 100,000
Pool Water Chemistry Automated Controllers	\$ 35,000	\$ —	\$ —	\$ —	\$ —	\$ 35,000
<i>Innovation and Technology</i>						
Scanning—Electronic Document Management	\$ —	\$ 110,000	\$ —	\$ —	\$ —	\$ 110,000
Subtotal	\$ 8,873,500	\$ 24,723,600	\$ 20,597,100	\$ 395,350,000	\$ 2,300,000	\$ 451,844,200
Grand Total	\$ 44,009,782	\$ 39,863,372	\$ 34,807,651	\$ 411,420,822	\$ 18,015,650	\$ 548,117,277

Footnotes

- ¹The Committee is generally concerned about the lack of any inflationary adjustments to the out year program numbers.
- ²Added by this Committee as a TBD in the outyears for continued transition to electric vehicles.
- ³This Committee believes these numbers are largely placeholders because presently the actual mechanism by which the towers will be replaced or rehabilitated is under investigation.
- ⁴Refer to the text under Article 10(a).
- ⁵Added by this Committee as a TBD in the outyears for possible future conservation land acquisitions.
- ⁶Added by this Committee to provide the Town's Police with optimal, dynamic, and realistic Safety Training.
- ⁷This Committee believes that the \$400 million figure is likely to increase.

Conservation and Open Space

The Conservation Division serves three primary purposes:

- to administer and enforce State and local wetlands protection codes, as well as the State Stormwater Management Policy
- to manage over 1,400 acres of Town-owned conservation land and monitor conservation easements and restrictions
- to conduct outreach and education regarding the town's natural resources and watersheds

Wright Farm. Legal division of the property between the Conservation Commission and the Lexington Housing Assistance Board—was completed in February 2020. The open-space parcel, containing 26,492 square feet and a barn to be restored as a year-round multi-purpose public space for environmental education, was combined with the previously purchased 12.6-acre conservation area. The 2020 ATM approved \$69,000 in CPA funds for site design to provide for public access and parking while protecting conservation lands, and these funds are currently on hand. The Conservation Commission established a Wright Farm Advisory Subcommittee to assist in the Commission's planning and to make recommendations for program activities and management of the property. The Commission, as recommended by the Subcommittee in August 2021, requested and the 2022 ATM approved \$155,000 for barn stabilization. There is no FY2024 request.

Parker Meadow Universal Trail Project. Pursuant to the ADA Goal of Lexington's Open Space and Recreation Plan, last approved in 2015, \$551,026 in CPA funding was approved by the 2020 ATM for construction of a universal accessible passive recreation trail system. The final design concept for this project was approved by the Conservation Commission at a public hearing, and engineering and design plans for wetlands permitting, including a bid package, were completed. Due to the initial Spring 2021 bids coming in over the appropriation, the Conservation Commission requested and was appropriated a supplemental FY2022 CPA appropriation in the amount of \$235,750. The bid was reissued in December 2021 and awarded, with construction starting February 2022 and a Grand Opening October 2022. There is no FY2024 request.

Cotton Farm. The 2017 Annual Town Meeting approved an appropriation of \$301,300 to fund the design and construction work needed to address several long-term goals at the Cotton Farm, a Town-owned property. The project would include removal and naturalization of a major portion of the existing driveway and parking area, relocation and construction of a new expanded parking area and installation of an ADA accessible trail and pond viewing platform. The project, designed by Kyle Zick Landscape Architects and by SumCo Eco-contracting, is now complete, and is awaiting final invoicing. There is no FY2024 request.

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 Americans with Disabilities Act (ADA). The 2019 ATM approved \$138,273 in CPA funds for that work. The Conservation Commission approved the Ecological Land Management Plan prepared by Land Stewardship, Inc., in November 2020. The FY2024 request of \$1,211,675 is for trail improvements including the construction of a Universally Accessible trail.

Meadowlands. The Conservation Commission has an ongoing program of restoration and preservation of meadowlands. There is no FY 2024 request.

Land Acquisition. The Town closed on the Highland Avenue conservation open space purchase on April 1, 2021. The fall 2020 STM-3 approved the purchase of conservation land located at 39 Highland Avenue with \$3,560,000 in CPA funds, of which \$1,000,000 would be funded through borrowing. After receipt of Lexington's State matching funds in November 2020, and review of the Community Preservation Fund's cash position, the Community Preservation Committee proposed an amendment to the 2020 application to allow it to appropriate an additional \$1,000,000 from the Undesignated Fund Balance of the CPF thereby eliminating the borrowing component of the authorization. Town Meeting voted this change of funding source under Article 25 of the 2021 Annual Town Meeting.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2023 ATM

Whipple Hill Trail Repair. See Article 10(h).

Open Space and Recreation Plan Update. The 2021 ATM approved an appropriation of \$50,000 from the FY2022 CPA Administrative Budget for updating Lexington's State-mandated Open Space and Recreation Plan due to expire at the end of 2022. Staff from Conservation and Recreation and Community Programs have worked through a process of gathering data from the town, receiving community input which was presented to the community for feedback. A draft plan was written and presented to the SB 2/27/2023.

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

	FY2019	FY2020	FY2021	FY2022	FY2023
Wright Farm			\$69,000		\$155,000
Conservation Meadow Preservation			\$22,425		\$28,175
Willard Woods Land Management and Site Plan		\$138,273			
Pedestrian and Bike Path					\$65,000
Cotton Farm Conservation Area Improvement					
Parker Meadow Accessible Trail			\$551,026	\$235,750	
Totals		\$138,273	\$642,451	\$235,750	\$248,175

Lexington Community Center

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.

The LexCC incorporates functions of the previous 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 structured classes and drop-in programs such as yoga, table tennis, and billiards. LexCC also provides meeting and function spaces.

Since the Town has a substantial backlog of capital-intensive priorities, the Recreation Department has postponed seeking additional funding for expanding the Community Center. The 2019 Community Needs Assessment revealed that residents still desire spaces to conduct cultural performances as well as fitness and wellness activities, so the Department is using online classes to compensate for the lack of physical space. Meanwhile, focus has turned to improving accessibility in the current building through replacing a sidewalk and patio alongside the mansion side of the Community Center up to full compliance with the Americans with Disabilities Act. (See 2021 ATM Article 10(c).)

At present, there is no decision on space usage 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. 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 and Advanced Life Support. 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.

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. Cost escalations continue to rise at an unprecedented rate. This is attributed to supply-chain cost increases passed onto the end-use manufactures. Delivery dates have been pushed out from a normal timeline of a year to two years as a result of supply chain issues.

The approved FY2023 \$650,000 funding for a replacement Pumper turned out to be insufficient as the bid price came in as \$732,882.00. The \$82,882 shortfall was secured from the American Rescue Plan Act (ARPA) Funds allocated to the Town. Delivery of the Pumper is expected in the spring of 2024.

What had been an anticipated FY2024 funding for an ambulance replacement was removed from Capital Expenditures request table as funding was secured from ARPA Funds.

FY2025 is projected to have a request to replace outdated and underperforming vehicle rescue stabilization and extrication equipment. That equipment would allow the firefighters to perform these tasks on vehicles ranging from passenger through large-scale trucks and buses. Once that projected need is defined, it is expected to be added to the following table with the Department’s Major Capital Equipment.

For first funding, see Article 16(j).

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Major Capital Equipment

The following is the current replacement 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
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
FY2028	F-1	Pumper	Chevy/Kodiak	2008	2008	20	\$85,000
FY2030	M-21	Ambulance	Ford/Horton	2021	2021	9 ²	\$304,961
FY2033	E-4	Pumper	Emergency One/Typhoon	2013	Mar 2014	20 ³	\$465,000 ⁷
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.

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

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 follows the 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.

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The primary, on-going Capital project for this Department is to provide a new Station as the current facility at 1575 Massachusetts Avenue is out of date in every way and fails to meet the needs of modern professional policing and requirements set by the Massachusetts Police Accreditation Commission (MPAC). (The DPF manages this project.) While the Design/Engineering (D/E) funds were appropriated in FY2019, the contractor had only partially completed the Schematic Design when the Select Board placed a hold on this project on October 5, 2020, by not supporting progress past Schematic Design as further feedback from the Town citizens was considered warranted regarding the future operations of the Police Department. When the hold was removed, the contractor reassigned its team to this project and additional funding was needed, and appropriated, to complete through Design Development and Contract Documents—and with a cost estimate.

Besides addressing basic needs the existing facility cannot fulfill due to current overcrowding and functional inadequacy, the rebuild will include many other necessary enhancements to bring the Police Station to 21st-century standards. One of the crucial inadequacies in the current facility 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”). A garage will give the opportunity to offer cover and protection to the fleet. A modern evidence storage area and modern processing lab will allow the detectives to use the most up-to-date investigative measures when investigating crimes.

After extensive input from various Town committees, the Police Station design incorporates numerous spaces that will give the Town and the Police Department flexibility for housing civilian advocate partners, including licensed clinicians and other social service advocates. An elevator will assist with ADA compliance. The design also reflects the communities input demanding a more inviting public area. A state-of-the-art training room will be installed that allows officers to practice de-escalation skills in a simulation environment which allows real-time feedback to training. A new community/training room, larger lobby space, and a public conference room are included in a more-welcoming environment. The design also provides locker room and bathroom spaces for male, female, and non-binary users. A modernized work out area has also been added to maximize officer wellness initiatives. Among many other aspects, more glass walls have been incorporated into the design to promote a sense of transparency within the department.

Throughout the design phase of this project, two locations for a new Station were considered: the current location at 1575 Massachusetts Avenue in the cluster of Town facilities and the now-Town-owned property at 173 Bedford Street. The latter had provided an interim facility (“swing space”) for the Fire Department while its new facility was being built at its old location. The Bedford Street facility is to be the swing space while a new Police Station is built at its current location.

This Committee unanimously supports the new building, as currently designed, at the Station’s current location with swing space at the 173 Bedford Street property. (See the description of the DPF capital program on Page 27.)

This Committee also believes that providing our police with updated, dynamic, and realistic Safety-Training is vital. It has been contemplated for several years to meet the Police Department’s stated current training requirements for modern police work, as well as ensuring readiness to respond to threats. \$50,000 for a Feasibility Study was appropriated for FY2016 (2015 ATM Article 11(s)). That study was completed and found such a facility to be feasible at that site. The next step was evaluating how best to provide those services. Accomplishing that on the Town’s property has the advantage of keeping our police in Town while attending that training and, therefore, allows needed prompt response. If shared with other police forces when not needed by our own, there would be outside payments to offset our Capital and operating expenses. As that defined, own-in-Lexington training facility would be optimum, there will continue to be evaluation of, instead, participating in another regional source for the same training. We have a TBD entry in our Capital Plan so as not to forget this vital need of our Police Department.

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

	FY2019	FY2020	FY2021	FY2022	FY2023
Fire Trucks & Ambulances			\$325,000		\$732,882
Self-Contained Breathing Apparatus				\$416,545	
Public Safety Radio Console Replacement	\$370,000				
Totals	\$370,000	\$0	\$325,000	\$416,545	\$732,882

(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

Over the past decade, the Town has made several investments, totaling \$249,000, to support modernization of the Library—starting with an FY2011 funding of a study and ending with an FY2014 funding for an improvement—which was 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 for today’s Library patron needs. “Transformative Spaces”, a \$1,200,000 project, was fully funded through private donations in 2016.

For several years, the Library has been working toward a renovation of the Children’s Room and nearby Large Meeting room that will improve accessibility, create a flexible design that accommodates diverse programming objectives, and improve safety. For FY2020, Town Meeting appropriated \$100,000 (see 2019 ATM, Article 20(h)) for a feasibility study, but the COVID-19 pandemic has slowed the pace of work. In 2022, Library Trustees resumed the study, which also incorporated an investigation of the building’s heating, ventilation, and air-conditioning (HVAC) systems, whose various subcomponents are due to be replaced between 2022 (boiler) and 2032.

The Library has determined that the least disruptive and cost-effective course of action would be to do both projects simultaneously. However, the timing of when the bulk of the \$19 million funds would be sought from Town Meeting potentially coincides with the Lexington High School construction funding, so the Town is considering breaking the project into 2 phases: the lower floor including the Children’s Room renovation, and the upper floor. Private donations may substantially cover the cost of the Children’s Room renovation but not the HVAC replacement. As the stakeholders grapple with how best to proceed with the upcoming Library improvements, entries in the Town’s out-year financing plan are just placekeepers.

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 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. The Stone Building Feasibility/Reuse Committee was established in August 2020 with a charge of “exploring constructive reuse by researching the feasibility of alternative uses for the building thereby supporting future Town investment to implement the preservation recommendations of the 2009 Historic Structures report...”. That Committee issued a report after research, conversations with Town stakeholders and conducting a public forum, recommending the transformation of the building into a 21st century Lyceum. The Town requesting \$400,000 (see 2023 ATM, Article 10(a)) from the CPC in order to create a design for the first phase renovation and an addition, which should also incorporate accessible restrooms, an elevator, and fire protection. The total project cost is expected to be \$10.9 million, funded by the CPF, and done in several phases, with the end goal of attracting a long-term tenant who will partner with the Town to develop the Stone Building into a useful property for the community.

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Library 5-Year Capital Appropriation History (All Sources)

	FY2019	FY2020	FY2021	FY2022	FY2023
Children's Room Renovation		\$100,000			

Public Works

The Department of Public Works (DPW) is responsible for design, bidding, construction, and project management related to Town infrastructure, including buildings assigned to the Department of Public Facilities (DPF). Routine maintenance and other operational activities are not capital-related and are not addressed by this Committee.

The DPW is organized around seven divisions that are responsible for: Administration, Engineering, Highway, Public Grounds, Environmental Services, Water, and Sewer. The Environmental Services division 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 FY2024–FY2028 capital projects include:

- Road, sidewalk, and signalization improvements
- Water distribution, sanitary sewer, and pump-station upgrades
- Hydrant replacements and parking lot improvements
- Town Water Towers major repairs or replacements
- Comprehensive Watershed Stormwater Management improvements
- Storm Drainage and National Pollution Discharge Elimination System (NPDES) improvements
- Hartwell Ave. Long-Range Transportation Improvement Planning
- Trucks and heavy equipment necessary to accomplish the DPW mission

A 5-year 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 Community Preservation Fund, Revolving Fund, or Enterprise Funds—must be funded by cash or financed 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 has almost 200 miles of roads, which include Town, State, and unaccepted roads. This total consists of 132 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, January 2017). The DPW maintains the TAR; the remainder are maintained by the private owners or the State. The DPW also maintains the Town's portion (5.3 miles) of the 10-mile Minuteman Commuter Bikeway ("Bikeway"), which opened in 1993.

The Town uses a software system that uses the term Road Surface Rating (RSR) to assess road condition, and a contractor (BETA Group) does annual updates. The first BETA update, for FY2018, showed an RSR of 79.33. That 79.33 RSR signified that the typical TAR condition in Lexington was at the top of the "Preventative Maintenance" level of road repair.

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Beginning FY2021, the Town moved to a two-year cycle of inspections, surveying half the roadways each year. The first phase, completed in FY2021, produced a slightly higher RSR of 85.23. The second phase of the new two-year cycle, completed in FY2022, pushed the average rating up again to 88.78, into the middle of the Routine Maintenance category, and indicating that the Town's approach to maintaining the roads is working successfully. The 2023 inspections showed an RSR of 89.90 which continues the upward trend in the routine maintenance band.

The FY2022 inspections pegged the total roadway repair backlog at about \$7,500,000. The Town also actively tests different road treatments each year as it seeks to extend the life of the roads and to lower maintenance costs.

The FY2022 update recommends that the Town spend approximately \$2.5 million annually to maintain the current road network's RSR, or more to further increase it. The Town has been maintaining or exceeding such recommendations in an effort to steadily improve the conditions of the roadways.

A list of planned street work in the 2023 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 is always pleased to see a quantitative basis for determining the condition of Town-owned assets and is impressed by the Town's success in making substantial improvements to the street network's condition. It also supports the DPW's continuing efforts to raise the Town's baseline pavement-condition grade to be solidly in the "Routine Maintenance" RSR Range (80-94). Continuing with the PMP, along with DPW's careful 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 ever-more productive and cost-effective roadway program going forward. Funding for the Pavement Management Program is provided by a combination of Town Funds (typically 72%±) and State Chapter 90 funds. See Article 12(j) for the FY2024 funding request.

Sometimes road work can be included in large, specific projects, such as the now under construction 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 STM 2019-1, November 12, 2019, Article 8.

Lexington's aggressive and creative approach to maintaining our roads and extending their useful life shows up in the improvements noted above. The national pavement preservation industry trade group FP2 also took note with its 2020 excellence award to the Town Engineering Department for its practices and results.

Sidewalks

The Town has approximately 80 miles of sidewalks and 1,050 pedestrian curb ramps (source: BETA Sidewalk and Curb Ramp Assessment report, September 2020).

The Town has since been working since 2018 with the BETA group to develop and implement a sidewalk and ramp survey methodology that will provide detailed and continuous data. Inspections on one third of the Town's roadways each year since 2018, and in September 2020, a new Sidewalk and Curb Ramp Assessment report was released covering all three phases.

The BETA methodology uses Geographic Information System mapping tools and, in the case of sidewalks, high-resolution cameras and lasers, to record the detailed conditions (including for the first-time measurements of sidewalk roughness), materials, and features of sidewalks and curb ramps across Town.

As of 2020, 50 of the 80 miles of sidewalk require either no repairs at all, or minor repairs on fewer than 10% of the sidewalk segments. Another 27 miles require repairs to between 10% and 25% of the segments surveyed, and the remaining 3 miles have at least some sidewalk segments in poor condition. 932 of the 1050 curb ramps inventoried were found to require minor or no repairs; the remaining 118 ramps will require replacement. In addition, 589 of the ramps are not yet ADA compliant. The Department is working

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to analyze these new measurements and turn them into an updated condition index that can be used to track summary conditions over time, including a method to compare the index to the previous SCI numbers.

In October 2015, the SB assigned the responsibility of the Sidewalk Committee (now inactive) to the Transportation Safety Group (TSG), a Town Manager appointed Working Group that evaluates issues and concerns relative to traffic, transit, pedestrian, bicycle, and parking safety. The TSG makes recommendations to the Select Board and the Town Manager. The working group includes citizens and representatives of the Police, Public Works, Planning and School Departments.

Regarding the sidewalk network, including ramps, DPW maintains the primary responsibility for both maintenance and capital projects of the existing sidewalk network, while the TSG focuses on the need for new sidewalks and pedestrian ramps, and bringing safety-related concerns about the existing network 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 streets with high walking hazards. All reconstructed/new sidewalks and their pedestrian ramps are designed and constructed to comply with the ADA. Approximately 15,000 linear feet of sidewalk improvements are completed each year.

The FY2024 request for general sidewalk work is in Article 12(g); for new sidewalks, Article 12(m).

Townwide Signal Improvements

An Engineering Division study in 2011, funded with Traffic Mitigation funds, identified and prioritized the Town signal locations in need of improvement, after assessment of signal conditions, signal timing, delays, and ADA requirements. As recommended, the Town has adopted a Standard Specification that allows for cost-effective maintenance strategies. 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 Maple Street, Marrett Road at Spring Street, Marrett Road at Waltham Street, and Hayden Avenue at Waltham Street.

When Town intersections are improved, new signals are installed, if appropriate, with “smart” controls, 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. With the Mass Avenue/Worthen Road project, ten of the Town’s twelve signalized intersections will have been upgraded with smart signalization. Upgrading signals is generally done in conjunction with other intersection work. There is no FY2024 request for signalization funding as FY2023 funding remains to be completely used. Currently the next funding requests are projected for FY2025 & FY2026 and can be found in the first page of the 5YCP on Page 11.

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 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 also focuses on replacing aging mains or those with a higher break history. The Town's annual funding requests are now generally about \$2.2 million, so that 1% of the Town’s water-piping can be replaced each year.

Using funding authorized in FY2016, engineering 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 allows the Engineering Division to continue its best practices in the documentation of the materials,

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age, and break history of the Town's water mains and to use that information with ongoing material sampling, as appropriate, to determine its engineering replacement and rehabilitation priorities.

Plans for the next five years anticipate water main replacements on Vine Street, Hayden Ave., Marshall Road, Lowell Street, and Summer Street. Lowell Street and Summer Street are in progress, in coordination with work being performed by the Town of Burlington. 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 general Water Distribution System funding, 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 split.

In FY2023, the Town will continue to research and design replacements for its two water tanks, built in 1933 and 1950, now approaching the end of their useful lives. Analysis of both tanks done in 2018 indicated the need for significant interior and exterior repairs. Research continues on the feasibility of further temporary repairs, and on whether, if replacement is needed, it should be one or two tanks. For future funding requests, see the first page of the 5YCP table on Page 11 of this report.

Hydrant System

This Committee continues to encourage replacement at an accelerated rate and supports the level of funding proposed, which remains at the FY2022 level, estimated to allow the replacement of approximately 60 per year of the Town's 1,747 hydrants. Hydrants have an estimated life of 50 years. The FY2024 funding for hydrant replacement continues to be evenly divided between Tax Levy funds and the Water Enterprise Fund. For the FY2024 funding request see Article 12(k).

Wastewater System

The sanitary-sewer system has about 176 miles of main sewer line and 8.5 miles of pumped "force main" lines, and, 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, repairing, and replacing 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 \$1.56 million, of which 75% is grant and 25% is a no-interest loan. For the FY2024 funding request, see Article 14(b).

The system has ten sewage-pumping stations that need continual maintenance and periodic major upgrades. In July 2013, the engineering firm Wright-Pierce performed a detailed survey of the pump stations, generating a 20-year repair/replacement plan which the Town has been following. This year's request is consistent with that plan. (See Article 14(a).)

Of the nine pumping stations determined to be large enough to warrant backup power, seven stations (Main Station, Concord Avenue, Potter Pond, Brigham Road, Constitution Road, Marshall Road, and Worthen Road) have had backup electric-power generators installed during the pump station upgrades. Significant improvements to the main pump station on Bedford Street were completed in October 2016, which included heating, ventilation, and air-conditioning (HVAC) upgrades to bring it up to current code requirements, installation of Variable Frequency Drive motors, which provide energy savings and noise reduction in the sewer force main, on all the pumps, and a surge tank.

Work for the Hayden Avenue station is under construction and expected to be complete this calendar year. Work on the North Street Station has been bid, and construction will likely commence this calendar year, to be followed by construction. Once all station upgrades have been finished, the capital plan to maintain this critical infrastructure will again be re-evaluated and updated.

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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 split.

Dam Restoration

The Massachusetts Department of Conservation and Recreation mandates that every dam in the State that is rated as a “significant-hazard dam” or “high-hazard dam” be inspected every five years. These ratings are assigned to dams based on the risk of the impact if the dam fails and the water is released; the ratings are not about the dam's state of repair. There are two dams at the significant-hazard impact level in Lexington: Butterfield Dam on Lowell Street and Old Reservoir Dam on Marrett Road. Both dams have had recent repairs and reconstruction and comply with all State codes and requirements.

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 the 4,700 catch basins 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 often discovered that the storm-drainage system has become seriously deteriorated. Concurrent drainage-system repairs are required to prevent further deterioration and to protect the newly paved streets. Drains also have to be analyzed and repaired where overflow conditions develop or complaints are received.

The goal of the Federal NPDES program, under which the Town has a State-administered permit, is to maintain water quality in the drainage system. 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 FY2023. 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. Staff will continue to evaluate models for a Stormwater Enterprise Fund over the next year.

In addition, the Engineering Department has developed several approaches to holding down the future costs of NPDES compliance, including, for example, starting a year early on meeting the Illicit Discharge Detection and Elimination (IDDE) requirements; the use of volunteer interns to help with the IDDE work; and an innovative, lower cost phosphorous removal plan developed in conjunction with the Town of Arlington and the University of New Hampshire.

Recent drainage improvements have been completed on Barberry Road, Worthen Road, John Poulter Road, Munroe Road, Paul Revere Road, Diana Lane, Grant Street, Tyler Road and Oak Street. Illicit discharges, often wastewater entering the storm drainage system in some way, have previously been discovered in the Vine Brook and Mill Brook areas, with an average of one discharge discovered and removed each year. This Committee welcomes Engineering's leadership and efforts, in compliance with Federal Environmental Protection Agency 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. For the FY2024 funding request, see Article 12(h).

Comprehensive Watershed Stormwater Management Systems

In order that the Town's storm-drainage system capacity is maintained to handle runoff from impervious surfaces, the Town must manage the stormwater runoff associated with its 18 brooks and three watersheds. Additionally, sediment deposits, organic debris, and refuse can impede the flow of water through watershed areas, and cause flooding and damage to private property, thus creating liabilities for the Town. To date, the Charles River, Shawsheen River, and Mystic River watershed-management plans have all been completed. The Pleasant Street and Willard Woods drainage improvements, as well as stream-bank stabilization for the Vine Brook in the Saddle Club Road area, are complete. The Whipple Brook area construction has been completed. Phase 1 of Work on the Oxbow/Constitution Road project was completed

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last year and won the ACEC bronze award. Phase 2 has been designed and permitted, with work expected to take place next year. The Valleyfield/Clematis Brook area projects are under construction and expected to be complete this year. There is some overlap with Townwide Culvert Replacement, as some projects require both culvert repair and stream-management planning. For the FY2024 funding, see Article 12(i).

Culverts

There are 93 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 identified needs for regular 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 areas. In addition, the Engineering Department's Townwide Culvert Assessment and Asset Management Plan, which will guide the selection of future culvert replacements, has been completed. For the FY2024 funding, see Article 12(e).

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 under Culvert Repair, there also was a request to replace a culvert supporting the Bikeway; that work is complete as well. 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 has been on hold due to COVID-19 and will be restarted this spring. (Arlington and Bedford declined to participate in 2022.).

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 seasonal "pocket parks" on Massachusetts Avenue. Infrastructure deterioration in the Center, and needed safety enhancements as traffic volume has increased, are significant concerns. To address these issues in a coordinated manner, the Center Streetscape Improvements Project was created. Now almost fully implemented, it addresses 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. (The Woburn Street intersection, originally included, was removed from the scope of the Project, to be addressed separately later.) The results of this Project will be further enhanced at the Meriam Street end by work under the Battle Green Streetscape Project.

At the November 2018 Special Town Meeting, \$550,000 was appropriated to complete a 100% design of the revised scope, which also 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 at that time was \$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.

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The fall 2018 STM approved the funding for the completion of the design 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. All this work is complete and the DPW reports the project was on schedule and within budget. Four additional sidewalk extensions, approved at 2022 Town Meeting, will be complete by Spring 2023.

DPW Equipment

DPW currently has 146 pieces of significant equipment (including vehicles). The current equipment-replacement value is approximately \$10 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. Most of these vehicles have individual acquisition costs more than \$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. (The Department is beginning to transition some of its light-duty, non-emergency vehicles to hybrid or electric; much of its heavy-duty or continuous-use equipment is not yet available in battery-powered alternatives.) Automobile replacement and all equipment with individual acquisition costs under \$25,000 are funded with operating funds. The current 5-year equipment-replacement schedule projects annual costs of around \$1.5 million per year. For the FY2024 funding request, see Article 12(f).

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2023 ATM

DPW 5-Year Capital Appropriation History (All Sources)

	FY2019	FY2020	FY2021	FY2022	FY2023
Capital using Tax Levy, CPF, Other Capital Cash, and Chapter 90 Funds					
DPW Equipment ¹	\$1,039,500	\$900,000	\$1,038,000	\$1,165,000	\$1,536,000
Street Improvements & Easements ²	\$2,600,000	\$3,590,597	\$2,634,022	\$2,651,674	\$3,651,998
Street lights/Traffic signals		\$125,000	\$125,000		\$125,000
Center Business District ("Center") Streetscape	\$550,000	\$9,101,730			
Battle Green Master Plan			\$317,044		\$4,975,000
Town-wide Culvert Replacement	\$390,000	\$390,000		\$390,000	\$390,000
Drainage/dams/brook cleaning	\$340,000	\$385,000	\$385,000	\$385,000	\$570,000
Sidewalk/walkway/bikeway improvements ^{3,4,5}	\$2,200,000	\$2,300,000	\$1,080,000	\$1,450,000	\$875,000
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					
Electric Vehicle (EV) Charging Stations		\$40,750			
Public Parking Lot Improvement Program				\$100,000	\$160,000
Parking System Replacement				\$343,237	
Staging for Special Events				\$65,000	
Hartwell Avenue Infrastructure Improvements	\$50,000				\$65,000
Tax Levy, CPF, Other Capital Cash, and Chapter 90 Totals	\$7,634,500	\$17,298,077	\$5,654,066	\$7,014,911	\$12,812,998
¹ FY2022 includes \$265,974 of funds available from earlier debt-financing actions.					
² All years include State Chapter 90 funding.					
³ FY2020 includes \$1,500,000 for the Hill St. Sidewalk.					
⁴ FY2021 includes \$280,000 for new sidewalks in two locations.					
⁵ FY2022 includes \$750,000 for new sidewalks on Lincoln Street.					
Capital using Enterprise Funds					
Sanitary Sewer					
Sanitary Sewer System	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,020,000
Pump station upgrades	\$800,000	\$700,000	\$401,200	\$520,000	\$2,000,000
DPW Equipment		\$200,000		\$110,000	
Automatic Water-Meter Reading Equipment	\$20,000	\$2,970,000			
Sewer Sub-Totals	\$1,820,000	\$4,870,000	\$1,401,200	\$1,630,000	\$3,020,000
Water					
Water Mains Relining & Replacement	\$1,000,000	\$2,200,000	\$2,200,000	\$1,110,000	
DPW Equipment		\$200,000	\$55,000	\$145,000	
Hydrant Replacement	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Water Tower Replacement				\$300,000	
Automatic Water-Meter Reading Equipment	\$20,000	\$2,970,000			
Water Sub-Totals	\$1,095,000	\$5,445,000	\$2,330,000	\$1,630,000	\$75,000
Enterprise-Fund Totals	\$2,915,000	\$10,315,000	\$3,731,200	\$3,260,000	\$3,095,000
Capital using Revolving Funds					
Compost Operating Revolving Fund					
DPW Equipment			\$525,000	\$275,000	
Hartwell Avenue Compost-Site Improvements			\$200,000		
Compost Fund Sub-Totals	\$0	\$0	\$725,000	\$275,000	\$0
Sale of Cemetery Lots Special Revolving Fund					
Westview Cemetery Building ⁶			Moved to DPF		
Westview Cemetery Irrigation			\$35,000		
Sale of Cemetery Lots Fund Sub-Totals	\$0	\$0	\$35,000	\$0	\$0
Revolving Fund Totals	\$0	\$0	\$760,000	\$275,000	\$0
⁶ 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 to the					
Grand Total	\$10,549,500	\$27,613,077	\$10,145,266	\$10,549,911	\$15,907,998

Public Facilities

The Department of Public Facilities coordinates and cares for all Town-owned buildings under the control of the SB, Town Manager, Library Trustees, Recreation Committee, 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 30 locations:

- Town Office Building
- Cary Memorial Building (CMB)
- Police Station
- Fire & Rescue Headquarters
- East Lexington Fire & Rescue Station
- Samuel Hadley Public Services Building
- Stone Building (in caretaker status)
- Cary Memorial Library
- Visitors Center
- Lexington Community Center
- Unit in the Muzzey Condominiums, 1475 Massachusetts Avenue (in caretaker status)
- Westview Cemetery
- Animal Shelter, Westview Street
- 173 Bedford Street (is swing space for the Police Station)
- Ten schools (Including 1 preschool, 6 elementary, 2 middle, and LHS)
- Old Harrington School (the Schools' Central Administration Office).
- Center Pool Complex
- Center Recreation bathroom facilities
- Reservoir facility
- Lincoln Park bathroom facilities
- Water Tower communications building

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 above. Custodial Services is responsible for custodial services in all those facilities except the fire stations and Westview Cemetery building.

DPF has taken a systematic approach to the needs of both Municipal and School buildings, including roofs, flooring, building envelope, and school playground, paved surfaces, and sidewalk areas. In a few cases the needs are met by programs with annual funding and could be considered more as ongoing extraordinary maintenance. However, as the needs exist and the work has traditionally been funded using GF cash, the Committee supports labeling these projects as "Capital".

The 2022 ATM and STMs 2022-1 & 2022-2 approved several DPF-related appropriations:

- *Lexington Police Station Rebuild—Design* (2018 ATM, Article 14, \$1,862,622, STM 2021-1, Article 5, \$870,000) The project is currently in construction and is anticipated to be completed in spring of 2024.
- *Building Flooring Program* (Article 16(b)(1)): Work has been completed at the Clarke, Harrington, Fiske, and Bridge classroom flooring replacements.
- *The School Paving Program* (Article 16(b)(2)): Work has been completed at the Clarke Middle School on the backside of the building near the loading dock off Steadman.

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- *Municipal Building Envelopes and Systems* (Article 16(d)): Work on Town Office Building attic weatherization was completed winter 2022. Lexington Community Center exterior stair, rotunda, and masonry repair completed summer 2022.
- *School Building Envelopes and Associated Systems* (Article 16(f)): Facia work on Bridge will be completed with the second phase of the roof replacement in summer 2023. Bowman fascia work was completed summer 2022.
- *Public Facilities Mechanical/Electrical System* (Article 16(c)): Work is ongoing for replacing Air Handling Units, Energy Recovery Units, and Variable Frequency Drives throughout the Town Office Building to enhance airflow throughout the building. This work will continue through Summer 2023. Work is planned to replace the 3 roof-top Air Handling Units at the Clarke Middle School.
- *Center Recreation Complex Bathrooms & Maintenance Building Renovation* (Article 10(e)): Construction funds were appropriated, and bids are expected in February 2023. Construction to take place spring/summer 2023.
- *Townwide Roofing Program* (Article 16(e)): Work on the Town Office Building and the CMB will begin in Spring 2022. These are anticipated to be a large repair.
- *Westview Cemetery Building*. This building is in construction and is anticipated to be completed spring 2023.
- *Public Facilities Bid Documents* (Article 16(a)): This has been used for quotes for the Master Plan and Center Pool hot-water heater estimates.

The DPF is using the building assessment to develop the 20-year capital plan. This information feeds directly into the 5-year capital plan that was submitted. The current budgeting and finance planning is for all five years: FY2024 through FY2028. DPF narratives include significant facility needs that should be addressed including 173 Bedford Street, the Central Office, East Lexington Fire Station, and the Town Office Building.

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

Program	FY2019	FY2020	FY2021	FY2022	FY2023
Municipal					
Visitor Center Renovation/Upgrade	\$4,575,000	\$525,000			
Westview Cemetery Building ¹			\$3,290,000	\$770,000	
Bathhouses & Adjacent Facilities ²	\$75,000	\$620,000			\$1,080,000
Pine Meadows Improvements					\$95,000
Irving Mabee Pool Water Heater					\$91,000
Building Envelope	\$198,893	\$203,865	\$208,962	\$214,186	\$219,540
Townwide Roofing			\$2,010,152	\$528,000	\$428,000
Building Floor Program					\$150,000
Fire & Rescue Headquarters	\$18,820,700				
Police Headquarters Rebuild ³	\$1,862,622			\$870,000	\$32,400,000
Wright Farm Barn					\$155,000
Community Center Renovations & Enhancements				\$110,000	
Municipal Sub-Total	\$25,532,215	\$1,348,865	\$5,509,114	\$2,492,186	\$34,618,540
Schools & Mixed					
Lexington Children's Place	\$11,997,842				
High School Overcrowding Renovations/Expansions			\$150,000		
High School Replacement or Renovation					\$1,825,000
High School Equipment Emergency Fund					\$500,000
Public Facilities Bid Documents	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Building Envelope & Systems	\$352,755	\$233,448	\$239,285	\$245,199	\$251,400
School Paving & Sidewalks Program	\$236,890		\$125,000	\$125,000	\$145,000
Major Electrical/Mechanical Systems Upgrades		\$605,000	\$672,000	\$728,000	\$787,000
Interior Renovations			\$125,000	\$125,000	
Security Standardization	\$338,600				
Schools Sub-Total	\$13,026,087	\$938,448	\$1,411,285	\$1,323,199	\$3,608,400
Grand Totals	\$38,558,302	\$2,287,313	\$6,920,399	\$3,815,385	\$38,226,940

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.

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). See Articles 10(i) and 16(g).
- 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 were adversely impacted by the COVID-19 pandemic as in-person programs were cancelled. Additionally, programming has expanded into areas where fees were insufficient to cover expenses. See Articles 11(a, b, & c).
- 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 was completed in July 2020. With R&CP EF impaired by the pandemic, the CPA is a stable, important source of Recreation Capital Funding. See Articles 10(i, j, & k).

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. This need is likely to grow when the High School project starts as some of the Center Recreation Complex and High School fields will be lost during construction. The Recreation Department has a large number of projects recently completed or in progress.

Current and Recent Projects

Community Park Master Plan for Lincoln Park, as identified in the 2020 community needs assessment report. This plan will allow the park to properly coordinate capital projects annual upgrades identified by the Recreation Department and desired by the community. The kick-off meeting for this project took place in December 2022 and it is anticipated to take approximately 4-6 months to be completed.

The project to install lighting at the Gallagher tennis courts, Center basketball courts and Town Pool has been completed.

The new playground at Rindge Park was installed in Spring 2022 and the ribbon cutting ceremony was held on June 2, 2022. The mobilization for the ADA improvements is still to be determined.

Poured-in-Place (PIP) Surfaces at Bowman, Bridge, Estabrook and Fiske Schools to replace the existing engineered wood fiber fill with a Poured-in-Place rubber/urethane surface that is safer, longer lasting and requires less maintenance. The Bowman project still needs benches, which were backordered, and will be completed in the summer of 2023. Estabrook still needs signage, and will be completed in summer of 2023. There was a delay in the arrival of the play structure at Fiske, delaying the PIP installation; this will be completed in summer 2023. The Bridge School portion of the project is complete.

Kinneens Park Installation of PIP surfaces, along with new equipment, signage and park benches, to enhance safety and accessibility at the park is tentatively scheduled to take place in late spring/summer 2023.

Center Recreation Complex Bathrooms and Maintenance Building Renovation addresses poor conditions at this heavily used public facility, but also includes accessibility and inclusivity improvements. This project was bid in January 2023 and the contract award is currently in progress. The anticipated timeline to mobilize is late March/early April and will be completed by fall 2023.

Fiske Park & Playground Improvements and Athletic Fields renovation with laser grading, new backstops, new natural grass, signage and fencing, and creation of walkways to provide accessibility between team areas and different ball fields in accordance with the Town's 2017 ADA compliance study. It is anticipated that this project will be completed in either 2023 or 2024.

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The project for resurfacing, striping and painting the surfaces both at the Gallagher Tennis Courts and Farias Basketball courts was put out to bid in January 2023 and the contract award is currently in progress. The anticipated timeline to mobilize is late June and the substantial completion is expected by November 2023, weather permitting.

The Recreation Department completed a 2017 Accessibility Study of its facilities, which has changed the Department’s priorities, resulting in higher recreation-facilities investment to address deficiencies. The Old Reservoir Bathhouse Renovation, which included considerable site-work, was prioritized as a result of this study. The Old Reservoir Bathhouse project will be put out to bid in the spring of 2023.

The Lincoln Park Field Improvements project for synthetic turf replacement and installation of an athletic lighting system at Lincoln Field #1 and Field #3 is anticipated to go out to bid in the fall 2023 and mobilize in spring of 2024.

Improvements to the Muzzy Athletic fields was put out to bid in 2022 including two accessible paths is in anticipated to be completed by 2024.

Recreation 5-Year Capital Appropriation History (All Sources)

Program	FY2019	FY2020	FY2021	FY2022	FY2023
Athletic Fields ¹		\$435,000	\$470,000	\$155,000	\$250,000
Park, Playgrounds, & Tot Lots	\$302,000	\$302,000	\$95,000	\$395,000	\$200,000
Pine Meadows Golf Course	\$60,000	\$75,000		\$87,000	\$95,000
Irving H. Mabee Pool ²	Moved to DPF				
Lincoln Fields Improvements					\$100,000
Hard Court Resurfacing		\$50,000	\$100,000		\$2,500,000
Athletic Facility Lighting	\$975,000		\$450,000		
Recreation Community Needs Assessment		\$50,000			
Reconstruction	\$3,340,000				
Totals	\$4,677,000	\$912,000	\$1,115,000	\$637,000	\$3,145,000

¹FY2021 \$100,000 for Athletic Fields Feasibility Study for the 14 Town-owned properties & \$370,000 for improvements.

²Previously 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				
	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
Pre-Kindergarten (Pre-K)	69	68	57	67	75
Elementary (Kindergarten (K)–5)	3,096	3,019	2,790	2,702	2,702
Middle Schools (6–8)	1,833	1,828	1,793	1,748	1,765
High School (9–12)	2,275	2,275	2,261	2,273	2,303
Totals	7,273	7,190	6,901	6,790	6,845

[†]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.

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LPS currently owns and operates a preschool (the 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 in what had been the old Harrington School. 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 what had been 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]. Space mining to add science laboratory space underway now that the Massachusetts School Building Authority (MSBA) has accepted the project into the first module of its reimbursement program.

In the 2020–2021 school year, the national COVID-19 pandemic has impacted school enrollments, reducing student loads across the board, especially in the elementary schools. While enrollment has stabilized, populations remain below projections and it is expected that the preschool, elementary, and middle schools will have sufficient capacity for the foreseeable future. The high school is likely to continue to have a population at general classroom capacity, though it will be well over capacity in ancillary areas such as the cafeteria. In addition, the high school is past its expected life and will need extensive renovation or replacement. One potential risk to future student population forecasts is zoning changes being mandated by the State to support development of denser housing near public transportation in order to alleviate housing shortages across the Commonwealth.

Preschool: The capacity at LCP for the educational program as it existed pre-COVID-19 was 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. 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 from 71 students (2017–2018). The number of students rebounded to near pre-COVID-19 levels as the pre-COVID-19 schedule was resumed.

Elementary schools: The capacity (as provided by the LPS in 2016) is 3,248 while current (October 1, 2022) enrollment is just above 2,702, stable with last year. Each school is operating well within its capacity. Elementary enrollments are now projected to continue to remain at these levels through FY2026 and will remain safely below capacity out to the current forecast horizon of school year 2024–2025. One issue for the town, regardless of fluctuations in student population, is that Bridge and Bowman Schools are older facilities that may require extensive renovation or replacement in the next decade.

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 823 and 942, respectively, for a total of 1,765. Enrollments are currently projected to decline to around 1,765, well below the buildings’ capacity, as smaller elementary classes replace the large cohorts currently in the middle school.

High School: Lexington High School is the remaining school asset that lacks capacity for additional students and is in poor physical condition. According to the Statement of Interest submitted to the MSBA, the High School was designed to accommodate 1,850 students. The High School has been expanded in two phases through 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 special-education program, but included two general-education classrooms, bringing the capacity to approximately 2,375.

The current population of 2,303 is within the general-use classroom capacity and projected to be stable for the next three years. However, other facilities such as the cafeteria and science laboratories are 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, and another was outfitted in the summer of 2020 using an appropriation in the last fiscal year. Even with these measures, the

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High School requires substantial capital investment to meet safety requirements, achieve DESI requirements for time on learning, and deliver a 21st century educational curriculum.

Preparation for high-school renovations and enlargement, or replacement is underway after acceptance of the project by the MSBA on March 2, 2022. The Town funded the \$1.825 million Feasibility Study at the Fall STM 2022-2, Article 2. The Town has been cooperating with MSBA requests, and has just received guidance that the new high-school project should be designed to accommodate a population of 2,395 students; that figure includes a buffer of potentially 300 hundred additional students from proposed zoning changes but assumes that Lexington’s high-school population will otherwise decline slightly.

While there are no actual architect-based cost estimates at this time, and costs may depend on renovation versus replacement, this will be a Capital undertaking on a scale never experienced by Lexington. The Town has increased the estimated total cost of the project in its models to \$400 million from 350 million. Accompanying appropriations (not including that \$1.825 million funding last year for the feasibility study) are \$20 million for design (\$8 million in FY2025; \$12 million in FY2026) and \$380 million for construction in FY2027. It is estimated that MSBA will cover 25% of the total-pay costs. That would result in an approximate Lexington net cost of \$100 million if the MSBA issues a Project Funding Agreement. (MSBA has now accepted the project to proceed to the Feasibility Study Phase.) That rate is comparable to recent Town projects and reflects that often there are design features our Town deems essential but not eligible for reimbursement. It remains to be seen, in this cost environment, \$400 million is a sufficient total cost of the design and construction. It is estimated that MSBA projects, under typical circumstances, take 6 years from feasibility-study approval to the opening of a new or a major-renovated building(s). Given the exceptional total project cost, ensuring Town-wide financial support may be required before committing additional resources beyond the feasibility study. Hence a positive debt–exclusion vote to secure funding for the project could take place as early as December 2024.

If additional overcrowding is expected well before a new high school can be completed, the Town may require some Capital investment for continued space mining, although there are no entries in the 5-year capital plan. Additionally, at the 2023 ATM, the Town established revolving High School Emergency Fund (Article 16(g)) to address unexpected equipment repairs that arise before a new or reconstructed high-school facility is completed.

While Capital projects for the LPS buildings and their environs are managed by the DPF, there currently is an annual request for capital appropriations directly managed by LPS for school technology. (See Article 15.)

School Technology Program

There is a long-term plan to upgrade technology for students and staff throughout the schools by replacing the oldest computers, Chromebooks, iPads, peripherals, projection systems, network-delivery systems, and other associated hardware and software to have enhanced Pre-K through grade 12 instructional and administrative tools. (See Article 15.) Funding for at least some of the shorter lifespan technology items will be cash funding within the operating budget to avoid the costs of debt financing.

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

Program	FY2019	FY2020	FY2021	FY2022	FY2023
Technology	\$1,715,300	\$1,743,900	\$1,299,246	\$1,186,236	\$1,343,006

Innovation & Technology

This department supports, maintains and manages the Town's Information Technology (IT) systems (hardware, software, and Web sites) that are critical service-delivery elements and provide program management for all the Town's departmental operations. Services provided include: municipal 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;

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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 Information Technology staff, of the Town's wide-area network actively connecting to 28 Town and School buildings.

There are three FY2024 requests. See Articles 12(n, o, and p).

IT 5-Year Capital Appropriation History (All Sources)

Program	FY2019	FY2020	FY2021	FY2022	FY2023
Cary Library Network				\$95,000	
Public Safety Radio Connectivity	\$370,000				
Telephone System Replacements		\$150,000	\$150,000		
MIS Technology Improvement Program	\$200,000	\$100,000	\$100,000		
Scanning Electronic Document Management					\$110,000
Network Redundancy & Improvement	\$350,000				\$945,000
Application Implementation		\$390,000	\$325,000		\$158,500
Totals	\$920,000	\$640,000	\$575,000	\$95,000	\$1,213,500

There are three FY2024 requests. See Articles 12(n, o, and p).

Town Clerk’s Office

This Office is the primary repository of official documents for the Town, and the custodian of, and recording office overseeing the maintenance, disposition, and preservation of municipal archival records and materials. Responsibilities include the issuance of vital records and statistics as well as preparation and distribution of dog licenses and business certificates. The Office is tasked with the posting of meetings of all government bodies in accordance with the Open Meeting Law as well as providing access to public records in compliance with the State Public Records Law. Additional responsibilities include administration of the annual census and ethics training compliance, recording of all Town Meeting actions, scheduled reporting to the Department of Revenue and Attorney General, and, in conjunction with the Board of Registrars, supervision of all election related activities in conformance with State and local laws.

There is one FY2024 request; see Article 10(d).

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

	FY2019	FY2020	FY2021	FY2022	FY2023
Election System					
Archives & Records Management/Conservation & Restoration	\$20,000	\$20,000	\$20,000		\$20,000
Totals	\$20,000	\$20,000	\$20,000	\$0	\$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. Indeed, increasing affordable housing is both a priority for Lexington constituents and the State.

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. To be maintained as affordable, a unit must be subject to a long-term, preferably perpetual, deed restriction

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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* 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)**, a five-member board, was created in 1969 under Massachusetts General Law, Chapter 121B. The members of that board are appointed as follows: 1 by the Governor for a 5-year term but serves until reappointed or replaced; 3 Town elected with varying term length; and 1 resident member, residents apply, and appointment by the SB for a 5-year term. Under the statute, municipal housing authorities manage State- and Federal-subsidized housing units and administer Federal housing vouchers to individuals and households who qualify. As of this year, the LHA will own or manage over 77 Federal units, 158 State units, and 14 subsidized, privately owned units. The LHA also administers 76 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.

The LHA routinely applies for State and Federal contributions for maintenance and improvement of these housing units. However, State contributions are normally insufficient to meet annual needs. Use of Lexington's Community Preservation Act to fund capital improvements that are eligible under the statute allows the Town to keep existing units functional and in compliance with legal standards.

In 2016, the Massachusetts Department of Housing and Community Development launched the Modifying Public Housing and Supporting Elders (MoDPHASE) 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 was awarded a grant of \$5.3 million to rehabilitate kitchens and baths at Vynebrook Village in 2022 (see 2022 ATM Article 10(1)). The contract has been awarded and construction will begin in April 2023.

The **Lexington Housing Assistance Board (LexHAB)** is unique to Lexington. The nine-member board was created in 1983 by the Selectmen, who were concerned about the need for affordable and transitional housing for Lexington residents experiencing economic difficulties. LexHAB currently owns and manages 78 rental housing units and 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. LexHAB's effectiveness has been adversely impacted by Lexington's competitive housing market and by being subject to the public procurement process as a Town entity. At the Fall STM 2022-3, Town Meeting voted to convert LexHAB (at its request) into a 501-3(c), but it could take up to two years for the State to finalize the necessary changes. We expect LexHAB in the future to be primarily funded by the recently established Affordable Housing Trust (AHT); the funding source for 2024 projects, including performing repairs/upgrades at 14 properties and addition of solar panels at two buildings, is expected to be CPF. In the past year, LexHAB was able to use \$800,000 of ARPA funds, to acquire and begin renovations at 9 Kimball Road, a 3-bedroom market-rate home, which will be converted in an affordable unit. LexHAB is seeking an additional \$400,000 from CPA funds in order to capitalize on similarly sized opportunities that may arise in the future. (See Article 10(o & p) 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 qualify 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 area median income is closer to 5%.

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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 those 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 zoning would otherwise allow.

The Affordable Housing Trust. In Fall 2022, Lexington voted to create the AHT in order to accelerate the development of affordable housing (STM 2022-3, Article 12). An AHT acts primarily as a source of funds to (1) buy land, (2) buy housing (buildings), (3) finance construction (for example by providing funds to LexHAB or other affordable housing entity). The Trust can act quickly to purchasing property when opportunities arise since once funds are in the Trust there is no need to go to the Community Preservation Committee (CPC) or Town meeting. Town funds or AHT funds require an affordable housing deed restriction, as well as Town monitoring and compliance of a project, in addition to AHT oversight. CPC has voted in favor of \$1.5 million initial funding for the AHT (see Article 10(n)) in FY 2024.

The Community Preservation Act (see further information starting on Page 7.) 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. We anticipate that CPA will, in the future, be a reliable funding source for the Affordable Housing Trust (AHT).

Surcharge to Fund Affordable Housing. The fall 2020 STM-3 approved a citizen petition to instruct the Select Board to establish a surcharge on specific *residential* developments for the purpose of funding affordable and community housing construction, renovation and associated land acquisitions or easements, and to authorize the Select Board to petition the Massachusetts legislature to enact enabling legislation for this purpose. See Article 36 for a follow-up citizen warrant article, which seeks to establish a similar surcharge for specific *commercial* developments for the same purpose.

Planning

The mission of the Planning Department is to provide technical and administrative support to the Planning Board and various Boards and Commissions to implement the community's long-term vision. The Planning Department is responsible for advance planning, development review, public information, and development compliance as permitted and conditioned by the Planning Board.

Town Comprehensive Plan. (LexingtonNext). Town Comprehensive plan guides the work of the Planning Department. The 2017 ATM approved funding to undertake an update of the Town's Comprehensive Plan which was last previously completed in 2003. The Plan covers Land Use, Housing, Economic Development, Natural and Cultural Resources, and Transportation. The Comprehensive Plan Advisory Committee (CPAC) met 9 times in FY2021. The Co-Chairs met weekly with staff and regularly with the consultants and twice with the Planning Board. A consultant guided two public forums this fiscal year on housing needs and creating an attractive and vibrant Lexington Center, and prepared drafts sections of Plan. The CPAC and Planning Board incorporated further Board and community input to prepare a draft in advance of a final public forum in preparation for the Planning Board's vote to adopt the Plan per MGL Chapter 41, Section 81D. The final plan was adopted September 28, 2022.

TMOD Implementation-Permitting and Progress Tracking

The 2009 ATM approved the Planning Board's request to create a Traffic Management Overlay District (TMOD) to facilitate multi-modal transportation networks and to improve traffic management and mitigation. The FY2011 ATM voted to create a TMOD Stabilization Fund to receive mitigation payments from commercial developers. The updated TMO-1 Hartwell Area Transportation Demand Management Plan has proposed several improvements to our existing Transportation Demand Management (TDM) Program within the TMO-1 TMOD District. Subject to Planning Board approval, revised regulations will

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require a permitting and tracking system separate from the Planning Board's development application. A dedicated and separate permit and tracking mechanism will enable us to track development's progress on their efforts to reduce single occupancy vehicle trips and make recommendations to help them be in compliance. Part of the tracking requires annual reporting of vehicle and bicycle counts and other data. Compiling the data from the TMOD developments and looking at our progress in the aggregate will help us evaluate the effectiveness of various transportation demand management elements and inform us how to better improve the requirements. The Planning Department is requesting \$42,000 from the TMOD Stabilization Fund. (See Article 12(b)).

Transportation Mitigation.

The Transportation Safety Group (TSG) is a working group appointed by the Town Manager and consists of staff from the Planning Office, Engineering Division, Transportation Services, and the School and Police Departments and is advised by representatives from the Commission on Disability, Bicycle Advisory Committee, Transportation Advisory Committee and Greenway Corridor Committee. The TSG reviews traffic safety requests from residents and from various Town Departments and provides the list of new sidewalk priorities to DPW. TSG funds are used to evaluate safety requests, conduct studies, and develop construction cost estimates for future capital requests as well as fund the design/construction of smaller-scale, safety-related, projects. From FY2018 through FY2020 the TSG was funded at \$100,000 annually to address relatively small and short-term projects without requiring individual requests to Town Meeting.

Lexington receives an annual allotment from the Transportation Network Companies (TNC) fund. TNCs such as Uber and Lyft pay a \$0.40 surcharge per ride. Half of that (\$0.20) comes back to the community where the ride originated. Starting in FY2021, the Town asked Town Meeting to allocate this allotment to the TSG. TSG spending was limited to the TNC funds in FY2021 (\$16,504), FY2022 (\$20,889.20), and FY2023 (\$6,823.50) in part because of the COVID-19 pandemic and because of successful grant applications, so no further Town-generated funds were requested. In FY 2024 the TSG request is for \$87,685, which includes \$7,685 from the TNC fund. (See Article 12(c)).

Bedford St. and Hartwell Ave. Long Range Transportation Improvements

The 2019 Fall Special Town Meeting appropriated \$1.5 million (\$1,250,000 to be funded by debt, and \$250,000 to come from the TMOD Stabilization Fund) to develop the 25% Design for improvements to Route 4/225 (Bedford Street/Hartwell Avenue), including the "jug-handle" intersection. The project aims to create a complete street for vehicles, pedestrians, and cyclists by widening Route 4/225, adjusting the intersection, and adding pedestrian and transit facilities. This project will improve traffic safety, fix choke points, provide safe pedestrian crossings and safe bus stops, expand our existing pedestrian and bicycle network, and improve access to the Minuteman Bikeway. The FY2024 request of \$1.75 million provides an iterative funding step toward the final PS&E (Plans, Specifications & Estimates), and is critical to keeping Lexington's place for this project on the State's Long-Range Transportation Plan (LRTP) for the 2030-2034-time band. (See Article 12(d)).

Planning 5-Year Capital Appropriation History (All Sources)

Program	FY2020	FY2021	FY2022	FY2022	FY2023
Hartwell Signage					\$65,000
Transportation Mitigation	\$100,000	\$16,504	\$20,889		\$181,824
Comprehensive Plan					
Totals	\$100,000	\$16,504	\$20,889	\$0	\$246,824

2023 ATM Warrant-Article Explanations and Recommendations

Cites of the “Town Warrant” refer to the “Town of Lexington Warrant for the 2023 Annual Town Meeting, March 20, 2023”. Cites of the “Brown Book” refer to the “Town of Lexington Fiscal Year 2023 Recommended Budget & Financing Plan”, February 13, 2023

In this context, N/A stands for Not Applicable; IP stands for Indefinite Postponement

Article 7: Appropriate To Affordable Housing Trust	Funds To Transfer	Funding Source	Committee Recommends
	All Brookhaven Payments Directly to Lexington Affordable Housing Trust (AHT)	Brookhaven	Approval 6–0

“To see if the Town will vote to appropriate the balance of the Affordable Housing Capital Stabilization Fund to the Affordable Housing Trust, and further, to direct future payments in lieu of building affordable housing units, as negotiated in the 2017 Memorandum of Agreement between the Town and Brookhaven, to the Affordable Housing Trust, rather than into the Affordable Housing Capital Stabilization Fund; or act in any other manner in relation thereto.

“(Inserted by the Select Board at the request of the Affordable Housing Trust Study Committee)”

“FUNDS REQUESTED: Unknown at press time.

“DESCRIPTION: The 2017 Memorandum of Agreement (MOA) between the Town and Brookhaven regarding Brookhaven’s expansion included a condition that Brookhaven make payments in lieu of constructing affordable housing units. Town Meeting authorized an Affordable Housing Stabilization Fund to receive these ongoing payments since the Town did not then have an Affordable Housing Trust. This warrant article would distribute the funds from the Affordable Housing Stabilization Fund into the Affordable Housing Trust, and would further direct that future Brookhaven payments in lieu of affordable housing units be distributed to the Affordable Housing Trust.”

(Town Warrant, Page 7)

It was subsequently ascertained that only one action can take place if this Article is approved: Dedicate future Brookhaven funding of its obligation to pay—as there were no low-income housing in its latest development—directly to the AHT. That will start at the beginning of FY2023 (July 1, 2023).

It had also been planning to dedicate short-term rental fees to that Trust and to stop future Brookhaven payments going to the Affordable Housing Capital Stabilization Fund, but that will have to wait until fiscal year 2026 per MGL Ch40, Sec5B. Article 19,) Also see Article 10(xx) and Article 19 for additional funding action to the AHT.

Article 10: Appropriate the FY2024 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories)	Funds Requested	Funding Source	Committee Recommends
	See Below	CPF (Cash & Bonded)	See Below

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“To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the FY2024 Community Preservation budget and, pursuant to the recommendations of the Community Preservation Committee, to appropriate from the Community Preservation Fund, or to reserve amounts in the Community Preservation Fund for future appropriations; for the debt service on previously authorized financing; for the administrative expenses of the Community Preservation Committee for FY2024; for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for the rehabilitation or restoration of open space and community housing that is acquired or created with moneys from the Community Preservation Fund; to appropriate funds for such projects and determine whether the money shall be provided by the tax levy, or from estimated Community Preservation Act surcharges and the state match for the upcoming fiscal year, by transfer from available funds, including enterprise funds, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

“(Inserted by the Select Board at the request of the Community Preservation Committee)”

“FUNDS REQUESTED: *[Repositioned; see individual tables & text following]*

“DESCRIPTION: This article requests that Community Preservation funds and other funds, as necessary, be appropriated for the projects recommended by the Community Preservation Committee and for administrative costs.”

(Town Warrant, Page 8)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(a) Stone Building Design and Repairs (Historic Resources)	\$400,000	CPF (Cash)	Disapproval 6–0

“This request is for the first phase of a major repair, renovation and addition to the historic Ellen Stone Building in East Lexington. Overall this project seeks to restore the floor plan and interior finishes to those recommended in the 2009 Stone Building Historic Structure Report, and to make the building functional for a future tenant. This initial request is to engage an architect for design and design documents for the project. Future phases of the project will seek funding for stabilization, repairs and renovations to the foundation, stormwater management system, roof, and exterior finishes. The larger project will make the building fully accessible, including the construction of an elevator, stairwell to serve as a second means of egress and bathrooms, as well as structural and safety improvements to the interior sub-flooring, windows, sprinklers and electrical systems. Lastly, other interior renovations will be requested to suit a future tenant.”

(Brown Book, Page XI-17, #10)

This Committee believes this request is premature and that any renovations to the Stone Building, which is already adequately stabilized, are not a priority at this time. Restoring the structure is currently estimated to be \$19 million in present-day dollars, an amount that will be a drain on CPF resources and cause additional borrowing at a time when the Town will be depending on those funds to finance higher priority projects such as the library renovation and affordable housing. Specifically, if this project is approved, the CPF will be borrowing \$400,000 more to pay for the Munroe Center for the Arts—which is an important project now and that stands ready with design for construction to enhance a venue for on-going, constructive, activities. Moreover, by not securing a tenant and program, or, at the very least, obtaining concrete indications of interest from potential tenants of the site, the Town risks that the new design becomes obsolete or is unsuitable for a given tenant who may have particular design needs. We have seen this start-stop-start process with the police station. Further, consider what would be if we had done equivalent design and construction work on the Hosmer House over a decade ago. Back then we didn't have a stated program so we prudently only performed necessary stabilization work. So any money that might have been spent on design for a possible future tenant would have been good money thrown after

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bad. For all these reasons, we believe the Town should ensure that there is sufficient interest to develop and occupy the space before embarking on this costly project.

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(b) Munroe Center for the Arts (Historic Resources)	\$6,635,191	\$4,635,191 CPF (Cash) & \$2,000,000 CPF (Bonding)	Approval 6-0

“This request is to enable the Munroe Center for the Arts (MCA) to become ADA-compliant, including the installation of an elevator and the relocation of restrooms from the original floor plan to a new addition at the rear of the building. These renovations will take place on the first floor, where restrooms were designed for elementary school-aged children in the early 20th century. The project will also replace the existing HVAC system from a boiler system to a more efficient heat pump, reducing the building’s need for fossil fuels. As a Town-owned building under long-term lease to the MCA, all renovations will be approved and overseen by the Department of Public Facilities.”

(Brown Book, Page XI-11, #1 & XI-24, #42)

This project is ready for construction now, has a proven tenant, in a Lexington-owned facility, and provides value to its occupants and their customers. More information about this project is in the Foreword, page 1, next-to-last paragraph (“Related to debt-financing...”).

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(c) Hancock-Clarke Barn Restoration (Historic Resources)	\$118,419	CPF (Cash)	Approval 6-0

“This project request is for funding to stabilize the Barn located directly behind the 1737 National Historic Landmark Hancock-Clarke House. This first phase of the project will stabilize the structure and prevent it from collapse, and at the same time bring it up to code in terms of accessibility, lighting and climate control. The Barn was constructed c. 1850, measures approximately 24 by 30 feet in size and is currently used for limited storage. The Barn is in need of a new roof, foundation repairs and modifications to the grounds to prevent water from entering the basement. Funding will also allow for assessment and trimming of trees surrounding the building. Subsequent steps will allow the Lexington Historical Society to turn the Barn into a fully accessible space that will be used year-round for education and other public historic society functions.”

(Brown Book, Page XI-25, #43)

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Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(d) Archives and Record Management (Historic Resources)	\$35,000	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. This FY2024 request will include the conservation and preservation of a three-part set of oversized map books belonging to the Engineering Department and containing schematic drawings, cemetery plot information and other engineering and urban layout plans spanning from 1856-1912. 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-24, #39)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(e) First Parish Church Clock Restoration (Historic Resources)	\$12,000	CPF (Cash)	Approval 6-0

“This request is to repair and restore the 1868 E. Howard clock located in the steeple of the First Parish Church directly across from the historic Lexington Green. The clock is one of only a few examples still in original working order, as the vast majority of these clocks have been converted to electric-motored mechanisms or have simply disappeared. Clocks from the E. Howard Company were considered at the time to be some of the finest clocks available, and the First Parish Church Clock is a fine example of a small shop build that predates mass production. This funding would repair the mechanism that drives the three clock faces, along with the bevel gear, pivots and brushings. To complete the project the clock gear will be restored to it's original tensions and settings.”

(Brown Book, Page XI-24, #41)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(f) East Village Clock at Follen Church Restoration (Historic Resources)	\$9,600	CPF (Cash)	Approval 6-0

“This request is to repair and restore the 1914 E. Howard Clock located in the steeple of Follen Church in East Lexington. The iconic octagonal church building, added to the National Register of Historic Places in 1976, has housed the village clock owned by “the Citizens of the East Village” and entrusted to the church since 1914. Ownership of the clock has passed to the Town of Lexington and the maintenance has been completed by volunteers from the church and Lexington community. The clock needs professional overhaul, as it is beginning to show significant signs of distress. The repair and restoration will include the strike trip lever, time and striking gears, vertical shaft and bevel gear, clock frame and dials.”

(Brown Book, Page XI-24, #40)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(g) Willard’s Woods Site Improvements (Open Space)	\$1,211,675	CPF (Cash)	Approval 6-0

“Willard's Woods is the largest and most popular conservation area in Lexington, with over 100 acres of open meadows, old growth pine forests and wetlands and a historic mill pond, as well as over three miles of trails. This is a second-phase request achieve Universal Accessibility under the American with

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Disabilities Act (ADA) at Willard’s Woods. This funding will expand trail segments including a loop trail in the northern meadow and around the millpond connecting the North Street parking lot, and a stone dust bike path to Brent Road. It will also construct a trail to provide access to the two UA improved fire pits, and an observation deck and wayside interpretive panel at the Millpond. Lastly, it will improve parking areas and create handicap-accessible parking spaces at North Street and the Hathaway Road entrance.”
(Brown Book, Page XI-17, #11)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(h) Whipple Hill Trail Repair & Fire Access (Open Space)	\$300,000	CPF (Cash)	Approval 6-0

“Whipple Hill is the Town’s second largest conservation area, with 124 acres of land and over four miles of trails. This request is to reconstruct a wetland crossing along the Whipple Hill trail system. The existing crossing serves as emergency fire access and has been evaluated as not fit for purpose by the Conservation Division, Engineering and Fire Department staff. These upgrades will allow for a 17,200-pound fire apparatus to safely traverse the trail and access areas that could be affected by fire. The current state of the site due to erosion also means that constant trail repair is ongoing, not only for fire access but also to meet the needs of those who use the trail system.”

(Brown Book, Page XI-17, #12)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(i) Lincoln Park Field Improvements including Lighting (Recreational Resources)	\$3,391,500	\$2,475,000 CPF (Cash), \$216,500 Free Cash, \$700,000 Tax Levy	Approval 6-0

“This FY2024 request is to begin construction and preparation to replace the three athletic fields at Lincoln Park, as well as construction of lighting at Lincoln Fields 1 and 3. The fields are approaching the end of their lifespans and must be replaced if safe and anticipated use is to continue. These improvements will allow for increased usage of the fields, alleviating the shortage of available hours the Recreation Department now experiences.

“The project will start with a professional evaluation to determine if subsurface/base pad can be reused or if a replacement is required for safe function of the field. This request also provides funding for design, engineering, and construction Lincoln Field 1, including laser grading of the subsurface, inspection and repair of the drainage system, replacement of the base pad if indicated by the aforementioned study, replacement/recycling of the infill material and synthetic surface turf. This request will also install four (4) light towers at both Lincoln Field 1 and Lincoln Field 3 consistent with those currently installed at Lincoln Field 2. Lastly, this request will fund restoration of the walkways, guardrails, and plantings surrounding the fields. Future funding requests are expected to replace the turf at Lincoln 2 and 3.”

(Brown Book, Page XI-19, #21)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(j) Park Improvements—Athletic Fields Bridge School (Recreational Resources)	\$285,000	CPF (Cash)	Approval 6-0

“This ongoing 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

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turf, drainage, new irrigation systems, and site amenities including benches, backstops and signage. The FY2024 funds will be used for such improvements to the Bridge School Fields including updates and replacements to irrigation systems and the installation of new natural grass. Further, based on recommendations from a 2017 ADA Compliance Study, the route to the fields from the sidewalk that runs along the school's entrance driveway will be formalized to become compliant with accessibility regulations, and new paths will be constructed between the two softball field and the playground to provide universal access throughout the site.”

(Brown Book, Page XI-18, #19)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(k) Park and Playground Improvements—Justin Park (Recreational Resources)	\$155,000	CPF (Cash)	Approval 6-0

“This request will replace the playground equipment, upgrade to pour-in-place safety surfacing and replace signage at Justin Park. The new playground equipment would be designed for children ages 2-5 and/or ages 5-12 depending on the needs of the community which will be determined by public outreach. This funding will also renovate the pathway from the parking spaces to the park. The existing playground equipment was last replaced in 2003 and is nearing the end of its useful life. The proposed improvements will result in the park being in compliance with the Consumer Product Safety Commission (CPSC), the American Society for Testing and Materials (ASTM) and the American with Disabilities Act (ADA).”

(Brown Book, Page XI-18, #18)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(l) Public Grounds Irrigation Improvements (Recreational Resources)	\$200,000	\$80,000 CPF (Cash) + \$120,000 Free Cash	Approval 6-0

“This request is to upgrade the irrigation systems at several locations around Town, including the lawns at the Town Office Building, Cary Memorial Building, Hastings Park and the Battle Green. Funding will replace water lines, valves, irrigation hears and water controllers, to promote greater efficiency in the distribution of water resources. These improvements will help avoid deteriorating turf from lack of proper irrigation and also reduce the costs associated with overwatering areas of natural grass.”

(Brown Book, Page XI-23, #34)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(m) Transforming Trees into Art, Birds of New England	\$22,000	CPF (Cash)	Approval 5-1

“This request is to take a series of eight stumps that are located adjacent to the Gallagher Tennis Courts and turn them into public art sculptures depicting examples of the New England region’s avian life. The removal of the 80-100-year-old white pines which left the stumps was necessitated by their age, height and condition, as well as their proximity to residential homes along Parker Street and the tennis facility. The resulting sculptures would be approximately 10 feet tall and would be made by an artist with a chainsaw. These sculptures would provide an educational and aesthetically pleasing experience for those near the Center Recreation Complex.”

(Brown Book, Page XI-25, #47)

The member in opposition does not find the proposed artwork—especially the example—to be: (1) welcoming or sophisticated, (2) consistent with the tone or mood of Lexington—present or historical—

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or specifically that area adjacent to recreation, and (3) if they were to attract a substantive attendance, it would be conflicting with the recreation activity.

Project Description (Category)	Specific	Funding Source	Committee Recommends
(n) Affordable Housing Trust Pre-Funding (Community Housing)	\$1,500,000	CPF (Cash)	Approval 6-0

“Article 12 of 2022-3 Special Town Meeting, established an Affordable Housing Trust (AHT), which will be a useful tool in the ongoing effort to increase the stock of affordable housing in Lexington. This request is to fund the Lexington AHT by providing CPA seed money for affordable housing acquisitions, and to allow the AHT greater flexibility in purchasing property and competing with for-profit developers in the real estate market.”

(Brown Book, Page XI-25, #44)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(o) LexHAB Property Acquisition Prefunding (Community Housing)	\$400,000	CPF (Cash)	Approval 6-0

“This request is to pre-fund the Lexington Housing Assistance Board (LexHAB) to allow the organization to purchase and convert a single-family property from a market rate to an affordable unit of housing. Similar to the Affordable Housing Trust, access to cash funding will allow LexHAB greater flexibility in competing with developers for the purchase of market rate homes.”

(Brown Book, Page XI-25, #45)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommendation
(p) LexHAB—Preservation, Rehabilitation Preservation and Installation (Community Housing)	\$345,125	CPF (Cash)	Approval 6-0

“This FY24 request seeks funding for the preservation, rehabilitation and restoration of 15 Lexington Housing Assistance Board (LexHAB) affordable housing units. The scope of the work at these units varies by property. There will be six rehabilitation and preservation projects at the units which were acquired with CPA funds, including kitchen and bath renovations, new appliances, furnace and water heater replacement, fence replacement; and the installation of solar panels at two additional properties. This funding request will also cover preservation projects at seven LexHAB-operated units *not* acquired with CPA funds. These include re-roofing or roof replacement; replacement of doors, porches, decks, stairs and retaining walls; chimney repairs; electrical work; and exterior painting to prevent damage and failure of the structures. All improvements are intended to ensure the continued safety and functionality of the units.”

(Brown Book, Page XI-25, #46)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(q) CPA Debt Service Housing (Open Space & Historic Resources)	\$1,788,900	CPF (Cash)	Approval 6-0

(Brown Book, Page XI-11, **Table VI, FY2024 Recommended Projects—Community Preservation Act Debt**)

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Remaining CPA Previously Issued Debt Service		
Remaining		
	FY2024	FY2025
Wright Farm Acquisition	\$309,750	
Marrett Road Purchase (for Community Center)	\$771,750	
Cary Memorial Building Upgrades	\$707,400	\$681,200
Total	\$1,788,900	\$681,200

Data from CPC Report to 2023 ATM

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

(Brown Book, Page XI-14, **Other CPA Funded Projects**, 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 \$10,000 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.

Article 11: Appropriate for Recreation Capital Projects	Funds Requested	Funding Source	Committee Recommends
	\$309,000	Recreation RE	Approval 6-0

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(a) Pine Meadows Improvements	\$150,000	Recreation RE	Approval 6-0

“This request will restore the cart path at the 7th and 8th holes and allow for dredging of the ponds at the golf course. The cart path and tee boxes of the 7th and 8th holes have deteriorated over time and require restoration to maintain the quality of the golf course. The ponds have also accumulated silt and have become

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too shallow to fulfill their intended function as water features/hazards. The silt build-up has also impacted the water quality for irrigation purposes.”

(Brown Book, Page XI-18, #16)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(b) Pine Meadows Equipment	\$124,000	Recreation RE	Approval 6-0

“This request would fund the purchase 3 new pieces of equipment for the maintenance of the grounds at the Pine Meadows Golf Course: a Toro Groundsmaster rough mower, a Turfco top dresser, and a tow-behind Buffalo turbine blower. Timely end-of-life replacement of the commercial grade equipment is required for the professional maintenance of the grounds at Pine Meadows Golf Club.”

(Brown Book, Page XI-18, #17)

Project Description (Category)	Amount Requested	Funding Source	Committee Recommends
(c) Pool Water Chemistry Automated Controllers	\$35,000	Recreation RE	Approval 6-0

“This request will replace the water chemistry automated controllers that are at the Irving H. Mabee Town Pool Complex. The new automated controller system would ensure that the four pools at the complex remain chemically balanced at all times by allowing staff to adjust the water chemistry settings both in person and remotely.”

(Brown Book, Page XI-19, #22)

Article 12: Appropriate for Municipal Capital Projects and Equipment	Funds Requested	Funding Sources	Committee Recommends
	\$13,768,091	See Below	Approval 6-0

Project Description	Amount Requested	Funding Source	Committee Recommends
(a) All-Terrain Vehicle (ATV)—Forestry	\$65,000	Free Cash	Approval 6-0

“This request would fund the purchase of a new ATV vehicle for the Fire Department. The current ATV has been in service since 2000 and does not have appropriate protective equipment for occupants of the vehicle, including no roof, doors, windshield, rollover or protective equipment. The new ATV would be roadworthy and enclosed with heat and air, and would allow for more flexibility in carrying equipment. It would also be better equipped to respond to incidents on the trails and bikeways, and to brush fires in remote places.”

(Brown Book, Page XI-18, #15)

Project Description	Amount Requested	Funding Source	Committee Recommends
(b) TMOD Implementation—Permitting and Progress Tracking	\$42,000	TMOD SF	Approval 6-0

“The updated TMO-1 Hartwell Area Transportation Demand Management Plan proposed several improvements to the existing Transportation Demand Management (TDM) Program within the TMO-1 TMOD District including a permitting and tracking system separate from the Planning Board’s development application. This FY2024 request would fund the implementation of a TDM permitting and tracking process

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system that can be set up with the existing Viewpoint Cloud Permitting system and an online survey service. Implementing a tracking service will allow for better monitoring of transportation demand strategies.”
 (Brown Book, Page XI-17, #13)

Project Description	Amount Requested	Funding Source	Committee Recommends
(c) Transportation Mitigation	\$87,685	\$7,685 TNC Special Revenue Fund & \$80,000 Traffic Mitigation SF	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). Anticipated projects for the FY2024 funds and beyond include a "No Turn on Red" pilot program at the Mass Ave/ Maple Street intersection, a vegetation trimming line-of-sight maintenance program, and purchase and installation of speed feedback signs, and design and implementation of small mitigation projects.”
 (Brown Book, Page XI-18, #14)

Project Description	Amount Requested	Funding Source	Committee Recommends
(d) Bedford St. and Hartwell Ave. Long-Range Transportation Improvements	\$1,750,000	\$1,024,728 General Fund Debt + \$655,272 Free Cash + \$70,000 BAN Premiums	Approval 6-0

“The 2019 Fall Special Town Meeting appropriated \$1.5 million for the 25% design related to a future capital project for improvements to Route 4/225 (Bedford Street/Hartwell Avenue), including the "jug-handle" intersection. The project aims to create a complete street for vehicles, pedestrians, and cyclists by widening Route 4/225, adjusting the intersection, and adding pedestrian and transit facilities.

“This project will:

- Improve traffic safety
- Fix choke points
- Provide safe pedestrian crossings and safe bus stops
- Expand our existing pedestrian and bicycle network and improve access to the Minute Man Bikeway.

“The FY2024 request of \$1.75 million provides an iterative funding step toward the final P,S&E (Plans, Specifications & Estimates) set for the 25% design, and is critical to keeping Lexington's place for this project on the State's Long Range Transportation Plan (LRTP) for the 2030-2034 time band.”
 (Brown Book, Page XI-7, #2 & XI-23, #33)

Project Description	Amount Requested	Funding Source	Committee Recommends
(e) Townwide Culvert Replacement	\$390,000	Free Cash	Approval 6-0

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“This request is part of an ongoing program to proactively replace culverts prior to catastrophic failure, which will allow for proper design considerations and funding while also minimizing the impact to residents through unexpected road closures and flooding. A comprehensive Culvert Asset Management Plan guides the work to replace culverts in town, which is a companion effort with the ongoing Watershed Management Plan. Construction is underway at the Valleyfield/Waltham Street culvert and is expected to complete during the 2023 construction season. The Grove Street, Allen Street and Winthrop Road culverts have been identified as high priority candidates for future replacement.”

(Brown Book, Page XI-19, #23)

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

Project Description	Amount Requested	Funding Source	Committee Recommends
(f) Equipment Replacement	\$1,755,000	Free Cash	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 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 FY2024 request, by funding source, is shown in the table below. The request for Electric Charging Infrastructure will upgrade the electric service at the Public Works Building in order to support Level 1 chargers and the purchase of large electric equipment in future budget cycles. The current electric service does not support the installation of Level 1 chargers. The Town received quotes for both electric and gas models for the Rubbish Packer and Pelican Broom. This budget recommends the gas-powered models for both pieces of equipment as the electric models are new to the market and the price of the electric models were cost prohibitive at twice the price of the gas models (\$650K, and \$550K, respectively).

Equipment	Free Cash	Sewer RE	Water RE	Total
Ford F450	\$ 150,000			\$ 150,000
Toro Gang Mower	\$ 145,000			\$ 145,000
Toro Groundmaster Mower	\$ 100,000			\$ 100,000
Vehicle Lift	\$ 40,000			\$ 40,000
6 Wheel Dump Truck	\$ 360,000			\$ 360,000
Elgin Pelican Broom	\$ 300,000			\$ 300,000
Bombardier Tractor	\$ 185,000			\$ 185,000
International Rubbish Packer	\$ 225,000			\$ 225,000
Electric Charging Infrastructure	\$ 250,000			\$ 250,000
Total	\$ 1,755,000	\$ —	\$ —	\$ 1,755,000

(Brown Book, Page XI-19, #24)

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Project Description	Amount Requested	Funding Source	Committee Recommends
(g) Sidewalk Improvements	\$800,000	Free Cash	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
- 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 FY2024 funding include:

Mass Ave westbound from Pleasant St. to Bowker St.	2865 LF Asphalt
Waltham St. from Forest St. to High School entrance	1567 LF Asphalt
Coolidge Ave.	1530 LF Asphalt
Shirley St. from Bedford St. to Sargent St.	330 LF Asphalt
Paul Revere Rd. from Mass. Ave. to Harbell St.	1380 LF Asphalt
Hancock St. from Adams St. to Harrington Rd.	2140 LF Asphalt
Lowell St. from Waltham St. to Fulton Rd. (east side)	1900 LF Asphalt
Bow St.	500 LF Asphalt
Reconstruction of Ramps, Townwide	

“The following table presents the recent history of Sidewalk appropriations:

FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
\$ 600,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000

(Brown Book, Page XI-20, #25)

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

Project Description	Amount Requested	Funding Source	Committee Recommends
(h) Storm Drainage Improvements and NPDES compliance	\$570,000	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 \$300,000 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 permit also requires the Town to comply with requirements for illicit discharge detection and elimination (IDDE), 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. Work in the Oakland Street, Massachusetts Ave and Battle Green Road areas have been completed. The IDDE program has continued with two summer interns and work is underway on the design of numerous BMPs, as well as drainage improvements in other areas of town. The preemptive repair of existing drainage structures will reduce damage to structures themselves, existing pavement, and private and public property.”

(Brown Book, Page XI-21, #26)

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More information about this project is in the section titled *Public Works, Stormwater Drainage and National Pollution Discharge Elimination Systems (NPDES)*, on Page 23.

Project Description	Amount Requested	Funding Source	Committee Recommends
(i) Comprehensive Watershed Stormwater Management	\$390,000	Free Cash	Approval 6-0

“DPW, Engineering and Conservation collaborate on this annual capital request which addresses drainage/brook management issues. The request funds the continuing design and implementation of watershed plans and the construction of priorities established in those plans. Staff has reviewed three watershed plans already completed (Charles River, Shawsheen River and Mystic River) and developed a prioritization schedule with built-in flexibility pending unforeseen changes. Requested funding will be used to move forward with those prioritized areas. Oxbow/Constitution phase 1 is complete and phase 2 is preparing to bid. The first phase of Valleyfield/Waltham Street is under construction and phase 2 will be bid upon completion of phase 1. Long-term benefits of the program include prevention of property damage, reduction in liability and overall improvement to the health of Lexington’s waterways.”

(Brown Book, Page XI-21, #27)

More information about this project is in the section titled *Public Works, Comprehensive Watershed Stormwater Management Systems*, on Page 23.

Project Description	Amount Requested	Funding Source	Committee Recommends
(j) Street Improvement	\$3,678,740	\$2,688,312 Tax Levy + \$990,428 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 \$2,688,312 appropriated from the tax levy, \$990,428 of Chapter 90 funds will be utilized. (Chapter 90 funding is based on Lexington’s most recent allocation and on the current state allocation of \$200 million statewide.) Funds will be used for design, inspections, planning, repair, patching, crack sealing and construction of roadways and roadway related infrastructure including repair and installation of sidewalks. A preliminary list of the streets to be repaired under this article is currently being developed. A pavement management system is utilized to assist in analyzing the road network and selecting roadways for repairs. This funding will allow for the proper improvements and repair of Lexington’s streets and sidewalks, increasing their quality and safety.”

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Street Improvements - Financing Components	
	FY2024
2001 Override Increased by 2.5% per year	\$ 760,357
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	\$ 990,428
Total	\$ 3,678,740
Without Chapter 90	\$ 2,688,312

Reformed by CEC

(Brown Book, Page XI-22, #28)

More information about this project is in the section titled *Public Works, Roads*, on Page 19.

Project Description	Amount Requested	Funding Source	Committee Recommends
(k) Hydrant Replacement Program	\$150,000	\$75,000 Water RE & \$75,000 Free Cash	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 updated target goal is to replace approximately 45 hydrants per year at a cost of \$3,500 per hydrant, with labor covered by the operating budget. The cost of hydrants was recently increased from \$2,500 in prior years. The Town of Lexington has 1,747 fire hydrants in its fire protection system; a total of 22 hydrants were replaced in FY2022, and 7 were repaired.”

(Brown Book, Page XI-23, #31)

More information about this project is in the section titled *Public Works, Hydrants* on Page 22.

Project Description	Amount Requested	Funding Source	Committee Recommends
(l) Municipal Parking Lot Improvements	\$575,000	Free Cash	Approval 6-0

“This request is for the construction of the parking lot that extends from Fletcher Avenue on the most easterly side to the limits of the Town Office Building parcel on the most westerly side. Funds for funds for survey and design of this project were appropriated in FY2023. The project includes reconstruction of the existing asphalt parking areas as well as new construction and reconfiguration of parking in the area nearest the new Police Station. This will provide for improved flow through the parking area as well as the potential for additional parking spaces. The design and construction of the parking lot is being coordinated with the Police Station reconstruction.”

(Brown Book, Page XI-23, #32)

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Project Description	Amount Requested	Funding Source	Committee Recommends
(m) New Sidewalk Installation	\$1,620,000	General Fund (debt)	Approval 6-0

“This annual request funds the survey, design and installation of new sidewalks in various locations throughout the Town. The request for FY2024 is for design and construction of a sidewalk on Cedar Street, in it's entirety, including a roundabout at Paul Revere and Hill Street. This request follows an appropriation of \$75,000 for initial survey, design and public outreach for the Cedar St. sidewalk in FY2023.”
(Brown Book, Page XI-7, #1)

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

Project Description	Amount Requested	Funding Source	Committee Recommends
(n) Network Core Equipment Replacement	\$980,000	Free Cash	Approval 6-0

“This multi-year capital program is to replace aging equipment or add equipment that functions as the core or head end for the Town network. The head end is made up of many components including, but not limited to, routers, switches, DNS servers, firewalls, access control devices, e-mail spam filters, and web access control devices. The overall purpose of the head end is to provide security and to manage network traffic. The FY2024 funding request is to install a new redundant network core, router and firewalls in the new Police Station (completion expected in 2024). This new network core will become our primary core and require approximately 10 times the number of fiber connections as our current core due to the increased count in connections with the new Fiber Municipal Area Network.”
(Brown Book, Page XI-23, #36)

Project Description	Amount Requested	Funding Source	Committee Recommends
(o) Network Redundancy & Improvement Plan	\$988,094	Free Cash	Approval 6-0

“This is a multi-phase request to build a standalone fiber network for town computing and communications in an effort to achieve redundancy and vendor-independent capability. The purpose of this program is to both improve the resiliency of the Townwide fiber network and to provide better networked services. This includes enhancement of communications within municipal buildings through the installation of wireless access to our wide area and local area networks. This will protect communication (both data and voice) between sites that are assessed as critical to the daily function and safety of the Town. The first phase of this project in FY2023 was \$945,000 to construct multi-loop core infrastructure to top-tier critical buildings, however inflation significantly increased the cost of fiber and network equipment. This second-phase request is to complete phase I, and additionally fund fiber connections to tier 2 and tier 3 sites.”
(Brown Book, Page XI-24, #37)

Project Description	Amount Requested	Funding Source	Committee Recommends
(q) Scanning—Electronic Document Management	\$110,000	Free Cash	Approval 6-0

“This is an ongoing program to scan existing physical documentation into the Town's document management systems (Laserfiche and Tyler Content Manager). This effort will support continued efforts to

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migrate to paperless workflows. Once workflows have been established and no additional paper records are being created, historical records are scanned to ensure a complete repository and to allow departments to reclaim the physical space previously occupied by their records.”

(Brown Book, Page XI-24, #38)

	Funds Requested	Funding Source	Committee Recommends
Article 13: Appropriate for Water System Improvements—Lead and Copper Program	\$4,209,580	\$2,909,580 Water Fund Debt, \$500,000 Water Retained Earnings, \$800,000 Water-User Charges	Approval 6-0

“The Department of Environmental Protection (DEP) revised the lead and copper rule requiring communities to inventory and replace lead service water lines. This funding request is to provide consulting services to develop the inventory, bid specifications, and hire a contractor to perform the replacement work. Staff will be pursuing an interest-free loan from MWRA to partly fund this project.

(Brown Book, Page XI-8, #1 & Page XI-23, #35)

More information about this project is in the section titled *Public Works, Water Distribution System*, on Page 21.

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Article 14: Appropriate for Wastewater System Improvements	Funds Requested	Funding Source	Committee Recommends
	\$1,115,404	See Below	Approval 6-0

Project Description	Amount Requested	Funding Source	Committee Recommends
(a) Pump Station Upgrades	\$75,000	Wastewater RE	Approval 6-0

“In 2013, an evaluation and asset management plan was developed for the Town's pump stations with the assistance of Wright- Pierce, including a detailed engineering survey of the Town's existing infrastructure. This ongoing program was developed to upgrade Lexington’s ten sewer pumping stations. The goal of this program is to upgrade all of the pumps and support systems to enable better energy efficiency and avoid emergency expenditures. The survey helped determine current and future needs, timetable and probable costs for the proposed work, and the Town has funded this program over the last 10 years.

“Construction was recently completed on the pump stations at Worthen Road, Marshall Road and Constitution Road. Construction is underway at the Hayden Ave Pump Station and bids for construction at the North Street Pump Station are expected to be received in February 2023. Staff believe existing appropriations for this program will cover the upgrades to the stations mentioned above. This FY2024 request is to fund an update to the existing asset management plan performed in 2013 and to determine next steps in this capital program.”

(Brown Book, Page XI-22, #29)

More information about this project is in the section titled *Public Works, Wastewater System*, on Page 22.

Project Description	Amount Requested	Funding Source	Committee Recommends
(b) Sanitary Sewer System Investigation and Improvements	\$1,040,404	\$640,404 Wastewater RE & \$400,000 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. 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, the funding source for this ongoing capital replacement program has been gradually shifting to Wastewater user charges, with the ultimate goal of transitioning the entire program to cash funding over 10 years.

(Brown Book, Page XI-22, #30)

More information about this project is in the section titled *Public Works, Wastewater System*, Page 22.

Article 15: Appropriate for School Capital Projects and Equipment	Funds Requested	Funding Source	Committee Recommends
	\$1,465,488	Free Cash	Approval 6-0

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[All quotes] This request addresses the District's strategic goal for enhancing the capacity to utilize technology as an instructional and administrative tool. The request will continue to support student access to devices to allow for innovative learning methods that integrate supportive technologies, problem-based approaches and higher order thinking skills. It also maintains and improves, when needed, current infrastructure such as networks, access points and servers.

The capital improvement request for FY2024 would provide funding for the following:

Tech Workstations - \$177,900 is requested for this category of the capital project. Replace Unit A (all classroom teachers, counselors, librarians and staff working under the teacher contract; Unit A) workstations and peripheral devices (laptops, desktops, printers and monitors). Staff workstations were replaced from FY2020 funds, thus, only a minimal number are needed until the full_replacement cycle begins in 2026. Prices have remained relatively stable for all devices in this category

PreK-5 Mobile Devices - \$280,477 in total is requested for this category of the capital project.

- Replace 260 Second Grade iPads across all district Grade 2 classes due to current devices having reached their end of life. (260 iPads @ \$410.00 each).
- Additionally, each elementary school has one whole class cart to be replaced which holds iPads that have multimedia applications on them. (156 iPads @ \$410.00 each).
- Each elementary school second grade team also shares a cart of Chromebooks across a team and those devices are at the end of their life cycle as well and need replacement (156 Chromebooks @ \$282 each).
- Lastly, we found out this year that the classroom pendant microphones installed at Estabrook at the opening of the school were models which were at the end of production at the time they were purchased. Thus, due to time, breakage and connectivity issues, those need to be replaced school wide. The cost for the full replacement is \$65,925. This was not anticipated, as the building is still relatively new.

1:1 Middle School Program - \$218,205 is requested to fund 585 Chromebooks for 6th graders entering Diamond and Clark Middle Schools. All middle school students have 1:1 devices and the devices follow them through middle school (three year life span). Generally, by the end of middle school, many devices have reached their end of life due to use. These Chromebooks are more_expensive than the high school devices due to their having dual cameras and touch screens. (585 Chromebooks @ \$373 each)

1:1 at Lexington High School - \$176,250 is requested to purchase 625 Chromebooks for 9th graders. All high school students, once provided a device in 9th grade or upon entering the high school, have the device through their senior year (four-year life span). (625 Chromebooks @ \$282 each)

Science/Technology/Engineering/(Art)/Math (STEM/STEAM)/Computer Science - \$51,000 is requested to update computer labs at the High School level and purchase STEM/STEAM based curricular materials. The high school world language lab will be updated next year. (\$45,000 for one lab, \$6,000 for STEM/STEAM Materials). Digital Learning Coaches (DLCs) work with all department heads that are holding curriculum reviews. The small amount of money allocated for STEM/STEAM may result in equipment being piloted or may also replace some equipment currently being used (elementary small robots for coding, etc.)

Interactive Projectors/Whiteboard Units and Document Cameras - \$241,656 is requested for this category of the capital project.

- Replace 48 interactive projectors districtwide. This equips buildings with a touch-activated, interactive system and soundbar. The replacements will begin with the oldest model per school until all systems are within a 7 year window with all of the same functionality. Forty-eight (48) projectors @ \$4660 each.
- The request will also replace 28 document cameras at Lexington Middle and High School. All elementary schools have had document cameras replaced, and upgrades have been made in many middle school classrooms as well. Twenty-eight (28) document cameras @ \$642 each

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District and Building Network Infrastructure - \$300,000 is requested to replace end of life Wireless Access Points (WAPs), switches and Power over Ethernet (POE) districtwide, improve controllers, and make network improvements. Over the next five years, Wireless Access Points (WAPS) across the district will begin to not be supported due to age. A recent recommendation from our vendor, Custom Computers, recommended that we begin replacing Wireless Access Points (WAPS) and cabling associated with the WAPS. The amount requested for the upcoming year reflects costs for equipment however, we have not got the final quotes which should include labor. The average cost for the equipment is approximately \$273,000 per year without the labor. Providing that E-rate funding continues, some of this may be subject to discounts, however, not knowing that, we budget for the entire amount.

Server/Storage Infrastructure - \$20,000 is requested to maintain and upgrade any server related hardware

(Brown Book, Page XI-14, #1)

This Committee commends LPS for continuing to produce detailed material supporting this annual request—and a detailed 5-year plan.

Article 16: Appropriate for Public Facilities Capital Projects	Funds Requested	Funding Source	Committee Recommends
	\$6,999,113	See Below	Approval 6–0

“To see if the Town will vote to appropriate a sum of money for capital improvements and renovations, including new construction to public facilities for: *[Subordinate Listing Repositioned; see following individual tables]* and determine whether the money shall be provided by the tax levy, by transfer from available funds, including enterprise funds, by borrowing, or by any combination of these methods; to determine if the Town will authorize the Select Board to apply for, accept, expend and borrow in anticipation of state aid for such capital improvements; or act in any other manner in relation thereto.

“(Inserted by the Select Board)”

“DESCRIPTION: For a description of the proposed projects, see Section XI: Capital Investment section of the FY2024 budget. The most recent version of the capital section can be found at <https://lexingtonma.gov/fy24capital>.”

(Town Warrant, Page 11)

Project Description	Amount Requested	Funding Source	Committee Recommends
(a) Public Facilities Bid Documents	\$125,000	Free Cash	Approval 6–0

“This is an annual request for funding 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 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. For FY2024 this request has been increased from \$100,000 in prior years due to a steady uptick in the number of projects requiring these services, specifically HVAC, roofing, electrical and building envelope projects.”

(Brown Book, Page XI-15, #2)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2023 ATM

Project Description	Amount Requested	Funding Source	Committee Recommends
(b) Public Facilities Interior Finishes	\$407,200	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 and interior finishes including mill work, ceiling work, tile work, countertop replacement and bathroom finish renovations. The goal of this annual program is to ensure failing systems are replaced and are safe for all users. The FY2024 request will allow the Department of Public Facilities to complete approximately four classroom flooring systems and prioritize other floors requiring attention. This request also covers other building finishes, based on priority. Projects funded in FY2023 included classroom flooring replacement at the Clarke, Harrington, Fiske and Bridge schools.”
 (Brown Book, Page XI-16, #3)

Project Description	Amount Requested	Funding Source	Committee Recommends
(c) Public Facilities Mechanical/Electrical/Plumbing Replacements	\$849,200	Free Cash	Approval 6-0

“This request is part of an annual replacement of HVAC, plumbing and electrical systems that have exceeded their useful lives and require replacement before excessive failures occur. The FY2024 appropriation will address items identified in the 20-year Master Plan including the replacement of domestic hot water heaters at Fisk and Harrington Schools and the Public Services building, and HVAC improvements at Clark School and the Lexington Community Center.”
 (Brown Book, Page XI-16, #5)

Project Description	Amount Requested	Funding Source	Committee Recommends
(d) School Paving and Sidewalks	\$265,000	Free Cash	Approval 6-0

“This capital request provides ‘as needed’ replacement of sidewalks, bus loops and parking areas on school grounds. 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. The FY2024 request will specifically fund the Diamond Middle School access road and the sidewalk from the Hancock Street rotary.”
 (Brown Book, Page XI-16, #4)

Project Description	Amount Requested	Funding Source	Committee Recommends
(e) Municipal Building Envelopes and Associated Systems	\$225,029	Tax Levy	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 FY2024 request seeks funding to begin a window and exterior door replacement project at the Lexington Community Center. Windows in the mansion section of the building are single pane, difficult to open and have significant air leaks. This funding will replace the windows with a safer and more energy efficient option.”
 (Brown Book, Page XI-16, #6)

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Project Description	Amount Requested	Funding Source	Committee Recommends
(f) School Building Envelopes and Associated Systems	\$1,457,684	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, including siding, caulking, masonry, weather proofing materials, windows, doors, roofs and painting of wood exteriors. Specifically, the FY2024 request will fund the second phase of the Bridge School Roof Replacement project. The 2020 Annual Town Meeting approved \$2.01 million to replace the Bridge roof. The project as scoped and bid increased from the original estimate, and therefore the roof is being completed in two sections. This appropriation will complete the project.”

(Brown Book, Page XI-16, #7)

Project Description	Amount Requested	Funding Source	Committee Recommends
(g) Pine Meadows Clubhouse Renovation—Design	\$120,000	Free Cash	Approval 6-0

“This FY2024 request seeks funding for the design and engineering costs associated with renovation of the clubhouse at the Pine Meadows Golf Club. The clubhouse, constructed prior to the Town’s purchase of the property in 1988, has not undergone any significant renovation in the past 30 years and is suffering the typical deficiencies and wear and tear associated with its age and heavy usage. This project will engage a professional architect to develop design and engineering documents for the complete renovation of the clubhouse including but not limited to renovation and/or replacement of the main concourse area, the bathrooms, plumbing system and fixtures, windows, roof, and additional work as needed to improve accessibility and bring the building into ADA compliance. If design funding is approved, the Town expects to request construction funding for FY2025.”

(Brown Book, Page XI-19, #20)

Project Description	Amount Requested	Funding Source	Committee Recommends
(h) 173 Bedford Street Renovation—Design	\$100,000	Free Cash	Approval 6-0

“The building at 173 Bedford St has temporarily housed members from both Police and Fire departments while those buildings are reconstructed. However neither department has occupied the entire interior of the building due to a lack of accessibility or a working HVAC system on the top floor. As the Town continues master planning for large-scale facilities projects over the next 10 years this building may be a key factor in continuing operations. As this plan is being developed, and the potential next occupant is identified, this request is for the design of interior upgrades including an elevator, HVAC replacement, sprinkler system, and potentially reconfiguration of the interior spaces to suit the next occupant.”

(Brown Book, Page XI-16, #8)

Project Description	Amount Requested	Funding Source	Committee Recommends
(i) Solar Canopy & System—Police Station	\$3,400,000	General Fund Debt	Approval 6-0

“This request will fund the purchase and installation of photovoltaic panels at the new Police Station site, utilizing a combination of both rooftop and canopy arrays over the parking area. The proposed canopies will be designed to fit into the Historic District downtown landscape. The Town will own the panels and the goal of the solar array is to generate enough power to allow the Police Station to operate as Net Zero.

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If funded, the intent is to construct the system so it comes online at the same time the Police Department moves into the new Police Station facility in calendar year 2024.”

(Brown Book, Page XI-8, #1)

We endorse the proposed solar-canopy system with the largest-proposed-battery storage, 750kWh, as it provides the greatest benefits from environmental, resilience, and financial perspectives. It is important that our 24 Mach-E-Police vehicles be able to recharge quickly. Battery storage will allow Level 3 chargers to be used without large-demand charges, and when paired with the solar array will keep the Police Station operational during power outages.

Project Description	Amount Requested	Funding Source	Committee Recommends
(j) East Lexington Fire Station— Feasibility Study	\$50,000	Free Cash	Approval 6–0

“This request will fund a feasibility study to ascertain whether the current site of the East Lexington Fire Station is suitable for a new fire station. The current station has been modified several times over the past 70 years but currently is not fit for its intended purpose and is unable to house necessary department apparatus including Ladder and Engine trucks. The facility also needs major investment in the roof, HVAC, electrical, plumbing and interior finishes. IF the current site is not adequate for a new or renovated station, the study will determine the appropriate side of land to accommodate a new station.”

(Brown Book, Page XI-17, #9)

Article 18: Rescind Prior Borrowing Authorizations	Amount for Rescission	Original Authorization	Committee Recommends
	N/A	N/A	Approval of IP 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.

(Inserted by the Select Board)

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, Page 12)

These are the projects that are completed without the remaining, not-yet-issued, borrowing authority and are confirmed for requesting rescission now:

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.

At the time of this report, no action is anticipated under this Article.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2023 ATM

Article 19: Establish, Amend, Dissolve and Appropriate To and From Specified Stabilization Funds (SFs) (This only provides those actions related to Capital. For a description of the purpose of each of these appropriations, please see below.)	Funds Requested	Funding Source	Committee Recommends
	Capital SF		
	Deposit \$1,733,137	General Fund	Approval 6-0
	Withdrawal \$500,000	Capital SF	Approval 6-0
	Transportation Management Overlay District SF		
	Deposit \$246,063.75	Ditto Above	Approval 6-0
	Traffic Mitigation Stabilization Fund		
	Deposit \$210,000	Ditto Above	Approval 6-0
	Affordable Housing Stabilization Fund		
	Withdrawal \$439,402.27	Ditto Above	Approval 6-0

“To see if the Town will vote to create, amend, dissolve, rename or appropriate sums of money to and from Stabilization Funds in accordance with Massachusetts General Laws, Section 5B of Chapter 40, 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.

(Inserted by the Select Board)

“DESCRIPTION: This article proposes to establish, dissolve, and 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 a specific designated purpose by a two-thirds vote of an Annual or Special Town Meeting, for any other lawful purpose.”
 (Town Warrant, Page 12)

Table 10 below provides a history of appropriations into and out of the Capital Stabilization Fund and recommendations for FY2024, including dedicated tax levy growth per the new fiscal guideline:

Table 10	FY2020	FY2021	FY2022	FY2023 Appropriated	FY2024 Budget
Appropriated One-Time Sources for CSF	\$ 2,269,456	\$—	\$ 3,730,836	\$ 3,784,689	\$—
Dedicated Tax Levy Growth for CSF	\$—	\$—	\$ 57,138	\$ 1,733,137	\$ 1,733,137
Prior Year Balance	\$27,727,713	\$25,229,254	\$20,674,058	\$ 21,730,961	\$26,784,070
Investment Income	\$ 432,085	\$ 44,804	\$ 68,929	\$ 335,283	TBD
Subtotal - Available for Appropriation	\$30,429,254	\$25,274,058	\$24,530,961	\$ 27,584,070	\$28,517,207
Appropriation From Stabilization Fund	\$—	\$—	\$—	\$—	\$—
Excluded Debt Service Tax Relief	\$ 5,200,000	\$ 4,600,000	\$ 2,800,000	\$ 800,000	\$ 500,000
Within Levy Debt Service	\$—	\$—	\$—	\$—	\$—
Subtotal	\$ 5,200,000	\$ 4,600,000	\$ 2,800,000	\$ 800,000	\$ 500,000
Projected Balance of Fund	\$25,229,254	\$20,674,058	\$21,730,961	\$ 26,784,070	\$28,017,207

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2023 ATM

**FY2023 Investment Income reflects 12/31/2022 Balance*

Over the last several years the Town has drawn funds from the Capital Stabilization Fund to mitigate debt service that has been excluded from Proposition 2-1/2, therefore providing relief to taxpayers. The Town continues to appropriate into the Capital Stabilization Fund in anticipation of future capital projects including the renovation or reconstruction of Lexington High School.

(Brown Book, Page xiv)

Purposes of these Actions

Capital SF (Deposit): Transfer New Levy Growth into Capital Stabilization Fund from General Fund—Per CSF Guideline.

Capital SF (Withdraw): Appropriate to mitigate excluded debt service.

Transportation Management Overlay District SF (Deposit): Transfer into TMOD Stabilization Fund from mitigation payments (440 Bedford).

Traffic Mitigation Stabilization Fund (Deposit): Transfer into Traffic Mitigation Stabilization Fund from mitigation payment from National Development (1050 Waltham—Rev Labs & 186 Bedford St.

Affordable Housing Stabilization Fund (Withdrawal): Transfer the balance of the Affordable Housing Stabilization Fund to the Affordable Housing Trust Fund. Discontinue dedication of Brookhaven Payments.

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).

All 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.

Article 21: Amend FY2023 Operating, Enterprise and CPA Budgets (Only if CPF Related)	Revenue Change	Funding Source	Committee Recommends
	\$150,000	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 4, 5, 9, and 10 of the warrant for the 2021 Annual Town Meeting, and Article 4 of the warrant for Special Town Meeting 2021-1 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 the Community Preservation Fund; or act in any other manner in relation thereto.”

(Inserted by the Select Board)

“DESCRIPTION: This is an annual article to permit adjustments to current fiscal year (FY2022) appropriations.”

(Town Warrant, Page 13)

For 21(b), CPF Amendment, Only:

The CPA reimbursement funding to Lexington’s CPF—which was provided in two steps, November 2021 & January 2022—ultimately reached a 45.5% reimbursement under the CPA. As the original budget was based on a 30% reimbursement, \$790,261 above the budget were received. The CPA requires that 10% of any reimbursement be allocated to the three prescribed accounts—often called “buckets”—for purposes of Open Space, Historic Resources, or Community Housing.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2023 ATM

This one Article’s action will increase by an additional \$50,000 to each of the three “buckets” —making each \$863,600.

Article 22: Appropriate for Authorized Capital Improvements	Funds Requested	Funding Source	Committee Recommends
	N/A	N/A	Approval of IP 6-0

To see if the Town will vote to make supplementary appropriations to be used in conjunction with sums 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.

(Inserted by the Select Board)

FUNDS REQUESTED: Unknown at press time

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, Page 13)

At the time of this report, 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 2022 Annual Town Meeting on March 28, 2022, signed January 24, 2022 Article 19 ESTABLISH, AMEND, 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 Massachusetts General Laws, Section 5B of Chapter 40 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	Capital Related
(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 businesses"	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

Appendix B: Acronyms Used

ACEC.....	American Council of Engineering Companies
ADA.....	Americans With Disabilities Act
AhCCAC.....	Ad hoc Community Center Advisory Committee
AHT	Affordable Housing Trust
ARPA.....	American Rescue Plan Act
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
CP	Capital Plan
CPA.....	Community Preservation Act
CPAC.....	Comprehensive Plan Advisory Committee
CPATF.....	Community Preservation Act Trust Fund
CPC.....	Community Preservation Committee
CPF	Community Preservation Fund
CSF	Capital Stabilization Fund
DPF	Department of Public Facilities
DPW	Department of Public Works
D/E.....	Design and Engineering
EF.....	Enterprise Fund
FY	Fiscal Year
GF	General Fund
HSSPWG	High School Site Planning Working Group
HVAC	Heating, Ventilation, & Air Conditioning
IDDE.....	Illicit Discharge and Detection and Elimination
ILP	Intensive Learning Program
IP.....	Indefinite Postponement or Indefinitely Postponed
IT.....	Information Technology
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
LPS	Lexington Public Schools
LRTP.....	Long-Range Transportation Plan
M.G.L.	Massachusetts General Laws
MoDPHASE	Modifying Public Housing and Sporting Elders
MPAC	Massachusetts Police Accreditation Commission
MSBA.....	Massachusetts School Building Authority
MWRA	Massachusetts Water Resources Authority
NPDES.....	National Pollutant Discharge and Elimination System
N/A	Not Applicable
PCI	Pavement Condition Index
PIP.....	Pour in Place
PMP	Pavement Management Program

(Continued on next page)

Appendix B: Acronyms Used (continued)

PMS.....	Pavement Management System
RSR.....	Road Surface Rating
R&CP.....	Recreation and Community Programs
RE.....	Retained Earnings
SB.....	Select Board [previously was the Board of Selectmen (BoS)]
SC.....	School Committee
SCBA.....	Self-Contained Breathing Apparatus
SCI.....	Sidewalk Condition Index
SF.....	Stabilization Fund
SHI.....	Subsidized Housing Inventory
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.
TDM.....	Transportation Demand Management
TMOD.....	Traffic Management Overlay District
TNC.....	Transportation Network Company
TSG.....	Transportation Safety Group
VOIP.....	Voice Over IP

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2023 ATM

Appendix C: Summary of Warrant Articles

Article	Sponsor	Description	Requests					
			General Fund		Enterprise Funds ²	CPF ³	Approp. & Auth. Other ⁴	Total
			Debt	Cash ¹				
10(q)	Community Preservation Committee	CPA debt service				1,788,900		
10(r)	Committee	CPA Administrative budget				150,000		
10(g)	Conservation	Willard's Wood Site Improvement				1,211,675		\$1,211,675
10(h)	Conservation	Whipple Hill Trail Repair, Fire Access				300,000		\$300,000
12(b)	Planning	TDMOD Implementation—Permitting and Progress Tracking					42,000	\$42,000
12(c)	Planning/Engineering	Transportation Mitigation					87,685	\$87,685
12(a)	Fire	All-Terrain Vehicle (ATV)—Forestry		65,000				\$65,000
11(a)		Pine Meadows Improvements			150,000			\$150,000
11(b)		Pine Meadows Equipment			124,000			\$124,000
10(k)		Park & Playground Improvements				155,000		\$155,000
10(j)	Recreation & Comm. Pgms.	Park Improvements—Athletic Fields				285,000		\$285,000
16(g)		Pine Meadows Clubhouse Renovation—Design		120,000				\$120,000
10(i)		Lincoln Park Field Improvements		916,500		2,475,000		\$3,391,500
11(c)		Pool Water Chemistry Controllers			35,000			\$35,000
16(a)		Public Facilities Bid Documents		125,000				\$125,000
16(b)		Public Facilities Interior Finishes		407,200				\$407,200
16(d)		School Paving and Sidewalks		265,000				\$265,000
16(c)		Public Facilities Mechanical/Electrical/Plumbing Replacements		849,200				\$849,200
16(e)	Public Facilities	Municipal Building Envelopes and Associated Systems		225,029				\$225,029
16(f)		School Building Envelopes and Associated Systems		1,457,674				\$1,457,674
16(h)		173 Bedford Street Renovation—Design		100,000				\$100,000
16(i)		Solar Canopy & System—New Police Station	3,400,000					\$3,400,000
16(j)		East Lexington Fire Station—Feasibility Study		50,000				\$50,000
10(a)		Stone Building Renovation and addition				400,000		\$400,000
12(e)		Townwide Culvert Replacement		390,000				\$390,000
12(f)		Equipment Replacement		1,755,000				\$1,755,000
12(g)		Sidewalk Improvements		800,000				\$800,000
12(h)		Storm Drainage Improvements and NPDES Compliance		570,000				\$570,000
12(i)		Comprehensive Watershed Stormwater Management		390,000				\$390,000
12(j)		Street Improvements 5		2,688,312				\$2,688,312
14(a)		Pump Station Upgrades			75,000			\$75,000
14(b)	Public Works	Sanitary Sewer System Investigation and Improvements			1,040,404			\$1,040,404
12(k)		Hydrant Replacement Program		75,000	75,000			\$150,000
12(l)		Municipal Parking Lot Improvements		575,000				\$575,000
12(m)		New Sidewalk Installation	1,620,000					\$1,620,000
12(d)		Bedford St. and Hartwell Ave. Long-Range Transportation Improvements	1,420,000	260,000			70,000	\$1,750,000
10(l)		Public Grounds Irrigation Improvements		120,000		80,000		\$200,000
13		Lead and Copper Program			4,209,580			\$4,209,580
15	Lexington Public Schools	LPS Technology Program		1,465,488				\$1,465,488
12(n)		Network Core Equipment Replacement		980,000				\$980,000
12(o)	Innovation & Technology	Network Redundancy & Improvement Plan		988,094				\$988,094
12(q)		Scanning—Electronic Document Management		110,000				\$110,000
10(d)	Town Clerk	Archives & Records Management				35,000		\$35,000
10(f)	Citizen Article	East Village - Follen Church Clock Restoration				9,600		\$9,600
10(e)	Citizen Article	First Parish Clock Restoration				12,000		\$12,000
10(b)	Munroe Center for the Arts	Munroe Center for the Arts Building Renovation				8,635,191		\$8,635,191
10(c)	Citizen Article	Hancock-Clarke Barn Restoration				118,419		\$118,419
10(n)	Affordable Housing Trust Study Committee	Affordable Housing Trust Pre-Funding				1,500,000		\$1,500,000
10(o)	LexHAB	LexHAB Property Acquisiton				400,000		\$400,000
10(p)	LexHAB	LexHAB Rehabilitation/Preservation and Installation				345,125		\$345,125
10(m)	Citizen Article	Transforming Trees Into Art				22,000		\$22,000

Appendix C: Summary of Warrant Articles (continued)

Article #	Page # in this Report	Source Brown Book Section XI or Town Warrant (TW) Page(s)	Title	Motion Requested Funding Total
13		XI-8, #1 & XI-23, #35	Lead and Copper Program	\$4,209,580
14(a)		XI-22, #29	Pump Station Upgrades	\$75,000
14(b)		XI-22, #30	Sanitary Sewer System Investigation and Improvements	\$1,040,404
15		XI-14, #1	LPS Technology Program	\$1,465,488
16(a)		XI-15, #2	Public Facilities Bid Documents	\$125,000
16(b)		XI-16, #3	Public Facilities Interior Finishes	\$407,200
16(c)		XI-16, #5	Public Facilities Mechanical/Electrical/Plumbing Replacements	\$849,200
16(d)		XI-16, #4	School Paving and Sidewalks	\$265,000
16(e)		XI-16, #6	Municipal Building Envelopes and Associated Systems	\$225,029
16(f)		XI-16, #7	School Building Envelopes and Associated Systems	\$1,457,674
16(g)		XI-19, #20	Pine Meadows Clubhouse Renovation—Design	\$120,000
16(h)		XI-16, #8	173 Bedford Street Renovation—Design	\$100,000
16(i)		XI-8, #1	Solar Canopy & System—New Police Station	\$3,400,000
16(j)		XI-17, #9	East Lexington Fire Station—Feasibility Study	\$50,000