

SELECTMEN'S MEETING
Monday, January 29, 2018
Selectmen's Meeting Room
7:00 PM

AGENDA

PUBLIC COMMENTS

Public comments are allowed for up to 10 minutes at the beginning of each meeting. Each speaker is limited to 3 minutes for comment. Members of the Board will neither comment nor respond, other than to ask questions of clarification. Speakers are encouraged to notify the Selectmen's Office at 781-698-4580 if they wish to speak during public comment to assist the Chairman in managing meeting times.

SELECTMAN CONCERNS AND LIAISON REPORTS

TOWN MANAGER REPORT

ITEMS FOR INDIVIDUAL CONSIDERATION

1. ATM 2018 Warrant Article Update - Amend Zoning Bylaw-Marrett/Spring CN and CS District (15 Min.) 7:05 p.m.
2. ATM 2018 Warrant Article Update - Re-zoning 331 Concord Ave for Alzheimers/Senior Residential Facility (20 min.) 7:20 p.m.
3. ATM 2018 Warrant Article Update - Amend General Bylaw Regarding Financial Committees (15 min.) 7:40 p.m.
4. Review Revised Draft - Community Center Building Use Guidelines (15 min.) 7:55 p.m.
5. Update: Police Department Staffing (15 min.) 8:10 p.m.
6. Approve Amount to be Bonded for Hastings School Project (addition to agenda, January 26, 2018 4:50 p.m.)(5 min.) 8:25 p.m.
7. Continue Review - FY2019 Preliminary Budget and Financing Plan (30 min.) 8:30 p.m.
Review of Proposed Capital Budget

CONSENT AGENDA

1. Water and Sewer Commitment
2. Approve Minutes

ADJOURN

1. Anticipated Adjournment 9:05 p.m.

The next regularly scheduled meeting of the Board of Selectmen is scheduled for Monday, February 5, 2018 at 7:00 p.m. in the Selectmen's Meeting Room, Town Office Building, 1625 Massachusetts Avenue.

All agenda time and the order of items are approximate and subject to change.



AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

ATM 2018 Warrant Article Update - Amend Zoning Bylaw-Marrett/Spring CN and CS District (15 Min.)

PRESENTER:

Charles Minasian

ITEM NUMBER:

I.1

SUMMARY:

Charles Minasian will present his 2018 Annual Town Meeting Warrant citizen article - Amend Zoning Bylaw-Marrett/Spring CN and CS District

SUGGESTED MOTION:

N/A

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

1/29/2018

7:05 p.m.

ATTACHMENTS:

Description	Type
☐ C. Minasian Presentation	Backup Material
☐ Citizen Petition Article - C. Minasian	Backup Material

MARRETT ROAD COMMERCIAL DISTRICT

- Introductions
- Overview of Proposed Warrant
- Review of Current Commercial Zoning
- New District Standardization and Modern Zoning Practices

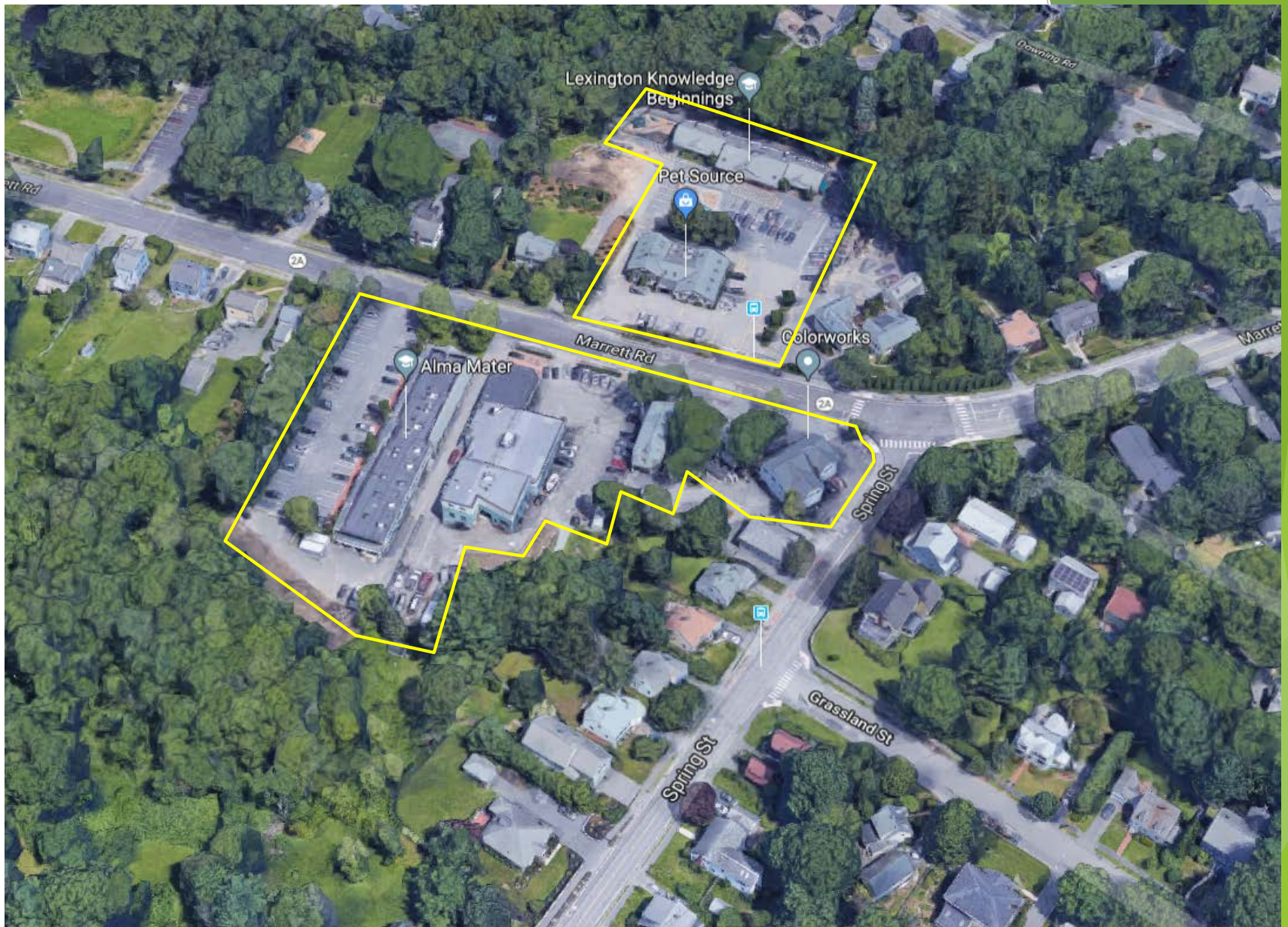
To see if the Town will vote to amend the Zoning Bylaw and Map to allow additional uses and density in the commercial district along Marrett Road near Spring Street by creating a new zoning district replacing the existing CN and CS districts; or act in any other manner in relation thereto.

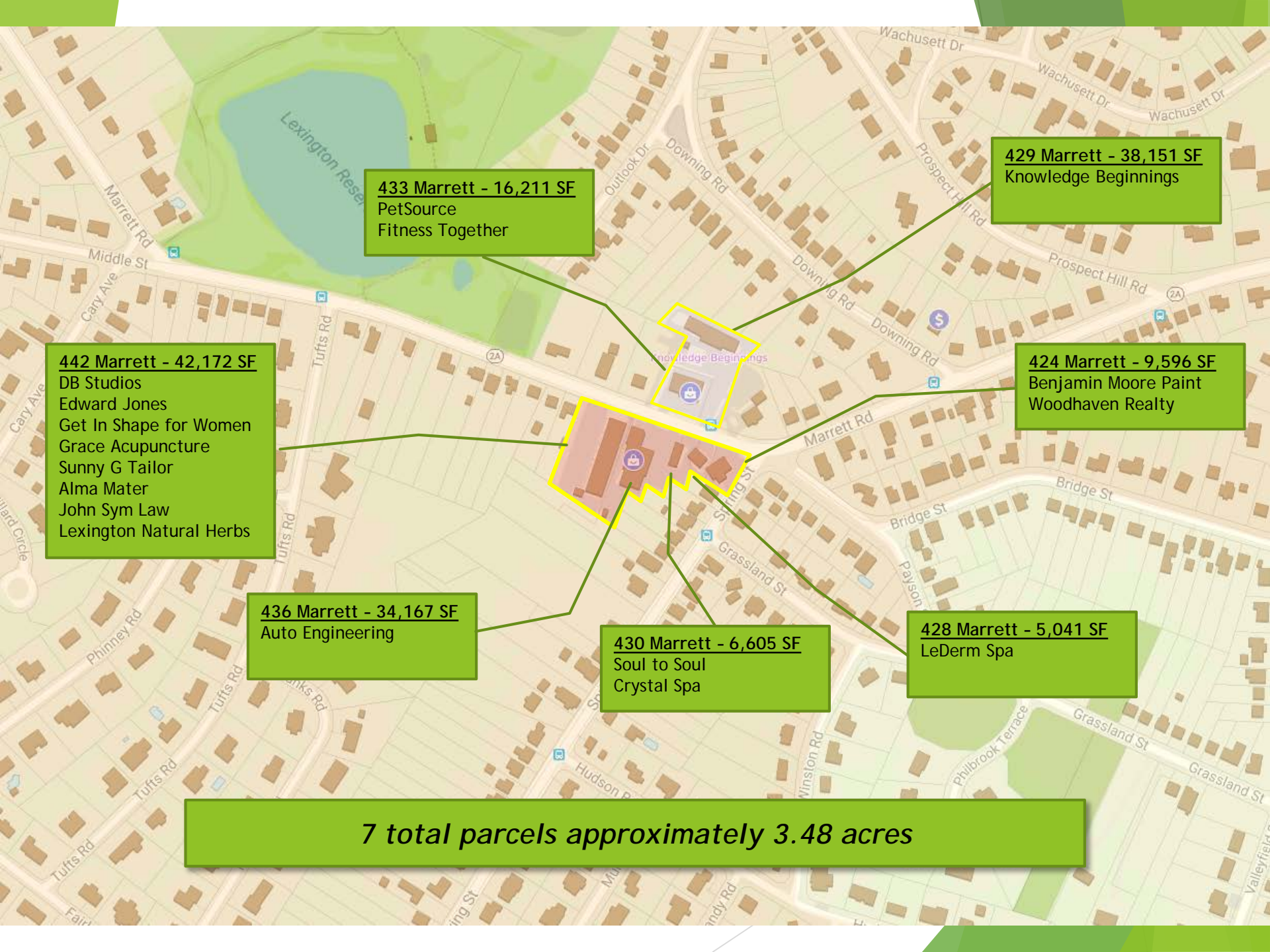
There are seven parcels on both sides of Marrett Road. The northern parcels are in the CN zone and across the street the southern parcels are in the CS zone. The allowed uses are inconsistent between the two sides of the street. A new zoning district will better meet the needs of the surrounding neighborhood and unify these small commercial districts.

This article would replace the current CN and CS commercial districts along Marrett Road near Spring Street with a new district reflecting modern commercial zoning practices, allowing more flexible uses, and allowing increased density.

Rezone lots 78, 79, 80, 81, 82, 104A and 104B on assessor's map 33 into the CG District.

- ▶ This new zoning district will equalize uses on opposite sides of Marrett Road.
- ▶ 65 of the use changes are currently allowed on either CN or CS side of Marrett.
- ▶ 12 new uses to expand retail, business and office opportunities for neighborhood.
- ▶ 4 new development standards.





433 Marrett - 16,211 SF
PetSource
Fitness Together

429 Marrett - 38,151 SF
Knowledge Beginnings

442 Marrett - 42,172 SF
DB Studios
Edward Jones
Get In Shape for Women
Grace Acupuncture
Sunny G Tailor
Alma Mater
John Sym Law
Lexington Natural Herbs

424 Marrett - 9,596 SF
Benjamin Moore Paint
Woodhaven Realty

436 Marrett - 34,167 SF
Auto Engineering

430 Marrett - 6,605 SF
Soul to Soul
Crystal Spa

428 Marrett - 5,041 SF
LeDerm Spa

7 total parcels approximately 3.48 acres

2015 ZONING MAP

OF THE TOWN OF LEXINGTON

THE ZONING MAP IS FOR GENERAL INFORMATION PURPOSES.
IN THE EVENT OF ANY DISCREPANCY, THE VOTE OF
TOWN MEETING ESTABLISHING OR AMENDING BOUNDARIES
AND THE TEXT OF THE BYLAW GOVERNS.

MAP LEGEND

STANDARD ZONING DISTRICTS

RESIDENTIAL DISTRICTS

- RS - One Family Dwelling
- RO - One Family Dwelling
- RT - Two Family Dwelling

COMMERCIAL / INDUSTRIAL DISTRICTS

- CB - Central Business
- CLO - Local Office
- CM - Manufacturing
- CN - Neighborhood Business
- CRO - Regional Office
- CRS - Retail Shopping
- CS - Service Business

PLANNED DEVELOPMENT DISTRICTS

- CD - Planned Commercial
- RD - Planned Residential

OVERLAY ZONING DISTRICTS

- TMO - Transportation Management

HISTORIC DISTRICTS

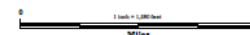
- Historic Districts

STREETS, ROADS, AND WAYS

- State or Town Accepted Way
- Unaccepted Way, Post Subdivision Control
- Unaccepted Way, Pre Subdivision Control *
- Other Federal and State Ways
- Minuteman Commuter Bikeway

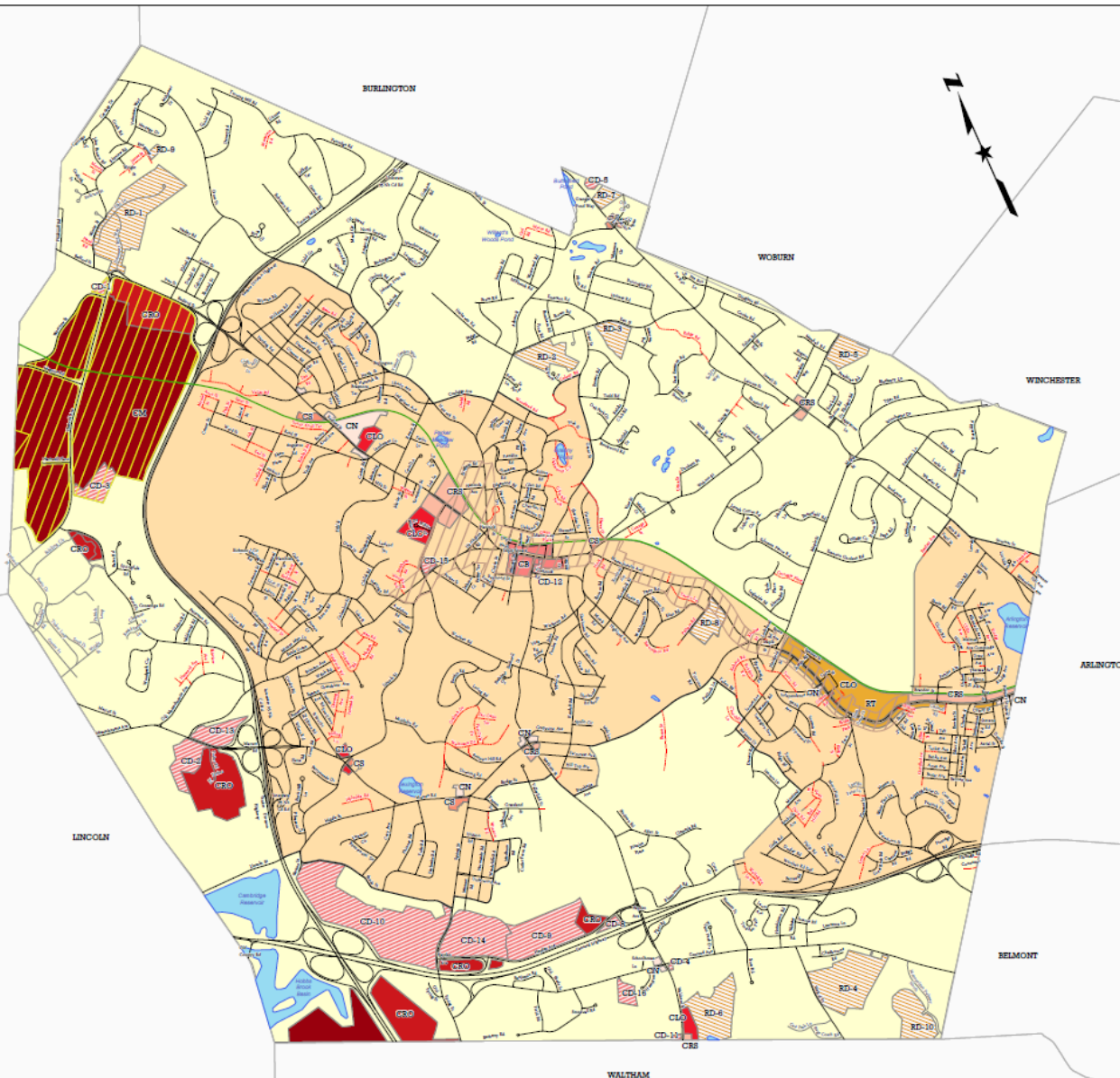
WATER FEATURES

- Ponds



Disclaimer: The display of the status of streets classification is not official, and may contain errors or omissions. While all reasonable efforts have been made to ensure the accuracy of the information provided, do not rely on this information without first checking with the Planning Department. Certain streets which appear on the "Street and Precinct Map" prepared by the Engineering Department do not appear on the zoning map because they do not conform to the definition of "Street, Road, or Way" in the Zoning By-Law.

* Pre Sub-Division Control Law Unaccepted Ways may be subject to an adequacy determination by the Planning Board. Please contact the Planning Department for more information.



	FY2016		
	Square Feet	Assessed Value	%of AV
CD = PLANNED COMMERCIAL 59 Parcels	2,212,250	\$410,691,000	40%
CM = MANUFACTURING 40 Parcels	1,854,680	\$250,817,000	24%
CRO = REGIONAL OFFICE 25 Parcels	1,216,600	\$156,446,000	15%
CB = CENTRAL BUSINESS 115 Parcels	488,300	\$85,816,000	8%
CR = RETAIL SERVICE 141 Parcels	425,130	\$74,172,000	7%
CLO = LOCAL OFFICE 63 Parcels	273,360	\$28,862,000	3%
CN = NEIGHBORHOOD BUSINESS 39 Parcels	104,410	\$18,485,000	2%
CS = SERVICE BUSINESS 10 Parcels	49,640	\$7,439,000	1%
TOTAL	6,624,370	\$1,032,728,000	

Source: Town of Lexington Economic Development

50% of CS parcels will be replaced by the new CG zone.

Review of Tables

- ▶ Permitted Uses and Development Standards
- ▶ Schedule of Dimensional Controls
- ▶ Minimum Yards for Parking
- ▶ Required Depth or Width (in feet) of Transition Area

		Existing CN	Existing CS	Proposed CG
A.	RESIDENTIAL USES			
A.1.0	PRINCIPAL RESIDENTIAL USES			
A.1.01	One-family dwelling	Y	N	N
A.1.02	Two-family dwelling	Y	N	N
A.1.03	Dwelling unit above street floor level in a commercial or institutional building	N	N	N
A.1.04	Congregate living facility	SP	N	N
A.1.05	Balanced housing development, public benefit development, site sensitive development	N	N	N
A.1.06	Multifamily dwelling	N	N	N
A.2.0	ACCESSORY USES FOR RESIDENTIAL USES			
A.2.01	Rooming units (not to exceed 3)	N	N	N
A.2.02	Basic accessory apartment	N	SP	SP
A.2.03	Expanded accessory apartment	N	SP	SP
A.2.04	Accessory structure apartment	SP	SP	SP
A.2.05	Bed and breakfast home	N	SP	SP
A.2.06	Home occupation, instruction	Y	SP	SP
A.2.07	Home occupation, minor	Y	SP	SP
A.2.08	Home occupation, major	Y	SP	SP
A.2.09	Tennis court or court for a sport played with a racquet or paddle including handball	Y	Y	Y
A.2.010	Family child care home	Y	SP	SP
A.2.011	Family child care home, large	SP	SP	SP
A.2.012	Adult day care in the home	SP	SP	SP
A.2.013	Outdoor parking of commercial vehicles other than one vehicle not larger than 10,000 pounds GVW	Y	Y	Y
A.2.014	Outdoor parking of more than four automobiles for a dwelling unit	SP	Y	Y
A.2.015	Indoor parking of commercial vehicles other than one vehicle not larger than 15,000 pounds GVW	N	Y	Y
A.2.016	Outdoor storage of unregistered vehicles other than one automobile not stored in the required yard for the principal dwelling, and screened from the view of abutting lots and the street	N	Y	Y
B.	INSTITUTIONAL USES			
B.1.0	PRINCIPAL INSTITUTIONAL USES			
B.1.01	Child care center	Y	Y	Y
B.1.02	Use of land or structures for religious purposes	Y	Y	Y
B.1.03	Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y
B.1.04	Municipal buildings or uses	Y	Y	Y
B.1.05	Park, playground, cemetery	Y	Y	Y

KEY

	- Proposed CG zone use matches existing allowed use in either CN or CS
	- Proposed CG zone new use
	- Proposed CG zone reduction of existing allowed use in either CN or CS

		Existing CN	Existing CS	Proposed CG
C.	PRINCIPAL AGRICULTURAL AND NATURAL RESOURCE USES			
C.1.0	AS A PRINCIPAL USE			
C.1.01	Exempt agricultural uses and structures as set forth in G.L. c. 40A, s. 3	Y	Y	Y
C.1.02	Farm for the raising of crops not exempt by statute	Y	Y	Y
C.1.03	Greenhouse or nursery not exempt by statute	SP	SP	SP
C.1.04	Horseback riding area or stables not exempt by statute	N	N	N
C.1.05	Roadside stand not exempt by statute (for two-year terms)	SP	SP	Y
C.1.06	Removal from a lot of earth materials for sale such as loam, sod, sand, gravel, stone, rock or clay	N	N	N
C.1.07	Medical Marijuana Cultivation Center	N	N	N
D.	TEMPORARY USES			
D.1.01	Temporary dwelling to replace a permanent dwelling on the same lot during reconstruction	Y	Y	Y
D.1.02	Temporary building or trailer incidental to the construction of a building or land development	Y	Y	Y
D.1.03	Temporary structures and uses not otherwise permitted in the district, provided the Building Commissioner finds that the proposed structure or use is compatible with the neighborhood	Y	Y	Y
D.1.04	Temporary structures and uses not otherwise permitted in the district, provided the proposed structure or use is compatible with the neighborhood	SP	SP	SP
E.	OPERATING STANDARDS			
E.1.01	Operations, in part or in whole, conducted outdoors during operating hours	SP	Y	Y
E.1.02	Storage of equipment and products outdoors during non-operating hours	N	Y	Y
F.	DEVELOPMENT STANDARDS			
F.1.01	Uses and structures with less than 10,000 square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	Y	Y	Y
F.1.02	Uses and structures with 10,000 or more square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	R	R	R
G.	OFFICE USES			
G.1.0	AS A PRINCIPAL USE			
G.1.01	Medical, dental, psychiatric office, but not a clinic	Y	N	Y
G.1.02	Medical, dental, psychiatric office, but not a clinic, with related laboratory	N	N	Y
G.1.03	Business or professional office	N	N	Y

KEY

	- Proposed CG zone use matches existing allowed use in either CN or CS
	- Proposed CG zone new use
	- Proposed CG zone reduction of existing allowed use in either CN or CS

		Existing CN	Existing CS	Proposed CG
G.2.0	DEVELOPMENT STANDARDS FOR OFFICE USES			
G.2.01	Office located on street floor level *Not permitted in a center storefront.	Y	N	Y
G.2.02	Office located on any floor other than street floor level *Permitted in a basement	N*	N	Y
G.2.03	Office space of all companies in a building occupies a total of more than 50% of the floor area in a building	N	N	Y
G.2.04	Offices in which one company has more than 1,000 square feet of floor area but not more than 2,500 square feet of floor area in a building	N	N	Y
G.2.05	Building used for offices without limit as to the amount of floor area one company may occupy or the percentage of floor area occupied by offices	N	N	SP
H.	PERSONAL, BUSINESS, OR GENERAL SERVICE USES			
H.1.0	AS A PRINCIPAL USE			
H.1.01	Beauty parlor, barber shop	Y	Y	Y
H.1.02	Laundry or dry-cleaning pickup station with processing done elsewhere; laundry or dry cleaning with processing on the premises, self-service laundromat or dry cleaning	Y	Y	Y
H.1.03	Tailor, dressmaker, shoe repair	Y	Y	Y
H.1.04	Real estate sales or rental	Y	N	Y
H.1.05	Bank or Credit Union	N	N	Y
H.1.06	Bank or Credit Union with drive-up window or auto-oriented branch bank	N	N	SP
H.1.07	Automatic teller machine	SP	Y	Y
H.1.08	Travel agency, insurance agency, ticket agency	N	N	Y
H.1.09	Photographic services including commercial photography	Y	Y	Y
H.1.010	Repair of household appliances, small tools or equipment, rental of equipment or tools for use in a home	Y	Y	Y
H.1.011	Funeral parlor	N	Y	Y
H.1.012	Photocopying, reproduction services but not commercial printing	Y	Y	Y
H.1.013	Medical clinic for outpatient services	N	N	Y
H.1.014	School not exempt by statute	N	Y	Y
H.1.014.1	Instruction in music or the arts, not to exceed 3,500 square feet of floor space per establishment	SP	Y	Y
H.1.015	Commercial printing, publishing	N	Y	Y
H.1.016	Newspaper distribution agency	N	Y	Y
H.1.017	Office of veterinarian	N	Y	Y
H.1.018	Kennel, boarding of household pets	N	Y	Y
H.1.019	Pet grooming service provided that it shall be conducted entirely within the principal building and no pets shall be boarded overnight	N	Y	Y
H.1.020	Private postal service	N	Y	Y

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		Existing CN	Existing CS	Proposed CG
H.1.021	Recycling collection store	N	SP	SP
H.1.022	Museum, art gallery, private library	Y	N	Y
H.1.023	Nonprofit community service center or charitable organization	Y	N	Y
H.1.024	Private, nonprofit club or lodge of social, fraternal, veterans, professional or political association; union hall; not including a recreational club	Y	N	Y
H 2.00	DEVELOPMENT STANDARDS FOR PERSONAL, BUSINESS, OR GENERAL SERVICE USES			
H.2.01	Services with more than 1,500 square feet of floor space per establishment	SP	Y	Y
H.2.02	Services with more than 3,500 square feet of floor space per establishment	N	Y	Y
I.	SALES OR RENTAL OF GOODS AND EQUIPMENT			
I.1.0	AS PRINCIPAL USE			
I.1.01	Convenience goods often bought on a daily basis such as food, candy, newspapers, tobacco products	Y	Y	Y
I.1.02	General merchandise, department store	N	N	Y
I.1.03	Food, not intended for consumption on the premises; includes grocery store, but not a takeout or fast-food service	Y	N	Y
I.1.04	Package liquor store, with no consumption of beverages on the premises	N	N	Y
I.1.05	Apparel, fabrics and accessories	Y	N	Y
I.1.06	Furniture, home furnishings, home appliances and equipment, carpets	N	N	Y
I.1.07	Other retail goods such as books, stationery, drugs, sporting goods, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, and the like which are typically of a size that a customer can carry by hand	Y	N	Y
I.1.08	Hardware, paint, wallpaper	Y	Y	Y
I.1.09	Building materials	N	Y	Y
I.1.010	Lawn and garden supplies and equipment	N	Y	Y
I.1.011	Sale or rental of equipment and supplies, such as office furniture, to other businesses	N	Y	Y
I.1.012	Artisan work	N	N	Y
I.1.013	Medical Marijuana Distribution Center	N	N	N
I.2.0	DEVELOPMENT STANDARDS FOR SALE OR RENTAL OF GOODS AND EQUIPMENT			
I.2.01	Stores with more than 2,000 square feet of floor area per establishment	N	Y	Y
I.2.02	Sales or rental conducted in part outdoors with permanent display of products during non-operating hours	N	Y	Y
J.	EATING AND DRINKING; TRANSIENT ACCOMMODATIONS			
J.1.0	AS A PRINCIPAL USE			
J.1.01	Restaurant	N	N	Y

KEY

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	- Proposed CG zone reduction of existing allowed use in either CN or CS

		Existing CN	Existing CS	Proposed CG
J.1.02	Fast-food service	SP	N	SP
J.1.03	Takeout food service (* Requires a special permit for service between the hours of 11PM and 7 AM)	Y*	SP	Y*
J.1.04	Caterer or other establishment preparing meals for groups of people (* Only in conjunction with a substantial retail food business)	N	Y	Y
J.1.05	Drive-in or drive-through food service	N	N	N
J.1.06	Hotel, motel	N	N	N
K.	COMMERCIAL RECREATION, AMUSEMENT, ENTERTAINMENT			
K.1.0	AS A PRINCIPAL USE			
K.1.01	Movie theater (indoor)	N	N	N
K.1.02	Indoor athletic and exercise facilities, weight reduction salon	N	Y	Y
K.1.03	Recreational facilities such as golf course, tennis or swimming club	SP	SP	SP
K.1.04	Private nonprofit recreational facility such as golf course, tennis or swimming club	Y	Y	Y
L.	MOTOR VEHICLE RELATED SALES AND SERVICE USES			
L.1.0	AS A PRINCIPAL USE			
L.1.01	Motor vehicle sales or rental; includes automobiles, trucks, campers, vans, recreational vehicles, boats, or trailers	N	SP	SP
L.1.02	Service station, sale of fuel and other motor oil products and accessories such as batteries, tires	N	SP	SP
L.1.03	Sales and installation of automotive parts such as tires, mufflers, brakes and motor vehicle accessories	N	SP	SP
L.1.04	Motor vehicle maintenance and minor repairs limited to engine tune-up, lubrication and installation of replacement parts, adjustment or replacement of brakes or tires, washing and polishing, but not including engine overhaul, body work or painting	N	SP	SP
L.1.05	Substantial motor vehicle repair including engine overhaul, body work and painting	N	SP	SP
L.1.06	Car wash conducted entirely within a building	N	SP	SP
L.1.07	Automobile parking lot where the parking spaces do not serve a principal use on the same lot and where no sales or service takes place	N	SP	SP
L.1.08	Storage of automobiles or trucks	N	SP	SP
M.	CONSTRUCTION, STORAGE, DISTRIBUTION AND INDUSTRIAL USES			
M.1.0	AS A PRINCIPAL USE			
M.1.01	Bakery	N	Y	Y
M.1.02	Industrial services such as machine shop, welding	N	SP	SP
M.1.03	Commercial mover, associated storage facilities	N	SP	SP
M.1.04	Distribution center, parcel delivery, commercial mail delivery center	N	N	N

KEY

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		Existing CN	Existing CS	Proposed CG
M.1.05	Office, display or sales space of a wholesale or distributing establishment, provided that not more than 25% of the floor area is used for assembly of products	N	Y	Y
M.1.06	Trade shop	N	Y	Y
M.1.07	Office, yard and storage facilities for construction company such as a general contractor, landscape contractor	N	SP	SP
M.1.08	Fuel oil dealer including sale and repair of heating equipment but not including bulk storage of fuel oil	N	SP	SP
N.	MANUFACTURING USES			
N.1.0	AS A PRINCIPAL USE			
N.1.01	Light manufacturing	N	N	N
N.1.02	Laboratory engaged in research, experimental and testing activities, which may include the development of mock-ups and prototypes but not the manufacture of finished products	N	N	N
N.1.03	Medical Marijuana Processing Center	N	N	N
N.1.04	Biotech Manufacturing	N	N	N
O.	UTILITY, COMMUNICATIONS, AND TRANSPORTATION USES			
O.1.0	AS A PRINCIPAL USE			
O.1.01	Radio, television studio, but without transmitting or receiving towers	N	Y	Y
O.1.02	Transmitting or receiving tower or antenna for commercial activities other than those which are used exclusively for wireless communication facilities	N	N	N
O.1.03	Commercial ambulance service	N	SP	SP
O.1.04	Taxicab garage, parking area	N	SP	SP
O.1.05	Bus garage or storage facility	N	SP	SP
O.1.06	Parking maintenance facilities for commercial vehicles	N	SP	SP
O.1.07	Landing place for helicopters not including storage or maintenance facilities	N	N	N
O.1.08	Wireless communication facility *Yes if concealed as per § 6.4.4	SP*	SP*	SP*
O.1.09	Essential services	SP	Y	Y
O.1.10	Ground mounted solar energy systems	N	N	N
P.	OPEN AIR, SEASONAL AND SPECIAL EVENTS			
P.1.0	AS A PRINCIPAL USE			
P.1.01	Flea market	N	SP	SP
P.1.02	Seasonal sale of Christmas trees and wreaths	SP	Y	Y
Q.	ACCESSORY USES FOR COMMERCIAL USES			
Q.1.01	Parking of trucks or other equipment to be used for the maintenance of the buildings and grounds only; shall be parked only in a garage or in an outdoor area not within the minimum yard for the principal building and shall be screened from the view of abutting lots and the street	Y	Y	Y

KEY

	- Proposed CG zone use matches existing allowed use in either CN or CS
	- Proposed CG zone new use
	- Proposed CG zone reduction of existing allowed use in either CN or CS

		Existing CN	Existing CS	Proposed CG
Q.1.02	Temporary overnight outdoor parking of freight carrying or material handling equipment	N	Y	Y
Q.1.03	Convenience business use	SP	Y	Y
Q.1.04	Cafeteria, dining room, conference rooms, function rooms, recreational facilities; the use shall be conducted primarily for the employees or clientele of the principal use and not for the general public and shall be conducted entirely within the principal building with no evidence of the existence of the use from the street or from any lot line	Y	Y	Y
Q.1.05	Processing, storage and limited manufacturing of goods and materials related solely to research, experimental and testing activities	N	N	N
Q.1.06	Light manufacturing	N	N	N
Q.1.07	Outdoor storage of inoperable or unregistered motor vehicles	N	SP	SP

CN and CS	Matching Uses Allowed in CN or CS	65
CG	Added New Uses in CG not in CN or CS	12
CG	Added New Developmental Standards in CG not in CN or CS	4

KEY

	- Proposed CG zone use matches existing allowed use in either CN or CS
	- Proposed CG zone new use
	- Proposed CG zone reduction of existing allowed use in either CN or CS

This proposal adds a new commercial district (CG) intended to simplify the current small commercial districts.

TABLE 2, SCHEDULE OF DIMENSIONAL CONTROLS			
	CN	CS	CG
Minimum lot area	15,500	20,000	5,000
Minimum lot frontage in feet	125	125	50
Minimum front yard in feet (a), (b), (h)	30	30	6
Minimum side yard in feet	20	15	5(f)
Minimum rear yard in feet	20	20	5(f)
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	30	30	15(f)
Maximum floor area ratio (FAR)	0.2	0.2	NR
Maximum site coverage	20%	25%	NR
Public and institutional buildings, maximum height in stories	3	3	3
Public and institutional buildings, maximum height in feet:	45	45	45
Other buildings, maximum height in stories	1	2	3.5(f)
Other buildings, maximum height in feet	15	25	40(f)

Minimum Yards for Parking

District	Residential District Line (feet)	Street Line (feet)	All Other Lot Lines (feet)	Wall of a Principal Building (feet)
CG	10	10	N/A	5
CRS, CS, CB, CN	20*	10	N/A	5

Required Depth or Width (in feet) of Transition Area

District in Which Lot is Located	Adjacent District													Street Line
	GC	RO	RS	RT	RD	CN	CRS	CS	CG	CB	CLO	CRO	CM	
CN	—	20	20	20	20	—	10	15	—	—	20	—	—	10
CS	—	20	20	20	20	15	15	—	—	—	15	—	—	20
CG	—	10	10	10	10	—	—	—	—	—	—	—	—	—

KEY

- Proposed CG zone use matches existing allowed use in either CN or CS
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TOWN OF LEXINGTON

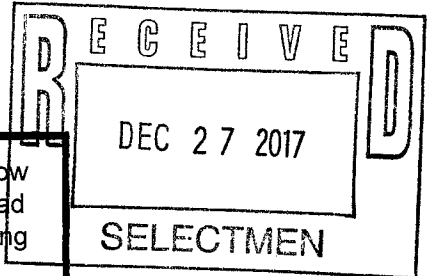
(Petition for Inserting An Article in the Town Meeting Warrant)

We the undersigned registered voters of the Town Of Lexington do hereby petition the Board of Selectmen to insert the following article in the warrant for the 2018
(Insert Date) Annual Town Meeting.

ARTICLE

(Insert the exact wording in the space below.)

To see if the Town will vote to amend the Zoning Bylaw and Map to allow additional uses and density in the commercial district along Marrett Road near Spring Street by creating a new zoning district replacing the existing CN and CS districts; or act in any other manner in relation thereto.



RECEIVED
2017 DEC 27 PM 12:44
TOWN OF LEXINGTON

	Name	Address	Precinct
✓ 1	Charles P. Minasian	3 Fulton Rd	5
✓ 2	Hripsime Minasian	3 Fulton Rd.	5
✓ 3	TOO CAPLOO	168 GRANT ST	6
✓ 4	THOMAS J. BRYANT	2318 MASSACHUSETTS AVE	9
✓ 5	LISA BRYANT	2318 Mass Ave	9
✓ 6	RONALD TASHJIAN	435 WATHAN ST	4
✓ 7	OSMAN BABSON	21 REDCOAT LN	6
✓ 8	ALYSON BABSON	21 REDCOAT LN	6
✓ 9	Joyce Stone	26 FLINTLOCK RD	6
✓ 10	Daniel Stone	26 FLINTLOCK RD	6
✓ 11	Brad Libby	43 Wachusett DR	4
✓ 12	Kara Libby	43 Wachusett DR	4
✓ 13	Patrick T. Morin	164 Marrett Rd	4
✓ 14	JEAN H. CURTIS	578 Marrett Rd	9
15			

We certify that ten (10) above signatures checked are names of qualified voters from the Town of Lexington.

BOARD OF REGISTRARS:

Judith Elmore

Mary [Signature]

We certify that 14 - fourteen above signatures checked are the names of qualified voters for the Town of Lexington.

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

ATM 2018 Warrant Article Update - Re-zoning 331 Concord Ave for Alzheimers/Senior Residential Facility (20 min.)

PRESENTER:

Lee Bloom, LCB Senior Living, Ted
Doyle, LCB Senior Living, Robert
Buckley, Riemer & Braunstein LLP

ITEM NUMBER:

I.2

SUMMARY:

Lee Bloom and Robert Buckely will present the LCB/Riemer 2018 Annual Town Meeting Warrant article - Re-zoning 331 Concord Ave for Alzheimers/Senior Residential Facility.

SUGGESTED MOTION:

N/A

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

1/29/2018

7:20 p.m.

ATTACHMENTS:

Description	Type
 Presentation - LCB Senior Living (revised)	Presentation



LCB SENIOR LIVING

Independent & Assisted Living • Reflections Memory Care



LCB
SENIOR LIVING

Independent & Assisted Living • Reflections Memory Care



Who LCB is - A 20-Year History

- ❖ LCB Senior Living, LLC is a Massachusetts-based Assisted Living operator and developer with roots that go back more than 20 years.
- ❖ Formed in early 2011, LCB owns and/or manages 20 communities throughout New England states and Pennsylvania, and has others in development.
- ❖ LCB currently assists ~2,000 residents and has ~1,800 associates

A Low-Impact Use

- ❖ For-profit, tax-positive business
- ❖ Very low impact on municipal services
- ❖ Minimal traffic generator
- ❖ High impact on local economics/commerce
- ❖ Quiet, attractive neighbor
- ❖ Needed housing infrastructure for local senior and families
- ❖ Active, outward-facing member of the community

Basic Services & Amenities

We serve area seniors who are independent, but want the security of staff and services on-site.

- ❖ *Private apartment*
- ❖ *Utilities (heat, A/C, electric & water)*
- ❖ *Two to three nutritious meals daily*
- ❖ *Healthcare professionals regularly visit on-site*
- ❖ *Maintenance*

Basic Services & Amenities

- ❖ *24-Hour Trained Staff*
- ❖ *Wellness Activities, Including Fitness, Exercise & Regularly-Scheduled Health Clinics*
- ❖ *Full Calendar of Social, Recreational & Cultural Activities*
- ❖ *Personalized Wellness Plan*
- ❖ *Scheduled Transportation*
- ❖ *Emergency Response System*
- ❖ *Housekeeping*
- ❖ *Linen Laundry Service*

- ❖ *100% non-medical*
- ❖ *Activities of Daily Living*
 - *Medication Reminders / Assistance*
 - *Escort*
 - *Dressing / Bathing*
 - *Other*

- ❖ *Secure neighborhood*
- ❖ *100% non-medical*
- ❖ *Activities of Daily Living*
- ❖ *Non-pharmacological engagement promoting mind, body & spirit*



Lexington Senior Housing Demand

Current & Future Demand

- ❖ With 1,362 qualified senior households and 431 combined independent, assisted living and memory care units in Lexington, there is an existing unmet demand of 931 units.
- ❖ This is projected to increase to nearly 1,100 units over the next five years.
- ❖ The first wave of Baby Boomers will enter this demographic in 2022.

❖ Senior Head of Household

- 1,362

❖ Adult Children Households

- 4,704

The qualified senior households are projected to increase 12% over the next five years.

❖ All current options fill a different niche than LCB's model:

- **Youville Place at Lexington:** A 99-unit community with 71 assisted living and 28 memory care units.
 - A non-profit, religious affiliated community that opened in 1997.
- **Brookhaven at Lexington:** A CCRC with 240 for-sale independent living units, 20 memory care units and 49 nursing beds.
 - A non-profit community that opened in 1989.
- **Artis at Lexington:** A 72-unit freestanding memory care community currently under construction.



Existing Conditions and Conceptual Plans

Existing Conditions of Site

- ❖ Commercial landscaping operation on 6.23+/- acres
- ❖ Single family dwelling, garages, greenhouse, materials/vehicle storage
- ❖ Zoned RO - One Family Dwelling
- ❖ Abutting multifamily & single family housing and religious facility

Existing Conditions Aerial View



Existing Conditions Photos



SOUTHEASTERLY VIEW
331 CONCORD AVENUE
LEXINGTON, MA

OCTOBER 25, 2017



SOUTHWESTERLY VIEW
331 CONCORD AVENUE
LEXINGTON, MA

OCTOBER 25, 2017



Existing Conditions Photos



Conceptual Plans



331 Concord Road - LCB Senior Living

Lexington, MA | January 09, 2019 | LCB Senior Living | 37135 | © The Architectural Team, Inc.



Conceptual Plans



Conceptual Plans



331 Concord Avenue
Lewington, MA | January 20, 2018 | LCB Senior Living | 11115 | © The Architectural Firm, Inc.

View at Concord Avenue, South West

tat

Next Steps

- ❖ Seek to be good neighbors to the residents and the community at large to ensure that this project is one of which the Town of Lexington can be proud
- ❖ Committed to an open, responsive and transparent process with respect to our proposed plan
- ❖ Meeting with town officials, abutters and other interested parties to discuss our plans and receive feedback about the project
- ❖ Holding open houses/informational sessions to give the community an opportunity to learn more about the project
- ❖ Negotiate Memorandum of Understanding

Questions

❖ Ted Doyle – 781-619-9325 (tdoyle@lcbseiorliving.com)

❖ Lee Bloom – 781-619-9195 (lbloom@lcbseiorliving.com)

Visit Us Online

www.residencelexington.com

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

ATM 2018 Warrant Article Update - Amend General Bylaw Regarding Financial Committees
(15 min.)

PRESENTER:

David Kanter

ITEM NUMBER:

I.3

SUMMARY:

David Kanter will present his 2018 Annual Town Meeting Warrant citizen article - Amend General Bylaw Regarding Financial Committees

SUGGESTED MOTION:

N/A

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

1/29/2018

7:40 p.m.

ATTACHMENTS:

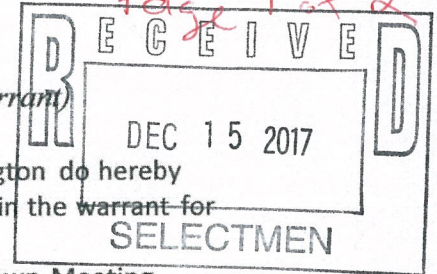
Description	Type
☐ Citizen Petition Article- D. Kanter	Backup Material
☐ Presentation	Backup Material

TOWN OF LEXINGTON

(Petition for Inserting An Article in the Town Meeting Warrant)

We the undersigned registered voters of the Town Of Lexington do hereby
Petition the Board of Selectmen to insert the following article in the warrant for

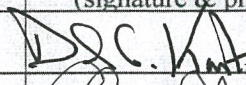
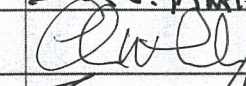
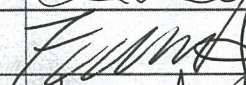
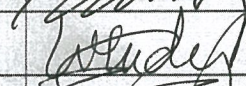
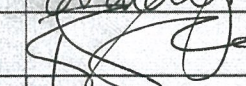
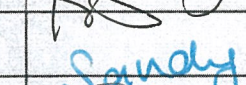
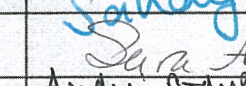
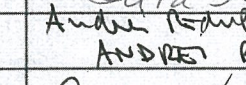
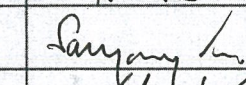
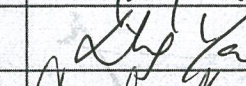
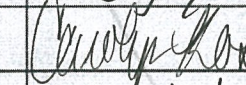
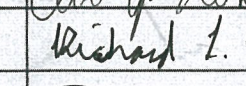
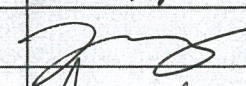
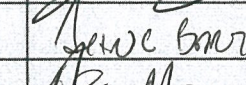
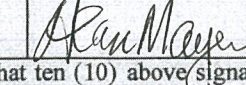
the 2018 (Insert Date) Annual Town Meeting.



ARTICLE

(Insert the exact wording in the space below.)

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

	Name (signature & print name)	Address	Precinct
✓ 1	 David G. Karter	48 Fifer Lane	7
✓ 2	 CHARLES W LAMB	55 BASKIN RD	4
✓ 3	 FRANKLIN E. SMITH	7 Potter Pond.	3
✓ 4	 WENDY MANZ	14 Ellison Road	9
✓ 5	 Rodney COLE	80 School St	9
✓ 6	 Sandy Beebe	10 Page Rd	1
✓ 7	 Sara Arnold	15 Washington St	4
✓ 8	 ANDRE PAULUS	86 Cedar St	8
✓ 9	 SANJAY PADAKI	46 WARD STREET	8
✓ 10	 GILT YAN	46 Courtyard Place	5
✓ 11	 Carolyn Kosnoff	10 Ward St.	8
✓ 12	 Richard L. Neumeier	176 RAN FARM LANE	5
✓ 13	 Jian Helen Yang	1 Solomon Pierce Rd	5
✓ 14	 Julie Brown	46 Sawdust Rd.	1
✓ 15	 Alan Mayer Levine	54 Reed St	8

We certify that ten (10) above signatures checked are names of qualified voters from the Town of Lexington.

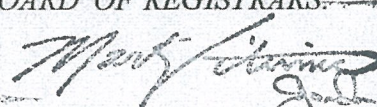
BOARD OF REGISTRARS:


We certify that 16-Sixteen
above signatures checked are the
names of qualified voters for the
Town of Lexington.

RECEIVED

2017 DEC 15 PM 3:15

TOWN CLERK
LEXINGTON MA

 Mark Starnes

 Judith E. Moore

Citizens Article for 2018 ATM

Updating General By-Laws Related to the Lexington Finance Committees

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

Submitted by David G. Kanter, Precinct 7 Town Meeting Member; Vice-Chair & Clerk, Lexington Capital Expenditures Committee

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

Article has been unanimously endorsed by the Capital Expenditure Committee (CEC) & Appropriation Committee (AC)

Motion being drafted; yet to be determined if any changes will be proposed by the AC.

Examples of Some Likely Changes

Notes:

- (1) They are in regard to the CEC,
- (2) Order not necessarily indicating priority, and
- (3) They have been informally coordinated with the Town Moderator and the Chairs of the CEC and the AC—but not with Town Counsel.

- Year-long Responsibilities, Authorities & Activities:
Very general statement of those matters.

- Invitations to Town personnel, Access to Town records, and Interview of Town personnel (as in §29–9B for AC)

Examples (continued)

- Reporting at Town Meeting: Add that the CEC position on all Capital-related Articles/sub-Articles must be heard before Town Meeting can act on them. (§118-12D)
- Distribution of Warrant: Also to CEC (as in §29-10 for the AC)
- Involvement in Special Town Meetings (as in §29–11B for the AC)

Request for Support of the Board of Selectmen

While you have not seen the Motion, I hope you can support, in principle, our objective to upgrade the By-Law so as to represent current practices and, in the process, also enshrine, where appropriate and qualified, parallel descriptions for both finance committees.

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Review Revised Draft - Community Center Building Use Guidelines (15 min.)

PRESENTER:

Melissa Battite, Director of Recreation
and Community Programs; Christine
Dean, Community Center Dir

ITEM NUMBER:

I.4

SUMMARY:

A vote is requested for this agenda item.

Staff has updated the Building Guidelines and fees for the use of the Community Center. Because this involves establishing fees, a vote is requested.

SUGGESTED MOTION:

Move to adopt the Community Center building fees, effective July 1, 2018.

FOLLOW-UP:

Staff will implement.

DATE AND APPROXIMATE TIME ON AGENDA:

1/29/2018

7:55 p.m.

ATTACHMENTS:

Description	Type
 Building Guidelines	Bylaw/Regulation



MEMORANDUM

To: Carl Valente, Town Manager
From: Melissa Battite, Director of Recreation and Community Programs
Re: Community Center Building Information
Date: January 26, 2018

mb

A joint meeting of the Recreation Committee (RC) and the Community Center Program Advisory Committee (CCPAC) was held on September 14, 2017. The Community Center Building Information Use and Fee Policy was discussed. The two committees voted unanimously (7-0) to approve the proposed policy.

I am requesting the Board of Selectman support the attached recommendation as voted on September 14, 2017 and to be effective beginning July 1, 2018.

Please let me know if any additional information may be needed from me at this time.

Thank you.

Cc: Christine Dean, Community Center Director

Building Information

Lexington Community Center



2017 – last updated October 4, 2017

LEXINGTON RECREATION & COMMUNITY PROGRAMS DEPARTMENT
39 MARRET ROAD, LEXINGTON, MA 02420

www.lexingtonma.gov/recreation

Building Information

Lexington Community Center

Welcome!

“The mission of the Lexington Community Center is to enhance the quality of life for all Lexington residents by creating a warm, welcoming and inclusive environment.”

The Lexington Community Center is a 32,600 square foot facility which opened in July 2015. There is 16,700 square feet of programmable space that includes 10 public meeting and activity rooms available to rent.

In addition to providing space for Town programs, the Community Center is available for civic, cultural, charitable and educational groups and individual or organizations that serve the Lexington community and are engaged in activities consistent with the Community Center’s mission.

Hours of Operation

The Community Center is open:

Monday – Friday 8:00 AM - 9:00 PM

Saturday 9:00 AM - 5:00 PM

Requests for use of the Community Center outside of normal operational hours may be considered on a case-by-case basis.

Parking

The Community Center has 79 parking spaces in three lots (main front lot-27, Carriage House - 20, and rear lot-32 including 6 accessible handicap parking spaces in front of the building.

Requests for Rentals

All reservations/rentals are coordinated by the Community Center Director and or designee.

Contact Information is as follows:

Lexington Community Center Director

39 Marrett Road

Lexington, MA 02421

781-698-4870

RecDept@lexingtonma.gov

In order to reserve space in the Community Center, a **Room Rental Application** must be submitted which is available at the Community Center or online at www.lexingtonma.gov/community-center.

- Requests will be accepted on a first come first serve basis (subject to the Priority of Use on page 3), and will be processed only when complete.
- Reservations may be made no more than three (3) months and no less than five (5) business days in advance, unless otherwise approved by the Director.
- Full payment is due upon approval of the request for use of the Lexington Community Center. Payments are accepted in the form of a check, made payable to the Town of Lexington, cash, MasterCard, VISA or Discover.
- Groups and individuals wishing to reserve space at the Lexington Community Center may be required, at the discretion of the Town of Lexington, to provide additional Community Center staffing (i.e., Police, Fire, Custodial, and Public Works). Any additional staff support required, including any additional incurred costs, will be stipulated at the time of confirmation of the reservation and the renter will be responsible for payment to the appropriate department.
- Depending upon the nature of the reservation, individuals or groups may be required to provide the following documentation prior to the date of the reservation:
 - A certificate of insurance naming the Town of Lexington as an additional insured for \$1,000,000
 - A completed CORI Check
 - 501c3 documentation
 - Proof of residency
- Changes or cancellations must be received at least **5 business days** in advance of the scheduled event. Reservations cancelled less than 5 business days prior to the reservation may be entitled to a partial refund or credit. Cancellations received more than 5 business days in advance of the scheduled event is entitled to receive a refund or credit minus the cancellation fee of \$10 per room. Groups that repeatedly cancel without proper notice or fail to use a reserved meeting space may not be able to secure space in the future.
- Staff shall have the right to cancel, reschedule or transfer meeting room locations or dates that conflict with Town sponsored programs and/or special events. Staff will work with groups or individuals reserving space to find a

mutually acceptable alternative in the event such a cancellation, rescheduling or transfer is necessary.

- In case of an unscheduled closing, such as weather-related closures, Community Center staff will make its best effort to notify group contact persons with the contact information on file. Such groups may reschedule another meeting time, or receive a full refund.
- At the discretion and approval of the Director, extended hours may be granted on a case by case basis. If approved, the user will be assessed additional fees for custodial and Community Center staff time.
- The group/permit holder may not charge an admission or program fee for the event, meeting or fundraiser held at the Community Center unless otherwise authorized by the Director or designee.
- The Community Center is committed to having one or two smaller meeting rooms available to Lexington residents on a drop-in hourly basis, at no charge. These day-of requests for use of rooms 245 or 246 must be made in person at the Community Center.
- The Community Center is a place for all residents of Lexington to use and enjoy. It is the responsibility of all users of the facility, regardless of age, to behave in a safe manner and be respectful of all participants.
- Disruptive or inappropriate behavior that infringes on others' use or right to use the Center will not be allowed. Some examples of disruptive or inappropriate behavior may include:
 - Smoking, using alcohol, or any other controlled substance.
 - Stealing, damaging, altering, or other inappropriate use of the Center facilities or equipment.
 - Distributing leaflets, collecting signatures, or soliciting patrons within the Center facility, in the parking lots, or on walkways immediately adjacent to the Center entrances.
 - Using personal electronic and communication equipment in a manner that disturbs other Center users. (*Devices that play music may be used with headphones so long as the volume does not disturb others. Cell phones may be used so long as their use does not disturb others.*)
 - Interfering with others' use of the Community Center, its services and materials.
 - And lastly, interfering with the staff members' ability to perform their responsibilities.

PRIORITY OF USE

Priorities for reserving space at the Community Center have been established in keeping with the Center's purpose, mission and guiding principles. The Lexington Community Center is a Town owned facility and is therefore the property of the citizens of Lexington. Although the priority use of the building is for Town sponsored programs, the Town encourages the use of the facility by responsible community organizations and others when space is available.

It is the policy of the Town to charge a fee for some building uses to cover a portion of the staffing, replacement supplies, and operating expenses during community use of the facility.

Priority 1

Programs, meetings or events that are sponsored or co-sponsored by the Recreation and Community Programs Department or the Human Services Department.

Priority 2

Town departments, boards and committees that are not charging a fee for the program or activity being held at the Community Center.

Priority 3

Lexington-based non-profit, civic and/or charitable organizations that serve the Lexington Community primarily, do not charge a fee for the program or activity being held at the Community Center, and are open to the public.

Priority 4

Non-Lexington based non-profit, civic and/or charitable organizations not directly associated with the Town that serve some members of the Lexington community but also the wider region that may charge a fee and are not open to the public

Priority 5

All other persons, groups, individuals or entities that do not fall under the definition of priorities 1, 2, 3 or 4.

THE COMMUNITY CENTER is not available for use/rent for commercial purposes, including solicitation or development of business, or for profit.

Room Rental Charges

ROOM	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5
Room 139 (Dining Room)	No Fee	No Fee	No Fee	\$200/3-hour block; \$400 for Saturdays 9:30 am – 4:00pm	\$300/3-hour block; \$600 for Saturdays 9:30 am – 4:00pm
Room 006	No Fee	No Fee	No Fee	\$75 /hour	\$100/hour
Room 242	No Fee	No Fee	No Fee	\$30/hour (2-hour minimum)	\$50/hour (2-hour minimum)
Room 237	No Fee	No Fee	No Fee	\$30/hour (2-hour minimum)	\$50/hour (2-hour minimum)
Room 230	No Fee	No Fee	No Fee	\$30/hour (2-hour minimum)	\$50/hour (2-hour minimum)
Room 232	No Fee	No Fee	No Fee	\$30/hour (2-hour minimum)	\$50/hour (2-hour minimum)
Room 217	No Fee	No Fee	No Fee	\$25/hour	\$30/hour
Room 221	No Fee	No Fee	No Fee	\$25/hour	\$30/hour
Room 123	No Fee	No Fee	No Fee	\$20/hour	\$25/hour
Room 245[^]	No Fee	No Fee	No Fee	\$20/hour	\$25/hour
Room 246[^]	No Fee	No Fee	No Fee	\$20/hour	\$25/hour

[^] Room 245 & 246 are designated for use by residents on a drop-in basis, but may be rented.¹

Note: Upon the recommendation of the Director, the Town manager has been authorized by the Board of Selectmen to waive fees, in whole or in part, for extraordinary circumstances.

Use and Care of Facilities and Safety Considerations

- Meeting, programming and special event spaces are available during regular Community Center hours. Private meetings, programs and special events must end no later than 15 minutes before closing of the Community Center.
- Groups using meeting spaces may arrange the available tables and chairs as they choose, provided that all pieces of furniture are returned to their original positions at the close of the meeting. Tables and chairs may not be moved from room-to-room.
- State law prohibits smoking or use of alcohol or illegal substances in public buildings or on public grounds. A one-time liquor license may be requested from the Board of Selectmen to allow serving alcohol.
- Food may be served and consumed in the dining room and Rec Café only, unless otherwise authorized by the Director, and must comply with the Community Center Kitchen Use/Food Policy. Non-alcoholic beverages in covered containers are allowed throughout the community center.
- Renters wishing to have a meeting or event in the dining room must comply with the “Community Center Kitchen Use/Food Policy”. Food must be catered from a licensed restaurant. “Pot Luck” events are not permitted.
- Fire Department regulations prohibit the use of candles, open flames, incense, and similar items.
- Posting or mounting materials on walls, doors, or equipment is not allowed.
- The renter is responsible for paying for the replacement or repair of lost, stolen, or damaged Lexington Community Center equipment and furnishings.
- Attendance at events will be limited to the licensed capacity of the room requested and approved.
- The Community Center Rules of Behavior apply to all activities within the facility or sponsored by the Center, including meetings, programs, and events.
- Animals, with the exception of service animals, are not allowed in the Community Center.

Community Center-Owned Audiovisual Equipment - Training and Use

- Audiovisual equipment available may include:
 - LCD video projectors and screen
 - Whiteboard (Community Center supplies markers)
 - Flip Chart easel (user provides flip chart; Community Center supplies markers)
- Multimedia equipment may include:
 - Microphones

- RF assistive listening system
- Projection connectors for patron-supplied laptops.
- Any person operating Community Center equipment must receive training from staff prior to the scheduled meeting or event.
- Please be aware that there may not be staff available to assist with the equipment during a meeting or event.

Other Considerations

- Groups shall, at their own expense, procure any license or permit necessary for the conduct of their meetings.
- The Lexington Community Center is compliant with the requirements of the Americans with Disability Act. Groups reserving meeting rooms assume full responsibility for providing and paying for any additional accommodations that are requested by participants in accordance with the Americans with Disabilities Act.
- The Town Manager or designee reserves the right to determine, in their reasonable discretion, whether any proposed use of a meeting room will require a Public Safety (Police, Fire, and Public Works) detail or other extraordinary police presence. The cost of the police detail will be paid by the group.
- The name, address, and/or phone number of the Lexington Community Center may not be used as the official address or headquarters of organizations using program or meeting room space. In issuing posters, press releases, or other publicity, groups should make clear that their programs are not sponsored, co-sponsored or approved by the Town of Lexington.
- The Town of Lexington assumes no responsibility for the loss, theft, or damage of any property of any group, individual, or organization using the Community Center.
- Groups using meeting spaces agree to indemnify and hold harmless the Town of Lexington, and their employees, officer, agents, and representatives, from any and all suits, actions, claims, or demands of any nature arising out of or brought on account of any injuries or damages sustained by any person by a consequence or result of the use of the room, its furnishings, or its equipment.

Available Space

When submitting a request for use of a room at the Community Center, applicants should include a description of the preferred room set up. All set up changes must be received 72 hours prior to the meeting or event. Applicants who are unsure of how they wish the room to be set up may visit the Center to look at their assigned room prior to the event or meeting. Samples of room set ups are shown in the room information that follows.

Large Rooms

Room 139 (Dining Room)

Room 139 is the Community Center's largest room.

- Capacity: 80-120
 - 80 with tables (10 tables); 120 in chairs
- Dimensions: 43' x 35' – 1532 square feet
- Audio/Visual: TV, room speakers, microphones, assisted listening devices, projector
- Multiple Set-Ups: Yes



Theatre Style



Classroom Style



Open Space

Room 237

Room 237 is the Community Center's second-largest room and is located on the second floor with elevator access.

- Capacity: 55
- Dimensions: 39' x 17' – 760 square feet
- Audio/Visual: TV, room speakers, microphones, assisted listening devices, projector
- Multiple Set-Ups: Yes



Theater Style



Classroom Style

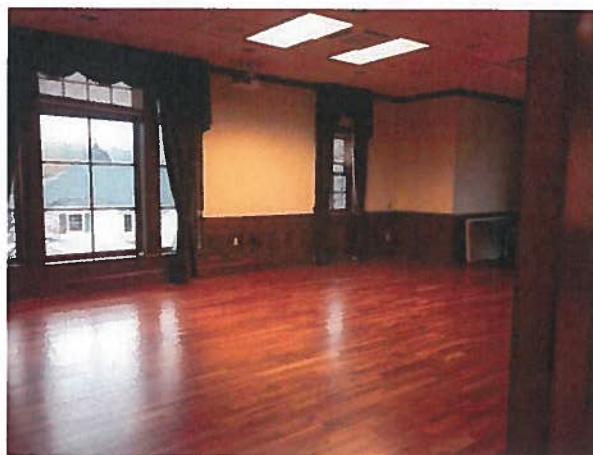


Conference Style

Room 242

Room 242 is located on the second floor of the Community Center with elevator access.

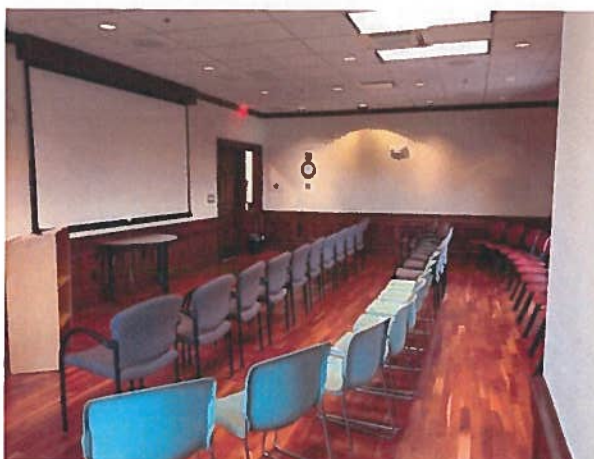
- Capacity: 45
- Dimensions: 28' x 33' – 610 square feet
- Audio/Visual: TV, room speakers, microphones, assisted listening devices, projector
- Multiple Set-Ups: Yes



Open Space



Classroom Style



Theatre Style

Room 006 (Fitness Room)

Room 006 is often used for exercise classes or other activities requiring active movement.

- Capacity: 45
- Dimensions: 26' x 54' – 1489 square feet
- Audio/Visual: TV, room speakers, microphones
- Multiple Set-Ups: No



Medium Rooms

Room 230

Rooms 230/232 are typically used for crafts activities and programs. The rooms can also be used for meetings and trainings. The room can be divided if needed to accommodate two groups.

- Capacity: 20
- Dimensions: 14' x 27' – 443 square feet
- Audio/Visual: No
- Multiple Set-Ups: No



*Room 230
Conference Style*

Room 232

Room 232 can be used for arts and crafts activities, smaller meetings and trainings.

- Capacity: 20
- Dimensions: 14' x 26' – 443 square feet
- Audio Visual: TV
- Multiple Set-ups: Yes
- Accessible tables available



*Room 232
Conference Style*

Room 221

- Capacity: 12 - 16
- Dimensions: 17' x 16' – 303 square feet
- Audio/Visual: None
- Multiple Set-Ups: No



Room 217

- Capacity: 12 - 16
- Dimensions: 17' x 16' – 303 square feet
- Audio/Visual: None
- Multiple Set-Ups: No

Small Rooms

Room 123

Room 123 is a small meeting room located on the first floor of the Community Center.

- Capacity: 8
- Dimensions: 14' x 12' – 207 square feet
- Audio/Visual: None
- Multiple Set-Ups: No



Room 246

Room 246 is a small meeting room located on the second floor of the Community Center with elevator access

- Capacity: 10
- Dimensions: 9' x 18' – 194 square feet
- Audio/Visual: TV
- Multiple Set-Ups: Yes



Theater Style



Classroom Style

Room 245

Room 245 is a small meeting room located on the second floor of the Community Center with elevator access.

- Capacity: 10
- Dimensions: 9' x 17' – 201 square feet
- Audio/Visual: None
- Multiple Set-Ups: No



AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Update: Police Department Staffing (15 min.)

PRESENTER:

Mark Corr, Chief

ITEM NUMBER:

I.5

SUMMARY:

No vote is requested for this agenda item.

Chief Corr will present an update on recent retirements/vacancies in the Police Department and the staffing plan until these vacancies can be filled.

SUGGESTED MOTION:

NA

FOLLOW-UP:

NA

DATE AND APPROXIMATE TIME ON AGENDA:

1/29/2018

8:10 p.m.

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Approve Amount to be Bonded for Hastings School Project (addition to agenda, January 26, 2018 4:50 p.m.)(5 min.)

PRESENTER:

Carolyn Kosnoff, Assistant Town
Manager for Finance

ITEM NUMBER:

I.6

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

1/29/2018

8:25 p.m.

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Continue Review - FY2019 Preliminary Budget and Financing Plan (30 min.)

PRESENTER:

Board Discussion

ITEM NUMBER:

I.7

SUMMARY:

No vote is requested for this agenda item.

The Board will begin its deliberations on the FY19 Preliminary Budget and Financing Plan, beginning with the Capital Budget.

SUGGESTED MOTION:

NA

FOLLOW-UP:

Board changes will be incorporated into the FY19 Recommended Budget (i.e., Brown Book)

DATE AND APPROXIMATE TIME ON AGENDA:

1/29/2018

8:30 p.m.

ATTACHMENTS:

Description	Type
 FY19 Preliminary Budget-Capital Section	Backup Material

Section XI: Capital Investment

INTRODUCTION

A crucial aspect of the Town's operations, from providing services to its residents and businesses to equipping employees to effectively perform their jobs, requires the existence of certain basic physical assets. These assets include streets, water mains, parks, buildings, large equipment and technology. They must be purchased, maintained and replaced on a timely basis or their usefulness in providing public services will diminish. The Town's five-year Capital Improvements Program and annual Capital Budget are developed to ensure adequate capital investment in the Town's assets.

DEFINITION OF CAPITAL PROJECTS

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

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

CAPITAL POLICY FRAMEWORK

The FY2019 Capital Budget was developed within the capital policy framework initially adopted by the Board of Selectmen in 1991, and subsequently amended in 2006 and 2009 to ensure adequate planning and funding for capital investment, particularly cash capital projects within the General Fund. This capital investment strategy includes the following major elements:

- Multi-year planning for capital investment;
- Debt exclusions for major capital projects; and
- Ensuring sufficient operating budget resources for maintaining capital assets.

FIVE-YEAR CAPITAL PROGRAM

Five-year capital improvement planning has been part of Lexington's budget development process for many years. Multi-year planning allows proper staging and sequencing of capital projects to smooth financing plans and to make funding needs more predictable. Capital investment requirements can vary, involving unique large projects such as a fire vehicle or a school building. Other capital investment needs are recurring such as the annual program to resurface roadways.

The five-year Capital Improvement Program includes all anticipated capital projects identified by school and municipal departments over the next five years.

The following are potential funding sources for financing the Town's capital investments:

- **Cash Financing** – The Town regularly appropriates available funds (i.e., cash financing) from the general and enterprise funds to finance certain capital investment projects. Examples of available funds are unreserved fund balance (free cash), tax levy, enterprise fund retained earnings, specialized stabilization funds and, when available, unexpended balances of prior years' capital articles.
- **Debt** – The Town has traditionally financed large dollar value capital projects with debt. Depending upon the project, the debt service resulting from debt-funded capital projects can be financed from a variety of sources including the General Fund (either within the Levy Limit or from a voter approved Proposition 2½ debt exclusion), Enterprise and Revolving Funds or the Community Preservation Fund (see discussion of the CPA below).
- **Other Sources** – The Town uses dedicated state aid and grant funding to finance capital investment when these funds are available.
- **Community Preservation Act (CPA) Funds** – Beginning in FY2007, following voter approval, the Town began to assess a Community Preservation Surcharge of 3% of the property tax levied against all taxable real property. For owners of residential property, the assessed value used to calculate the surcharge is net of a \$100,000 residential exemption. Community Preservation funds can be used for those purposes defined by the Community Preservation Act, MGL Ch. 44B. Such purposes include the acquisition and preservation of open space, the creation and support of community (affordable) housing, the acquisition and preservation of historic resources, and the creation and support of recreational facilities. Beginning in FY2008, the Town began to receive State matching funds to supplement the local surcharge. Receipts for FY2019 from the surcharge and state matching funds are preliminarily estimated at \$5.4 million.

FY2019 CAPITAL FINANCING STRATEGY

The proposed financing plan for the recommended FY2019 capital budget is shown in the table below.

Capital Requests Summary					
	Free Cash/ Tax Levy	Other Funding Sources¹	Debt ³	Total	Other ⁴
General Fund	\$ 6,948,893	\$ -	\$ 10,130,545	\$ 17,079,438	\$ -
Proposed Excluded Debt Projects	\$ -	\$ -	\$ 32,481,164	\$ 32,481,164	\$ -
Chapter 90/Other Funding	\$ -	\$ 94,800	\$ -	\$ 94,800	\$ 969,936
Water Enterprise	\$ -	\$ 105,000	\$ 1,375,000	\$ 1,480,000	\$ -
Sewer Enterprise	\$ -	\$ -	\$ 2,175,000	\$ 2,175,000	\$ -
Recreation Enterprise	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
Compost Revolving Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Community Preservation Act ²	\$ -	\$ 1,612,000	\$ 2,829,000	\$ 4,441,000	\$ -
Total (all Funds)	\$ 6,948,893	\$ 1,871,800	\$ 48,990,709	\$ 57,811,402	\$ 969,936
¹ Other Funding includes \$50,000 from the TMOD Stabilization Fund for the Hartwell Area TMOD Plan Update and \$44,800 from the PEG Access Special Revenue Fund for the SMR High Definition Broadcasting Upgrade.					
² Includes both Town and non-Town CPA funded projects.					
³ General Fund debt of \$10,130,545 (from Table I - FY2018 Recommended Projects -General Fund Debt) is net of \$1,862,622 for the Police Station design which is a potential candidates for debt exclusion. This amount is included in the \$32,481,164 of Proposed Excluded Debt Projects (Table V - FY2018 Recommended Projects - Funding Through Proposition 2 1/2 Debt Exclusion).					
⁴ Other represents Chapter 90 Aid for street improvements. This item does not require a Town Meeting appropriation.					

The following table, FY2019 Recommended Capital Budget, lists all FY2019 projects recommended by the Town Manager for consideration and their estimated costs by program area and funding source. The Capital Expenditures Committee has also been evaluating these requests and will issue a report and recommendations to Town Meeting.

FY2019 Recommended Capital Budget

Department	Project Description	Recommendation (2018 ATM)	Requested Funding Source(s)
Planning	Hartwell Area TMOD Plan Update	\$ 50,000	TMOD Stabilization Fund
Land Use	Lowell Street Affordable Housing Supplemental Funds	\$ -	CPA/TBD
TSG (Planning/Engineering)	Transportation Mitigation	\$ 100,000	Free Cash
Total Land Use, Health and Development		\$ 150,000	
Recreation & Comm. Pgms.	Pine Meadows Equipment	\$ 60,000	Recreation RE
Recreation & Comm. Pgms.	Old Reservoir Bathhouse Design	\$ 75,000	CPA
Recreation & Comm. Pgms.	Athletic Facility Lighting	\$ 975,000	CPA
Recreation & Comm. Pgms.	Center Track and Field Reconstruction	\$ 3,340,000	CPA/GF Debt
Total Culture and Recreation		\$ 4,450,000	
Public Facilities	SMR High Definition Broadcasting Upgrade	\$ 44,800	PEG Spec. Revenue Fund
Public Facilities	Public Facilities Bid Documents	\$ 100,000	Free Cash
Public Facilities	Building Flooring Program	\$ 125,000	Free Cash
Public Facilities	Public Service Building Vehicle Storage Area - Floor Drainage System	\$ 157,000	Free Cash
Public Facilities	Municipal Building Envelope and Systems	\$ 198,893	Tax Levy
Public Facilities	Visitors Center Construction Documents	\$ 200,000	Free Cash
Public Facilities	School Building Envelopes and Systems Program	\$ 227,755	Free Cash
Public Facilities	School Paving Program	\$ 236,890	Free Cash
Public Facilities	Playground Replacement Program Bowman	\$ 302,000	CPA
Public Facilities	LHS Security Upgrade	\$ 338,600	Free Cash
Public Facilities	Public Facilities Mechanical/Electrical System Replacements	\$ 544,500	Free Cash/ GF Debt
Public Facilities	Lexington Police Station Rebuild- Design	\$ 1,862,622	GF Debt (potentially exempt)
Public Facilities	Lexington Children's Place Construction	\$ 11,797,842	GF Debt (exempt)
Public Facilities	45 Bedford Street Fire Station Replacement	\$ 18,820,700	GF Debt (exempt)
Total Public Facilities Department		\$ 34,956,602	
Public Works	Public Grounds Irrigation Improvements	\$ 100,000	CPA/Free Cash
Public Works	Community Center Sidewalk	\$ -	CPA/TBD
Public Works	Hydrant Replacement Program	\$ 150,000	Free Cash/ Water RE
Public Works	Storm Drainage Improvements and NPDES compliance	\$ 340,000	Free Cash
Public Works	Comprehensive Watershed Stormwater Management Study and Implementation	\$ 390,000	Free Cash
Public Works	Townwide Culvert Replacement	\$ 390,000	Free Cash
Public Works	Center Streetscape Improvements Design	\$ 450,000	Free Cash
Public Works	Automatic Meter Reading System	\$ 750,000	Water Debt/ Wastewater Debt
Public Works	Pump Station Upgrades	\$ 800,000	Wastewater Debt
Public Works	Sidewalk Improvement	\$ 800,000	GF Debt
Public Works	Sanitary Sewer System Investigation and Improvements	\$ 1,000,000	Wastewater Debt
Public Works	Water Distribution System Improvements	\$ 1,000,000	Water Debt
Public Works	Equipment Replacement	\$ 1,069,500	GF Debt/ Water RE
Public Works	Townwide Signalization Improvements	\$ 1,100,000	GF Debt
Public Works	Pelham Road Sidewalk and Roadway Improvements	\$ 1,400,000	GF Debt
Public Works	Street Improvements	\$ 2,600,000	Tax Levy
Public Works	Westview Cemetery Building Construction	\$ 3,040,000	Sale of Cemetery Lots SRF
Total Public Works Department		\$ 15,379,500	
Lexington Public Schools	LPS Technology Program	\$ 1,715,300	GF Debt
Total Lexington Public Schools		\$ 1,715,300	
Information Services	Municipal Technology Improvement Program	\$ 200,000	Free Cash
Information Services	Application Implementation	\$ 390,000	Free Cash
Information Services	Network Core Equipment Replacement	\$ 350,000	Free Cash
Town Clerk	Archives & Records Management/Records Conservation & Preservation	\$ 20,000	CPA
Total General Government		\$ 960,000	
Non-Governmental Projects	9 Oakland Street Renovation and Adaptive Re-Use	\$ 200,000	CPA
Total Non-Governmental Projects		\$ 200,000	
Total FY2019 Recommendations - All Funds		\$ 57,811,402	\$ 57,811,402

CAPITAL PLAN BY FINANCING SOURCE

The following pages include tables that show the recommended FY2019 capital projects by financing source: General fund debt; Water fund debt; Wastewater fund debt; Recreation and Community Programs fund debt; Proposition 2½ excluded debt; Community Preservation fund debt; Compost Revolving fund debt; and Cash capital (i.e., current revenue).

Each debt-related table includes the projected debt service impact of recommended projects, actual debt service on debt authorized and issued, and projected debt service on debt authorized and unissued. Finally, each table is accompanied by a written description of each recommended project.

FY2019 RECOMMENDED PROJECTS – GENERAL FUND DEBT (Table I)



Town of Lexington - FY2019 Budget
FY2019 Recommended Budget: Capital Projects

TABLE I: FUND 2019 RECOMMENDED PROJECTS - GENERAL FUND DEBT					PROJECTED DEBT SERVICE						
		Amount Financed	Term	Interest Rate		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
MUNICIPAL PROJECTS											
1	Equipment Replacement (\$1,069,500)	\$ 1,039,500	5	4.0%		\$ 27,720	\$ 249,480	\$ 241,164	\$ 232,848	\$ 224,532	
2	Sidewalk Improvement	\$ 800,000	5	4.0%		\$ 21,333	\$ 192,000	\$ 185,600	\$ 179,200	\$ 172,800	
3	Townwide Signalization Improvements	\$ 1,100,000	5	4.0%		\$ 29,333	\$ 264,000	\$ 255,200	\$ 246,400	\$ 237,600	
4	Center Track and Field Reconstruction (\$3,340,000)	\$ 511,000	5	4.0%		\$ 13,627	\$ 122,640	\$ 118,552	\$ 114,464	\$ 110,376	
5	Pelham Road Sidewalk and Roadway Improvements	\$ 1,400,000	5	4.0%		\$ -	\$ 56,000	\$ 336,000	\$ 324,800	\$ 313,600	
Subtotal		\$ 4,850,500				\$ 92,013	\$ 884,120	\$ 1,136,516	\$ 1,097,712	\$ 1,058,908	
FACILITIES PROJECTS											
Within-Levy Projects											
1	Public Facilities Mechanical/Electrical System Replacements (\$544,500)	\$ 524,745	10	4.0%		\$ 13,993	\$ 73,464	\$ 71,365	\$ 69,266	\$ 67,167	
Project that is a potential candidates for debt exclusion ⁽¹⁾											
2	Lexington Police Station Rebuild- Design	\$ 1,862,622	5	4.0%		\$ 49,670	\$ 447,029	\$ 432,128	\$ 417,227	\$ 402,326	
Total Facilities Projects		\$ 2,387,367				\$ 63,663	\$ 520,494	\$ 503,494	\$ 486,494	\$ 469,494	
SCHOOL PROJECTS											
1	LPS Technology Program	\$ 1,715,300	5	4.0%		\$ 45,741	\$ 411,672	\$ 397,950	\$ 384,227	\$ 370,505	
Subtotal		\$ 1,715,300				\$ 45,741	\$ 411,672	\$ 397,950	\$ 384,227	\$ 370,505	
PROJECTS TO BE FUNDED WITH FEE REVENUE											
1	Westview Cemetery Building Construction	\$ 3,040,000	20	4.0%		\$ 81,067	\$ 273,600	\$ 267,520	\$ 261,440	\$ 255,360	
Subtotal		\$ 3,040,000				\$ 81,067	\$ 273,600	\$ 267,520	\$ 261,440	\$ 255,360	
TOTAL PROJECT COSTS		\$ 11,993,167				\$ 282,484	\$ 2,089,886	\$ 2,305,479	\$ 2,229,873	\$ 2,154,267	
(TOTAL PROJECT COSTS NET OF POTENTIAL CANDIDATES FOR DEBT EXCLUSIONS - \$10,130,545)											
AUTHORIZED LEVY SUPPORTED DEBT SERVICE						FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
A	Subtotal - Approved and Issued Levy Supported Debt Service					\$ 5,806,134	\$ 4,691,508	\$ 3,804,452	\$ 2,651,454	\$ 1,846,538	
B	Paydown of Land Purchases- 173 Bedford St. & 20 Pelham Rd.					\$ 3,050,000	\$ 2,472,167	\$ 2,425,523	\$ 2,378,878	\$ -	
C	Subtotal - Projected Approved and Unissued Levy Supported Debt Service					\$ 1,637,125	\$ 2,836,618	\$ 2,694,056	\$ 2,608,309	\$ 2,178,318	
D	Summary - Debt Service on authorized debt					\$ 10,493,259	\$ 10,000,293	\$ 8,924,030	\$ 7,638,641	\$ 4,024,856	
E	Subtotal - Projected New Levy Supported Debt Service, Net					\$ 282,484	\$ 2,089,886	\$ 2,305,479	\$ 2,229,873	\$ 2,154,267	
F	Subtotal - Other Debt-related costs					\$ -	\$ 71,877	\$ 78,112	\$ 84,888	\$ 92,252	
G	TOTAL - PROJECTED LEVY SUPPORTED DEBT SERVICE					\$ 9,557,115	\$ 10,775,744	\$ 12,162,055	\$ 11,307,621	\$ 9,953,403	\$ 6,271,375
H	Debt Service Funded from Special Revenue Accounts					\$ (11,120)	\$ (132,007)	\$ (405,380)	\$ (394,952)	\$ (384,524)	\$ (374,096)
I	Proposed Use of Stabilization Funds to Hold Debt Service Increases to 5% Annually					\$ (324,500)	\$ (380,000)	\$ (1,838,000)	\$ (1,721,000)	\$ (1,107,000)	\$ (660,000)
J	PROJECTED LEVY SUPPORTED DEBT SERVICE (G+I)					\$ 9,232,615	\$ 10,395,744	\$ 10,324,055	\$ 9,586,621	\$ 8,846,403	\$ 5,611,375
K	PROJECTED NET LEVY SUPPORTED DEBT SERVICE (excl. Projects to be Funded with Fee Revenue) (J+H)					\$ 9,221,495	\$ 10,263,737	\$ 9,918,675	\$ 9,191,669	\$ 8,461,879	\$ 5,237,279
DRAWDOWN OF CAPITAL STABILIZATION FUND EXCLUDING SHORT AND LONG TERM DEBT SERVICE FOR POLICE STATION											
L	TOTAL - PROJECTED LEVY SUPPORTED DEBT SERVICE					\$ 9,557,115	\$ 10,726,074	\$ 11,715,026	\$ 10,875,493	\$ 9,536,175	\$ 5,869,048
M	REVISED USE OF STABILIZATION FUNDS TO HOLD IN LEVY DEBT SERVICE INCREASES TO 5% ANNUALLY					\$ (324,500)	\$ (331,000)	\$ (1,391,000)	\$ (1,289,000)	\$ (689,000)	\$ (257,000)
N	PROJECTED LEVY SUPPORTED DEBT SERVICE (L+M)					\$ 9,232,615	\$ 10,395,074	\$ 10,324,026	\$ 9,586,493	\$ 8,847,175	\$ 5,612,048
O	PROJECTED NET LEVY SUPPORTED DEBT SERVICE (excl. Projects to be Funded with Fee Revenue) (N+H)					\$ 9,221,495	\$ 10,263,067	\$ 9,918,646	\$ 9,191,541	\$ 8,462,651	\$ 5,237,952
¹ This project is a potential candidates for a Proposition 2 1/2 debt exclusion vote. If excluded from the limits of Proposition 2 1/2, principal and interest on long and short term debt will be funded outside the levy limit along with other projects shown in Table V herein.											

¹ This project is a potential candidates for a Proposition 2 1/2 debt exclusion vote. If excluded from the limits of Proposition 2 1/2, principal and interest on long and short term debt will be funded outside the levy limit along with other projects shown in Table V herein.

Municipal Projects

- 1. Equipment Replacement –(\$1,069,500) (\$1,039,500 General Fund Debt & \$30,000 Water Retained Earnings):** 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. The FY2019 request, by funding source, is shown in the table below.

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

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

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

- 2. Sidewalk Improvement – \$800,000 (General Fund Debt):** 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 successfully completed a sidewalk condition survey in early 2015 with the help of an engineering firm, Fay, Spofford & Thorndike and is currently working from the priority list that was compiled by the report. Sidewalks considered for FY2019 funding include:

- Winchester Drive from Lowell Street to the Town Line,

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

The following table present the resnet history of Sidewalk appropriations:

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

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

3. Townwide Signalization Improvements – \$1,100,000 (General Fund Debt):

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

4. Center Track and Field Reconstruction – \$3,340,000 (\$2,829,000 CPA Debt & \$511,000 General Fund Debt):

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

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

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

Facilities Projects

A. Within Levy Projects

- 1. Public Facilities Mechanical/ Electrical System Replacements – \$544,500 (\$19,755 Free Cash & \$524,745 General Fund Debt):** This request is part of an annual replacement of HVAC and electrical systems that have exceeded their useful lives and require replacement before excessive failures occur. The FY2019 appropriation will be used to replace the HVAC systems that provide cooling and heating to the Selectmen's Meeting Room and the Main Server Room in the Town Office Building. The mechanical systems have exceeded their life cycles and require replacement in order to prevent unplanned interruptions. If failures occur, it would severely impact the Town Office Building's ability to conduct public meetings during the height of cooling season.

B. Projects That Are Potential Candidates for Debt Exclusions

The following projects are candidates for consideration for funding outside the limits of Proposition 2½ subject to successful debt exclusion votes. Nonetheless, they are included in Table 1 in the event that such debt exclusion votes are not successful in which case the debt service for these projects will need to be funded with the levy limit.

- 2. Lexington Police Station Rebuild- Design – \$1,862,622 (General Fund Debt):** FY2019 funds will provide design and engineering costs for the Police Station rebuild at its current location. The existing police station opened in 1956 and lacks many basic amenities of a modern police facility. The building does not have an elevator or a sally port for prisoner access to the cell block. It also lacks a fire sprinkler system. The indoor firing range, locker rooms, garage and office spaces are inadequate. Bathrooms on the basement and second floor levels are not ADA compliant. The heating and cooling systems are inefficient and the building is served by two separate electrical systems which cause problems during outages. A subsequent request for construction funds is anticipated in FY2020.

School Projects

- 1. LPS Technology Capital Request – \$1,715,300 (General Fund Debt):** This request addresses the District's strategic goal for enhancing the capacity to utilize technology as an instructional and administrative tool. The request will increase student access to devices to allow for innovative learning methods that integrate supportive technologies, problem-based approaches and higher order thinking skills.

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

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

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

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

1:1 at LHS - \$412,500 - Funds will be used to begin implementation of a 1:1 device program at LHS for two grade levels.

STEM/Computer Science - \$27,600 – Kibo robotic kits will be purchased for all elementary schools and Sphero robot kits will be purchased for middle schools.

Upgrade District and Building Network Infrastructure – Infrastructure will be upgraded to support 1:1 program and handle increase in devices at K-8 level.

Replace Switches and Wireless Access Points – Switches and wireless access points that have reached the end of their useful lives will be replaced at Harrington, Clarke and Diamond.

Add Additional Switches at Clarke and Diamond - \$350,000 – Additional switches will be replaced to handle an increased wireless load. Funds will also be used to implement a wireless project at the Central Office to bring enterprise level wireless access. Equipment will also be purchased to prepare for bandwidth increase from 1GB to a minimum of 5GB for increased device counts.

Interactive Projector/Whiteboard Units - \$85,000 is requested to connect the existing data cabinets to the existing circuits currently located on the emergency generators in order to prevent the loss of phone access when power is out.

Server/Storage Infrastructure - \$75,000 – Upgrade current virtual environment to keep up with the needs of the district and online testing.

Projects to be Funded with Fee-Based Revenue

- 1. Westview Cemetery Building- Construction– \$3,040,000 (General Fund Debt with debt service funded from Sale of Cemetery Lots Special Revenue Fund):** FY2019 funds are requested to construct a new building on the Westview Cemetery grounds. The current building serves as the cemetery office, meeting area for grieving families and work space for maintenance staff. An FY2016 appropriation funded an assessment of the current building and operations and an FY2018 appropriation was used to hire an architect to design and engineer the building on the Westview Cemetery grounds. The Department of Public Works and the Architect have been working closely with the Department of Public Facilities to determine the best long-term solution for the building. This funding request has been based on the FY2018 design and engineering funds.

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

FY2019 RECOMMENDED PROJECTS – WATER FUND DEBT (Table II)



Town of Lexington - FY2019 Budget
FY2019 Recommended Budget: Capital Projects

Project		Amount Financed	Term	Interest Rate	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
1	Automatic Meter Reading System (\$750,000)	\$ 375,000	5	4.0%		\$ 10,000	\$ 90,000	\$ 87,000	\$ 84,000	\$ 81,000
2	Water Distribution System Improvements	\$ 1,000,000	10	4.0%		\$ 26,667	\$ 140,000	\$ 136,000	\$ 132,000	\$ 128,000
TOTAL PROJECT COSTS		\$ 1,375,000				\$ 36,667	\$ 230,000	\$ 223,000	\$ 216,000	\$ 81,000
AUTHORIZED WATER DEBT SERVICE					FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
A	Subtotal: Authorized and Issued Water Debt Service					\$ 1,363,172	\$ 1,130,312	\$ 1,086,350	\$ 773,546	\$ 601,171
B	Subtotal: Approved and Unissued Water Debt Service (short and long-term)					\$ 60,231	\$ 58,471	\$ 56,710	\$ 54,950	\$ 53,190
C	Summary: Debt Service on Authorized Debt					\$ 1,423,403	\$ 1,188,783	\$ 1,143,060	\$ 828,496	\$ 654,361
D	Subtotal: Projected Debt Service on Proposed Capital Projects					\$ 36,667	\$ 230,000	\$ 223,000	\$ 216,000	\$ 81,000
E	Subtotal: Other Debt-related costs					\$ -	\$ -	\$ -	\$ -	\$ -
F	TOTAL PROJECTED WATER DEBT SERVICE				\$ 1,470,783	\$ 1,460,069	\$ 1,418,783	\$ 1,366,060	\$ 1,044,496	\$ 735,361

- 1. Automatic Meter Reading System – \$750,000 (\$375,000 Water Debt and \$375,000 Wastewater Debt):** An FY2018 appropriation provided funding to contract with a firm to evaluate the existing meter equipment for compatibility with an Automatic Meter Reading (AMR) system. The goal of the program is to install a Town-wide radio read system that will provide the ability to read meters remotely. The AMR system is comprised of an endpoint of meter transmitters, optional repeaters and the base station receiver. The implementation of the program is proposed in three phases. The FY2019 appropriation will fund transmitters in water section one and the installation of base stations. This will provide the Town with more frequent meter readings to improve the billing process. Future year requests will provide the same in sections two and three.

- 2. Water Distribution System Improvements – \$1,000,000 (Water Debt):** This is an annual program that replaces unlined, inadequate, aged and vulnerable water mains, deteriorated service connections and eliminates dead ends in the water mains. Water main replacement has been completed on Massachusetts Ave. (from Pleasant Street to Marrett Road) and at the Woburn Street intersection. The installation of a pressure sustaining valve in the Grove Street area is also complete, allowing for proper pressures in the area. To-date, both a hydraulic model for the entire distribution network and an asset management plan are near completion. The model will help evaluate the Town's water break history and its relation to pipe type and age. Combined with the replacement of the remaining unlined water mains, the model will help create a long-term capital plan and ensure a proactive approach for keeping Lexington's water both safe and reliable

FY2019 RECOMMENDED PROJECTS – WASTEWATER FUND DEBT (Table III)



Town of Lexington - FY2019 Budget
FY2019 Recommended Budget: Capital Projects

TABLE III: FY2019 RECOMMENDED PROJECTS - WASTEWATER DEBT										
	Project	Amount Financed	Term	Interest Rate	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
1	Automatic Meter Reading System (\$750,000)	\$ 375,000	5	4.0%		\$ 10,000	\$ 90,000	\$ 87,000	\$ 84,000	\$ 81,000
2	Pump Station Upgrades	\$ 800,000	10	4.0%		\$ 21,333	\$ 112,000	\$ 108,800	\$ 105,600	\$ 102,400
3	Sanitary Sewer System Investigation and Improvements	\$ 1,000,000	10	4.0%		\$ 26,667	\$ 140,000	\$ 136,000	\$ 132,000	\$ 128,000
	TOTAL PROJECT COSTS	2,175,000				\$ 58,000	\$ 342,000	\$ 331,800	\$ 321,600	\$ 311,400
	AUTHORIZED SEWER DEBT SERV.				FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
A	Subtotal: Authorized and Issued Sewer Debt Service					\$ 973,465	\$ 824,919	\$ 785,226	\$ 743,964	\$ 597,623
B	Subtotal: Approved and Unissued Sewer Debt Service (short and long-term)					\$ 157,794	\$ 420,297	\$ 408,128	\$ 395,959	\$ 383,790
C	Summary: Debt Service on Authorized Debt					\$ 1,131,259	\$ 1,245,216	\$ 1,193,354	\$ 1,139,923	\$ 981,413
D	Subtotal: Projected Debt Service on Proposed Capital Projects					\$ 58,000	\$ 342,000	\$ 331,800	\$ 321,600	\$ 311,400
E	Subtotal - Other Debt-related costs					\$ -	\$ -	\$ -	\$ -	\$ -
F	TOTAL PROJECTED SEWER DEBT SERVICE				\$ 1,034,904	\$ 1,189,259	\$ 1,587,216	\$ 1,525,154	\$ 1,461,523	\$ 1,292,813

- 1. Automatic Meter Reading System – \$750,000 (\$375,000 Water Debt and \$375,000 Wastewater Debt):** See detailed description under Table II – Water Fund Debt
- 2. Pump Station Upgrades – \$800,000 (Wastewater Debt):** This is an ongoing program to upgrade Lexington's ten sewer pumping stations. A 2013 evaluation and capital plan was developed for the Town with the assistance of Wright-Pierce, including a detailed engineering survey of the pump stations. The survey helped determine current and future needs, timetable and probable costs for the proposed work. The Worthen Road pump station has been bid and is currently under construction. Both the Marshall Road and Constitution Road pump stations are in the design phases and construction is expected to commence in 2018. FY2019 funds are expected to be utilized for the Marshall Road Pump Station. It is anticipated that the Hayden Ave. pump station will be the next to go to design. (Stations are constantly monitored and schedules adjusted to meet more urgent needs). The goal of this program is to upgrade all the pumps and support systems to enable better energy efficiency and avoid emergency expenditures.

3. Sanitary Sewer System Investigation and Improvements – \$1,000,000

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

FY2019 RECOMMENDED PROJECTS – RECREATION FUND DEBT (Table IV)



Town of Lexington - FY2019 Budget

FY2019 Recommended Budget: Capital Projects

TABLE IV: FY2019 RECOMMENDED PROJECTS - RECREATION and COMMUNITY PROGRAMS DEBT										
Project		Amount Financed	Term	Interest Rate	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
None Proposed		\$ -	—	—		\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS		\$ -				\$ -	\$ -	\$ -	\$ -	\$ -
AUTHORIZED RECREATION REVENUE DEBT SERV.					FY2018 ⁽¹⁾	FY2019	FY2020	FY2021	FY2022	FY2023
A	Subtotal Approved and Issued Revenue Supported Debt Service					\$ -	\$ -	\$ -	\$ -	\$ -
B	Subtotal Approved and Unissued Revenue Supported Debt Service					\$ -	\$ -	\$ -	\$ -	\$ -
C	Summary Approved Revenue Supported Debt Service					\$ -	\$ -	\$ -	\$ -	\$ -
D	Subtotal Projected Debt Service on Proposed Capital Projects					\$ -	\$ -	\$ -	\$ -	\$ -
E	Other Debt-related costs					\$ -	\$ -	\$ -	\$ -	\$ -
F	TOTAL PROJECTED DEBT SERVICE				\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -

¹ \$100,000 is an offset to the exempt debt service for bonds issued pursuant to a 2002 authorization for the reconstruction of the Lincoln Park athletic field and parking lot. The source of the offset is the Recreation and Community Programs Enterprise Fund

No recommendations for debt financing.

FY2019 RECOMMENDED PROJECTS – FUNDING THROUGH PROPOSITION 2½ DEBT EXCLUSION (Table V)

<div style="display: flex; align-items: center;"> <div> Town of Lexington - FY2019 Budget FY2019 Recommended Budget: Capital Projects </div> </div>										
TABLE V: FY2019 RECOMMENDED PROJECTS - FUNDING THROUGH PROPOSITION 2 1/2 DEBT EXCLUSION										
Project	Amount Financed	Term	Interest Rate	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	
<i>Projects for Consideration - 2018 Annual and Special Town Meetings</i>										
2018 Annual Town Meeting										
1 45 Bedford Street Fire Station Replacement	\$18,820,700	30	4.0%		\$ 501,965	\$ 1,402,041	\$ 1,376,077	\$ 1,350,114	\$ 1,324,150	
2 Lexington Children's Place Construction	\$11,797,842	30	4.0%		\$ 314,602	\$ 865,157	\$ 849,427	\$ 833,697	\$ 817,966	
3 Lexington Police Station Rebuild- Design ¹	\$ 1,862,622	5	4.0%		\$ 49,670	\$ 447,029	\$ 432,128	\$ 417,227	\$ 402,326	
PROJ. NEW EXCLUDED DEBT SERVICE	\$32,481,164				\$ 866,238	\$ 2,714,227	\$ 2,657,632	\$ 2,601,037	\$ 2,544,443	
<i>Projected Debt Service - Potential Future Projects</i>										
1 Police Station - Construction (2019 ATM)	\$25,000,000	30	4%		\$ -	\$ -	\$ 1,744,537	\$ 1,712,818	\$ 1,681,099	
					\$ -	\$ -	\$ 1,744,537	\$ 1,712,818	\$ 1,681,099	
APPROVED AND PROPOSED EXCLUDED DEBT SERVICE				FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	
Subtotal Approved and Issued Excluded Debt Service					\$10,159,721	\$ 9,836,855	\$ 9,099,795	\$ 8,753,856	\$ 8,258,154	
Subtotal Approved and Unissued Excluded Debt Service					\$ 2,622,568	\$ 4,926,135	\$ 6,257,715	\$ 6,134,048	\$ 5,997,880	
TOTAL Approved Excluded Debt Service					\$12,782,289	\$14,762,990	\$15,357,510	\$14,887,903	\$14,256,035	
Subtotal Projects for Consideration - 2018 Annual and Special Town Meetings					\$ 866,238	\$ 2,714,227	\$ 2,657,632	\$ 2,601,037	\$ 2,544,443	
Subtotal Projected Debt Service - Potential Future Projects					\$ -	\$ -	\$ 1,744,537	\$ 1,712,818	\$ 1,681,099	
Subtotal Other Debt Related Costs					\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL APPROVED AND PROPOSED EXCLUDED DEBT SERVICE					\$10,692,689	\$13,648,527	\$17,477,217	\$19,201,759	\$18,481,577	
Less use of Capital Stabilization Funds to Mitigate Debt Service Impacts on Property Tax Bills					\$ (2,400,000)	\$ (3,600,000)	\$ (5,400,000)	\$ (6,100,000)	\$ (4,200,000)	\$ (2,400,000)
Net Debt Service					\$ 8,292,689	\$10,048,527	\$12,077,217	\$13,659,679	\$15,001,759	\$16,081,577

¹ Police Station Rebuild- Design is a candidate for future debt exclusion vote

1. **45 Bedford Street Fire Station Replacement Construction – \$18,820,700:** FY 2017 Annual Town Meeting appropriated \$450,000 for design of a new Fire Headquarters at 45 Bedford Street. An additional \$676,300 was appropriated at 2017 Special Town Meeting #2 in October 2017 to progress the project through construction documents. The FY2019 request will fund the remaining project costs including demolition of the existing building at 45 Bedford Street, construction of the new Fire Headquarters and related site work and signalization improvements.
2. **Lexington Children's Place Construction – \$11,797,842:** Lexington Children's Place (LCP), the pre-kindergarten program for Lexington Public Schools, has outgrown its current location in the Harrington school. The School Committee has identified the property at 20 Pelham Road as the preferred location for a new LCP facility. An appropriation at the 2017 Annual Town Meeting provided funds for design and construction documents for a new pre-school at 20 Pelham Road. An additional appropriation of \$2,500,000 at Special Town Meeting #2 in October of 2017 provided funding to complete the design and begin site work including demolition of an existing structure. The FY2019 request will fund the remaining site work and construction of the new facility.
3. **Lexington Police Station Rebuild- Design – \$1,862,622 (General Fund Debt):** See detailed description under Table I – General Fund Debt.

FY2019 RECOMMENDED PROJECTS – Community Preservation Act Debt (Table VI)



Town of Lexington - FY2019 Budget
FY2019 Recommended Budget: Capital Projects

TABLE VI: FY2019 RECOMMENDED PROJECTS - COMMUNITY PRESERVATION ACT DEBT										
Project		Amount Financed	Term	Interest Rate	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
1	Center Track and Field Reconstruction (\$3,340,000)	\$ 2,829,000	5	4.0%		\$ 75,440	\$ 678,960	\$ 678,960	\$ 633,696	\$ 611,064
TOTAL PROJECT COSTS		\$ 2,829,000				\$ 75,440	\$ 678,960	\$ 678,960	\$ 633,696	\$ 611,064
AUTHORIZED CPA REVENUE DEBT SERV.					FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
A	Subtotal	Approved and Issued Revenue Supported Debt Service				\$ 2,173,050	\$ 2,095,100	\$ 2,017,150	\$ 1,949,550	\$ 1,866,600
B	Subtotal	Approved and Unissued Revenue Supported Debt Service				\$ -	\$ -	\$ -	\$ -	\$ -
C	Summary	Approved Revenue Supported Debt Service				\$ 2,173,050	\$ 2,095,100	\$ 2,017,150	\$ 1,949,550	\$ 1,866,600
D	Subtotal	Projected Debt Service on Proposed Capital Projects				\$ 75,440	\$ 678,960	\$ 678,960	\$ 633,696	\$ 611,064
E		Other Debt-related costs				\$ -	\$ -	\$ -	\$ -	\$ -
F	TOTAL PROJECTED DEBT SERVICE				\$ 2,256,795	\$ 2,248,490	\$ 2,774,060	\$ 2,696,110	\$ 2,583,246	\$ 2,477,664

Center Track and Field Reconstruction – \$3,340,000 (\$2,829,000 CPA Debt & \$511,000 General Fund Debt): The Center Track area is one of the most heavily used facilities in Town. The existing track base is over 30 years old and the track surface was last re-coated in 2012, adding an additional 5-6 years to the life of the track. The track currently presents tripping hazards and is unsafe to host organized programming. This FY2019 request will completely reconstruct the track and provide for a complete renovation to the athletic field. Funding will also provide for the installation of a new lighting system and the replacement of existing bleachers and fencing.

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

FY2019 RECOMMENDED PROJECTS – Compost Revolving Fund (Table VII)



Town of Lexington - FY2019 Budget
FY2019 Recommended Budget: Capital Projects

TABLE VII: FY2019 RECOMMENDED PROJECTS - Compost Revolving Fund										
Project		Amount Financed	Term	Interest Rate	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
	None Proposed	\$ -	—	—		\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS		\$ -				\$ -	\$ -	\$ -	\$ -	\$ -
AUTHORIZED REVENUE SUPPORTED DEBT SERV.					FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
A	Subtotal	Approved and Issued Revenue Supported Debt Service				\$ 138,609	\$ 129,489	\$ 120,469	\$ 120,469	\$ 80,413
B	Subtotal	Approved and Unissued Revenue Supported Debt Service				\$ 73,500	\$ 89,400	\$ 86,900	\$ 84,400	\$ 81,900
C	Summary Approved Revenue Supported Debt Service					\$ 212,109	\$ 218,889	\$ 207,369	\$ 204,869	\$ 162,313
D	Subtotal	Projected Debt Service on Proposed Capital Projects				\$ -	\$ -	\$ -	\$ -	\$ -
E	Other Debt-related costs			\$ -		\$ -	\$ -	\$ -	\$ -	
F	TOTAL PROJECTED DEBT SERVICE				\$ -	\$ 212,109	\$ 218,889	\$ 207,369	\$ 204,869	\$ 162,313

No recommendations for debt financing.

FY2019 RECOMMENDED PROJECTS – CASH CAPITAL (Table VIII)



Town of Lexington - FY2019 Budget
FY2019 Recommended Budget: Capital Projects

TABLE VIII: FY2019 RECOMMENDED FUNDING FROM REVENUES (Cash by Source)									
	PROJECT	Free Cash	Tax Levy	Water Retained Earnings	Recreation Retained Earnings	CPA ¹	Other Funding	TOTAL COST	Other ²
FACILITIES									
1	Public Facilities Bid Documents	\$ 100,000						\$ 100,000	
2	Building Flooring Program	\$ 125,000						\$ 125,000	
3	Public Service Building Vehicle Storage Area - Floor Drainage System	\$ 157,000						\$ 157,000	
4	Municipal Building Envelope and Systems		\$ 198,893					\$ 198,893	
5	Visitors Center Construction Documents	\$ 200,000						\$ 200,000	
6	School Building Envelopes and Systems Program	\$ 227,755						\$ 227,755	
7	School Paving Program	\$ 236,890						\$ 236,890	
8	Playground Replacement Program Bowman					\$ 302,000		\$ 302,000	
9	LHS Security Upgrade	\$ 338,600						\$ 338,600	
10	Public Facilities Mechanical/Electrical System Replacements	\$ 19,755						\$ 19,755	
	SUBTOTAL	\$ 1,405,000	\$ 198,893	\$ -	\$ -	\$ 302,000	\$ -	\$ 1,905,893	\$ -
MUNICIPAL PROJECTS									
11	Hartwell Area TMOD Plan Update						\$ 50,000	\$ 50,000	
12	Lowell Street Affordable Housing Supplemental Funds							\$ -	
13	Transportation Mitigation	\$ 100,000						\$ 100,000	
14	Pine Meadows Equipment				\$ 60,000			\$ 60,000	
15	Old Reservoir Bathhouse Design					\$ 75,000		\$ 75,000	
16	Athletic Facility Lighting					\$ 975,000		\$ 975,000	
17	SMR High Definition Broadcasting Upgrade						\$ 44,800	\$ 44,800	
18	Public Grounds Irrigation Improvements	\$ 60,000				\$ 40,000		\$ 100,000	
19	Community Center Sidewalk							\$ -	
20	Hydrant Replacement Program	\$ 75,000		\$ 75,000				\$ 150,000	
21	Storm Drainage Improvements and NPDES compliance	\$ 340,000						\$ 340,000	
22	Comprehensive Watershed Stormwater Management Study and Implementation	\$ 390,000						\$ 390,000	
23	Townwide Culvert Replacement	\$ 390,000						\$ 390,000	
24	Center Streetscape Improvements Design	\$ 450,000						\$ 450,000	
25	Equipment Replacement			\$ 30,000				\$ 30,000	
26	Street Improvements		\$ 2,600,000					\$ 2,600,000	\$ 969,936
27	Municipal Technology Improvement Program	\$ 200,000						\$ 200,000	
28	Application Implementation	\$ 390,000						\$ 390,000	
29	Network Core Equipment Replacement	\$ 350,000						\$ 350,000	
30	Archives & Records Management/Records Conservation & Preservation					\$ 20,000		\$ 20,000	
	SUBTOTAL	\$ 2,745,000	\$ 2,600,000	\$ 105,000	\$ 60,000	\$ 1,110,000	\$ 94,800	\$ 6,714,800	\$ 969,936
OTHER CPA FUNDED PROJECTS									
31	9 Oakland Street Renovation and Adaptive Re-Use					\$ 200,000		\$ 200,000	
	SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -
	TOTAL	\$ 4,150,000	\$ 2,798,893	\$ 105,000	\$ 60,000	\$ 1,612,000	\$ 94,800	\$ 8,820,693	\$ 969,936

¹ CPA totals do not include proposed FY2019 administrative budget of \$150,000, and \$2,383,288 million for debt service.

² Other includes \$969,936 in Chapter 90 Aid for street improvements.

³ Proposed funding for the annual street resurfacing program is comprised of \$2,600,000 of tax levy dollars of which \$655,654 derives from a 2001 operating budget override, and an anticipated distribution of \$969,936 of Chapter 90 funds. Over and above the 2001 override, additional amounts are recommended based on the following: the continued funding of \$281,234 of tax levy support that was initiated in FY2012 and maintained in FY2013; the continued funding of \$164,850 of tax levy support that was initiated in FY2013; \$1.1 million derived from health insurance savings, which reflects an increase from the \$850,000 allocated in FY2014 for street improvements, and \$331,871 from FY2019 estimated tax levy revenue to provide a level of funding estimated to move the Town toward a targeted pavement condition index (PCI) of 85.

Department of Public Facilities Projects

- 1. Public Facilities Bid Documents – \$100,000 (Free Cash):** This is an annual request for funding of professional services to produce design development, construction documents and/or bid administration services for smaller school projects in anticipation of requests for construction funding at town meeting that have a high probability of approval. This will ensure that the projects can be completed in the then-current construction season, which is particularly important for the timely completion of such projects given the short window between the end of school in June and the beginning of school the following August.
- 2. Building Flooring Program – \$125,000 (Free Cash):** Initiated in FY11, this is an annual request for funds to be used for the replacement of flooring systems in municipal and school buildings. The FY2019 request will be used for continuing replacements in the Cary Memorial Library's reading rooms. The goal of this program is to ensure floor surfaces remain clean and safe for all users.

- 3. Public Service Building Vehicle Storage Area – Floor Drainage System – \$157,000 (Free Cash):** Exposure to salt, grime and residual from petroleum products has caused deterioration of concrete around the floor drain system in the vehicle staging prep area in the Public Services Building. This FY2019 request includes the analysis, design and repair of the floor drain system. Once design is complete, the work will include the removal of the drain grates, selective demolition of the adjacent concrete, installation of new frames and gate, new concrete and sealing of the floor. The failed drainage grate system has become a hazard and could cause harm to employees walking and driving in and around the drain system. These repairs will help isolate the damage and preserve the remainder of the floor.
- 4. Municipal Building Envelope and Systems – \$198,893 (Tax Levy):** This ongoing capital request, originally approved for funding in the 2006 Proposition 2½ Override, includes repair/replacement projects for the maintenance and upgrade of municipal buildings and systems. The FY2019 request seeks \$198,893 of funding for continued implementation of extraordinary repairs to the foundation and original drainage system of the Town Office Building. The Town Office Building experiences ongoing water infiltration issues in the basement level due to holes, voids and failed seals through the existing foundation walls. Conditions are further exacerbated by oversaturated soil from storm water run-off due to roof and site grading conditions. This project would secure the health of occupants who utilize the basement area and repair ongoing foundation deterioration.
- 5. Visitors Center – Construction/Bid Documents– \$200,000 (Free Cash):** \$21,000 was appropriated by the 2017 Annual Town Meeting to enable the Visitors Center replacement project to proceed through development of a schematic design estimate. The schematic design estimate provided an estimated project cost of \$4,549,000. An additional appropriation of \$150,000 was appropriated by the 2017-3 Special Town Meeting to continue the design through design development. During design development, a value engineering process will explore opportunities to reduce the project cost and find alternate funding sources. \$200,000 requested for FY2019 to prepare construction/bid documents. On an annual basis, the Visitors Center sees more foot traffic than any other Town-owned building. The existing facility opened in 1970 and the last upgrade was performed ten years ago when the restrooms were made handicap accessible. A new Visitors Center aims to improve the experience of visitors and maximize economic development opportunities.
- 6. School Building Envelope and Systems Program – \$227,755 (Free Cash):** FY2019 funds will be used to perform annual prioritized extraordinary repairs and modifications to school buildings and systems. Specifically, this request will be used to address water infiltration issues, caulking, window lintels and translucent skylights that are delaminating over the front façade of the main entrance of the Harrington Elementary School.
- 7. School Paving Program – \$236,890 (Free Cash):** This capital request provides 'as needed' replacement of sidewalks, bus loops and parking areas on school grounds. The FY2019 request will specifically fund spot replacement at the Harrington Elementary School where walking conditions have caused safety issues for pedestrians walking to the school. Extraordinary repairs for school paving areas are necessary to maintain

parking and pedestrian surfaces in a condition suitable for public safety and Safe Routes to School.

- 8. Playground Replacement Program- Bowman – \$302,000 (CPA):** This FY2019 request will fund the update and replacement of playground equipment and surfacing behind the Bowman Elementary School and playfields. Proposed improvements will renovate and rehabilitate existing safety surfacing and equipment so that the site will be in compliance with Consumer Product Safety Commission (CPSC), American Society for Testing and Materials (ASTM) and the American with Disabilities Act (ADA). A subsequent FY2020 request is anticipated for updates and replacement of the play structure at the Bridge Elementary School.
- 9. Lexington High School (LHS) Security Upgrade – \$338,600 (Free Cash):** In the spring of 2017, the School Department contracted with TBA Architects and Jensen-Hughes to complete a holistic Security Assessment of Lexington High School (LHS). The assessment was based on developing concentric layers of security for deterrence and prevention. Previous Town Meetings have appropriated funds for a security study and upgrades. An expansion of the closed circuit television was recently completed but LHS still does not meet the district standard for security. The 2017-3 Special Town Meeting appropriated \$31,000 for the design and engineering for security enhancements, specifically building perimeter security, based on recommendations of the security assessment. The designers are tasked with enhancing school security while maintaining the existing open-campus culture.

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

- 10. Public Facilities Mechanical/Electrical System Replacements – \$544,500 (\$19,755 Free Cash & \$524,745 General Fund Debt):** See detailed description under Table I – General Fund Debt.

Municipal Projects

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

12. Lowell Street Affordable Housing Supplemental Funds – \$TBD (CPA): 2014

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

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

13. Transportation Mitigation – \$100,000 (Free Cash): This annual capital request is to support the ongoing work of the Transportation Safety Group (TSG). The TSG is staffed by the Planning, Engineering, School and Police Departments. These FY2019 funds are proposed for evaluation and development of construction cost estimates for future capital requests and to fund the design and construction of smaller scale safety-related projects. Between FY08 and FY11, Town Meeting appropriated funds to collect data, perform analyses, review citizen requests and recommendations for various townwide transportation improvements in support of the Traffic Mitigation Group (dissolved in 2012 and later reconstituted as the TSG). Due to an increase in the number of citizen requests received over the past few years, the TSG seeks to continue this funding for FY2019 and anticipates the need to be ongoing in order to ensure that transportation safety remains a critical part of Lexington's quality of life.

14. Pine Meadows Equipment – \$60,000 (Recreation Retained Earnings): This request will fund the purchase of a new lawn mower, bunker rake and spreader. The new equipment will replace existing equipment which have all exceeded their useful lives. Greens are mowed on a daily basis throughout the golf season and sufficient equipment is needed to properly set up a golf course and provide superior playing conditions on a consistent basis throughout the year. Past and future success at Pine Meadows can be attributed to the ongoing investment in golf course infrastructure and equipment to maintain the eighty eight acres of property. The new equipment will ensure proper maintenance of the turf and bunkers, improved pace of play and superior playing conditions.

15. Old Reservoir Bathhouse Design – \$75,000 (CPA): FY2019 funds will be used to complete a feasibility study for renovations to the Old Reservoir bathhouse. The facility requires a complete renovation and the project entails repairing the plumbing system and installing all new fixtures including showers, toilets, sinks and drinking fountains. The recently completed *Recreation and Facilities ADA Compliance Study* identified areas of deficiencies within the facility. The accessible walkway, built in 2000, has settled and buckled in places and requires replacement. A rodent problem was also observed by staff and the renovation will ensure the safety and well-being of those who utilize the facility. Based on the results of the feasibility study, the construction phase of the project is scheduled for FY2020.

16. Athletic Facility Lighting – \$975,000 (CPA): The FY2019 request is for \$975,000 to replace the existing lighting systems and structures with more cost efficient fixtures and

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

17. Selectmen's Meeting Room High Definition Broadcasting Upgrade – \$44,800 (PEG Special Revenue Fund) FY2019 funds will be used to upgrade the broadcast equipment in the Selectmen's Meeting Room in the Town Office Building. The new equipment will allow for high definition (HD) broadcasts of meetings, a technology which outperforms the current, standard broadcast signal. The HD technology will improve the broadcast for viewers and prevent irregularities and subpar performance.

18. Public Grounds Irrigation Improvements – \$100,000 (\$60,000 Free Cash (\$40,000 CPA): FY2019 funds will be used for updates to the irrigation systems on public grounds. The proposed updates will allow the irrigation to be more targeted on the turf areas while conserving water. The 2017 Annual Town Meeting approved an appropriation for similar upgrades to the Town's athletic fields. The areas targeted in this FY2019 request include the Battle Green, Hastings Park, Emery Park, the Cary Memorial Building grounds and the Town Office Building complex.

19. Community Center Sidewalk – \$TBD (CPA): An FY2019 appropriation will provide construction funds for a sidewalk from Marrett Road to the Community Center. The exact amount is currently unknown but it's anticipated that the funding request will be ready in advance of Annual Town Meeting. The Town plans to meet with the proprietors of the adjacent Scottish Rite to discuss the project in early 2018.

20. Hydrant Replacement Program – \$150,000 (\$75,000 Free Cash & \$75,000 Water Retained Earnings): This is an ongoing replacement program designed to maintain the integrity of the fire protection system throughout town. Faulty hydrants need to be replaced to meet safety requirements. A list of hydrants needing replacement is generated each year during the annual inspection and flushing of hydrants by the Water and Fire Departments. Based on discussions between the two departments, the target goal is to replace approximately 60 hydrants per year at a cost of \$2,500 per hydrant. The Town of Lexington has 1,200 fire hydrants in its fire protection system; a total of 441 hydrants have been replaced.

21. Storm Drainage Improvements and NPDES Compliance – \$340,000 (Free Cash): 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. \$70,000 is estimated for compliance with the construction related portions of the National Pollutant Discharge and Elimination System (NPDES) minimum control measures as mandated by the EPA in the storm water general permit. An estimated \$270,000 will be used to repair/replace drainage structures encountered during road construction, repair other drainage areas of concern in the town and improve storm water issues discovered during NPDES investigation work. Areas of drainage concern that are under investigation and analysis include the Oxbow/Constitution Road area, Wildwood Road/ Wood Street area, Augustus Road area

and Webster Road area. Illicit discharge detection has been ongoing in the Vine Brook and Mill Brook areas where contamination has been identified. The pre-emptive repair of existing drainage structures will reduce damage to structures themselves, existing pavement and private and public property.

22. Comprehensive Watershed Storm Water Management Study and

Implementation – \$390,000 (Free Cash): DPW, Engineering and Conservation collaborate on this annual capital request which addresses drainage/brook management issues. The request funds the continuing design and implementation of watershed plans and the construction of priorities established in those plans. Staff has reviewed three watershed plans already completed (Charles River, Shawsheen River and Mystic River) and developed a prioritization schedule with built-in flexibility pending unforeseen changes. Requested funding will be used to move forward with those prioritized areas. Pleasant Street drainage has been completed and the Whipple Brook area design is ready for permitting and expected to go to construction in calendar year 2018. Significant progress has also been made in the evaluation of the Valleyfield area. Long-term benefits of the program include prevention of property damage, reduction in liability and overall improvement to the health of Lexington's waterways.

23. Townwide Culvert Replacement – \$390,000 (Free Cash): This request is part of an ongoing program to replace culverts that are at or near failure. Of the funding requested, \$250,000 is estimated for construction costs necessary for culvert replacement, \$65,000 is for design, permitting and bidding and the remainder is for contingency. On-going culvert inspections continue to reveal a need for the replacement program as many older culverts are failing. This program is a companion effort with the ongoing Watershed Management Plan. The Oxbow/Constitution Road area is undergoing preliminary evaluations. Detailed design evaluation is complete for Valleyfield and Waltham Street at Clematis Brook; planning, final design, permitting and construction will follow. Proactive replacement of townwide culverts prior to failure will allow for proper design considerations and funding while also minimizing the impact to residents through unexpected road closures and flooding.

24. Center Streetscape Improvements Design – \$450,000 (Free Cash): This project aims to improve the center sidewalk, streetscape and circulation with a focus on pedestrian safety and accessibility. Past funding has allowed the design to progress to 25%. An FY2015 request of \$600,000 provided funding to complete the design and develop plans and specifications necessary for bidding the project. The plans are being revised based on recommendations from the Center Streetscape Ad-Hoc Committee and Board of Selectmen. This will result in redevelopment of the 25% plans and will include the assistance of additional professionals including historians, irrigation consultants, lighting consultants and tree consultants. The project will then be furthered to 100% plans and specifications ready for bidding. This FY2019 request encompasses the additional design funding necessary to meet these goals. Construction funding is expected to be phased and will be adjusted as plans are finalized and phases are clarified.

25. Equipment Replacement – (\$1,069,500) (\$1,039,500 General Fund Debt & \$30,000 Water Retained Earnings): See detailed description under Table I – General Fund Debt.

26. Street Improvements – \$3,569,016 (\$2,600,000 Tax Levy, \$969,936

Chapter 90 funding): This is an annual request for the street resurfacing and maintenance program. In addition to the \$2,600,000 appropriated from the tax levy, \$969,936 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.

Street Improvements - Financing Components	
	FY2019
2001 Override Increased by 2.5% per year	\$ 672,045
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	\$ 50,000
Portion of the municipal share of incremental FY2017 revenue from the	\$ 331,871
Estimated Chapter 90 Aid	\$ 969,936
Total	\$ 3,569,936
Without Chapter 90	\$ 2,600,000

27. Municipal Technology Improvement Program – \$200,000 (Free Cash): This FY2019 capital request is part of a multi-phase program to enhance the Town's network storage capabilities. Previous appropriations have funded the initial installation and subsequent expansion of server area network (SAN) equipment in the server rooms at both the Town Office Building and 201 Bedford Street. These appropriations also funded the purchase of necessary software to assist with file storage, archiving and discovery. The FY2019 request will fund the replacement of an end-of-life (EOL) blade chassis and servers, additional disk based storage and backup storage. The need for the equipment is driven by rapidly growing data sets and unstructured files due to email archiving requirements under State Public Records Laws. This capital will provide the ability to continue to support the Town's application and storage needs.

28. Application Implementation – \$390,000 (Free Cash): This capital project is for large application migrations and implementations. The initial focus of the project will be to maximize the value of existing applications through the addition and adoption of features and modules. FY2019 funding will be used to invest in additional modules and services for the MUNIS financial software and for the acquisition and installation of vehicle sensors and trackers for DPW vehicles.

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

29. Network Core Equipment Replacement – \$350,000 (Free Cash): The purpose of this multi-year capital funded project is to replace aging equipment or add new equipment to the Town's core voice and data network. During FY2017 and FY2018, the Town completed network and cybersecurity assessments. Those assessments provided targeted recommendations for changes in the network. This FY2019 capital request is for replacement of the EOL existing equipment and the addition of the equipment recommended in the recent assessments. In addition to the replacement hardware and the new hardware, this request covers the services for the network reprogramming, installation of the equipment and the addition of software to address network and security monitoring and management needs.

30. Archive and Records Management/ Records Conservation & Preservation – \$20,000 (CPA): This FY2019 request will fund the conservation and preservation of historic municipal documents and records, specifically the remaining old Town papers from 1722-1923. Significant progress has been made in preserving Lexington's historic documents but there remains a continuing need to preserve records from the early 1900s and make them accessible. It is projected that this will be a yearly request for treatment/digitization/microfilming of records. The preservation and conservation of permanent records for archiving creates the basis for documenting Lexington's history for the future.

Other CPA-Funded Projects

31. 9 Oakland Street Renovation and Adaptive Re-Use – \$200,000 (CPA):

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

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

Table VIII: Deferred FY2019 and Proposed FY2020-FY2023 Capital Requests							
Dept.	Project Name	Deferred FY2019	FY2020	FY2021	FY2022	FY2023	Total
<i>Information Technology</i>							
	Phone Systems & Unified Communication	\$ -	\$ -	\$ 150,000	\$ 120,000	\$ 120,000	\$ 390,000
	Network Core Equipment Replacement	\$ -	\$ 250,000	\$ -	\$ 180,000	\$ -	\$ 430,000
	Municipal Technology Improvement Program	\$ -	\$ 150,000	\$ 85,000	\$ 85,000	\$ 100,000	\$ 420,000
	Network Redundancy & Improvement Plan	\$ -	\$ 330,000	\$ 220,000	\$ -	\$ 100,000	\$ 650,000
	Application Implementation	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ 150,000	\$ 375,000
		\$ -	\$ 805,000	\$ 530,000	\$ 460,000	\$ 470,000	\$ 2,265,000
<i>Town Clerk</i>							
	Archives & Records Management/Records Conservation & Preservation	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 80,000
		\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 80,000
<i>Land Use, Health and Development</i>							
	Transportation Mitigation	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
	Parking Lot Consolidation and Repaving	\$ -	\$ -	\$ 105,000	\$ 1,500,000	\$ -	\$ 1,605,000
	Stone Building Analysis	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
		\$ -	\$ 125,000	\$ 205,000	\$ 1,600,000	\$ 100,000	\$ 2,030,000
<i>Fire</i>							
	Ambulance Replacement	\$ -	\$ -	\$ 280,000	\$ -	\$ -	\$ 280,000
	Protective Clothing	\$ -	\$ 67,500	\$ -	\$ -	\$ -	\$ 67,500
	Replace 2004 Pumper	\$ -	\$ -	\$ -	\$ -	\$ 625,000	\$ 625,000
		\$ -	\$ 67,500	\$ 280,000	\$ -	\$ 625,000	\$ 972,500
<i>Police</i>							
	Police Outdoor/Indoor Firing Range - Hartwell Ave.	\$ -	TBD	TBD	\$ -	\$ -	TBD
	Public Safety Radio Console Replacement	\$ -	\$ 370,000	\$ -	\$ -	\$ -	\$ 370,000
		\$ -	\$ 370,000	\$ -	\$ -	\$ -	\$ 370,000
<i>Library</i>							
	Cary Library Children's Room Renovation	\$ -	TBD	\$ -	\$ -	\$ -	TBD
<i>Public Facilities</i>							
	Lexington Police Station Rebuild	\$ -	\$24,450,000	\$ -	\$ -	\$ -	\$ 24,450,000
	Townwide Roofing Program	\$ -	\$ -	\$ 2,010,152	\$ 200,934	\$ 5,626,693	\$ 7,837,779
	School Building Envelopes and Systems Program	\$ -	\$ 233,448	\$ 239,285	\$ 245,199	\$ 251,400	\$ 969,332
	Municipal Building Envelopes and Systems	\$ -	\$ 203,205	\$ 208,285	\$ 213,492	\$ 218,829	\$ 843,811
	Building Flooring Program	\$ -	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 500,000
	School Paving Program	\$ -	\$ 261,740	\$ -	\$ -	\$ -	\$ 261,740
	Public Facilities Bid Documents	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
	Visitors Center	\$ -	\$ 4,049,000	\$ -	\$ -	\$ -	\$ 4,049,000
	Public Facilities Mechanical/Electrical System Replacements	\$ -	\$ 605,000	\$ 672,000	\$ 728,000	\$ 788,500	\$ 2,793,500
	Lexington High School Design	\$ -	\$ -	\$ -	\$ 1,825,000	TBD	\$ 1,825,000
	Playground Replacement Program Bridge	\$ -	\$ 302,000	\$ -	\$ -	\$ -	\$ 302,000
	LHS Short Term Capacity	\$ -	TBD	\$ -	\$ -	\$ -	TBD
		\$ -	\$30,329,393	\$ 3,354,722	\$ 3,437,625	\$ 7,110,422	\$ 44,232,162
<i>Public Works</i>							
	Center Streetscape Improvements	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ -	\$ 7,500,000
	Automatic Meter Reading System	\$ -	\$ 650,000	\$ 650,000	\$ -	\$ -	\$ 1,300,000
	DPW Equipment Replacement	\$ -	\$ 1,312,000	\$ 1,022,500	\$ 1,020,000	\$ 1,252,000	\$ 4,606,500
	Street Improvements	\$ -	\$ 2,616,801	\$ 2,634,022	\$ 2,651,674	\$ 2,669,767	\$ 10,572,265
	Storm Drainage Improvements and NPDES compliance	\$ -	\$ 370,000	\$ 370,000	\$ 370,000	\$ 370,000	\$ 1,480,000
	Sanitary Sewer System Investigation and Improvements	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 4,000,000
	Hydrant Replacement Program	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 600,000
	Pump Station Upgrades	\$ -	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 3,200,000
	Street Acceptance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Comprehensive Watershed Stormwater Management Study and Implementation	\$ -	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 1,560,000
	Water Distribution System Improvements	\$ -	\$ 2,200,000	\$ 2,200,000	\$ 2,200,000	\$ 2,200,000	\$ 8,800,000
	Sidewalk Improvement	\$ -	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 3,200,000
	Battle Green Master Plan - Phase 3	\$ -	\$ 570,438	\$ -	\$ -	\$ -	\$ 570,438
	Townwide Culvert Replacement	\$ -	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 1,560,000
	Townwide Signalization Improvements	\$ -	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 500,000
	Municipal Parking Lot Improvements	\$ -	\$ -	\$ 40,000	\$ 480,000	\$ -	\$ 520,000
	Hartwell Avenue Compost Site Improvements	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
	Battle Green Streetscape Improvements	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000
	Public Parking Lot Improvement Program	\$ -	\$ -	\$ 100,000	\$ 500,000	\$ 500,000	\$ 1,100,000
	Hill Street Sidewalk Project	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 1,500,000
		\$ -	\$15,374,239	\$13,171,522	\$16,376,674	\$10,846,767	\$ 55,769,203
<i>Recreation</i>							
	Pine Meadows Improvements	\$ -	\$ 60,000	\$ -	\$ -	\$ 50,000	\$ 110,000
	Park and Playground Improvements	\$ -	\$ -	\$ 85,000	\$ 96,000	\$ 70,000	\$ 251,000
	Park Improvements - Athletic Fields	\$ -	\$ 400,000	\$ 275,000	\$ 125,000	\$ 150,000	\$ 950,000
	Pine Meadows Equipment	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 70,000	\$ 190,000
	Park Improvements - Hard Court Resurfacing	\$ -	\$ 58,000	\$ 71,000	\$ 65,000	\$ 1,590,000	\$ 1,784,000
	Outdoor Pickleball Court Construction	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
	Crickit Field Construction	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
	Old Reservoir Bathhouse Renovation	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
	Community Center Campus Expansion	\$250,000	\$ 210,000	\$21,000,000	\$ -	\$ -	\$ 21,460,000
	Pine Meadows Clubhouse Renovation	\$ -	\$ -	\$ 100,000	\$ 750,000	\$ -	\$ 850,000
		\$250,000	\$ 1,228,000	\$21,691,000	\$ 1,296,000	\$ 1,930,000	\$ 26,395,000
<i>Schools</i>							
	LPS Technology Capital Request	\$ -	\$ 1,750,700	\$ 1,249,600	\$ 1,712,100	\$ 1,793,220	\$ 8,220,920
		\$ -	\$ 1,750,700	\$ 1,249,600	\$ 1,712,100	\$ 1,793,220	\$ 8,220,920
	Grand Total	\$ 250,000	\$50,069,832	\$40,501,844	\$ 24,902,399	\$22,895,409	\$ 140,334,785

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Water and Sewer Commitment

PRESENTER:

David J. Pinsonneault

ITEM NUMBER:

C.1

SUMMARY:

Water and Sewer Commitment Cycle 9 December 2017 \$ 242,145.23

SUGGESTED MOTION:

To approve the noted Water and Sewer Commitment above.

FOLLOW-UP:

Treasurer / Collector

DATE AND APPROXIMATE TIME ON AGENDA:

1/29/2018

ATTACHMENTS:

Description	Type
 AIS For BOS 1-29-18	Cover Memo



Department of Public Works
Town of Lexington
Water and Sewer Enterprise Funds
FISCAL YEAR 2018

December 2017 Cycle 9 Billing

CYCLE 9

GRAND TOTAL

DECEMBER 2017		
WATER	\$ 235,173.57	\$ 235,173.57
SEWER	\$ 1,790.40	\$ 1,790.40
FEE FOR BEDFORD	\$ 5,181.26	\$ 5,181.26
TOTAL	\$ 242,145.23	\$ 242,145.23

To the Collector of Revenue for the Town of Lexington:

You are hereby authorized and required to levy and collect of the persons named in the list of water/sewer charged herewith committed to you and each one of his/her respective portion herein set down to the sum total of such list. Said sum being:

Two hundred forty-two thousand, one hundred forty five dollars and 23/100

And pay the same into the treasury of the Town of Lexington and to exercise the powers conferred by law in regard thereto.

DIRECTOR OF PUBLIC WORKS

Treasurer/Collector, Director of Public Works, Water/Sewer Billing

BOARD OF SELECTMEN 1/29/18

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

AGENDA ITEM TITLE:

Approve Minutes

PRESENTER:

Suzanne Barry, Chair

ITEM NUMBER:

C.2

SUMMARY:

The minutes of the following meeting dates are ready for your review and approval:

- 12/18/17 BOS, 12/19/17 BOS

The Executive Session minutes of the following meeting date are ready for your review and approval:

- 12/18/17 BOS

SUGGESTED MOTION:

Move to approve the minutes of:

- 12/18/17 BOS, 12/19/17 BOS

Move to approve but not release the executive minutes of:

- 12/18/17 BOS

FOLLOW-UP:

Selectmen's Office

DATE AND APPROXIMATE TIME ON AGENDA:

1/29/2018

ATTACHMENTS:

Description		Type
	121817 Minutes	Backup Material
	121917 Minutes	Backup Material

Selectmen's Meeting
December 18, 2017

A meeting of the Lexington Board of Selectmen was called back to order at 7:15 p.m. on Wednesday, December 18, 2017 in the Selectmen's Meeting Room of the Town Office Building, following a Joint Session with the Planning Board and 15-minute recess. Ms. Barry, Chair; Mr. Kelley; Mr. Pato; Ms. Ciccolo; and Mr. Lucente were present as well as Mr. Valente, Town Manager; and Ms. Siebert, Recording Secretary.

Public Comment

Dawn McKenna, 9 Hancock Street/Precinct 6 Town Meeting member, reported that a resident was injured from a fall that occurred while walking on Grove Street near the corner of Diamond Road. The resident does not want to take any action but he believes the drop off and unlit sidewalk are hazardous and should be addressed. Mr. Valente will forward this information to relevant staff and update the Board at a later date.

Selectmen Concerns and Liaison Reports

Ms. Barry said LexHab's application for a comprehensive permit for the Lowell Street project "Farmview" was unanimously approved by the Zoning Board of Appeals on December 14, 2017 after a two-hour public hearing and deliberation.

Ms. Barry announced that the School Committee has narrowed the candidate pool to three finalists for a new Superintendent: Glenn Brand, the former Superintendent from Acton-Boxborough; Julie Hackett, the Superintendent from Taunton; and Bella Wong, Superintendent for Lincoln-Sudbury. Public interviews will be held in January; interested residents should be on the alert for notifications. Lexington's current Superintendent, Dr. Czajkowski, is retiring at the end of June.

Ms. Barry thanked her colleagues on the Board, Town staff, and the Lexington community for hard work, dedication, and support in the past calendar year that has seen many challenges and accomplishments.

Town Manager Report

An update on the Woburn Street project is tentatively scheduled for the January 22, 2018 Selectmen's meeting.

Town Engineers are working on a revision to the 25% design of the Center Streetscape project. A review is tentatively scheduled for the February 26 Selectmen's meeting. Mr. Valente is attempting to identify five of the original ad hoc Center Streetscape Committee willing to remain on the project through the 25% phase. This continuity is intended to ensure DPW work aligns with the committee's work.

Tentative dates for Town Meeting Member Association information nights are:

Wednesday, March 14, Thursday, March 15, and Wednesday, March 21. Mr. Valente asked the Selectmen to let him know their availability. He will also pass on these dates on to the Planning Board and School Committee. The first night of Annual Town Meeting is scheduled for Monday, March 26, 2018.

Consider Resolution in Support of House Bill 1194/ Senate Bill 1225—End of Life Options Act

Michael Martignetti, 37 Barberry Road, bill proponent, asked the Selectmen to consider endorsing a non-binding resolution in support of Massachusetts House Bill 1194/ Massachusetts Senate Bill 1225: "End of Life Options Act". As stated in the resolution, approximately 62% of Lexington residents who voted in the 2012 referendum Question #2, voted in favor of Aid in Dying in a year that saw an 83% voter turnout. Recently, the Massachusetts Medical Society dropped their long-standing opposition to physician assisted suicide, took on the language of medical aid in dying, and adopted a position of "neutral engagement". Cambridge, Provincetown, Northampton and Amherst have already passed this resolution.

Ms. Ciccolo said she has spoken with Mr. Martignetti about the bills and has come to understand that protective safeguards are now in place. She believes these revisions have created well-developed, thoughtful, and humane legislation. Mr. Martignetti noted that Representative Kaufman and Senator Barret support the bills.

Mr. Kelley voiced support for the legislation. Mr. Pato also supports the legislation now that safeguards for vulnerable populations are included and with the community support demonstrated at the polls. Mr. Lucente concurred, adding that the subject is no longer the lightning rod it once was.

Kay Tiffany, 109 Reed Street, said the subject was dear to her heart and she is gratified that Lexington's Selectmen support it.

Upon motion duly made and seconded, the Board of Selectmen voted 5-0 to support and endorse a non-binding resolution in support of Massachusetts House Bill 1194 and Massachusetts Senate Bill 1225 the "end of Life Options Act".

Discussion of PACE Program

Mark Sandeen, Chair of Sustainable Lexington, presented information about the PACE program.

The Board of Selectmen is being asked to authorize the Town Manager to enter into an agreement with MassDevelopment, the program administrator that will allow Lexington's commercial property owners an option for upgrading their facilities. Property Assessed Clean Energy (PACE) is a clean energy, third party loan program for business owners who are interested in completing energy efficiency upgrades, installing renewable energy, and reducing carbon output. Enabling legislation was passed by the State Legislature last year. The program has the unanimous support of Lexington's Getting to Net Zero Task Force and the Economic Development Advisory Committee. If the Board is interested in pursuing this program further, staff will determine whether Munis, the Town's property tax billing system, can accommodate the billing aspect.

Mr. Valente said staff received a PACE presentation from MassDevelopment and were comfortable, in general, with the program. Entering into PACE would not require Town Meeting approval. The matter can come back before the Selectmen in January.

Ms. Ciccolo said she has been following the PACE program for some time and is excited about it. She would like to move ahead quickly.

Mr. Kelley also supports the program and asked if property owners could collaborate and share the cost/benefits of investment. He asked if the program would act something like a betterment that is paid for incrementally over time via the tax bill. Mr. Sandeen said he believes it possible for property owners could team up and that the loan payments were similar to betterments, already familiar to Lexington taxpayers.

Ms. Barry also approved of the program and awaits further information in January.

Mr. Pato said he also intends to vote yes and noted that the program's start is anticipated in mid-January.

Mr. Lucente said he also supports the program and asked if there is a limit to how many can sign up for the program. Mr. Sandeen said there is no limit.

David Kanter, 48 Fifer Lane, asked if homeowners' associations could participate. Mr. Sandeen said multifamily facilities over 4 units are considered commercial and do qualify.

Dawn McKenna, Chair of the Tourism Committee, asked if the PACE program could be one of the funding mechanisms for the Visitors Center. Mr. Sandeen said it could be but he is not sure how property assessment works for a non-profit entity. He expects to hear back from MassDevelopment on this issue. Mr. Valente said he would have to think about how this would be applicable to the Visitors Center since use of fossil fuels is already not planned for the facility.

Recognize Sustainable Lexington—Leadership by Example Award

On November 30, 2017, the Town of Lexington and the Sustainable Lexington Committee were presented with one of the two 2017 Leading By Example (LBE) awards for municipalities by Governor Baker and Lt. Governor Polito at the State House. The Commonwealth's LBE Awards recognize outstanding efforts among Commonwealth agencies, public colleges and universities, and municipalities that have implemented policies and programs that have led to significant and measurable environmental and energy benefits.

The Board recognized the Sustainable Lexington Committee (Todd Rhodes, Marcia Gens, Rick Reibstein, Dan Voss [in absentia] and Town staff (including Carl Valente, Town Manager; Dave Pinsonneault, DPW Director; Shawn Newell, Assistant Director of Public Facilities) for receiving the 2017 LBE Award.

The Board and Mr. Valente thanked everyone involved for their efforts on behalf of the Town and congratulated the group.

Review and Approve 2018 Fee Schedule for Recreation/Community Programs

Ms. Battite, Director of Recreation and Community Programs; and Ms. Dean, Community Center Director, gave the annual review of the department's fee schedule. There are nine

categories of services; of them, the current field permit fee schedule, updated in 2014, is the sole category not slated for increase.

Selectmen agreed the increases as presented were reasonable.

Ms. Barry asked if scholarships are available. Ms. Battite said financial aid is available and this program was updated about six months ago. Families or residents need only apply once a year rather than by program and there is now no limit on the number of activities that can be undertaken. The former maximum subsidy was 50%; now there is instead a sliding scale that takes into account the level of need.

Upon motion duly made and seconded, the Board of Selectmen voted 5-0 to adopt the 2018 recreation fee schedule as proposed.

Continue Discussion—Solid Waste and Recycling Collection Program

David Pinsonneault, Public Works Director, and Robert Beaudoin, Environmental Services Superintendent, asked the Board for direction on how to move forward with the new solid waste contract. Two different scenarios currently exist: 1) a five-year contract for manual trash collection and manual single stream recycling collection; and 2) a six-year contract for manual trash collection and automated recycling collection.

Mr. Pinsonneault said that the automated recycling system would encourage more recycling by replacing the small bins currently used with larger capacity wheeled carts. In this scenario, the six-year contract would allow for a one-year start up period that keeps the status quo collection system while the public is educated about the new, automated recycling collection system. If the Board decides it wants to pursue a manual trash/automated recycling system, the vendor would need to know by October 2018 for implementation in July 2019.

Mr. Lucente asked, if the status quo system was retained, whether the vendor would agree to residents using a larger recycling bin than the one currently used, which are often not big enough. Mr. Beaudoin said a larger bin should be acceptable. Mr. Pinsonneault said, if an automated recycling system is adopted, the prevailing thought is to use the 96-gallon cart to promote an increase in recycling but there would be a provision for residents to opt for a smaller cart. Mr. Lucente said, given the apparent multitude of options, he would like to know what they all are before deciding. He is happy, however, that there are options for people who want a smaller wheeled recycling bin.

Mr. Pato said he, too, is interested in the option for a smaller than 96-gallon recycling bin for those that need/want less weight and capacity. He likes option # 2 because it provides time and flexibility to consider automated vs. manual recycling. Before making a decision, he would want to go through the list of concerns expressed by the community to make sure the Town has solid responses to all of them.

Ms. Barry said it is good to acknowledge that recycling is de facto single stream but she asked whether the Town would need to provide more totes if the system remained manual/manual. Mr.

Beaudoin said people could continue to use the current recycling bins or put a “Recycling” sticker on a larger bin of their choosing. Given that response, Ms. Barry said she is also leaning toward option # 2.

Mr. Kelley said he is for manual pick up of both trash and recycling because it is important the individual citizen concerns are accommodated.

Ms. Ciccolo leaned toward option # 2 as well but also noted a desire to serve individual needs. She asked for another information session to be scheduled where the different bin sizes could be examined by residents. She asked about whether once-a-week, aggregate compost collection could be considered since that would reduce tonnage and tipping fees for the Town and put organic waste to better use. Mr. Pato noted that a composting service, Black Earth, is used by the Schools and residents can coordinate with the vendor to participate in a fee-for-service curbside pick-up program.

David Kanter, 48 Fifer Lane, said he has yet to see a viable plan for how automated pick up can be accomplished in non-linear developments. He is reluctant to leave the particulars up to the vendor. Since this concern remains unresolved, he prefers the manual/manual status quo system with a built-in option to re-evaluate once concerns have been addressed.

Mr. Kelley said, now that the Town has determined that the system will remain at least partially manual, there may be savings for the vendor who will not have to invest in automated equipment. In this event, he believes a vendor might be open to a longer-term contract that could hold down/stabilize costs.

Consider Request for New Street Lights—Lincoln Street

Mr. Pinsonneault, Director of Public Works, said Public Works was approached by residents of the new Lincoln Woods Development to add additional streetlights on Lincoln Street, from the Rt. 128 overpass to Grey Oaks Circle. DPW staff reviewed the area and concurs with this request to add 5 LED lights in this section of Lincoln Street. The streetlight vendor has confirmed that the addition of lights is possible at this location and the Police have agreed that streetlights are warranted in the area. The proposed funding source is the DPW Operating budget.

Mr. Kelley said, with interest in additional development in this area, there may be practical reasons to install more than 5 lights. Mr. Pinsonneault said he would have the vendor look into the matter.

Mr. Pato said the request seems necessary and useful, although it is near the Cambridge Reservoir. He asked if there are wildlife considerations. Mr. Pinsonneault said he is unaware of any.

Mr. Lucente asked for clarification on what costs the Town would absorb. Mr. Pinsonneault said the Town’s streetlight program would cover the \$4,500 installation fee. Ongoing costs would be nominal charges from Eversource to power the lights. Mr. Lucente said he will support the additional lights with the understanding that the existing streetlights will continue to be

maintained diligently. He believes a database of light repairs should be available to residents. Mr. Pinsonneault said the department website has been updated so that the page to report light outages includes a direct phone number/email address for the staff that handle this work.

Mr. Kelley asked if all streetlights in Town will be converted to LED. Mr. Pinsonneault said induction lighting is still being used but the Town is looking into a pilot program and grants to fund LED conversion. The Center Streetscape project would use LED lighting throughout the Town Center. When a light is converted to a more efficient technology, Eversource is alerted to change its billing formula.

Upon motion duly made and seconded, the Board of Selectmen voted 5-0 to approve the addition of new streetlights on Lincoln Street as proposed.

Authorize LexHab to Act as Town's Agent for Rehabilitation of 241 Grove Street

Mr. Valente said when the Town purchased the Wright Farm Property at 241 Grove Street, the intent was that a portion of the land and barn would be transferred to the Conservation Commission for conservation purposes and the house would be transferred to LexHab for affordable housing. This land split is in progress and will be done by ANR (Approval Not Required). Until the land split happens and the Chapter 40B Comprehensive Permit is issued by the ZBA, however, LexHab does not control the house lot. On its own, therefore, it cannot file for a building permit. LexHab is ready to begin the renovation of the house and is requesting that the Board of Selectmen authorize them to undertake this work prior to the formal split of the lot.

Mr. Kennedy from LexHab was present for the vote and to answer any questions.

Upon motion duly made and seconded, the Board of Selectmen enthusiastically voted 5-0 to authorize LexHab to undertake renovation work of the Town-owned home at 241 Grove Street and to authorize the Town Manager to approve and sign any permit documents as required.

Consider Potential Modifications—Revenue Allocation Formula

Mr. Valente and Ms. Kosnoff, Assistant Town Manager for Finance, provided background on this review of possible modifications to the FY19 Revenue Allocation model requested at Financial Summit 3. In general, the participating committees wished to see the impact of:

- Capital Expenditures Committee: Moving tax support of Community Center to the municipal budget;
- School Committee: Moving tax support of the Community Center, Senior Tax Program; Net Zero Program, Building Envelope and Street Improvements to the municipal budget. For consistency, we have moved Municipal Building Envelope to the municipal budget and School Building Envelope to the School budget.
- Appropriation Committee: 5 members preferred the current methodology remain in effect; and
- Board of Selectmen: Moving tax support of Community Center to the municipal budget.

Selectmen at first suggested leaving the model as is rather than to modify it noting, as calculated, that the modification options do not demonstrate substantive benefit.

David Kanter, Capital Expenditures Committee, said there would be a philosophical benefit from choosing another allocation model even if the financial benefit did not seem worthwhile. He urged the Board not to focus solely on bottom line considerations and to think about setting a consistent policy for the future.

Ms. Ciccolo said her understanding of why the Community Center operational funds were held aside and kept separately is that it made for easier tracking. In the past, Recreation programs were funded 100% by fees; with a change in that model, the Board wanted to make sure costs were transparent. With this in mind, and the community's obvious support for funding part of the Community Center operations via the tax levy, Ms. Ciccolo said she would be fine with going with Option #2 of the proffered modifications.

Mr. Valente agreed that transparency is a goal. Another consideration is that there are now programs for which a fee cannot be set, such as drop-in activities that require staff. Mr. Valente said, to fund these in the old way, Recreation fees for other programs would have been raised to cover non-fee programs. These drop-in programs are considered valuable to the whole community. This funding strategy was originally approved by former school superintendent, Dr. Ash, and former Assistant Town Manager for Finance, Rob Adelman.

Dawn McKenna, 9 Hancock Street, said she believes the Community Center expenses can continue to be tracked even if the cost is categorized as shared with the Schools.

On a second round of consensus gathering, Ms. Ciccolo, Mr. Kelley, and Ms. Barry agreed to support Option #2—Move Community Center to Municipal; Mr. Pato and Mr. Lucente supported the status quo model as presented at Summit III.

Entertainment License—Inn at Hastings Park

The Inn at Hastings Park has requested an Entertainment License for New Year's Eve to have live music; the Town Manager has approved the request.

Upon motion duly made and seconded, the Board of Selectmen voted 5-0 to approve the request of the Inn at Hastings Park for an Entertainment License for live music on New Year's Eve until 1:00 AM on January 1, 2018.

Selectmen's Reappointments

Upon motion duly made and seconded, the Board of Selectmen voted 5-0 to re-appoint Robert Adams to the Historic Districts Commission for a 5-year term to expire December 31, 2022.

Annual License Renewals

The list of annual license renewals as presented includes several liquor licenses that will only be released once all requirements have been met.

Upon motion duly made and seconded, the Board of Selectmen voted 5-0 to approve and sign the license renewals as presented.

Future Meeting Dates

The Board reviewed a tentative January—June 2018 meeting schedule.

Consent Agenda

- Disclosure by Town Manager of Financial Interest (MGL C, 286A, Section 9)

Ms. Barry is recused from this vote as her husband is an employee of the Town.

As the Town Manager's appointing authority, as required by G.L. c. 268A, § 19, the Board has reviewed the particular matter and the financial interest identified above by the Town Manager and voted 4-0 that the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee.

- Approve One-Day Liquor Licenses

Upon motion duly made and seconded, the Board of Selectmen voted 5-0 to approve 2 one-day liquor licenses to serve beer and wine: Maddie's Mission, Saturday, January 6, 2018 from 7:30 p.m. until 11:30 p.m. for the purpose of Maddie's Mission Awareness fundraiser being held at Temple Emenuah; and Spectacle Management, Saturday January 20, 2018 from 7:00 p.m. until 11:00 p.m. for a performance Lenny Clarke being held at Cary Memorial Building.

- Water & Sewer Commitments

Upon motion duly made and seconded, the Board of Selectmen voted 5-0 to approve the following Water & Sewer commitments: Water & Sewer Commitment Section 3 for \$4,996,894.53; Water & Sewer Commitment October final water bills for \$ 21,723.14; Water & Sewer Commitment November Cycle 9 Billing for \$263,152.24; and Water & Sewer Commitment November 2017 final water bills for \$17,643.67.

- Approve Minutes

Upon motion duly made and seconded, the Board of Selectmen voted 5-0 to approve and release the minutes with minor non-substantive changes of: August 15, 2017 Joint Meeting BOS/PBC/Sustainable Lex; and regular meetings of the Board of Selectmen of September 18, 2017; September 25, 2017; October 2, 2017; October 11, 2017; October 12, 2017, October 16, 2017; October 17, 2017; October 18, 2017; October 30, 2017; November 6, 2017; November 13, 2017; November 20, 2017, and November 27, 2017.

And, further, to approve but not release the executive minutes, with minor non-substantive changes, from September 18, 2017; September 25, 2017; September 27, 2017; October 11, 2017; and October 30, 2017.

Executive Session

Upon motion duly made and by roll call, the Board of Selectmen voted 5-0 at 9:08 p.m. to enter Executive Session under Exemption 6 to consider the purchase, exchange, lease or value of real property located at Emerson Gardens, and to reconvene in Open Session

only to adjourn. Further, it was declared that an open meeting may have a detrimental effect on the negotiating position of the Town.

Adjourn

Upon motion duly made and seconded, the Board of Selectmen voted 5-0 to adjourn at approximately 9:24 p.m.

A true record; Attest:

Kim Siebert
Recording Secretary

JOINT SELECTMEN AND SCHOOL COMMITTEE MEETING

Tuesday, December 19, 2017

Selectmen's Meeting Room

8:30 AM

A Joint Meeting of the Lexington Board of Selectmen and School Committee was called to order at 8:35 a.m. on December 19, 2017 in the Selectmen's Meeting Room of the Town Office Building. Board of Selectmen: Ms. Ciccolo, Acting Chair; Mr. Kelley (late arrival); Mr. Pato and Mr. Lucente were present as well as Mr. Valente, Town Manager; Anne Kostos, Director of Human Resources; Ms. Siebert, Recording Secretary.

Present for the School Committee were Mr. Alessandrini, Chair; Ms. Jay; Ms. Steigerwald; Ms. Colburn and Ms. Visco, Lexington Schools Human Resources.

Annual License Renewals

Upon motion duly made and seconded, the Board of Selectmen voted 3-0 to approve and sign the license renewals as presented.

Executive Session—Exemption 3: Discuss strategy with respect to collective and coalition bargaining related to Municipal and School unions

Upon motion duly made and by roll call, the Board of Selectmen voted 3-0 at 8:40 a.m. to enter Executive Session under Exemption 3 to discuss strategy with respect to collective and coalition bargaining related to Municipal and School unions and to reconvene in Open Session only to adjourn. Further, it was declared that an open meeting discussion may have a detrimental effect on the bargaining position of the Town.

Adjourn

Upon motion duly made and seconded, the Board of Selectmen voted 4-0 to adjourn at 10:00 a.m. The School Committee also moved, seconded, and voted 4-0 to adjourn at 10:00 a.m.

A true record; Attest:

Kim Siebert
Recording Secretary