

## SELECT BOARD MEETING

Monday, February 2, 2026

Select Board Meeting Room, 1625 Massachusetts Avenue, Lexington, MA 02420 - Hybrid Participation\*  
6:30 PM

### AGENDA

#### PUBLIC COMMENTS

Public comments are allowed for up to 10 minutes at the beginning of each meeting. Each speaker is limited to 2 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 Select Board's Office at 781-698-4580 if they wish to speak during public comment to assist the Chair in managing meeting times.

#### SELECT BOARD MEMBER CONCERNS AND LIAISON REPORTS

1. Select Board Member Announcements and Liaison Reports
2. Lexington High School Project Update to Board

1. Town Manager Weekly Update

#### CONSENT AGENDA

1. Approve: One-Day Liquor License - Galaray House, 1720 Massachusetts Avenue
  - 'First Friday' Monthly Art Show - Friday, February 6, 2026
2. Approve: One-Day Liquor License(s) - Spectacle Management, Inc., 1605 Massachusetts Avenue
  - Saturday, March 14, 2026 - Troubadours
  - Friday, March 20, 2026 - Hot Chilli Pipers
  - Thursday, April 2, 2026 - Peking Acrobats
  - Sunday, April 26, 2026 - Rick Thomas
  - Friday, May 1, 2026 - Madeleine Peyroux
3. Approve: New Legacy Cultural Center Lantern Festival Parade
  - Sunday, March 1, 2026: from Cary Memorial Hall to the Visitors' Center
4. Approve: Expenditure of Funds for Gift of Cash Received by Fire Department
5. Town Manager Committee Appointment and Reappointment  
Reappointment:
  - Metropolitan Area Plan Council (MAPC) - Abby McCabe  
Appointment:
  - Metropolitan Area Plan Council (MAPC) Alternate - Meghan Roche

#### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Presentations: 2026 Annual Town Meeting Articles
  - Article 10: Appropriate for the FY27 Community Preservation Committee Operating Budget and CPA Projects

6:45pm

- Article 34: Skip the Stuff (Citizen Petition)
  - Article 26: Oversee Financial Expenditures Lexington High School Project (Citizen Petition)
2. 2026 Annual Town Meeting 7:25pm
    - Approve Letter from Town Moderator for Inclusion in 2026 Annual Town Meeting Warrant
    - Approve Annual Town Meeting and Election Warrant
  3. Discussion: FY27 Town Manager's Preliminary Budget & Financial Planning 7:30pm
  4. Discussion: Select Board Report to 2026 Annual Town Meeting 7:50pm

## ADJOURN

1. Anticipated Adjournment 8:00pm

Meeting Packet: <https://lexington.novusagenda.com/agendapublic/>

\*Members of the public can attend the meeting from their computer or tablet by clicking on the following link at the time of the meeting:

[https://lexingtonma.zoom.us/j/86343561893?](https://lexingtonma.zoom.us/j/86343561893?pwd=oXKQDdIatm6cK4k5pbTMMCVODdQYa.1)  
[pwd=oXKQDdIatm6cK4k5pbTMMCVODdQYa.1](https://lexingtonma.zoom.us/j/86343561893?pwd=oXKQDdIatm6cK4k5pbTMMCVODdQYa.1)

Meeting ID: 863 4356 1893

Passcode: 436053

An Act Relative to Extending Certain State of Emergency Accommodations:

<https://www.mass.gov/the-open-meeting-law>

A work session of the Select Board will be held on Monday, February 9, 2026 at 6:30pm via hybrid participation.

The next regularly scheduled meeting of the Select Board will be held on Monday, February 23, 2026 at 6:30pm via hybrid participation.

*Hearing Assistance Devices Available on Request  
All agenda time and the order of items are approximate and  
subject to change.*



# **AGENDA ITEM SUMMARY**

## **LEXINGTON SELECT BOARD MEETING**

### **AGENDA ITEM TITLE:**

Select Board Member Announcements and Liaison Reports

### **PRESENTER:**

Jill Hai, Select Board Chair

### **ITEM NUMBER:**

LR.1

### **SUMMARY:**

Under this item, Select Board Members can provide verbal updates, make announcements, as well as comment on any additional points or concerns.

Resources for Immigrant Rights, Travel and Protection

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

### **DATE AND APPROXIMATE TIME ON AGENDA:**

2/2/2026

# **AGENDA ITEM SUMMARY**

## **LEXINGTON SELECT BOARD MEETING**

### **AGENDA ITEM TITLE:**

Lexington High School Project Update to Board

### **PRESENTER:**

Joe Pato, Select Board/School  
Building Committee Member

### **ITEM NUMBER:**

L.2

### **SUMMARY:**

Under this standing item, the Select Board will share general updates on the Lexington High School Project, including progress reports, key milestones, and upcoming actions. This item is intended to provide regular updates to the community on the project's status and next steps.

Public comment will not be taken on this item.

For additional information and live updates, visit the project website: [www.lhsproject.lexingtonma.org](http://www.lhsproject.lexingtonma.org)

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

### **DATE AND APPROXIMATE TIME ON AGENDA:**

2/2/2026

# **AGENDA ITEM SUMMARY**

## **LEXINGTON SELECT BOARD MEETING**

### **AGENDA ITEM TITLE:**

Town Manager Weekly Update

### **PRESENTER:**

### **ITEM NUMBER:**

TM.1

### **SUMMARY:**

Under this item, the Town Manager can provide verbal updates, make announcements, as well as comment on any additional points or concerns.

### **SUGGESTED MOTION:**

### **FOLLOW-UP:**

### **DATE AND APPROXIMATE TIME ON AGENDA:**

2/2/2026

# **AGENDA ITEM SUMMARY**

## **LEXINGTON SELECT BOARD MEETING**

### **AGENDA ITEM TITLE:**

Approve: One-Day Liquor License - Galaray House, 1720 Massachusetts Avenue

### **PRESENTER:**

Jill Hai, Select Board Chair

### **ITEM NUMBER:**

C.1

### **SUMMARY:**

#### **Category: Decision-Making**

**Galaray House** is requesting a One-Day Liquor License to serve beer and wine at its First Friday Celebration on Friday, February 6, 2026 from 6:00 PM to 8:00 PM at 1720 Massachusetts Avenue. This event will feature artwork by local residents and serve as a community celebration.

### **SUGGESTED MOTION:**

Move to approve a One-Day Liquor License for Galaray House to serve beer and wine at 1720 Massachusetts Avenue on Friday, February 6, 2026 from 6:00 PM to 8:00 PM.

### **FOLLOW-UP:**

Select Board Office.

### **DATE AND APPROXIMATE TIME ON AGENDA:**

2/2/2026

# AGENDA ITEM SUMMARY

## LEXINGTON SELECT BOARD MEETING

### AGENDA ITEM TITLE:

Approve: One-Day Liquor License(s) - Spectacle Management, Inc., 1605 Massachusetts Avenue

### PRESENTER:

Jill Hai, Select Board Chair

### ITEM NUMBER:

C.2

### SUMMARY:

#### **Category: Decision-Making**

**Spectacle Management, Inc.** is requesting **five** One-Day Liquor Licenses to serve beer and wine at Cary Hall, located at 1605 Massachusetts Avenue, for their Concert Series. The concerts are scheduled for the following dates and times:

- Saturday, March 14, 2026 - Troubadours from 6:30 - 10:30 PM
- Friday, March 20, 2026 - Hot Chilli Pipers from 6:30 - 10:30 PM
- Thursday, April 2, 2026 - Peking Acrobats from 6:30 - 10:30 PM
- Sunday, April 26, 2026 - Rick Thomas from 2:00 - 6:00 PM
- Friday, May 1, 2026 - Madeleine Peyroux from 6:30 - 10:30 PM

The request has been reviewed by the Police Department, Fire Department, and Grounds Division, all of whom have no concerns.

### SUGGESTED MOTION:

Move to approve **five** One-Day Liquor Licenses for Spectacle Management, Inc. to serve beer and wine at Cary Hall, 1605 Massachusetts Avenue, for their Concert Series on March 14, 20 & April 2, 26 & May 1, 2026.

Move to approve the consent.

### FOLLOW-UP:

Select Board Office.

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/2/2026

**ATTACHMENTS:**

Description	Type
📎 Event Diagram	Backup Material

Cary Concert Hall Area

Cary Hall Lobby Area

\*Area where beer, wine and snacks will be served

# **AGENDA ITEM SUMMARY**

## **LEXINGTON SELECT BOARD MEETING**

### **AGENDA ITEM TITLE:**

Approve: New Legacy Cultural Center Lantern Festival Parade

### **PRESENTER:**

Jill Hai, Select Board Chair

### **ITEM NUMBER:**

C.3

### **SUMMARY:**

#### **Category: Decision-Making**

The New Legacy Cultural Center is requesting approval for the parade portion of its 2026 Lexington Lantern Festival. The parade is proposed to take place on Sunday, March 1, 2026, from 6:00pm to 7:00pm.

The parade will originate at Cary Hall and proceed to the Visitor Center lawn. A backup route has been identified from Cary Hall to Fletcher Park in the event of inclement weather. Approximately 100 parade participants are expected.

The Police Department, Department of Public Works, Fire Department, and Town Manager's Office have reviewed this request and have no objections. Police will provide traffic control and escort services as needed for public safety.

### **SUGGESTED MOTION:**

To approve the New Legacy Cultural Center's request to hold their Lantern Festival Parade on Sunday, March 1, 2026 from 6:00pm to 7:00pm, traveling from Cary Hall to the Visitor Center lawn, with a backup route from Cary Hall to Fletcher Park if necessary, subject to working out the final details with Town Departments.

Move to approve the consent.

### **FOLLOW-UP:**

Select Board Office to issue approval for parade portion of event

### **DATE AND APPROXIMATE TIME ON AGENDA:**

2/2/2026

**ATTACHMENTS:**

Description	Type
📎 NLCC 2026 Lantern Parade Plan	Backup Material

# 2026 Lexington Lantern Festival Parade Preliminary Plan

Date: 3/1/2026

Time: 6 – 7 pm

Location: Cary Hall

# 2026 Lexington Lantern Festival Parade

- Date: 3/1/2026
- Time: 6 pm – 7 pm
- Number of parade participants: close to 100.
- Route: from Cary Hall to the Visitor Center lawn
  - Backup route (if the weather is not good), from Cary Hall to Fletcher Park
- Video Projection at Cary Hall front and visitor center (or police station eastern side wall)



# **AGENDA ITEM SUMMARY**

## **LEXINGTON SELECT BOARD MEETING**

### **AGENDA ITEM TITLE:**

Approve: Expenditure of Funds for Gift of Cash Received by Fire Department

### **PRESENTER:**

Jill Hai, Select Board Chair

### **ITEM NUMBER:**

C.4

### **SUMMARY:**

#### **Category: Decision-Making**

The Select Board is requested to approve the expenditure of a cash gift in the amount of \$20,544, which was donated for the exclusive use of the Lexington Fire Department. The donor has designated the funds for the purchase sixty-four (64) winter jackets for Fire Department personnel.

This donation is intended to directly benefit Fire Department staff by ensuring they are properly equipped to operate safely and effectively during cold weather conditions.

Pursuant to Massachusetts General Laws Chapter 44, Section 53A, Town departments may accept gifts of cash; however, the funds may not be expended until the Select Board approves the specific purpose of the donation and authorizes the associated expenditure. Approval of this item will allow the Fire Department to proceed with the purchase as intended by the donor.

### **SUGGESTED MOTION:**

to approve the expenditure of a cash gift in the amount of \$20,544, received for the exclusive use of the Lexington Fire Department, for the purpose of purchasing sixty-four (64) winter jackets for Fire Department personnel, in accordance with MGL Chapter 44, Section 53A, and to authorize the Fire Chief or designee to proceed with the purchase.

Move to approve the consent.

### **FOLLOW-UP:**

Fire Department

**DATE AND APPROXIMATE TIME ON AGENDA:**

2/2/2026

# AGENDA ITEM SUMMARY

## LEXINGTON SELECT BOARD MEETING

### AGENDA ITEM TITLE:

Town Manager Committee Appointment and Reappointment

### PRESENTER:

Jill Hai, Select Board Chair

### ITEM NUMBER:

C.5

### SUMMARY:

The Town of Lexington needs to reappoint our current Representative to the Metropolitan Area Planning Council (MAPC) and appoint an Alternate Representative. The Town Manager is recommending that Abby McCabe, Planning Director be reappointed and that Meghan Roche be appointed as the Alternate Representative.

### SUGGESTED MOTION:

Move to reappoint Planning Director, Abby McCabe to the MAPC Council for a 3 year term and;

Move to appoint Assistant Planning Director, Meghan Roche, as the MAPC Council Alternate Representative.

### FOLLOW-UP:

Town Manager's Office.

### DATE AND APPROXIMATE TIME ON AGENDA:

2/2/2026

### ATTACHMENTS:

Description	Type
☐ Memo- Council Appointment	Backup Material



## Town of Lexington

### PLANNING

### DEPARTMENT

1625 Massachusetts Avenue  
Lexington, MA 02420  
Tel (781) 698-4560

[planning@lexingtonma.gov](mailto:planning@lexingtonma.gov)

[www.lexingtonma.gov/planning](http://www.lexingtonma.gov/planning)

Abby McCabe, Planning Director  
Meghan Roche, Assistant Planning Director  
Aaron Koepper, Planner  
Carolyn Morrison, Planning Coordinator

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## Memorandum

To: Select Board Members

Copy: Steve Bartha, Town Manager

From: Abby McCabe, Lexington Planning Director

Date: January 6, 2026

Re: MAPC Council Appointments

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### **Request:**

Request to appoint Assistant Planning Director Meghan Roche as the MAPC Council Alternate Representative. She would replace Sheila Page as the alternate after her departure a year ago. Additionally, my term as Council member expired in June 2025 if I could be appointed to another three-year term, please.

### **Background:**

The Metropolitan Area Planning Council is the regional planning agency serving 101 municipalities in the greater Boston area. Each municipality has a Council member representative and an alternate. Council members may vote on various regional matters. The alternate representative may vote if the full council member is absent. The Council member position and the alternate are three-year terms.

### **Action:**

In accordance with the provisions of Massachusetts General Law, Chapter 40B, section 24, I hereby appoint Planning Director Abby McCabe as the Town of Lexington's representative to the Metropolitan Area Planning Council said appointment shall be for a term of three years from the appointment date.

In accordance with the provisions of Massachusetts General Law, Chapter 40B, section 24, I hereby appoint Assistant Planning Director Meghan Roche as the Town of Lexington's alternate representative to the Metropolitan Area Planning Council said appointment shall be for a term of three years from the appointment date.

# **AGENDA ITEM SUMMARY**

## **LEXINGTON SELECT BOARD MEETING**

### **AGENDA ITEM TITLE:**

Presentations: 2026 Annual Town Meeting Articles

### **PRESENTER:**

Marilyn Fenollosa, Chair of the  
Community Preservation Committee,  
Laura Swain, Gauri Govil

### **ITEM NUMBER:**

I.1

### **SUMMARY:**

#### **Category: Informational**

Marilyn Fenollosa, Chair of the Community Preservation Committee, will be at the meeting to answer any questions you may have regarding Article 10: Appropriate for the FY27 Community Preservation Committee Operating Budget and CPA Projects

Laura Swain will be at the meeting to answer any questions you may have regarding Article 34: Skip the Stuff (Citizen Petition)

Gauri Govil will be at the meeting to answer any questions you may have regarding Article 26: Oversee Financial Expenditures Lexington High School Project (Citizen Petition)

### **SUGGESTED MOTION:**

n/a

### **FOLLOW-UP:**

n/a

### **DATE AND APPROXIMATE TIME ON AGENDA:**

2/2/2026

6:45pm

### **ATTACHMENTS:**

## Description

- ▣ Art 10 draft motion
- ▣ Art 10 CPC presentation
- ▣ Art 34 Skip the stuff motion
- ▣ Art 34 Skip the Stuff presentation
- ▣ Art 26 oversee financial LHS motion
- ▣ Art 26 financial oversight LHS

## Type

- Presentation
- Presentation
- Backup Material
- Presentation
- Backup Material
- Presentation

**Town of Lexington  
Motion  
2026 Annual Town Meeting**

**ARTICLE 10      APPROPRIATE FOR THE FY2027 COMMUNITY PRESERVATION COMMITTEE  
OPERATING BUDGET AND CPA PROJECTS**

**MOTION:** That the Town hear and act on the report of the Community Preservation Committee on the FY2027 Community Preservation budget and, pursuant to the recommendations of the Community Preservation Committee, take the following actions:

That the Town reserve for appropriation the following amounts from estimated FY2027 receipts as recommended by the Community Preservation Committee:

1. \$867,000 for the acquisition, creation and preservation of open space;
2. \$867,000 for the acquisition, preservation, rehabilitation and restoration of historic resources;
3. \$867,000 for the acquisition, creation, preservation and support of community housing; and
4. \$6,069,000 to the Unbudgeted Reserve.

And further, that the Town make appropriations from the Community Preservation Fund and other sources as follows:

- a) That \$20,000 be appropriated for Document Conservation, and to meet this appropriation \$20,000 be appropriated from the Historic Resources Reserve of the Community Preservation Fund;
- b) That \$2,000,000 be appropriated for Munroe Center for the Arts, and to meet this appropriation \$1,650,000 be appropriated from the Historic Resources Reserve of the Community Preservation Fund, and \$350,000 be appropriated from the Unbudgeted Reserve of the Community Preservation Fund;
- c) That \$3,200,000 be appropriated to fund the Affordable Housing Trust, and to meet this appropriation \$485,000 be appropriated from the Community Housing Reserve of the Community Preservation Fund, and \$2,715,000 be appropriated from the Unbudgeted Reserve of the Community Preservation Fund;
- d) That \$395,355 be appropriated for LexHAB Affordable Housing Support, Restoration and Preservation, and to meet this appropriation \$395,355 be appropriated from the Community Housing Reserve of the Community Preservation Fund;
- e) That \$2,630,000 be appropriated for Park Improvements - Athletic Fields – Harrington: Phase 2, and to meet this appropriation \$2,630,000 be appropriated from the Unbudgeted Reserves of the Community Preservation Fund;
- f) That \$100,000 be appropriated for Playground Infrastructure Upgrades, and to meet this appropriation \$100,000 be appropriated from the Unbudgeted Reserves of the Community Preservation fund;

**Town of Lexington**

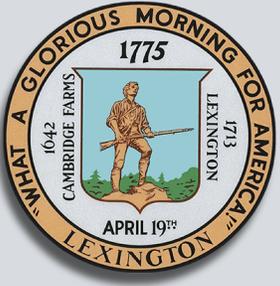
**Motion**

**2026 Annual Town Meeting**

- g) That \$150,000 be appropriated for Administrative Expenses and all other necessary and proper expenses of the Community Preservation Committee for FY2027, and to meet this appropriation \$150,000 be appropriated from the Unbudgeted Reserve of the Community Preservation Fund.

(DATE)

DRAFT

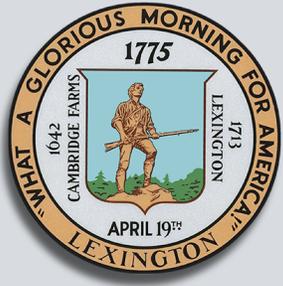


# Article 10

## Community Preservation Act FY27 Projects



Marilyn Fenollosa  
Chair, Community Preservation Committee

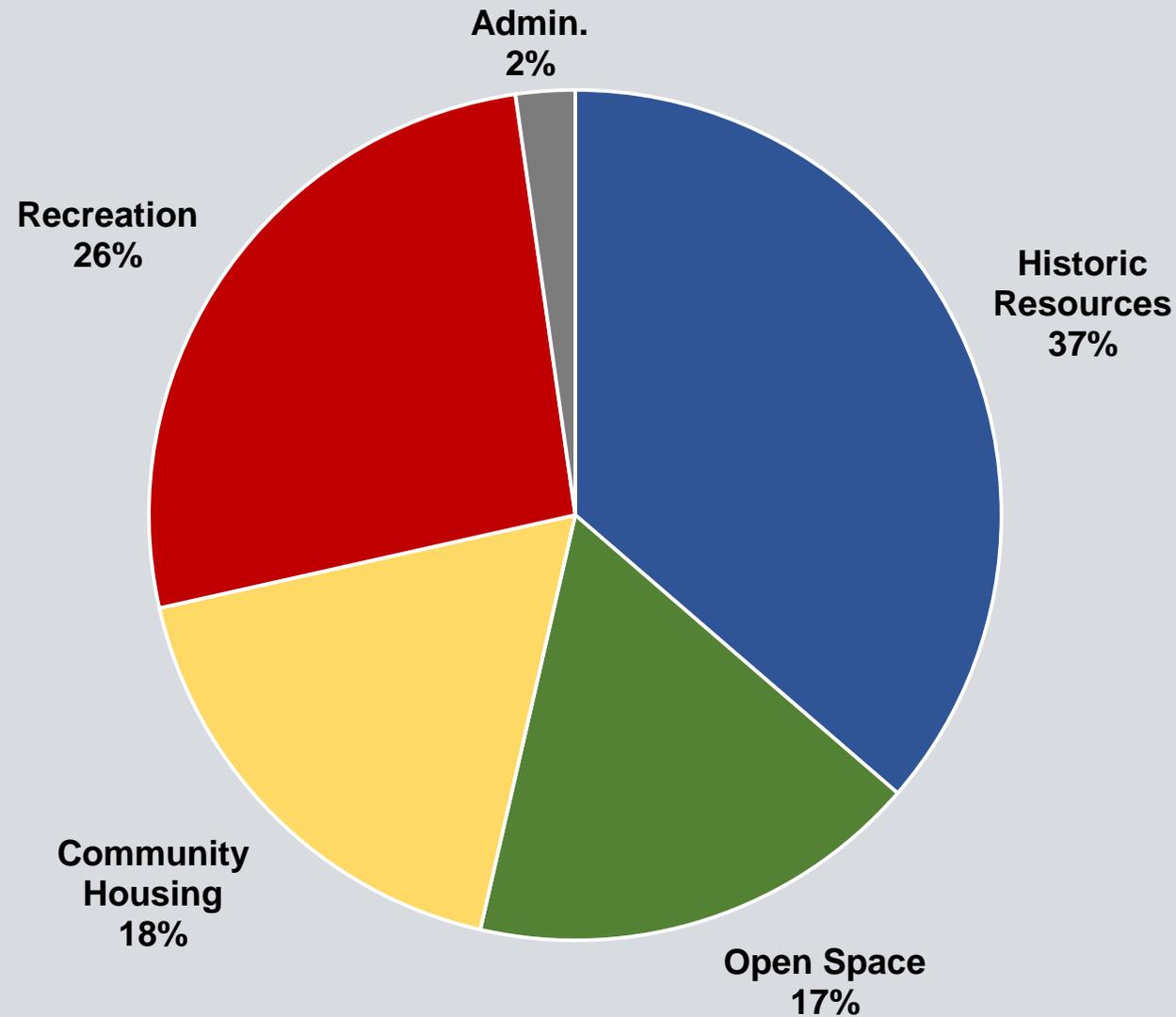


# CPA Project Funding to Date

- **Community Housing** \$21.5 million
  - Contributed to the acquisition of 43 units of affordable housing and the rehabilitation/preservation of existing LexHAB/LHA properties
- **Historic Resources** \$43.6 million
  - Funded 106 Historic Resource projects
- **Open Space** \$20.7 million
  - Acquired or preserved 68 acres of Open Space
- **Recreational Resources** \$31.5 million
  - Created or preserved 80 Recreational Resources
- **TOTAL** **\$117.3 million\***
  - Does not include debt service or total administrative expenses appropriation

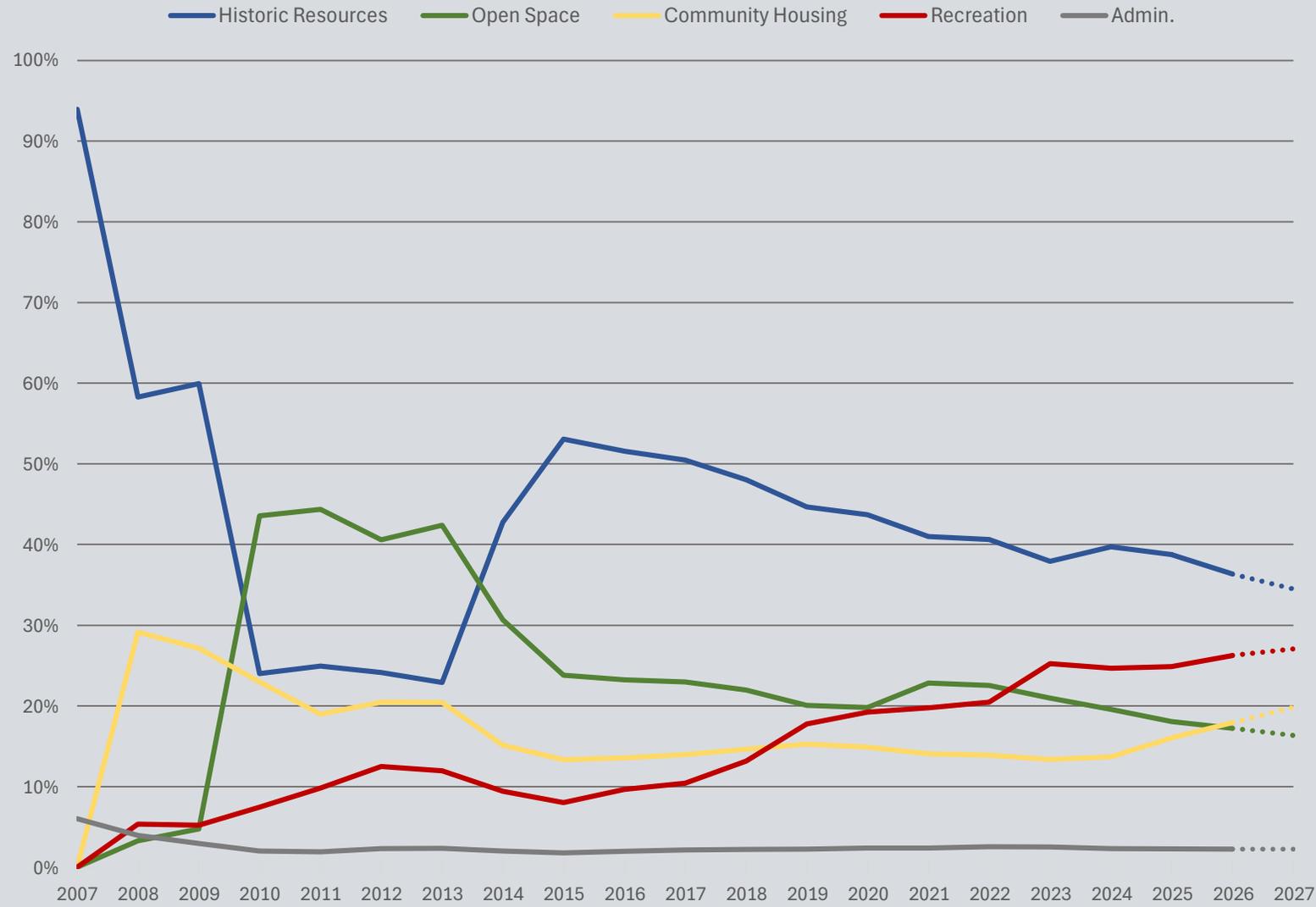


# Percentage Appropriated to Date





# Percentage Appropriated Over Time





# State Match to Date

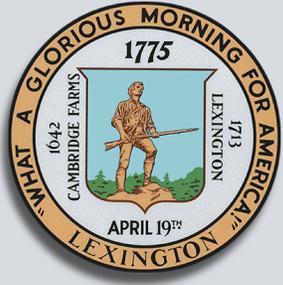
FISCAL YEAR	PERCENTAGE	AMOUNT
2008	100.00	\$ 2,556,362
2009	69.40	\$ 1,927,708
2010	36.17	\$ 1,060,390
2011	28.22	\$ 858,729
2012	27.62	\$ 885,463
2013	27.79	\$ 929,507
2014	54.09	\$ 1,932,347
2015	32.56	\$ 1,230,116
2016	30.70	\$ 1,229,774
2017	21.30	\$ 897,243
2018	17.80	\$ 789,905
2019	19.80	\$ 922,256
2020	24.80	\$ 1,219,950
2021	29.70	\$ 1,549,955
2022	45.52	\$ 2,500,261
2023	39.96	\$ 2,323,956
2024	21.80	\$ 1,354,935
2025	18.73	\$ 1,234,313
2026	17.50	\$ 1,215,638
<b>TOTAL</b>		<b>\$26,618,808</b>



# Available for Appropriation

(at the beginning of 2026 Annual Town Meeting)

• Available Balances	\$ 4,780,566
• Estimated Surcharge	\$ 7,440,000
• Estimated State Match	\$ 1,080,000
• Estimated Interest Income	\$ 150,000
• <b>TOTAL</b>	<b>\$13,450,566</b>



# Ending Balance

(after 2026 Annual Town Meeting)

Funds Available for Appropriation	\$13,450,566
ATM Projects Art. 10 (a-f)	(\$8,345,355)
Administrative Expenses Art. 10 (g)	(\$ 150,000)
<b>ENDING BALANCE</b>	<b>\$4,955,211*</b>

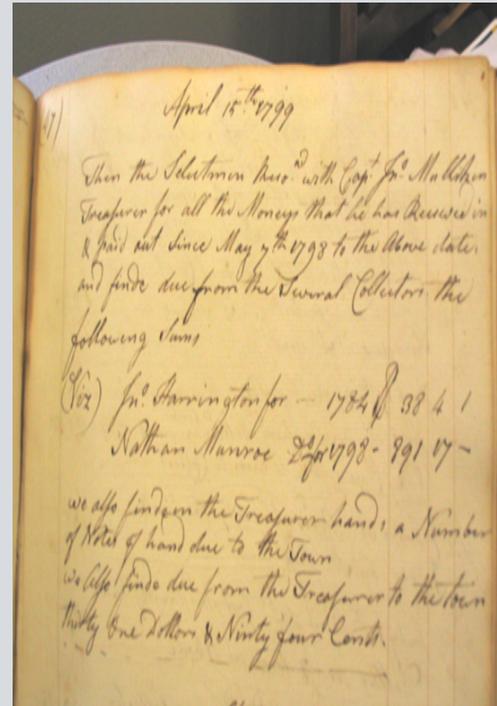
\*Of this balance, \$2,169,462 (44%) is restricted to Open Space. Approximately \$2.8 million is available for all funding categories.

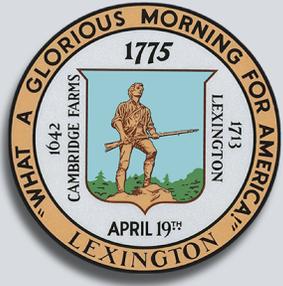


# Article 10 (a) Document Conservation

Historic Resources (9-0) \$20,000

Conservation and preservation of early 20<sup>th</sup> century historic municipal documents and records.



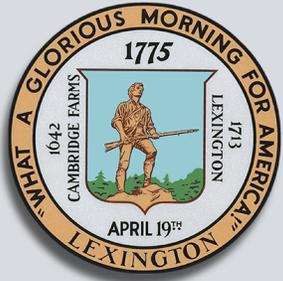


# Article 10 (b) Munroe Center Cash Refinancing

Historic Resources (9-0) \$2,000,000

Refinancing the  
\$2 million debt  
authorization  
from 2023 ATM  
Art. 10(b) with  
CPA Cash - see  
2026 ATM Art. 18.





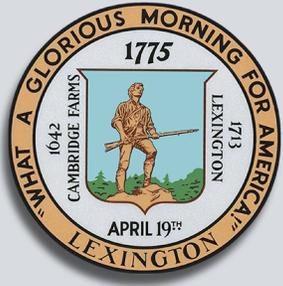
# Article 10 (c) Affordable Housing Trust Funding

Community Housing (9-0)

\$3,200,000

Funding for acquisition, holding, and other affordable housing costs, hiring of consultants to prepare RFPs, preparation of housing needs assessments, etc.





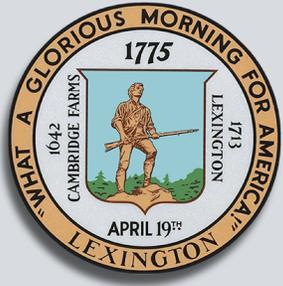
# Article 10 (d) LexHAB Affordable Housing Support, Restoration, and Preservation

Community Housing (9-0)

\$395,355

Preservation and rehabilitation of multiple LexHAB units, including window replacement, chimney removal, and walkway mitigation; plus rent subsidies for LexHAB's lowest income tenants.



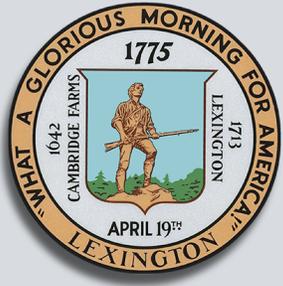


# Article 10 (e) Park Improvements – Athletic Fields – Harrington Phase 2

Recreational Resources (9-0) \$2,630,000

Construction of two  
natural grass rectangular  
athletic fields at 146  
Maple Street following  
demolition of the LPS  
Central Office Building



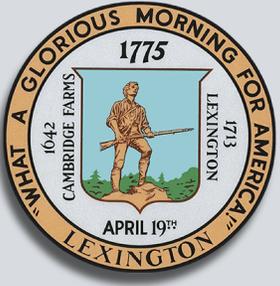


# Article 10 (f) Playground Infrastructure

Recreational Resources (9-0) \$100,000

Creation and installation of fencing around the playgrounds at Bridge Elementary and Fiske Elementary





# Article 10 (g) Administrative Expenses

Administrative (9-0)      \$150,000

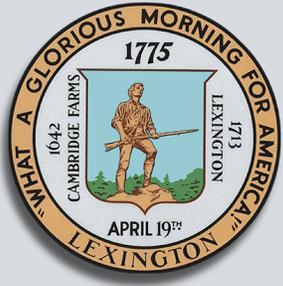
Staff expense, legal bills, Community Preservation Coalition dues, miscellaneous expenses, and \$50,000 in land planning funds (including appraisals).





# Thank you for your support!





# For Additional Information and to Post Questions:

- Website:
  - [lexingtonma.gov/720/Community-Preservation-Committee](https://lexingtonma.gov/720/Community-Preservation-Committee)
- Contact us:
  - [communitypreservationcomm@lexingtonma.gov](mailto:communitypreservationcomm@lexingtonma.gov)

**Town of Lexington**  
**Motion**  
**2026 Annual Town Meeting**

**ARTICLE 32**

**Skip the Stuff (Citizen Petition)**

**MOTION:** That the Town amend the General Bylaws by adding Article V to Chapter 81 as follows:

Section 1. Purpose and Intent:

The purpose of this by-law is to reduce single-use service ware and single-serving packaged condiments. Consistent with the sustainability goals of Lexington’s Zero Waste Plan and Lexington’s Climate Action and Resilience Plan, this bylaw serves to minimize the impact of single-use items on the environment by advancing solid waste reduction and reducing the carbon footprint of Lexington’s businesses and residents.

Section 2. Definitions:

- A “Condiment Packet” means a sealed, single-use packet containing relish, spices, sauce, confections, or seasoning(s). “Condiment Packet” does not include a container filled by the Prepared Food Vendor with any such food items.
- B “Online Food Ordering Platform” means a digital technology provided on a website or mobile application through which a consumer can place an order for pick-up or delivery of Prepared Food. Such platforms include those operated directly by Prepared Food Vendors, by companies that provide delivery of Prepared Meals to consumers, and by online food ordering systems that connect consumers to Prepared Food Vendors directly.
- C “Prepared Food Vendor” means any establishment located within the Town of Lexington that sells Prepared Food to be consumed on and/or off its premises.
- D “Prepared Food” means food or beverages, which are serviced, packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed, poured, or otherwise prepared (collectively “prepared”) for individual customers or consumers. Prepared Food does not include raw eggs or raw, butchered meats, fish, or poultry sold from a butcher case, a refrigerator case, or similar retail appliance.
- E “Single-Use Foodware Accessory” means all types of single-use items provided alongside Prepared Food including but not limited to Utensils, tongs, chopsticks, napkins, condiment packages, straws, stirrers, splash sticks, cocktail sticks, and toothpicks, cup lids, cup sleeves, cup trays, and food trays designed for a single-use for Prepared Foods.
- F “Single-Use” means designed to be used once and then discarded.
- G “Single-Use Dispenser” means a dispenser intended to dispense items one at a time.

**Town of Lexington**

**Motion**

**2026 Annual Town Meeting**

- H “Utensil” includes forks, spoons, knives, sporks, chopsticks, or other instruments used to serve food or to eat food.

Section 3. Customer Opt-In for Single-Use Foodware Accessories and Condiment Packets:

- A Except as provided by 4(A), a Prepared Food Vendor, for on-premises dining, takeout and delivery orders, or when using a third party delivery or an Online Food Ordering Platform, shall only provide any Single-Use Foodware Accessory or Condiment Packet to a customer that are specifically requested by the consumer. Customers must specify the specific Single-Use Foodware Accessory and/or Condiment Packet they want included with their order.
- B A Prepared Food Vendor must list each Single-Use Foodware Accessory and Condiment Packet that is offered by the Prepared Food Vendor on any Online Food Ordering Platform such that customers can specifically request any Single-Use Foodware Accessory and Condiment Packets that they included with their order.
- C Any Single-Use Foodware Accessory or Condiment Packet provided by a Prepared Food Vendor for use by consumers shall not be bundled or packaged in a manner that prohibits a consumer from taking only the type of Single-Use Foodware Accessory or Condiment Packet desired without also having to take a different type of Single-Use Foodware Accessory or Condiment Packet.

Section 4. Exceptions

- A For delivery orders, Prepared Food Vendors may choose to include specific accessories, such as cup lids, spill plugs, and trays, in order to prevent spills and deliver food and beverages safely.
- B Nothing in this section shall prohibit a Prepared Food Provider from making unwrapped Single-Use Foodware Accessories available to a consumer at a self-serve station using refillable self-service Single Item Dispensers that dispense one item at a time.
- C Nothing in this section shall prohibit a Prepared Food Provider from making Condiments available to a consumer using refillable self-service Single Item Dispenser.
- D The Board of Health may suspend this bylaw during a public health emergency, if it determines it is in the interest of public health to do so.

Section 5. Enforcement:

Enforcement of this bylaw shall be the responsibility of the Board of Health or Board of Health designee. The Board of Health shall determine the inspection process to be followed, incorporating the process into other Town duties as appropriate. Any food establishment, retail store, or Town building or premises in

**Town of Lexington**

**Motion**

**2026 Annual Town Meeting**

violation of this bylaw shall be subject to a noncriminal disposition fine as specified in § 1-6 of the Town Bylaws under MGL c. 40, § 21D. Any such fines shall be paid to the Town of Lexington.

<b>Fine schedule</b>	<b>Fine allowed</b>
First violation	warning
Second violation	\$25
Third and subsequent violations	\$50

Section 6. Effective Date:

This by-law shall take effect on January 1, 2027.

Section 7. Regulations:

The Lexington Board of Health may adopt and amend rules and regulations to effectuate the purposes of this by-law.

Section 8. Severability:

Each separate provision of this section shall be deemed independent of all other provisions herein, and if any provision of this section be declared to be invalid by the Attorney General or a court of competent jurisdiction, the remaining provisions of this section shall remain valid and enforceable.

(date)

# Article

## Skip the Stuff: Reducing Plastic Waste

Laura Swain

LexZeroWaste, Waste Reduction Taskforce, TMM

Alex Tsouvalas

Waste Reduction Taskforce, TMM

# Skip the Stuff: Reducing Plastic Waste



This by-law would require restaurants to “ask first” before adding all the unnecessary single-use plastic and condiments to takeout orders.

# Recent Town Initiatives



TM: Town Meeting Action

# Skip the Stuff: Reducing Plastic Waste



SKIP = Ask what is needed, only provide what's requested.

STUFF = unnecessary extras placed in takeout orders



# Our plastic problem

60% of Americans order takeout weekly

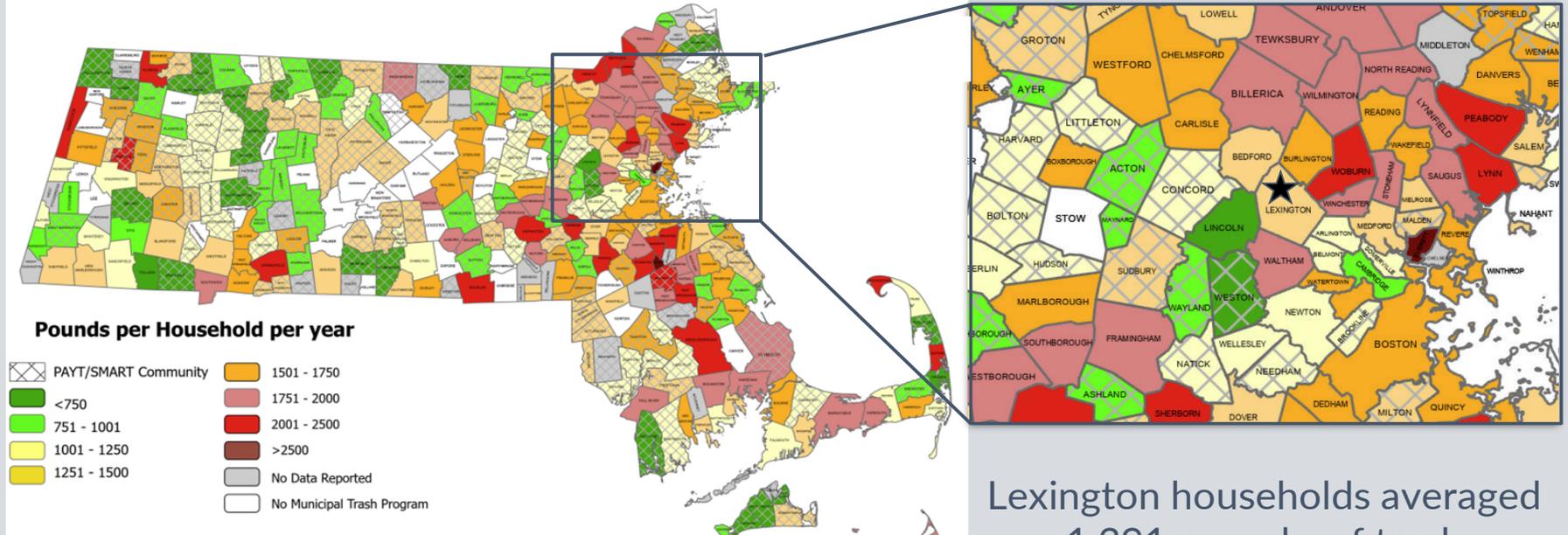
Millions of unused single-use utensils and condiments are thrown in the trash

Result: single-use is **zero-use**



# Lexington's waste problem

## How Much Trash Did We Throw Out in 2024?



Lexington households averaged 1,391 pounds of trash

# Why local law?

- Helps both the businesses and consumers have common **understandings and expectations**.
- **State-level change is currently stalled**. Statewide legislation unlikely until more towns adopt local regulations (e.g. New Jersey).
- Newton, Needham, Wellesley, Swampscott, and Brookline have **successfully enacted** "Skip the Stuff" bylaws.

# How does it work in practice?

In Person or Phone:

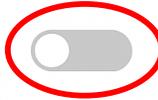
Would you like utensils or condiments with your order?

No thanks. I'll be eating this at home.

Online Delivery Order:



**Utensils, straws, etc.**



These items won't be added unless you ask

# Bylaw explained



Condiment packets +  
Utensils: restaurant asks



Filled by restaurant:  
no change

# Restaurant Outreach

- Ongoing, extensive outreach (70+% of restaurants)
- Many are already practicing Skip the Stuff and support this bylaw



# Supporting Organizations



- Brookhaven Residents' Climate Change Committee
- Lexington Living Landscapes
- Lexington Girl Scouts
- First Parish Climate Action Team
- Sustainable Lexington Committee



# Skip the Stuff: Community Impact

- Change habits
- Reduce plastic waste



# Please Support Skip the Stuff



**Town of Lexington**  
**Motion**  
**2026 Annual Town Meeting**

**ARTICLE 26      OVERSEE FINANCIAL EXPENDITURES LEXINGTON HIGH SCHOOL PROJECT**  
**(Citizen Petition)**

**MOTION:** That the Select Board, in collaboration with the School Building Committee (SBC) and Permanent Building Committee (PBC), be authorized to establish a temporary, independent Financial Advisory and Transparency Committee for the new LHS building project, composed of volunteer Lexington residents with relevant expertise in construction finance, auditing, public procurement, or large-scale construction project delivery.

The purpose of this Committee shall be to provide timely, non-binding, advisory review of new LHS Building project payment streams, aligned with the project’s payment schedule, so that opportunities for savings, and potential financial issues may be identified early, communicated constructively to the SBC and relevant Town committees and staff.

This advisory Committee would also serve as a resident-focused advisory body, centering the best interests of the Town residents in its actions, with care and good faith, and to communicate new LHS Building project expenditures, related financial and other information periodically, and frequently, in easily understood language to Town residents. This Committee is intended to function as an early-warning and learning mechanism, not as a decision-making body, and not as a replacement for any existing Town committee or staff responsibility.

(date)

# Article

## **A citizens' petition for financial review and transparency for the new Lexington High School (LHS) Building Project expenditures.**

Gauri Govil, Deepika Sawhney and Sudha Cheruku:  
Lexington Residents

# Article

To see if the Town Meeting will require the Select Board to form a committee to *\*oversee\** **“financial expenditures for the BLOOM project (new Lexington High School). Additionally, for the committee to periodically report back to the Town Meeting Members Association and/or the Select Board, School Committee”**, *\*town residents\**, and financial committees on the fiscal progress of the project, **or act in any other manner in relation thereto.**

*\*petitioners are exploring whether ‘review’ can be substituted for ‘oversight’, and if ‘town residents’ can be added.*

# Motion Intent: Review & Communicate

- a) **WHY:** Explore if with additional care and insights through volunteer effort, some of the \$657+ million project cost and the \$350+million interest over 30 years can be saved
- a) **WHAT:** Provide town residents with timely, easy to understand information on how their tax dollars are being spent to build the new high school
- a) **WHO:** Designate a small group of domain expert volunteers to look at payment stream and other expenditure related financial information, analyze it and communicate the same to town residents, project and town governance.

# Motion Intent: Review & Communicate ...continued

The **Select Board** will create and setup the advisory committee, including reporting structures

The advisory committee can be akin/or a sub committee of the PBC

The advisory committee will receive appropriate, periodic financial reports as obtained readily from the ERP systems used by the OPM, CMatR, Architect, and the Town of Lexington, as well as other expenditure information as deemed fit by the Select Board.

The advisory committee **will not have authority over payment approvals**, contract administration, or project management decisions, all of which shall remain solely with the SBC, PBC, appropriate other committees and Town staff, consistent with existing practice, charters and bylaws

# Why Do We Need the Citizen's Petition

For the average town resident, information on:

- a) ongoing project expenditures is hard to find
- b) audit mechanisms for outgoing payment streams and results is unavailable
- c) any key performance measurements pertaining to the management of funds and financial clarity for the taxpayers is unavailable.

The Citizen's Petition hopes that an independent lens on the expenditures will serve as a learning and early-warning mechanism for all.

It intends to complement and support the existing committee structure, inform outreach, and expand financial clarity for Lexington residents, while fully respecting the statutory authority and operational responsibilities of the Select Board and town administration.

# Proposed Committee Structure

**Members:** 3,5 or 7 Lexington residents

**Desired experience and domain expertise:** construction finance, auditing, public procurement, large-scale construction project delivery

**Duration:** Till closeout for the new LHS building project

**Meeting schedule:** 2 per month (suggested)

Partnered with or akin to a sub committee of the Permanent Building Committee (PBC)

# Proposed Committee Responsibilities

**Learn:** Research and understand the payment stream cadence and expenditure monitoring of previous Lexington school projects, including their MSBA closeout audit reports

**Apply:** Periodically receive, and analyze invoice payment and other financial information at the same cadence as town finance department for the project

**Attend:** Permanent Building Committee (PBC) and School Building Committee (SBC) meetings

**Advise:** Select Board, PBC and SBC on any observed trends, management best practices and opportunities for savings

**Communicate:** improve financial transparency on current project websites, periodically explain financial information to town residents through easy-to-understand reports

# Communication & Review

In the next few slides petitioners will discuss these two functions of the proposed committee, give examples of what other towns are doing, as well as show how the masses of information generated by such a large project can be made usable and accessible.

# Current Availability of Expenditure Information

Google Lexington high school project ma

Lexington High School Building Project  
<https://www.lhsproject.lexingtonma.org>

Lexington High School Building Project  
 Building Project · Help shape the look of the new Lexington High School! · Take a virtual tour of the proposed LHS here · Watch the LHS Informational Video.

FAQs  
 The vision for the Lexington High School Building Project is to ...

School Building Committee  
 No results found. 0. Skip to Content. Lexington High School ...

More results from [lexingtonma.org](https://www.lexingtonma.org)

LEXINGTON HIGH SCHOOL BUILDING PROJECT  
 Home Schedule Article 97 MEPA Project Finances  
 Project Design & Documents Project FAQs Project Team  
 Learn More Contact Us

## Lexington High School Building Project

LEXINGTON HIGH SCHOOL BUILDING PROJECT  
 Home Schedule Article 97 MEPA Project Finances  
 Project Design & Documents Project FAQs Project Team  
 Learn More Contact Us

Description	Cost
Construction Cost	\$534.1M
Soft Cost	\$94.5M
Owner Contingency (Construction and Soft Cost)	\$31.1M
<b>Total Project Budget</b>	<b>\$659.7M</b>
Anticipated MSBA Grant	\$121.3M
Mass Save	\$4.5M
LABBB Contribution	\$1M
<b>Anticipated District share</b>	<b>\$532.9M</b>

LEXINGTON HIGH SCHOOL BUILDING PROJECT  
 Home Schedule Article 97 MEPA Project Finances  
 Project Design & Documents Project FAQs Project Team  
 Documents & SBC Meetings  
 Monthly Reports  
 Existing Conditions Report  
 Community Submissions  
 MSBA Process  
 Preliminary Design Program  
 Preferred Schematic Report

LEXINGTON HIGH SCHOOL BUILDING PROJECT  
 Home Schedule Article 97 MEPA Project Finances  
 Project Design & Documents Project FAQs Project Team  
 Learn More Contact Us

## Monthly Project Reports

Dore & Whittier, the Owner's Project Manager, produces a monthly report detailing the status of the project.

2025 [DEC 2025 MONTHLY REPORT](#)

[NOV 2025 MONTHLY REPORT](#)

Takes many clicks and much scrolling to try and find information on project expenditure

No key vendor contracts on website (OPM, CMatR, Architect).

"Contact Us" routes user to town website adding to confusion



# December 2025 OPM Monthly Report

## (page 9)

Table appears to be primarily intended to communicate MSBA reimbursements.

Missing:

- Table of Contents in the report
- ‘Payment Request No’ is not a live link
- Explanatory footnotes

Lexington High School

December 2025



### PROJECT BUDGET

**Budget Status Narrative:** In the month of December, zero (0) invoices were submitted for payment against the project budget and zero (0) amendments were approved.

Lexington High School Building Project  
1/7/2026  
Design Development

Phase	Orig amount	Spent to date	%	Contract Balance	Budget Balance	%
First and Second Appropriation - Feasibility & Schematic	\$ 5,983,228	\$ 5,186,242	87%	\$ 373,231.23	\$ 423,755	7%
Second Appropriation - Design Development	\$ 5,841,772	\$ 2,237,312	38%	\$ 3,115,595.79	-	0%
<b>Total both Appropriations</b>	<b>\$ 11,825,000</b>	<b>\$ 7,423,554</b>	<b>63%</b>	<b>\$ 3,488,827.02</b>	<b>\$ 423,755</b>	<b>4%</b>

Payment Request No	Request Type	Electronic Payment Request Date	Submitted Amount	Eligible Project Cost	Ineligible Project Cost	MSBA Payment Amount	MSBA Payment Date
<a href="#">1</a>		10/4/2023	\$46,262	\$44,662	\$1,600	\$13,845	12/21/2023
<a href="#">2</a>		1/10/2024	\$89,198	\$87,630	\$1,568	\$27,166	2/1/2024
<a href="#">3</a>		2/2/2024	\$254,269	\$254,269	\$0	\$78,823	3/21/2024
<a href="#">4</a>		3/1/2024	\$92,828	\$92,828	\$0	\$28,777	3/21/2024
<a href="#">5</a>		4/2/2024	\$45,239	\$36,343	\$8,896	\$11,266	5/3/2024
<a href="#">6</a>		5/31/2024	\$351,726	\$309,216	\$42,510	\$95,857	6/28/2024
<a href="#">7</a>		7/22/2024	\$265,241	\$51,123	\$214,118	\$15,848	8/15/2024
<a href="#">8</a>		10/2/2024	\$204,559	\$75,115	\$129,444	\$23,286	11/15/2024
<a href="#">9</a>		1/22/2025	\$577,087	\$339,478	\$237,609	\$105,238	5/1/2025
<a href="#">10</a>		3/19/2025	\$416,202	\$414,579	\$1,623	\$128,519	7/3/2025
<a href="#">11</a>		5/8/2025	\$620,025	\$619,086	\$939	\$191,917	7/24/2025
<a href="#">12</a>		7/31/2025	\$975,305	\$958,269	\$17,036	\$0	
<a href="#">13</a>		10/21/2025	\$1,000,213	\$999,596	\$617	\$0	
<b>Total</b>			<b>\$4,938,154</b>	<b>\$4,282,194</b>	<b>\$655,960</b>	<b>\$720,542</b>	

Due to a recent budget revision request (BRR), we anticipate PR No. 7 through 9 to show a revised ineligible total once the changes are reflected.

# Comparison of Project Websites from other Towns

Town	Comments	Sample Web Pages
<p>North Attleborough  <a href="#">North Attleboro High School Building Project</a></p>	<p>Home page gives the most current news about the project.</p> <p>All details: Meetings, Important documents, project design etc. with clear links  <a href="#">North Attleboro High School Building Project Docs</a></p>	
<p>Revere  <a href="#">Revere High School Construction Project</a></p>	<p>Meetings, key documents, project design etc with clear links and with current status are provided. <a href="#">Revere High School Construction Project Docs. Library</a></p> <p>More comprehensive expenditure information in monthly reports, see (<a href="#">Revere High School OPM Monthly Project Update Report</a>)</p>	

# Other Review/Oversight Groups

A Citizens' Bond Oversight Committee (CBOC) is an independent group that monitors how voter-approved school bond funds are spent, ensuring compliance with ballot measures. While common in California under Proposition 39, they are also found in places like Omaha, Nebraska. No Massachusetts school district has yet formed one—ours can be the first.

Some examples of Citizens' Bond Oversight Committee (CBOC) are:

San Diego (California) Community College district: [Citizens' Bond Oversight Committee Structure](#)

Omaha, Nebraska School district: [Citizen's Bond Oversight Committee Structure](#)

Such groups are highly effective in promoting civic participation and community involvement.

# Current Oversight for New LHS Project

## Town Oversight

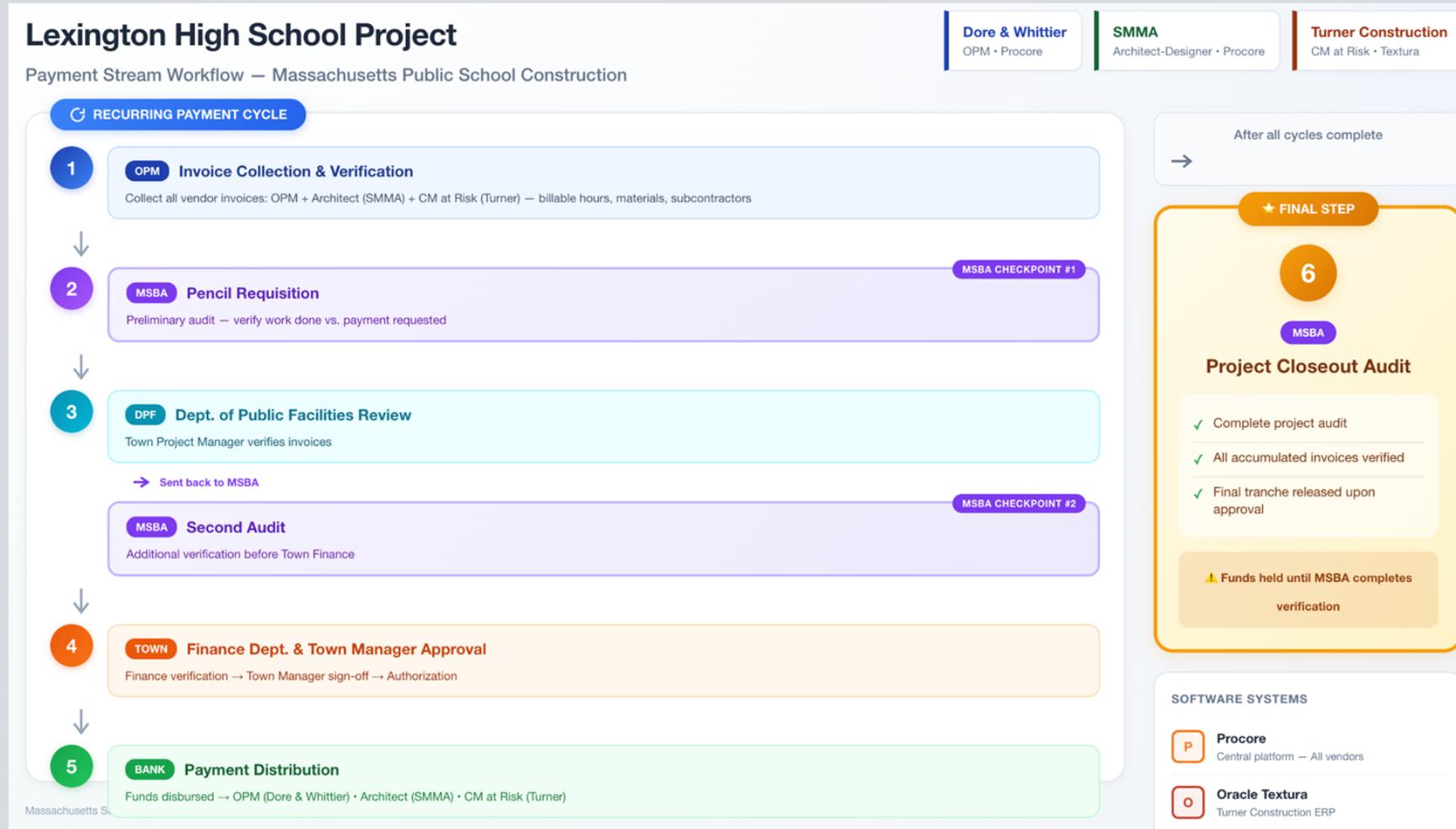
- Ongoing review by:
- **Department of Public Facilities**
- **Monthly budget reporting Permanent Building Committee**

## MSBA Oversight

- MSBA reimburses **36.95 % of eligible project costs**
- Reviews **each monthly pay requisition**, cost code, and contingency use
- Reviews **each Change Order** for accuracy
- Provides an additional **layer of financial accountability** beyond the Town

However, this is not visible to the town residents, and is being managed with the same 1X town resource as the smaller building projects

# Current Invoice to Payment Workflow



The town uses MUNIS for management.

Closeout audit reports for previous school project still pending from MSBA.

SBC sees monthly report from OPM.

PBC gets periodic reports on expenditure

**No proposed change to the workflow or addition of any step or entity**

# Leverage Generic Reports Available from Software used by Key Parties

Payment streams are managed by industry or function specific software applications. Reports provided by platforms like Oracle Textura, Procore and MUNIS typically include payment status reports, compliance tracking reports, and financial analytics dashboards, or are in the process of incorporating AI based analytics.

These reports help stakeholders monitor payment processes, ensure compliance, and improve overall project performance.

# Available Reports through MUNIS

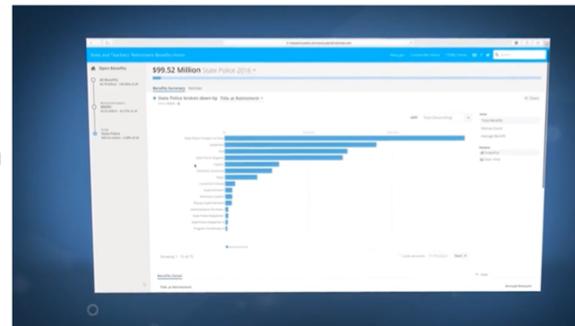
MUNIS is an Enterprise Resource Planning software (ERP) from Tyler Technologies. It provides standard reports, ad-hoc reporting tools, and the ability to create custom reports.

**Finance Insights:** Improve cost efficiency, operational insights, and internal/external transparency\*

## Finance Data Platform to Manage and Unleash Siloed Data

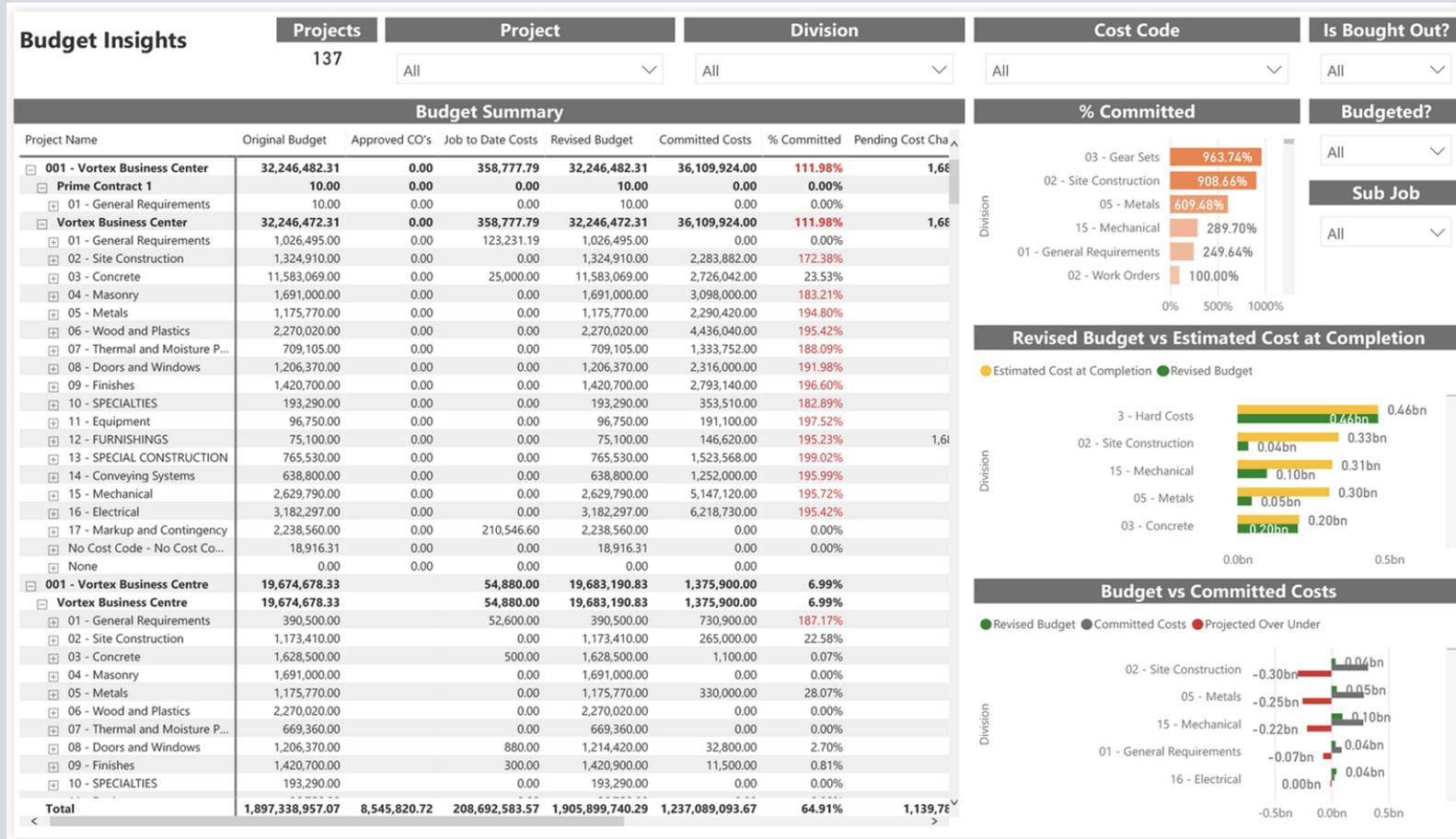
Transform how you put your finance data to work while improving accountability and transparency with self-service access. Our powerful, easy-to-understand finance data platform helps you make cost and operational decisions with confidence and ease to not only improve budgets and expenditures, but also provide transparency and access to critical information for internal and external stakeholders.

- ✓ Explore budget and payroll data
- ✓ Understand capital project expenditures
- ✓ Manage government spending
- ✓ Draw Insights from data dashboard
- ✓ Approve workflows with Open Finance
- ✓ Create narrative with reporting and story features



[\\*Finance Insights Platform | Tyler Technologies](#)

# Available Reports through ProCore



[Financials report Procore example](#)

“Most reports can be exported to a PDF or CSV file to be shared with project executives, owners, or anyone looking for summaries.”

# Available reports through Textura

## Oracle Textura Payment Management Reports User Guide January 2026

- Organizational Change Audit Report .....
- Owner Billing with Invoice Codes Report .....
- Owner Funding Report .....
- Payment Export Report .....
- Payment Reconciliation Report .....
- Payments Held Report .....
- Payments Held and Hold Release Audit Report .....
- Pending or Disbursed Manual Check Report .....
- Potential Change Order Log .....
- Potential Change Order/Variation Log .....
- Project Compliance Report .....
- Project Level Disbursable Report .....
- Project Listing Report .....
- Project Settings Report .....
- Project Supplier Tracking Details Report .....

**Key Metrics** (Last updated as of: 02-Jul-2026 17:52:53 (AEST))

**Current Amounts**

- Subcontract Value (110): **\$764,578,312.04**
- Net Approved Payment Applications (505): **\$185,169,893.43**
- Retention: **\$20,369,357.36**
- Paid: **\$149,794,813.25**
- EPP Funded: **\$0.00**

**Unpaid Amounts**

- Pending Approval (84): **\$8,805,031.14**
- On Hold (32): **\$10,679,350.30**
- Pending Authorisation (51): **\$10,874,859.49**
- Pending Disbursement (52): **\$13,898,870.39**
- EPP Pending Maturity: **\$0.00**

**Details Table:**

Project Name	Project #	Segment ID	Project Owner	Funding Organisation	Original Subcontract Value	Approved Variation Value	Subcontract Value	Net Approved Payment Applications	Retention	Paid	Pending /
CTVP	9090	NSW	Indigen	Coastal Construction	\$14,100.00	\$0.00	\$14,100.00	\$0.00	\$705.00	\$0.00	\$11.11
Central Serviced Apartments	90874	NSW	Tidal Construction	Coastal Construction	\$358,587,600.00	\$250,000.00	\$358,837,600.00	\$96,212,622.00	\$10,867,346.90	\$84,230,857.20	\$1.30
City Tower	03-002	VIC	Construct Developments	A.A.A. Bumer Pty Ltd Builders	\$8,977,000.00	\$1,344,000.00	\$10,321,000.00	\$1,472,587.20	\$183,135.80	\$981,325.00	\$18
Country Street	87105	VIC	Indigen	Coastal Construction	\$9,600,000.00	\$40,000.00	\$9,640,000.00	\$411,759.90	\$49,529.60	\$0.00	\$3
Deepool Apartments	10293	VIC	Venture Developments Pty Ltd	Coastal Construction	\$1,500,000.00	\$0.00	\$1,500,000.00	\$0.00	\$16,250.00	\$0.00	\$13
Geelong Stadium	10613	VIC	Owner	Coastal Construction	\$2,653,000.00	\$2,000.00	\$2,655,000.00	\$517,738.40	\$81,437.60	\$608,367.00	\$11
Granville Harbour	SP-4762	VIC	Indigen	Coastal Construction	\$60,100,000.00	-\$19,895,000.00	\$40,205,000.00	\$9,716,600.00	\$1,069,000.00	\$0.00	\$8
Kowloon Towers	99355	HK	East Coast Resorts Limited	Coastal Construction	\$35,258,714.29	\$0.00	\$35,258,714.29	\$0.00	\$231,399.48	\$0.00	\$2.08
Middion University	52433	SG	Ryan Joseph	Coastal Construction	\$63,380,033.75	\$213,800.00	\$63,593,833.75	\$29,998,909.67	\$2,797,961.59	\$27,405,945.73	\$1.19
Mount Pleasant Retreat	46278	NSW	Hotels Etc Pty Ltd	Coastal Construction	\$48,925,000.00	\$0.00	\$48,925,000.00	\$3,981,144.60	\$566,710.20	\$0.00	\$1.11
National Gallery	10054	VIC	Ryan Joseph	Coastal Construction	\$42,985,000.00	\$0.00	\$42,985,000.00	\$5,307,100.00	\$591,900.00	\$3,959,775.00	
Natural History Museum	10991	NSW	Museums Australia	Coastal Construction	\$42,985,000.00	\$320,250.00	\$43,305,250.00	\$21,964,875.00	\$1,997,425.00	\$19,387,600.00	\$30
Northern Hospital Expansion	72431	NSW	Ryan Joseph	Coastal Construction	\$31,792,500.00	\$1,258,500.00	\$33,051,000.00	\$8,870,550.00	\$1,085,062.00	\$8,658,525.00	\$88
Ric Carlton Melbourne	20502	VIC	RC Enterprises	Coastal Construction	\$2,500,054.00	\$0.00	\$2,500,054.00	\$891,905.41	\$46,942.39	\$617,082.92	

**Snapshot**

**Top Subcontractors by Total Contract Value**

**Average Days to Approve, Pay**

# In Conclusion

The proposed committee is an advisory body primarily focused on review of expenditures and accessible communication to town residents

It is assistive and collaborative

It is a no/low-cost option for insight into project spend

It acknowledges town residents' tax dollars by illuminating their expenditure

It is not an obstacle to project progress or a nonproductive increase in bureaucracy, as

**responsibility for all payment approvals, contract administration, project management decisions, shall remain the responsibility of the School Building Committee, Permanent Building Committee, other committees and Town staff as required by the charters and law.**

Select Board has flexibility to seek a different solution: “... **or act in any other manner in relation thereto**”

# AGENDA ITEM SUMMARY

## LEXINGTON SELECT BOARD MEETING

### AGENDA ITEM TITLE:

2026 Annual Town Meeting

### PRESENTER:

Kelly Axtell, Deputy Town Manager

### ITEM NUMBER:

I.2

### SUMMARY:

#### **Category: Decision Making**

Kelly Axtell will present the 2026 Annual Town Meeting and Election warrant for the Board's review and approval.

### SUGGESTED MOTION:

Move to approve the 2026 Annual Town Meeting and Election warrant as presented and authorize staff to make non-substantive edits as needed.

Move to approve the 2026 Moderator's Request letter for hybrid Annual Town Meeting.

### FOLLOW-UP:

### DATE AND APPROXIMATE TIME ON AGENDA:

2/2/2026

7:25pm

### ATTACHMENTS:

Description	Type
☐ 2026 Moderator Letter	Backup Material
☐ 2026 Election and ATM Warrant 2.2.26	Backup Material



*Town of Lexington*  
**MODERATOR**  
**DEBORAH BROWN**

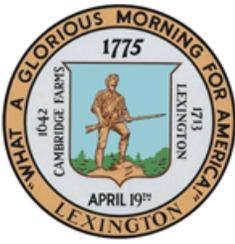
January 20, 2026 DELIVERED BY EMAIL

Dear Select Board Members,

Pursuant to Massachusetts Section 26 of Chapter 22 of the Acts of 2022, as amended by Section 47 of Chapter 2 of the Acts of 2023, I request approval to conduct the 2026 Annual Town Meeting as a hybrid meeting. I propose to use a combination of: (1) the Zoom videoconferencing platform, (2) the online voting tool developed by Select Board member Joe Pato, and (3) an online queuing function developed by Select Board member Joe Pato to facilitate the process of debate.

I certify that all components of the system described above have been fully tested and utilized successfully for prior Town Meetings, and I am satisfied that this system enables our meetings to be conducted in substantially the same manner whether a member is participating in person or remotely. I certify that the system for those opting for remote participation (i) allows the moderator, town meeting members, town officials and any other interested members of the public to identify and hear the moderator and each town meeting member who attends and participates in the remote meeting, as well as any other individuals who participate in the meeting; (ii) provides the ability to determine whether a quorum is present; (iii) allows participants to request recognition by the moderator and makes such requests visible to the meeting participants and the public; (iv) allows the moderator to determine when a town meeting member wishes to be recognized to speak, make a motion, or raise a point of order or personal privilege; (v) enables the moderator to recognize a town meeting member, town official or other individual and enable that person to speak; (vi) provides the ability to conduct a roll call or electronically recorded vote; (vii) allows any interested members of the public to access the meeting remotely through LexMedia for purposes of witnessing the deliberations and actions taken at the town meeting; (viii) allows members of the public to participate in debate in-person or through the submission of statements for or against a motion; and (ix) provides for the town meeting to be recorded and available for future viewing. I further confirm that I have consulted with Lexington's Commission on Disability regarding system accessibility.

Sincerely,  
Deborah Brown  
Town Moderator  
617-512-7901



*Town of Lexington, Massachusetts*  
Select Board

JILL I. HAI, CHAIR  
JOSEPH N. PATO  
DOUGLAS M. LUCENTE  
MARK D. SANDEEN  
VINEETA A. KUMAR

TEL: (781) 698-4580

February 2, 2026

To the Residents of Lexington:

This warrant document provides notification of the 2026 Annual Town Meeting and advises residents of the various issues being considered at the meetings. Only Articles listed in this warrant may be discussed. The purpose of the Warrant is to inform citizens of the issues to be discussed and does not provide for detailed information about the Articles.

Articles for the Annual Town Meeting are grouped in three categories: Financial, General and Zoning. Descriptions are provided in an attempt to make the Warrant useful and understandable.

The most important votes that take place at the Annual Town Meeting are related to the budget. We urge citizens to read the budget, understand it, and help us find a way to foster excellence within the community. The Town website, <http://www.lexingtonma.gov/town-meeting>, includes the most recent version of the FY2027 Budget and other financial Articles as well as other relevant information for each Article.

Between now and Town Meeting there will be multiple meetings to develop a comprehensive recommended budget for FY2027. That budget will be delivered to all Town Meeting Members prior to the consideration of any financial articles by Town Meeting.

SELECT BOARD

Jill I. Hai, Chair  
Joseph N. Pato  
Douglas M. Lucente  
Mark D. Sandeen  
Vineeta A. Kumar

**WARRANT**  
**2026 ANNUAL TOWN MEETING**  
Detailed information on these Town Meeting Warrant Articles and other updated information  
can be found at <https://www.lexingtonma.gov/town-meeting>

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**TOWN OF LEXINGTON WARRANT  
ANNUAL TOWN MEETING 2026**

Commonwealth of Massachusetts

Middlesex, ss.

To the Constable of the Town of Lexington, in said County,

Greetings:

In the name of the Commonwealth of Massachusetts, you are directed to notify the inhabitants of the Town of Lexington qualified to vote in elections and in Town affairs to meet in their respective voting places in said Town.

<b>PRECINCT ONE</b>	<b>CARY MEMORIAL BUILDING</b>
<b>PRECINCT TWO</b>	<b>CARY MEMORIAL BUILDING</b>
<b>PRECINCT THREE</b>	<b>LEXINGTON COMMUNITY CENTER</b>
<b>PRECINCT FOUR</b>	<b>CARY MEMORIAL BUILDING</b>
<b>PRECINCT FIVE</b>	<b>CARY MEMORIAL BUILDING</b>
<b>PRECINCT SIX</b>	<b>CARY MEMORIAL BUILDING</b>
<b>PRECINCT SEVEN</b>	<b>CARY MEMORIAL BUILDING</b>
<b>PRECINCT EIGHT</b>	<b>SAMUEL HADLEY PUBLIC SERVICES BUILDING</b>
<b>PRECINCT NINE</b>	<b>LEXINGTON COMMUNITY CENTER</b>

**On Monday, the Second Day of March, 2026**

From 7:00 a.m. to 8:00 p.m., then and there to act on the following article:

**ARTICLE 1 NOTICE OF ELECTION**

Two Select Board members; for a term of three years;

One Moderator for a term of one year;

One School Committee member for a term of three years;

Two Planning Board members; for a term of three years;

One Lexington Housing Authority Member for a term of five years.

Nine Town Meeting Members in Precinct One, the seven receiving the highest number of votes to serve for terms of three years; the two receiving the next highest number of votes to fill unexpired terms for seats ending in March 2028

Seven Town Meeting Members in Precinct Two, the seven receiving the highest number of votes to serve for terms of three years;

Seven Town Meeting Members in Precinct Three, the seven receiving the highest number of votes to serve for terms of three years;

Seven Town Meeting Members in Precinct Four, the seven receiving the highest number of votes to serve for terms of three years;

Seven Town Meeting Members in Precinct Five, the seven receiving the highest number of votes to serve for terms of three years;

Seven Town Meeting Members in Precinct Six, the seven receiving the highest number of votes to serve for terms of three years;

Eight Town Meeting Members in Precinct Seven, the seven receiving the highest number of votes to serve for terms of three years; the one receiving the next highest number of votes to fill an unexpired term for a seat ending in March 2027;

Seven Town Meeting Members in Precinct Eight, the seven receiving the highest number of votes to serve for terms of three years;

Nine Town Meeting Members in Precinct Nine, the seven receiving the highest number of votes to serve for terms of three years; the one receiving the next highest number of votes to fill an unexpired term for a seat ending in March 2028; the one receiving the next highest number of votes to fill an unexpired term for a seat ending in March 2027.

You are also to notify the inhabitants aforesaid to meet at the Margery Milne Battin Hall in the Cary Memorial Building, 1605 Massachusetts Avenue, Lexington or by means of the audio/video conferencing platform described more particularly below

**on Monday, the thirtieth day of March, 2026 at 7:30 p.m.**

at which time and place the following articles are to be acted upon and determined exclusively by the Town Meeting Members in accordance with Chapter 215 of the Acts of 1929, as amended, and subject to the referendum provided for by Section eight of said Chapter, as amended.

Pursuant to Chapter 92 of the Acts of 2020, as amended, including without limitation by Chapter 2 of the Acts of 2023, the Town Meeting shall be held through a hybrid of in person meeting and remote participation by the means requested by the Moderator as follows:

Town Meeting members will either attend the meeting in person at Margery Milne Battin Hall, or via remote participation. The meeting will be facilitated by use of: (1) the Zoom videoconferencing platform, (2) the online voting tool developed by Select Board member Joe Pato and (3) an online queuing function developed by Select Board member Joe Pato to facilitate debate. Other Town residents who wish to follow the proceedings may do so by attending the meeting in person in the areas reserved for non-Town Meeting Members, or via LexMedia at <https://www.youtube.com/user/LexMediaMATV>. Other residents who wish to participate in the Meeting may email the Town Clerk's Office at [clerk@lexingtonma.gov](mailto:clerk@lexingtonma.gov) and by completing the online form at <http://www.lexingtonma.gov/town-meeting>.

For more information, please see the Moderator's letter dated January 20, 2026 to the Select Board attached to this warrant as Attachment A.

**ARTICLE 2 ELECTION OF DEPUTY MODERATOR AND REPORTS OF TOWN BOARDS, OFFICERS AND COMMITTEES**

To see if the Town will vote to approve the Deputy Moderator nominated by the Moderator; receive the reports of any Board or Town Officer or of any Committee of the Town; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

DESCRIPTION: This article remains open throughout Town Meeting and reports may be presented at any Town Meeting session by boards, officers, or committees. In addition, the Town will consider the approval of the nomination of a Deputy Moderator as authorized under Section 118-11 of the Code of the Town of Lexington.

**ARTICLE 3 APPOINTMENTS TO CARY LECTURE SERIES**

To see if the Town will authorize the appointment of the committee on lectures under the wills of Eliza Cary Farnham and Susanna E. Cary; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

DESCRIPTION: This is an annual article that provides for the appointment of citizens to the Cary Lecture Series by the Moderator.

**FINANCIAL ARTICLES**

**ARTICLE 4 APPROPRIATE FY2027 OPERATING BUDGET**

To see if the Town will vote to make appropriations for expenditures by departments, officers, boards and committees of the Town for the ensuing fiscal year and determine whether the money shall be provided by the tax levy, by transfer from available funds, by transfer from enterprise funds, or by any combination of these methods; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

FUNDS REQUESTED: See the most recent version of the FY2027 budget proposals posted at <http://lexingtonma.gov/budget>.

DESCRIPTION: This article requests funds for the FY2027 (July 1, 2026 - June 30, 2027) operating budget. The operating budget includes the school and municipal budgets. The operating budget includes requests for funds to provide prospective salary increases for employees, including salaries to be negotiated through collective bargaining negotiations. The budget also includes certain shared expenses.

**ARTICLE 5 APPROPRIATE FY2027 ENTERPRISE FUNDS BUDGETS**

To see if the Town will vote to appropriate a sum of money to fund the operations of the Department of Public Works, Water and Wastewater Divisions, and the Department of Recreation and Community Programs; determine whether the money shall be provided by the estimated income to be derived in FY2027 from the operations of the related enterprise, by the tax levy, by transfer from available funds, including the retained earnings of the relevant enterprise fund, or by any combination of these methods; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

FUNDS REQUESTED:

<b>Enterprise Fund</b>	<b>FY2025 Actual</b>	<b>FY2026 Approved</b>	<b>FY2027 Requested</b>
<b>a) Water</b>			
Personal Services	\$923,588	\$1,074,990	\$1,089,872
Expenses	\$460,827	\$675,100	\$694,600
Debt Service	\$1,368,116	\$1,438,006	\$1,390,315
MWRA Assessment	\$8,432,204	\$8,650,822	\$9,515,904
<b>Total Water Enterprise Fund</b>	<b>\$11,184,735</b>	<b>\$11,838,918</b>	<b>\$12,690,691</b>
<b>b) Wastewater</b>			
Personal Services	\$423,941	\$497,353	\$502,884
Expenses	\$459,440	\$617,100	\$632,400
Debt Service	\$1,569,746	\$1,672,086	\$1,618,731
MWRA Assessment	\$9,153,352	\$9,359,196	\$10,295,116
<b>Total Water Enterprise Fund</b>	<b>\$11,606,479</b>	<b>\$12,145,735</b>	<b>\$13,049,131</b>
<b>c) Recreation and Community Programs</b>			
Personal Services	\$1,668,961	\$1,816,854	\$1,967,722
Expenses	\$1,438,519	\$1,670,835	\$1,593,035
<b>Total Recreation and Community Programs Enterprise Fund</b>	<b>\$3,107,480</b>	<b>\$3,487,689</b>	<b>\$3,560,757</b>

DESCRIPTION: Under Massachusetts General Laws Chapter 44, Section 53F½, towns may establish Enterprise Funds for a utility, health care, recreation or transportation operation, with the operation to receive related revenue and receipts and pay expenses of such operation. This article provides for the appropriation to and expenditure from three enterprise funds previously established by the Town. The Recreation and Community Programs Fund includes the operations and programs for the Community Center.

**ARTICLE 6 AMEND FY2026 OPERATING, ENTERPRISE AND CPA BUDGETS**

To see if the Town will vote to make supplementary appropriations, to be used in conjunction with money appropriated under Articles 4, 5, 9, and 10 of the 2025 Annual Town Meeting, and Articles 4 and 6 of the warrant for the Special Town Meeting 2025-2, to be used during the current fiscal year, or make any other adjustments to the current fiscal year budgets and appropriations that may be necessary; to determine whether the money shall be provided by transfer from available funds including the Community Preservation Fund; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

FUNDS REQUESTED: Unknown at press time

DESCRIPTION: This is an annual article to permit adjustments to current fiscal year (FY2026) appropriations.

**ARTICLE 7 SUSTAINABLE PROJECTS**

To see if the Town will vote to appropriate a sum of money for sustainable capital projects including electric vehicle charging equipment and related infrastructure improvements; the study, design, purchase and installation of a solar collector, canopy, rooftop or other solar energy collection systems, including battery storage and any costs incidental or related thereto; and to determine whether the money shall be provided by the tax levy, by transfer from available funds, by borrowing, or by any combination of these methods; and further to determine whether the Town will authorize the Select Board to apply for, accept, and expend in anticipation of federal and state aid for such sustainable projects, or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

FUNDS REQUESTED: \$463,000

DESCRIPTION: This article requests funds for sustainable capital projects which may include the purchase and installation of electric vehicle chargers in municipal and public parking lots, the study, design and construction of rooftop solar or solar canopies, including battery storage, and other projects intended to move the Town towards achieving its sustainability goals.

**ARTICLE 8 APPROPRIATE FOR VISION FOR LEXINGTON SURVEY**

To see if the Town will vote to appropriate a sum of money for the purpose of conducting a Town-wide Vision for Lexington survey and related expenses and determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto.

*(Inserted by the Select Board at the request of Vision for Lexington)*

FUNDS REQUESTED: \$75,000

DESCRIPTION: This article will allow the Vision for Lexington committee to conduct a survey as part of a longitudinal study to assess community perspectives and progress toward meeting stated preferences of community members and to inform planning and decision-making by the three elected boards.

**ARTICLE 9 ESTABLISH AND CONTINUE DEPARTMENTAL REVOLVING FUNDS**

To see if the Town will vote, pursuant to the Massachusetts General Laws Chapter 44, Section 53E½ and Chapter 110 of the Code of the Town of Lexington, to continue existing revolving funds; to amend said Chapter 110 to establish new revolving funds; to determine whether the maximum amounts that may be expended from such new and existing revolving fund accounts in FY2027 shall be the following amounts or any other amounts; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

FUNDS REQUESTED:

Program or Purpose for Revolving Funds	FY2027 Authorization
School Bus Transportation	\$1,300,000
Building Rental	\$683,000
Lexington Tree Fund	\$150,000
DPW Burial Containers	\$60,000
DPW Compost Operations	\$1,039,000
Minuteman Household Hazardous Waste Program	\$250,000
Senior Services	\$75,000
Residential Engineering Review	\$57,600
Health Programs	\$155,000
Lab Inspections	\$95,000
Tourism	\$599,000
Refuse and Recycling Collection	\$0

DESCRIPTION: The amount that may be spent from a revolving fund established under Massachusetts General Laws Chapter 44, Section 53E½ must be approved annually by Town Meeting. The Funds are credited with the receipts received in connection with the programs supported by such funds, and expenditures may be made from the revolving fund without further appropriation.

**ARTICLE 10 APPROPRIATE FOR THE FY2027 COMMUNITY PRESERVATION COMMITTEE OPERATING BUDGET AND CPA PROJECTS**

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the FY2027 Community Preservation budget and, pursuant to the recommendations of the Community Preservation Committee, to appropriate from the Community Preservation Fund, or to reserve amounts in the Community Preservation Fund for future appropriations; for the debt service on previously authorized financing; for the administrative expenses of the Community Preservation Committee for FY2027; for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for the rehabilitation or restoration of open space and community housing acquired or created with moneys from the Community Preservation Fund; to appropriate funds for such projects and determine whether the money shall be provided by the tax levy, or from estimated Community Preservation Act surcharges and the state match for the upcoming fiscal year, by transfer from available funds, including enterprise funds, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

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

FUNDS REQUESTED:

- a. Document Conservation – \$20,000
- b. Munroe Center for the Arts Cash Refinancing – \$2,000,000
- c. Affordable Housing Trust Funding – \$3,200,000
- d. LexHAB Affordable Housing Support, Restoration, and Preservation – \$395,355
- e. Park Improvements – Athletic Fields - Harrington: Phase 2 – \$2,630,000
- f. Playground Infrastructure Upgrades – \$100,000

g. Administrative Budget – \$150,000

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

#### **ARTICLE 11 APPROPRIATE FOR RECREATION CAPITAL PROJECTS**

To see if the Town will vote to appropriate a sum of money for recreation-related capital projects and equipment; and determine whether the money shall be provided by the tax levy, by transfer from available funds, including the Recreation and Community Programs Enterprise Fund, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

*(Inserted by the Select Board at the request of the Recreation Committee)*

FUNDS REQUESTED: \$190,000

DESCRIPTION: For a description of the proposed projects, see Section XI: Capital Investment section of the FY2027 budget. The most recent version of the capital section can be found at [www.lexingtonma.gov/fy27capital](http://www.lexingtonma.gov/fy27capital).

#### **ARTICLE 12 APPROPRIATE FOR MUNICIPAL CAPITAL PROJECTS AND EQUIPMENT**

To see if the Town will vote to appropriate a sum of money for the following capital projects and equipment:

- a) Transportation Mitigation;
- b) Bicycle-Pedestrian Plan Implementation: Minuteman Bikeway to LHS;
- c) Townwide Bicycle-Pedestrian Plan Implementation;
- d) Fire Ladder Truck;
- e) Equipment Replacement;
- f) Sidewalk Improvements;
- g) Hydrant Replacement;
- h) Street Improvements;
- i) Stormwater Management Program;
- j) DPW Building Floor Repairs;
- k) Burlington & North Streets Sidewalk;
- l) Adams Street Intersection Improvements at East & Hancock Streets;
- m) Hartwell Training Facility Paving;
- n) Municipal Technology Improvement Program;
- o) Application Implementation; and
- p) Network Technology Improvements.

and authorize the Select Board to take by eminent domain, purchase or otherwise acquire, any fee, easement or other interests in land necessary therefor; determine whether the money shall be provided by the tax levy, by transfer from available funds, including enterprise funds, by borrowing, or by any combination of these methods; determine if the Town will authorize the Select Board to apply for, accept, expend and borrow in anticipation of state aid for such capital improvements; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

FUNDS REQUESTED: \$11,989,235

DESCRIPTION: For a description of the proposed projects, see Section XI: Capital Investment section of the FY2027 budget. The most recent version of the capital section can be found at [www.lexingtonma.gov/fy27capital](http://www.lexingtonma.gov/fy27capital).

**ARTICLE 13 APPROPRIATE FOR WATER SYSTEM IMPROVEMENTS**

To see if the Town will vote to make water distribution system improvements, including the installation of new water mains and replacement or cleaning and lining of existing water mains and standpipes, the replacement or rehabilitation of water towers, engineering studies and the purchase and installation of equipment in connection therewith, in such accepted or unaccepted streets or other land as the Select Board may determine, subject to the assessment of betterments or otherwise; and to take by eminent domain, purchase or otherwise acquire any fee, easement or other interest in land necessary therefor; appropriate money for such improvements and land acquisition and determine whether the money shall be provided by the tax levy, water enterprise fund, by transfer from available funds, including any special water funds, or by borrowing, or by any combination of these methods; to determine whether the Town will authorize the Select Board to apply for, accept, expend and borrow in anticipation of federal and state aid for such projects; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

FUNDS REQUESTED: \$2,381,639

DESCRIPTION: For a description of the proposed projects, see Section XI: Capital Investment section of the FY2027 budget. The most recent version of the capital section can be found at [www.lexingtonma.gov/fy27capital](http://www.lexingtonma.gov/fy27capital).

**ARTICLE 14 APPROPRIATE FOR WASTEWATER SYSTEM IMPROVEMENTS**

To see if the Town will vote to install and line sanitary sewer mains and sewerage systems and replacements and upgrades to pump stations thereof, including engineering studies and the purchase of equipment in connection therewith; in such accepted or unaccepted streets or other land as the Select Board may determine, subject to the assessment of betterments or otherwise, in accordance with Chapter 504 of the Acts of 1897, and acts in addition thereto and in amendment thereof, or otherwise; and to take by eminent domain, purchase or otherwise acquire any fee, easement or other interest in land necessary therefor; appropriate money for such installation and land acquisition and determine whether the money shall be provided by the tax levy, the wastewater enterprise fund, by transfer from available funds, including any special wastewater funds, by borrowing, or by any combination of these methods; to determine whether the Town will authorize the Select Board to apply for, accept, expend and borrow in anticipation of federal and state aid for such wastewater projects; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

FUNDS REQUESTED: \$1,304,080

DESCRIPTION: For a description of the proposed projects, see Section XI: Capital Investment section of the FY2027 budget. The most recent version of the capital section can be found at [www.lexingtonma.gov/fy27capital](http://www.lexingtonma.gov/fy27capital).

**ARTICLE 15 APPROPRIATE FOR SCHOOL CAPITAL PROJECTS AND EQUIPMENT**

To see if the Town will vote to appropriate a sum of money to maintain and upgrade the schools' technology systems and equipment; determine whether the money shall be provided by the tax levy, by transfer from available funds, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.

*(Inserted by the Select Board at the request of the School Committee)*

FUNDS REQUESTED: \$1,425,657

DESCRIPTION: For a description of the proposed projects, see Section XI: Capital Investment section of the FY2027 budget. The most recent version of the capital section can be found at [www.lexingtonma.gov/fy27capital](http://www.lexingtonma.gov/fy27capital).

**ARTICLE 16 APPROPRIATE FOR PUBLIC FACILITIES CAPITAL PROJECTS**

To see if the Town will vote to appropriate a sum of money for capital improvements and renovations, including new construction of public facilities for:

- a) Public Facilities Bid Documents;
- b) Public Facilities Interior Finishes;
- c) School Paving and Sidewalks;

- d) Public Facilities Mechanical/Electrical/Plumbing Replacements; and
- e) LHS Equipment Emergency Needs.

and to determine whether the money shall be provided by the tax levy, by transfer from available funds, including enterprise funds, by borrowing, or by any combination of these methods; to determine if the Town will authorize the Select Board to apply for, accept, expend and borrow in anticipation of state aid for such capital improvements; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

FUNDS REQUESTED: \$5,801,720

DESCRIPTION: For a description of the proposed projects, see Section XI: Capital Investment section of the FY2027 budget. The most recent version of the capital section can be found at [www.lexingtonma.gov/fy27capital](http://www.lexingtonma.gov/fy27capital).

**ARTICLE 17 APPROPRIATE TO POST EMPLOYMENT INSURANCE LIABILITY FUND**

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

*(Inserted by the Select Board)*

FUNDS REQUESTED: Unknown at press time

DESCRIPTION: This article will allow the Town to continue to fund its liability for post-employment benefits for Town of Lexington retirees. Beginning with the FY2007 audit, the Town has been required to disclose this liability. Special legislation establishing a trust fund for this purpose was enacted in 2002.

**ARTICLE 18 RESCIND PRIOR BORROWING AUTHORIZATIONS**

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

*(Inserted by the Select Board)*

FUNDS REQUESTED: Unknown at press time

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

**ARTICLE 19 ESTABLISH, AMEND, DISSOLVE AND APPROPRIATE TO AND FROM SPECIFIED STABILIZATION FUNDS**

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

*(Inserted by the Select Board)*

FUNDS REQUESTED: Unknown at press time

DESCRIPTION: This article proposes to establish, dissolve, and fund Stabilization Funds for specific purposes and to appropriate funds therefrom. Money in those funds may be invested and the interest may then become a part of the particular fund. These funds may later be appropriated for the fund's specific designated purpose by a majority vote of an Annual or Special Town Meeting.

**ARTICLE 20 APPROPRIATE FOR PRIOR YEARS' UNPAID BILLS**

To see if the Town will vote to raise and appropriate money to pay any unpaid bills rendered to the Town for prior years; to determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

FUNDS REQUESTED: Unknown at press time

DESCRIPTION: This is an annual article to request funds to pay bills after the close of the fiscal year in which the goods were received or the services performed and for which no money was encumbered.

**ARTICLE 21 APPROPRIATE FOR AUTHORIZED CAPITAL IMPROVEMENTS**

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

*(Inserted by the Select Board)*

FUNDS REQUESTED: Unknown at press time

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

**ARTICLE 22 STREET ACCEPTANCE: WILLARD CIRCLE, CART PATH LANE AND STAGE COACH ROAD**

To see if the Town will vote to accept as a Town way Willard Circle as shown on a plan dated November 19, 2025 and Cart Path Lane and Stage Coach Road, shown on a plan set (2 pages) dated December 29, 2025, all of which are on file with the Town Clerk and to take by eminent domain, donation or otherwise acquire any fee, easement, or other interest in land necessary therefore; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

DESCRIPTION: This article will accept the identified streets as public ways, and will authorize the Town to take title to Willard Circle, Cart Path Lane and Stage Coach Road.

**ARTICLE 23 APPROPRIATE FOR TRASH/RECYCLING BINS**

To see if the Town will vote to appropriate a sum of money to purchase recycling and trash wheeled carts for all households served by the municipal solid waste program; determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

FUNDS REQUESTED: \$1,204,000

DESCRIPTION: This article requests funds for wheeled carts for all households who are served by the municipal solid waste program.

**ARTICLE 24 ELDERLY AND DISABLED TAXATION AID FUND & COMMITTEE (GL c. 60, § 3D)**

To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 60, Section 3D, which authorizes municipalities to establish a dedicated Elderly and Disabled Taxation Aid Fund; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

DESCRIPTION: The purpose of this article is to establish a fund to provide financial assistance to elderly and disabled residents of low income who, in the judgment of the fund's administrators, are unable to fully meet their real estate tax obligations; establish a committee charged with developing and administering local policies and procedures for awarding aid; and add a voluntary check-off option for voluntary donations on quarterly tax bills.

**ARTICLE 25 SURCHARGE ON SPECIFIC RESIDENTIAL DEVELOPMENT (Citizen Petition)**

To see if the Town will vote to establish a surcharge on specific residential development activities for the purpose of funding affordable and community housing construction, renovation, associated land acquisition or easements; and further to authorize the Select Board to petition the Massachusetts General Court to enact legislation to enable this surcharge in the Town of Lexington, and further to authorize the Select Board to approve amendments to said act before its enactment by the General Court that are within the scope of the general objectives of the petition; or act in any other manner in relation thereto.

*(Inserted by Matthew Daggett and 9 or more registered voters)*

DESCRIPTION: The purpose of this article is to authorize the Select Board to petition the Massachusetts General Court to enact special legislation to help address the loss of moderate-income housing by establishing a surcharge on specific residential development activities, as previously approved under Special Town Meeting 2020-2 Article 6.

**ARTICLE 26 OVERSEE FINANCIAL EXPENDITURES LEXINGTON HIGH SCHOOL PROJECT  
(Citizen Petition)**

To see if the Town Meeting will authorize the Select Board to form a committee to oversee financial expenditures for the BLOOM project (new Lexington High School). Additionally, for the committee to periodically report back to the Town Meeting Members Association, and/or the Select Board, School Committee, and financial committees on the fiscal progress of the project, or to act in any other manner in relation thereto.

*(Inserted by Gauri Govil and 9 or more registered voters)*

DESCRIPTION: This article would authorize the Select Board to establish a committee to oversee the financial expenditures specifically related to the Lexington High School building project.

**ARTICLE 27 PROCUREMENT FOR ONLINE CAPITAL PROJECT PLATFORM (Citizen Petition)**

To see if the Town will vote to authorize the Town Manager, in consultation with the Purchasing Director, Procurement Office and the Assistant Town Manager for Finance, to procure, through a competitive process consistent with M.G.L. c. 30B and other applicable law, an online capital project financial transparency platform to provide the public with searchable, downloadable, and regularly updated visibility into Town and School Department capital projects; such platform to present project-level budget information and status, including but not limited to approved budgets, expenditures to date, remaining balances, contracts, change orders, invoices, and cumulative spending versus budget; provided that any data published shall be subject to appropriate redaction and exclusion of confidential or personally identifiable information as required by law; and further to appropriate a sum not to exceed \$50,000, or take any other action relative thereto.

*(Inserted by Steven Kaufman and 9 or more registered voters)*

FUNDS REQUESTED : \$50,000

DESCRIPTION: This article would authorize the Town Manager to procure a financial platform to provide additional information to the public regarding capital projects.

**ARTICLE 28 SPEED HUMPS - WALNUT STREET (Citizen Petition)**

That the Town install three speed humps or speed cushions on Walnut St. in order to help calm speeding traffic on a dangerous and hazardous road. Car numbers traversing on Walnut St. are bound to increase when massive new construction in the area and especially on Concord Ave. commences. The positive experience of speed humps on Shade St. should guide the town's experience.

*(Inserted by Robert Rotberg and 9 or more registered voters)*

DESCRIPTION: This article would request that the Town install speed humps or speed cushions on Walnut St.

## **GENERAL ARTICLES**

### **ARTICLE 29 SELECT BOARD TO ACCEPT EASEMENTS**

To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, or eminent domain or otherwise accept, easement interests for trails, drainage, sewer, utility or other public purposes, on such terms and conditions and in a final location or locations as the Select Board may determine, or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

DESCRIPTION: This article would permit the Select Board to accept easements for trails and utility infrastructure in order to allow these amenities to be built and conveyed to the Town as required in accordance with many land use permits, as opposed to requiring each such easement to be approved by Town Meeting.

### **ARTICLE 30 AMENDMENT TO ANNUAL MEETING DATE (ELECTION) PROVISIONS IN TOWN BYLAW**

To see if the Town will vote to amend Chapter 118, Section 118-4 of the Code of Lexington to hold the annual municipal election on a Tuesday, rather than a Monday; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

DESCRIPTION: This article would change future municipal elections from Mondays to Tuesdays.

### **ARTICLE 31 AMENDMENT-CHAPTER 90, § 9 "REGULATION OF REFUSE DISPOSAL"**

To see if the Town will vote to amend § 90-9 of the Code of the Town of Lexington to permit the Select Board to impose reasonable fees in connection with the disposal of waste and to otherwise update and modernize the terminology in said section; or act in any other manner in relation thereto.

*(Inserted by the Select Board)*

DESCRIPTION: This Article proposes to update § 90-9 of the Town bylaws to reflect modern practices for trash disposal, including (a) state regulation of solid waste disposal; and (b) the potential imposition of fees to incentivize waste reduction and control program costs.

### **ARTICLE 32 AMEND GENERAL BYLAWS CHAPTER 35**

To see if the Town will vote to amend Chapter 35 of the Town of Lexington General Bylaws to reflect a change in the name of a state agency referenced therein; or act in any other manner in relation thereto.

*(Inserted by the Select Board at the request of the Council on Aging)*

DESCRIPTION: This article would amend the Town of Lexington General Bylaws to reflect a name change to a state department from the Office of Elder Affairs to the Executive Office of Aging and Independence (AGE).

### **ARTICLE 33 UNIVERSAL DESIGN RESOLUTION**

To see if the Town will vote to adopt a non-binding resolution to reaffirm the Town's public commitment to inclusivity, as well as to the ongoing improvement of accessibility and usability in housing for all community members.

*(Inserted by the Select Board at the request of the Commission on Disabilities)*

DESCRIPTION: This article aims to broaden the community's understanding of what accessibility truly means. Practical examples of universal design features include no-step entries, wide doorways and





***Town of Lexington***  
**MODERATOR**  
**DEBORAH BROWN**

January 20, 2026 DELIVERED BY EMAIL

Dear Select Board Members,

Pursuant to Massachusetts Section 26 of Chapter 22 of the Acts of 2022, as amended by Section 47 of Chapter 2 of the Acts of 2023, I request approval to conduct the 2026 Annual Town Meeting as a hybrid meeting. I propose to use a combination of: (1) the Zoom videoconferencing platform, (2) the online voting tool developed by Select Board member Joe Pato, and (3) an online queuing function developed by Select Board member Joe Pato to facilitate the process of debate.

I certify that all components of the system described above have been fully tested and utilized successfully for prior Town Meetings, and I am satisfied that this system enables our meetings to be conducted in substantially the same manner whether a member is participating in person or remotely. I certify that the system for those opting for remote participation (i) allows the moderator, town meeting members, town officials and any other interested members of the public to identify and hear the moderator and each town meeting member who attends and participates in the remote meeting, as well as any other individuals who participate in the meeting; (ii) provides the ability to determine whether a quorum is present; (iii) allows participants to request recognition by the moderator and makes such requests visible to the meeting participants and the public; (iv) allows the moderator to determine when a town meeting member wishes to be recognized to speak, make a motion, or raise a point of order or personal privilege; (v) enables the moderator to recognize a town meeting member, town official or other individual and enable that person to speak; (vi) provides the ability to conduct a roll call or electronically recorded vote; (vii) allows any interested members of the public to access the meeting remotely through LexMedia for purposes of witnessing the deliberations and actions taken at the town meeting; (viii) allows members of the public to participate in debate in-person or through the submission of statements for or against a motion; and (ix) provides for the town meeting to be recorded and available for future viewing. I further confirm that I have consulted with Lexington's Commission on Disability regarding system accessibility.

Sincerely,  
Deborah Brown  
Town Moderator  
617-512-7901

1625 MASSACHUSETTS AVENUE • LEXINGTON, MASSACHUSETTS 02420

**TOWN MEETING MEMBERS AS OF JANUARY 28, 2026**  
For most current list, go to: <https://records.lexingtonma.gov/WebLink/0/doc/2504291/Page1.aspx>

**AT LARGE MEMBERS**

Michael J. Barrett, 7 Augustus Rd.  
Deborah Johnson Brown, 47 Robinson Rd.  
Michelle Ciccolo, 50 Shade St.  
Jill I. Hai, 6 Highland Ave.  
Vineeta Ajay Kumar, 14 Munroe Rd.  
Douglas Matthew Lucente, 17 Vine Brook Rd.  
Joseph N. Pato, 900 Massachusetts Ave.  
Mark Sandeen, 10 Brent Rd.

**Precinct 1**

*Term Expires 2026*

John Curtis Bartenstein, 46 Sanderson Rd.  
Jay Luker, 26 Rindge Ave.  
Noah Samuel Michelson, 45 Circle Rd.  
Margaret Muckenhoupt, 19 Whipple Rd.  
John Francis Rossi, 40 Arcola St.  
Bella D. Tsvetkova, 42 Lowell St.  
Albert Paul Zabin, 1 Page Rd.

*Term Expires 2027*

Sandhya Raju Beebee, 10 Page Rd.  
Robert William Cunha, 10 Stevens Rd.  
Tanya Jacqueline Gisolfi, 22 Cliffe Ave.  
Janet Mersfelder Kern, 72 Lowell St.  
Katherine Reynolds, 114 Lowell St.  
Carol Jeanne Sampson, 8 Brandon St.  
Judith Liskov Zabin, 1 Page Rd.

*Term Expires 2028*

Lois Angelo, 11 Spencer St.  
Cristina Ann Burwell, 6 Albemarle Ave.  
Sarah England Carter, 5 Spencer St.  
Ezzard Charles James, 218 Lowell St.  
Eric Jay Michelson, 45 Circle Rd.  
Valerie Gale Overton, 25 Emerson Gdns.  
\*Kyle Robert York, 15 Cliffe Ave.

**Precinct 2**

*Term Expires 2026*

Avram Smith Baskin, 43 Carville Ave.  
Sarah Sarver Daggett, 11 White Pine Ln.  
Carolyn M. Goldstein, 10 Peacock Farm Rd.  
Jeffrey Clarke Howry, 5 Bennett Ave.  
Mark Allan Manasas, 6 Bennett Ave.  
Jonathan Edward Suber, 56 Taft Ave.  
Laura Wilson Swain, 29 Locust Ave.

*Term Expires 2027*

Marian A. Cohen, 8 Plymouth Rd.  
Barbara Katzenberg, 37 Moon Hill Rd.  
Peter Bernard Lee, 770 Waltham St.  
Syed Ali Rizvi, 237 Worthen Rd. E  
Kenneth J. Shine, 7 Ellis St.  
Rita Vachani, 75 Blossomcrest Rd.  
Amy Karen Weinstock, 33 Dawes Rd.

*Term Expires 2028*

Matthew Cohen, 29 Tower Rd.  
Matthew Patton Daggett, 11 White Pine Ln.  
Rita B. Goldberg, 10 Independence Ave.  
Ajay T. Joseph, 46 Golden Ave.  
Sean D. Osborne, 822 Massachusetts Ave.  
Ricki Donna Pappo, 16 Blossomcrest Rd.  
Betsey Weiss, 8 Dover Ln.

**Precinct 3**

*Term Expires 2026*

Bronte Meredith Abraham, 22 Hudson Rd.  
Cynthia E. Arens, 7 Kitson Park Dr.  
Norman Paul Cohen, 1010 Waltham St. #291  
Steven Philip Heinrich, 11 Potter Pond  
Ipek Ozer-Stillman, 6 Stonewall Rd.  
Hua Wang, 16 Hudson Rd.  
Stanley Yap, 30 April Ln.

*Term Expires 2027*

Joshua F. Apgar, 31 Barberry Rd.  
James Britton Baldwin, 39 Potter Pond  
Delanot Bastien, 3111 Main Campus Dr.  
Michael J. Martignetti, 37 Barberry Rd.  
Letha MS Prestbo, 470 Concord Ave.  
Robert I. Rotberg, 960 Waltham St. #471  
Michael J. Schanbacher, 516 Concord Ave.

*Term Expires 2028*

Courtney McCollum Apgar, 31 Barberry Rd.  
Sallye F. Bleiberg, 960 Waltham St. #170  
Sudhir K. Jain, 3 Benjamin Rd.  
Jeanne Kann Krieger, 44 Webster Rd.  
Glenn Parker, 186 Spring St.  
Prashant Singh, 65 Munroe Rd.  
Franklin E. Smith, 7 Potter Pond  
\*David Andrew Simons, 3 Field Rd.  
\*Richard Samuel Treitman, 17 Barberry Rd.

**Precinct 4**

*Term Expires 2026*

Alessandro Alessandrini, 32 Slocum Rd.  
Michael P. Boudett, 39 Prospect Hill Rd.  
Kathryn Rivard Colburn, 49 Forest St.  
Katie Ponty Cutler, 115 Kendall Rd.  
Heather Lynn Hartshorn, 62 Farmcrest Ave.  
Nancy Ann Shepard, 2 Baskin Rd.  
Ruth S. Thomas, 10 Parker St.

*Term Expires 2027*

Gloria J. Bloom, 17 Loring Rd.  
Kunal P. Botla, 40 Grapevine Ave.  
Robert N. Cohen, 10 Grassland St.  
Eileen S. Jay, 191 Waltham St.  
Charles Wheeler Lamb, 55 Baskin Rd.  
Kathleen M. Lenihan, 60 Bloomfield St.  
Jennifer Beth Richlin, 36 Sherburne Rd.

*Term Expires 2028*

Nyles Nathan Barnert, 142 Worthen Rd.  
Wendy K. Manz, 3 Captain Parker Arms #24  
Gerlad Paul, 43 Highland Ave.  
Kathryn Ann Roy, 382 Marrett Rd  
Carol R. Sacerdote, 15 Loring Rd.  
Peter Shapiro, 113 Waltham St.  
Sandra J. Shaw, 51 Wachusett Dr.  
\*Andrew Emil Pomerantz, 27 Sherburne Rd.  
\*Elizabeth Wenrong Xu, 25 Baskin Rd.

**Precinct 5**

*Term Expires 2026*

Nancy Corcoran-Ronchetti, 340 Lowell St.  
Judith Ann Crocker, 5 Currier Ct.  
Anthony Grant Galaitis, 7 Burroughs Rd.  
Steven B. Kaufman, 116 East Emerson Rd.  
Pamela B. Lyons, 51 Grant St.  
Lin Xu, 117 Vine St.  
Lily Yan, 46 Courtyard Pl.

*Term Expires 2027*

Anil Ahuja, 7 Leonard Rd.  
Ting Fang, 39 Courtyard Pl.  
Sarah E. Higginbotham, 21 Byron Ave.  
Joyce S. Murphy, 1505 Massachusetts Ave. #12  
Kristin McKay Pechinsky, 38 Saddle Club Rd.  
Marc A. Saint Louis, 5 Brookwood Rd.  
Alex J. Tsouvalas, 77 Grant St.

*Term Expires 2028*

Monica Karen Davis, 26 Hayes Ln.  
Marilyn Moore Fenollosa, 10 Marshall Rd.  
Anrew Friedlich, 22 Young St.  
Jerold Scott Michelson, 3 Clyde Pl.  
Melanie Alberta Thompson, 360 Lowell St.  
M. Masha Traber, 106 Maple St.  
John Zhiqiang Zhao, 10 Cooke Rd.  
\*†Larry Deon Freeman, Jr., 109 East Emerson Rd.  
\*Catherine Yan, 211 East Emerson Rd.

**TOWN MEETING MEMBERS AS OF JANUARY 28, 2026**  
For most current list, go to: <https://records.lexingtonma.gov/WebLink/0/doc/2504291/Page1.aspx>

**Precinct 6**

Term Expires 2026

Thomas C. Barry, 159 Burlington St.  
Jonathan Andrew Himmel, 66 Hancock St.  
Morton Gerald Kahan, 44 Hancock St.  
Innessa Anne Manning, 46 York St.  
Bridger E. McGaw, 89 Meriam St.  
Dinesh Patel, 22 Brent Rd.  
Ryan Wise, 5 Castle Rd.

Term Expires 2027

Edmund C. Grant, 27 Grove St.  
Jyotsna Kakullavarapu, 5 Diamond Rd.  
Brian P. Kelley, 44 Grant St.  
Susan Ann McLeish, 665 Lowell St. #52  
Deepika Sawhney, 6 Porter Ln.  
Taylor Singh, 40 Hancock St.  
Vinita Verma, 3 Graham Rd.

Term Expires 2028

Sara Gurley Bothwell Allen, 158 Burlington St.  
Margaret L. Counts-Klebe, 8 Hancock Ave.  
Jeremy Levitan, 10 Adams St.  
Dawn Elizabeth McKenna, 9 Hancock St.  
Deborah Cohen Strod, 10 Thoreau Rd.  
Eran Cohen Strod, 10 Thoreau Rd.  
Sarah Jasmin Wolfson, 164 Grant St.  
\*Priya Narasimhan Patel, 17 Hancock St.

**Precinct 7**

Term Expires 2026

Sara Cuthbertson, 541 Bedford St.  
Harry Clarke Forsdick, 46 Burlington St.  
Pam Hoffman, 4 Rangeway  
Vita Bateria Hom, 175 Grove St.  
Samita A. Mandelia, 59 Harding Rd.  
Raul Marques-Pascual, 4 John Benson Rd.  
Tina M. McBride, 45 Turning Mill Rd.  
Umesh Shelat, 34 James St.

Term Expires 2027

Marsha Baker, 46 Burlington St.  
Philip Kennedy Hamilton, 23 Fifer Ln.  
Stacey A. Hamilton, 25 Robinson Rd.  
Meghana Khanolkar, 63 Winter St.  
Benjamin Charles Lees, 57 Gleason Rd.  
Pamela C. Tames, 26 Bertwell Rd.

Term Expires 2028

Archan Basu, 34 Harding Rd.  
Katharine Blauer, 46 Robinson Rd.  
Robert Kevin Creech, 2 Grimes Rd.  
Sandra Hackman, 65 Fifer Ln.  
Letitia Hom, 175 Grove St.  
Vikas Kinger, 13 Donald St.  
Monami D. Roy, 36 Bertwell Rd.

**Precinct 8**

Term Expires 2026

Robert M. Avallone, 21 Constitution Rd.  
Lauren Deems Black, III, 143 Bedford St.  
Shailesh Chandra, 10 Childs Rd.  
Gang Chen, 24 Bellflower St.  
Thomas R. Diaz, 13 Lois Ln.  
Robin L. Lovett, 18 Bates Rd.  
Andrei Radulescu Banu, 86 Cedar St.

Term Expires 2027

Heidi Pasternak Burkholder, 51 Ward St.  
Lin Jensen, 133 Reed St.  
Brielle Kissel Meade, 17 Manning St.  
James Arthur Osten, 8 Revere St.  
Sanjay Padaki, 46 Ward St.  
Dahua Pan, 34 Balfour St.  
Jessica G. Steigerwald, 143 Cedar St.

Term Expires 2028

Peggy Enders, 11 Kimball Rd.  
Alix O'Brien Fox, 5 Hillside Ter.  
Betty J. Gau, 64 Ward St.  
Alan Mayer Levine, 54 Reed St.  
Lisa A. Newton, 15 Ledge lawn Ave.  
Sudhir Ranjan, 155 Reed St.  
Alan V. Seferian, 10 Augustus Rd.  
\*Victoria C. Buckley, 18 Bates Rd.  
\* Nicola Jane Sykes, 12 Bellflower St.

**Precinct 9**

Shireen Ahmed, 393 Lincoln St.  
Mark Valerian Andersen, 2400 Massachusetts Ave.  
Hema P. Bhatt, 8 Jean Rd.  
Todd O. Burger, 386 Lincoln St.  
Jeanne Patricia Canale, 29 Shade St.  
Suzanne D. Lau, 18 Phinney Rd.  
Lisah Susan Schmidt Rhodes, 482 Marrett Rd.

Term Expires 2027

Richard Lewis Canale, 29 Shade St.  
Mollie K. Garberg, 16 Cary Ave.  
Kimberly Ann Hensle Lowrance, 23 Tufts Rd.  
Philip T. Jackson, 50 Shade St.  
Ethan Paul Kiczek, 26 Tufts Rd.  
Alicia M. Morris, 19 Welch Rd  
Thomas R. Shiple, 18 Phinney Rd.

Term Expires 2028

Victoria Lawrence Blier, 41 Shade St.  
Scott Foster Burson, 5 Willard Cir.  
Rodney Elias Cole, 80 School St.  
Diana J. Donovan, 112 Shade St.  
Foster Joseph Jackson, 50 Shade St.  
Elizabeth Ruth Mettetal, 6 Hastings Rd.

# AGENDA ITEM SUMMARY

## LEXINGTON SELECT BOARD MEETING

### AGENDA ITEM TITLE:

Discussion: FY27 Town Manager's Preliminary Budget & Financial Planning

### PRESENTER:

Board Discussion

### ITEM NUMBER:

I.3

### SUMMARY:

#### **Category: Discussion**

As a follow up to the 1/28/2026 Financial Summit, the Select Board will discuss the proposed FY27 Town Manager's Preliminary Budget & Financial Planning.

### SUGGESTED MOTION:

### FOLLOW-UP:

### DATE AND APPROXIMATE TIME ON AGENDA:

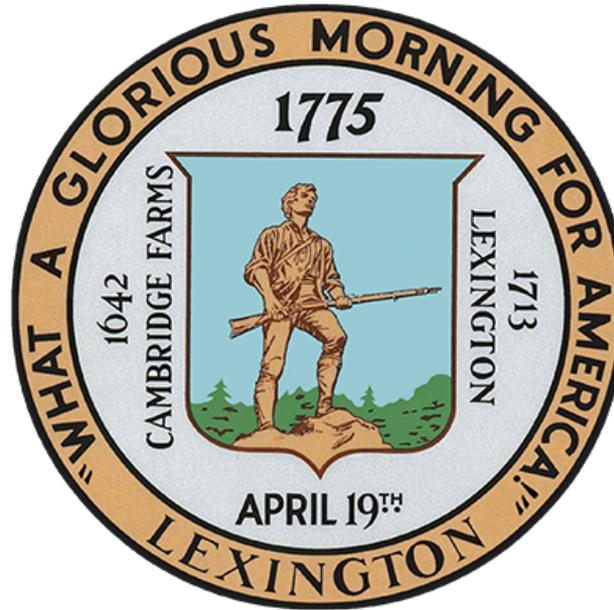
2/2/2026

7:30pm

### **ATTACHMENTS:**

Description	Type
<input type="checkbox"/> White Book Summit III Presentation FY2027_1.27.2027	Backup Material
<input type="checkbox"/> 2026.01.28 email communication - School email-Memo for Budget consideration	Backup Material

# *Town of Lexington*



## **FY2027 Preliminary Budget & Financing Plan**

### *Budget Summit III*

January 28, 2026



# Town of Lexington FY2027 Preliminary Budget

## The FY2027 budgets proposed by the Town Manager and Superintendent of Schools provide for a Balanced Town Budget

Revenue Summary	FY2026 Recap	FY2027 Projected	\$ Change	% Change
Tax Levy	\$ 249,047,036	\$ 258,361,669	\$ 9,314,632	3.7%
State Aid	\$ 21,532,602	\$ 22,181,496	\$ 648,894	3.0%
Local Receipts	\$ 17,198,317	\$ 18,821,440	\$ 1,623,122	9.4%
Available Funds*	\$ 25,611,684	\$ 22,352,051	\$ (3,259,633)	(12.7)%
Revenue Offsets	\$ (2,175,841)	\$ (2,360,640)	\$ (184,799)	8.5%
Enterprise Funds (Indirect)	\$ 1,935,189	\$ 2,047,125	\$ 111,936	5.8%
<b>Total General Fund</b>	<b>\$ 313,148,989</b>	<b>\$ 321,403,140</b>	<b>\$ 8,254,153</b>	<b>2.6%</b>

Expenditure Summary	FY2026 Appropriated	FY2027 Recommended Budget	\$ Change	% Change
Lexington Public Schools	\$ 146,033,333	\$ 151,729,248	\$ 5,695,915	3.9%
Minuteman High School	\$ 3,569,482	\$ 4,149,188	\$ 579,706	16.2%
Shared Expenses	\$ 77,370,757	\$ 82,329,423	\$ 4,958,666	6.4%
Municipal Departments	\$ 50,995,276	\$ 52,995,295	\$ 2,000,020	3.9%
Cash Capital-Tax Levy and Available Funds	\$ 19,524,216	\$ 18,158,612	\$ (1,365,604)	(7.0)%
Other**	\$ 15,655,924	\$ 12,041,374	\$ (3,614,550)	(23.1)%
<b>Total - General Fund Only</b>	<b>\$ 313,148,988</b>	<b>\$ 321,403,140</b>	<b>\$ 8,254,152</b>	<b>2.6%</b>

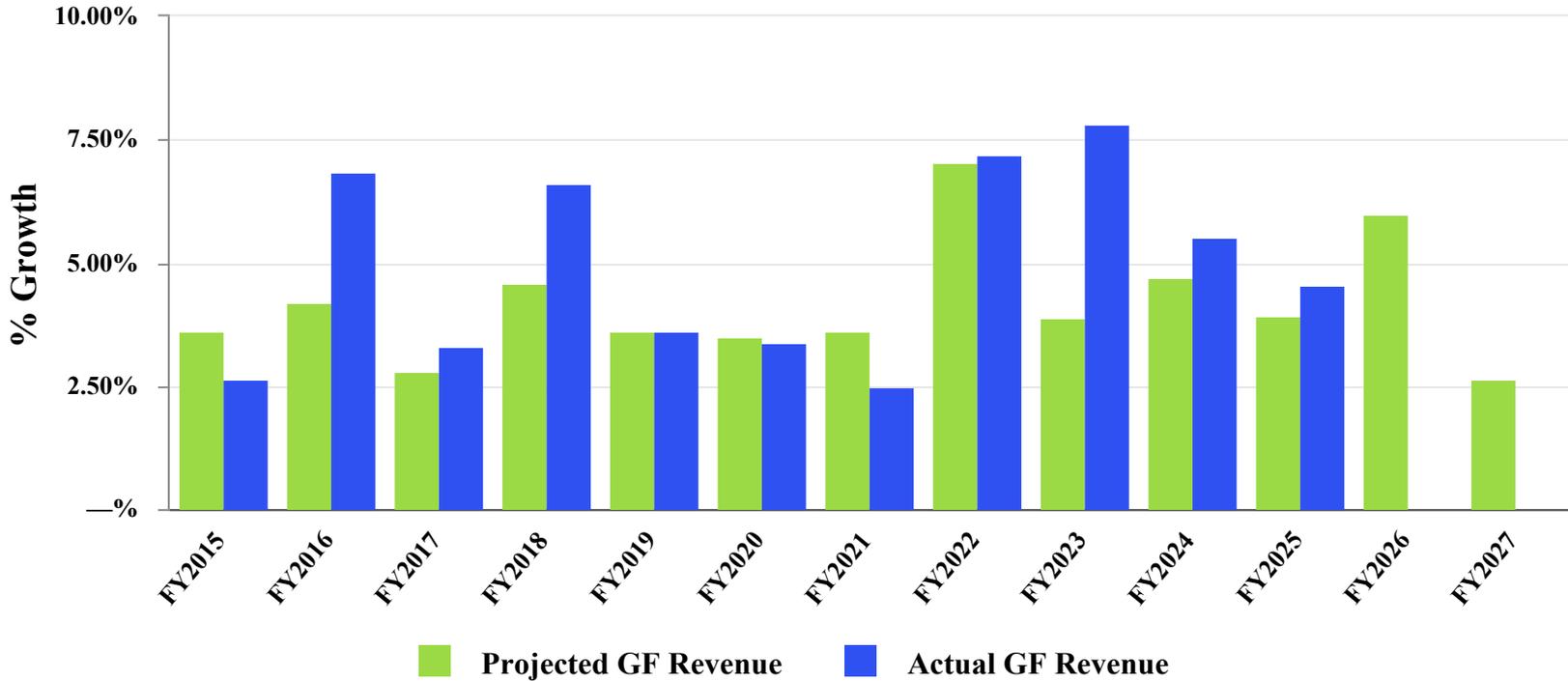
\* Available Funds reflects one-time revenue sources, primarily Free Cash.

\*\* Other expenses are primarily set-asides into reserves including the Capital Stabilization Fund, OPEB Trust, and SPED Reserve.



# Town of Lexington FY2027 Preliminary Budget

## General Fund Revenue Projections

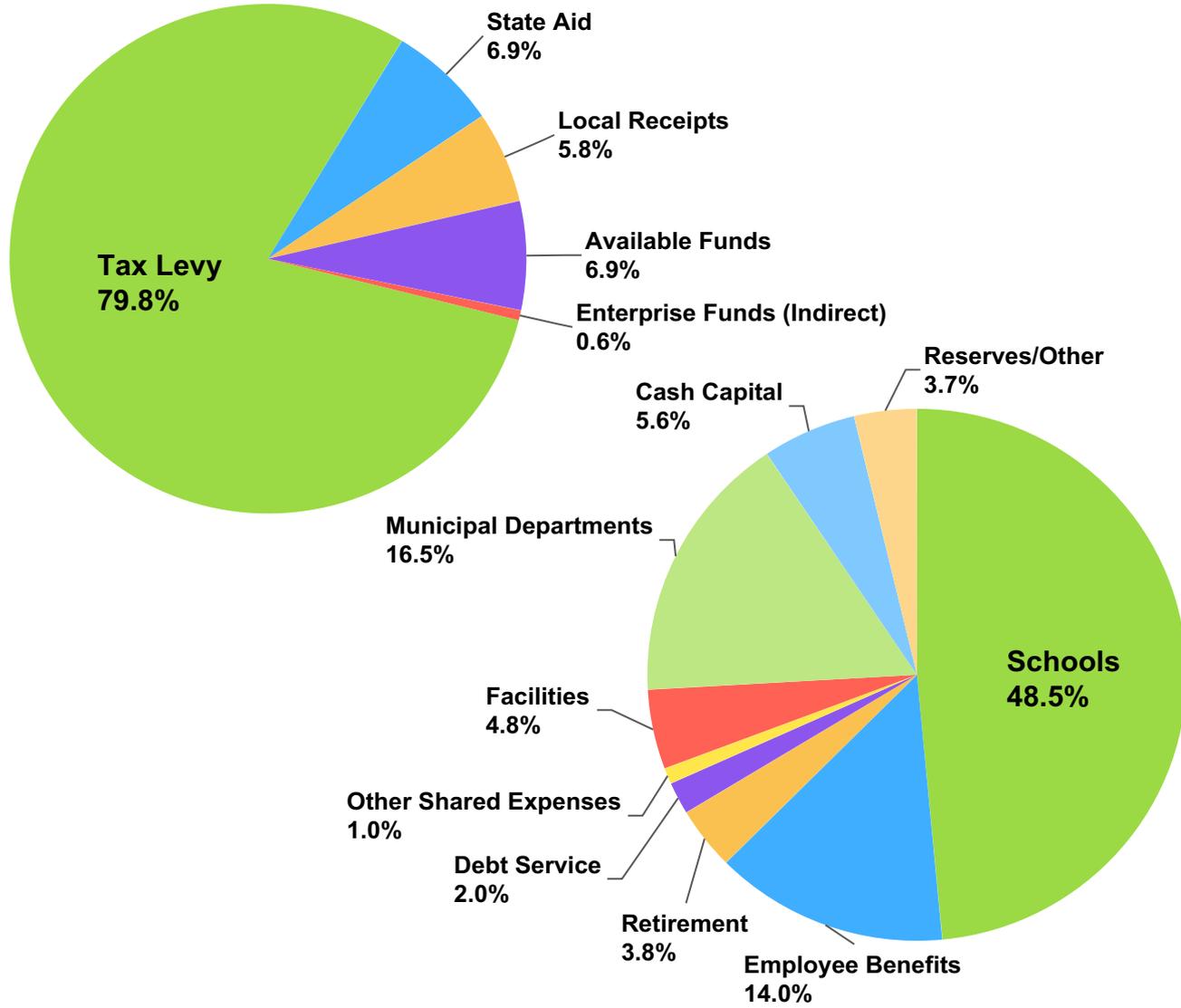


- The total FY2027 General Fund revenue projection of 2.6% is lower than prior years, primarily due to a decrease in Available Funds (Free Cash, estimated at \$20.5M).
- Recurring revenues, those allocated for ongoing operations, are increasing by 3.9%



# Town of Lexington FY2027 Preliminary Budget

## FY2027 Balanced Budget



FY2027 Revenue Summary	
Tax Levy	\$ 258,361,669
State Aid	\$ 22,181,496
Local Receipts	\$ 18,821,440
Available Funds	\$ 22,352,051
Revenue Offsets	\$ (2,360,640)
Enterprise Funds (Indirects)	\$ 2,047,125
<b>Total</b>	<b>\$ 321,403,141</b>

FY2027 Expense Summary	
Schools	\$ 155,878,436
Employee Benefits	\$ 45,071,638
Debt Service	\$ 12,300,042
Retirement	\$ 6,274,815
Other Shared Expenses	\$ 3,152,786
Facilities	\$ 15,530,142
Municipal Departments	\$ 52,995,295
Cash Capital	\$ 18,158,612
Reserves/Other	\$ 12,041,375
<b>Total</b>	<b>\$ 321,403,141</b>



# Town of Lexington FY2027 Preliminary Budget

## FY2027 Revenue Allocation Summary

(in thousands)

	Summit I		Summit III			
1 <b>Total Revenues</b>	\$	<b>320,164</b>	\$	<b>321,403</b>		
2 Less: FY2026 School Budget	\$	146,033	\$	146,033		
3 Less: FY2026 Municipal Budget (inc. Community Center)	\$	51,264	\$	51,264		
4 Less: Shared Expenses	\$	88,489	\$	86,479		
5 Less: Set-Asides	\$	29,693	\$	29,932		
6 Total Base Budget	\$	315,479	\$	313,708		
<b>7 Total New Revenue to be Allocated</b>	<b>\$</b>	<b>4,685</b>	<b>\$</b>	<b>7,695</b>	<b>\$ 3,010</b>	
8 School Alloc./ FY2027 Total	\$	3,467	74.0%	\$ 5,696	74.0%	\$ 2,229
9 Muni Alloc. / FY2027 Total	\$	1,217	26.0%	\$ 1,999	26.0%	\$ 782

	Summit I	Revenue Allocation	%Inc vs PY	Initial Budget Request	%Inc vs PY	Surplus/ (Shortfall)
10 FY2027 School budget	\$	149,501	2.4%	\$ 152,810	4.6%	\$ (3,309)
11 FY2027 Municipal budget	\$	52,481	2.4%	\$ 53,871	5.1%	\$ (1,390)

	Summit III	Revenue Allocation	%Inc vs PY	Updated Budget Request	%Inc vs PY	Surplus/ (Shortfall)
12 FY2027 School budget	\$	151,729	3.9%	\$ 151,729	3.9%	\$ —
13 FY2027 Municipal budget	\$	53,263	3.9%	\$ 53,263	3.9%	\$ —



# Town of Lexington FY2027 Preliminary Budget

## Summary of Revenue Allocation Changes from Summit I

Original	Revised	Variance	Description
\$ 320,163,931	\$ 321,403,140	\$ 1,239,209	Updated Investment Income Projection (from \$1.5M to \$2.5M); add unused bond proceeds \$239,209
<b>\$ 1,239,209</b>			<b>Total Revenue Increase/ (Decrease)</b>
\$ 3,926,430	\$ 4,149,188	\$ 222,758	Updated Minuteman assessment, per preliminary budget
\$ 46,420,190	\$ 44,371,638	\$ (2,048,552)	Updated Health Benefits assuming 9% premium increase (vs 15%)
\$ 15,645,142	\$ 15,530,142	\$ (115,000)	Revisions to Facilities shared service budget (including PIR)
\$ 70,000	\$ —	\$ (70,000)	Facilities PIR -initial request
<b>\$ (2,010,794)</b>			<b>Shared Expenses Increase/ (Decrease)</b>
\$ 1,000,000	\$ 2,152,935	\$ 1,152,935	Set-Aside for as yet to be identified FY2027 needs (Free Cash)
\$ 16,743,229	\$ 15,054,503	\$ (1,688,726)	Cash Capital - Free Cash and Other Available Funds
\$ —	\$ 700,000	\$ 700,000	Set-aside for one-time School Curriculum Purchase (Free Cash)
\$ —	\$ 75,000	\$ 75,000	Set Aside for Vision Survey (Free Cash)
<b>\$ 239,209</b>			<b>Set-Aside One-Time Funds Increase/ (Decrease)</b>
<b>\$ 3,010,794</b>			<b>Net Positive/ (Negative) Impact on Revenue Allocation</b>
74%	<b>\$ 2,227,987</b>	<b>Additional School Allocation</b>	
26%	<b>\$ 782,806</b>	<b>Additional Municipal Allocation</b>	



# Town of Lexington FY2027 Preliminary Budget

## FY2027 Shared Expenses Budget Summary

Shared Expenses	FY2026 Appropriated	FY2027 Recommended Budget	\$ Change	% Change
<b>Minuteman Regional School</b>	\$ 3,569,482	\$ 4,149,188	\$ 579,706	16.2%

**Shared Expenses:**

Retirement	\$ 11,521,504	\$ 12,300,042	\$ 778,538	6.8%
Employee Benefits	\$ 41,147,189	\$ 44,371,638	\$ 3,224,449	7.8%
Other Benefit Expenses*	\$ 700,000	\$ 700,000	\$ —	—%
Property & Liability Insurance	\$ 1,477,696	\$ 1,653,542	\$ 175,846	11.9%
Solar Producer Payments	\$ 390,000	\$ 390,000	\$ —	—%
Debt Service	\$ 5,983,068	\$ 6,274,815	\$ 291,747	4.9%
Reserve Fund	\$ 850,000	\$ 1,000,000	\$ 150,000	17.6%
Public Facilities	\$ 15,189,766	\$ 15,530,142	\$ 340,376	2.2%
Town/School Refuse & Recycling	\$ 112,128	\$ 109,244	\$ (2,884)	(2.6)%
<b>Total Shared Expenses</b>	<b>\$ 77,371,351</b>	<b>\$ 82,329,423</b>	<b>\$ 4,958,072</b>	<b>6.4%</b>
<b>Grand Total</b>	<b>\$ 80,940,833</b>	<b>\$ 86,478,611</b>	<b>\$ 5,537,778</b>	<b>6.8%</b>

\*Other includes Workers Compensation and Unemployment



# Town of Lexington FY2027 Preliminary Budget

## Revenues Set-Aside for Designated Expenses - FY2027

		Tax Levy	Free Cash	Other	Total
1	Set-Aside for Unanticipated Current Fiscal Year Needs	\$ —	\$ 250,000	\$ —	\$ 250,000
2	Unallocated	\$ —	\$ 2,037,935	\$ —	\$ 2,037,935
3	Other Post-Employment Benefits (OPEB)	\$ —	\$ 2,129,721	\$ —	\$ 2,129,721
4	Cash Capital	\$ —	\$ 14,907,344	\$ 262,159	\$ 15,169,503
5	Set-Aside for School Literacy Curriculum	\$ —	\$ 700,000	\$ —	\$ 700,000
6	Appropriate into Capital Stabilization Fund	\$ 6,580,908	\$ —	\$ —	\$ 6,580,908
7	Street Improvement Program	\$ 2,746,777	\$ —	\$ —	\$ 2,746,777
8	Municipal Building Envelope and Systems	\$ 242,332	\$ —	\$ —	\$ 242,332
9	Warrant Articles	\$ —	\$ 75,000	\$ —	\$ 75,000
<b>10</b>	<b>Subtotal</b>	<b>\$ 9,570,016</b>	<b>\$ 20,100,000</b>	<b>\$ 262,159</b>	<b>\$ 29,932,175</b>
11	Free Cash to Support Operating Budget	\$ —	\$ —	\$ —	\$ —
12	Contribution to Pension Fund	\$ —	\$ 400,000	\$ —	\$ 400,000
<b>13</b>	<b>Grand Total</b>	<b>\$ 9,570,016</b>	<b>\$ 20,500,000</b>	<b>\$ 262,159</b>	<b>\$ 30,332,175</b>



# Town of Lexington FY2027 Preliminary Budget

## Municipal Budget Update

	<b>Municipal Allocation</b>
<b>Deficit from Initial Requested Budget</b>	<b>\$ (1,390,226)</b>
Additional Revenue Allocation	\$ 782,806
Municipal Budget Reductions	\$ 599,544
Refinement of Salary Projections	\$ 7,876
<b>Remaining Deficit</b>	<b>\$ —</b>

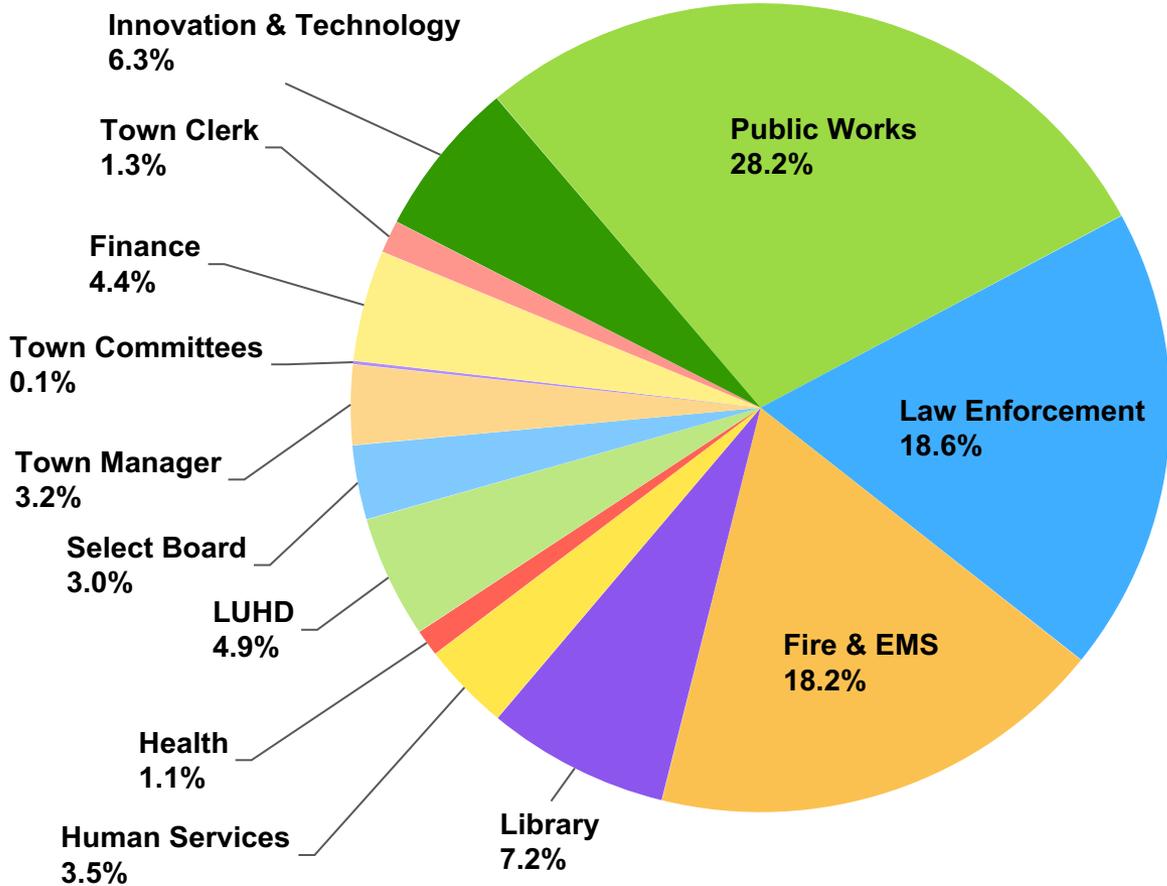
<b>Reduction Classification</b>	<b>Reduction Amount</b>	<b>Notes</b>
Adds Financial Risk	\$ (410,498)	Purchase Deferrals; Reduce Professional & Contract Services
Discretionary	\$ (19,000)	Internship programs
Hiring Freeze	\$ (58,946)	1 FTE DPW
Internal Reduction	\$ (71,200)	Travel, Conferences, Professional Development
Supply/Maintenance Reduction	\$ (189,900)	Supplies or Ongoing Maintenance
Garage Door Maintenance PIR	\$ 35,000	Add Program Improvement
<b>Total Reductions*</b>	<b>\$ (714,544)</b>	

\*Total reductions includes net reductions in Facilities Department (\$115,000)



# Town of Lexington FY2027 Preliminary Budget

## FY2027 Municipal Department Budget Summary



FY2027 Budget Summary	
Public Works	\$ 14,740,639
Law Enforcement	\$ 9,701,473
Fire & EMS	\$ 9,481,822
Library	\$ 3,762,283
Human Services	\$ 1,828,850
Health	\$ 560,006
LUHD	\$ 2,542,629
Select Board	\$ 1,553,553
Town Manager	\$ 1,674,736
Town Committees	\$ 73,120
Finance	\$ 2,315,760
Town Clerk	\$ 680,998
Innovation & Technology	\$ 3,279,426
<b>Total</b>	<b>\$ 52,195,295</b>



# Town of Lexington

## FY2027 Preliminary Budget

### Balancing the FY2027 Municipal Budget

Municipal Budgets	FY2027 Initial Request	FY2027 Delete	FY2027 Add	FY2027 Recommended Budget
<b>Public Facilities*</b>	\$ 15,645,142	\$ (150,000)	\$ 35,000	\$ 15,530,142
<b>Municipal Departments:</b>				
Public Works	\$ 14,868,709	\$ (128,070)		\$ 14,740,639
Police	\$ 9,821,573	\$ (120,100)		\$ 9,701,473
Fire	\$ 9,600,822	\$ (119,000)		\$ 9,481,822
Library	\$ 3,790,583	\$ (28,300)		\$ 3,762,283
Human Services	\$ 1,846,200	\$ (17,350)		\$ 1,828,850
Health	\$ 565,006	\$ (5,000)		\$ 560,006
Land Use Department	\$ 2,598,453	\$ (55,824)		\$ 2,542,629
Select Board	\$ 1,573,553	\$ (20,000)		\$ 1,553,553
Town Manager	\$ 1,704,736	\$ (30,000)		\$ 1,674,736
Salary Adjustment Account	\$ 840,000	\$ (40,000)		\$ 800,000
Town Committees	\$ 73,120			\$ 73,120
Finance	\$ 2,339,660	\$ (23,900)		\$ 2,315,760
Town Clerk	\$ 682,998	\$ (2,000)		\$ 680,998
Innovation & Technology	\$ 3,289,426	\$ (10,000)		\$ 3,279,426
<b>Total Municipal Departments</b>	<b>\$ 53,594,839</b>	<b>\$ (599,544)</b>	<b>\$ —</b>	<b>\$ 52,995,295</b>

\*Public Facilities is a shared service. Initial request does not include PIR of \$70K.

Total does not include \$109K Shared Exp.for Refuse & Recycling Collection for School & Muni. Buildings





## *Town of Lexington* *FY2027 Preliminary Budget*

### **FY2027 General Fund Budget Highlights**

- **Lexington High School Financing:** Construction & debt service will begin in FY2027; an \$800K draw-down from the Capital Stabilization Fund is recommended to mitigate taxpayer impact.
- **Refuse, Recycling & Composting:** Plans are underway to restructure the Town's refuse and recycling program to automated collection beginning in FY2028.
  - The FY2027 Capital budget recommends \$1.2M for new carts (11,000 for each program) to make this transition. The FY2027 operating budget continues to fund compost collection for 4,000 households at no charge to the customer.
- **Public Transportation:** The Human Services budget includes new contractual rates for the Lexpress Bus Service, which includes replacement of the bus fleet. The new 5-year contract began in FY2026.
- **Public Access Television:** A new contract will begin in FY2027 and is included in the Select Board's budget. This budget allocates \$200,000 of tax levy support to maintain current levels of service, level from FY2026. The amount of General Fund support is expected to increase in future budget cycles.
- Set Asides include **\$75K for funding for a Vision for Lexington Community Survey** to assess community needs and priorities and **\$700K for LPS one-time literacy curriculum purchase** to comply with state legislation.



# Town of Lexington FY2027 Preliminary Budget

## Town Manager's Recommended FY2027 Program Improvements

<b>Program</b>	<b>Department Requests</b>	<b>Recommended</b>	<b>Not Recommended</b>
Total General Fund Requests	\$749,461	\$150,000	\$596,961
<b>Non-General Fund</b>			
Recreation Enterprise	\$100,000	\$100,000	\$—
<b>Total Non-General Fund</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$—</b>
<b>Combined Requests Total</b>	<b>\$849,461</b>	<b>\$250,000</b>	<b>\$596,961</b>

### General Fund Recommended PIRs include:

- \$35K for the Public Facilities to implement a maintenance program for garage doors
- \$115K for Tyler Cashiering module, requested by the Finance Department, implemented in partnership with IT (in Capital Budget funded with Free Cash)

### Non General Fund Recommended PIRs include:

- \$100K for Recreation Strategic Plan (funded by Recreation Retained Earnings)



# *Town of Lexington*

## *FY2027 Preliminary Budget*

### **Appropriate Into Reserve Funds**

#### **Lexington Pension Fund**

**\$12,300,042**

- Current Balance (11/30/2025) \$296.95 million
- 88.5% Funded; On-target to reach full funding in 2030

#### **Post-Employment Benefits Fund**

**\$2,137,029**

- Current Balance (12/31/2025) \$45.03 million

#### **Capital Stabilization Fund**

**\$6,580,908**

- Current Balance (12/31/2025) \$50.53 million

**No additional funding is recommended for the General Stabilization Fund, Special Education Stabilization Fund, or Special Education Reserve Fund in FY2027.**



# Town of Lexington

## FY2027 Preliminary Budget

### Recommended Capital Budget - FY2027

<b>Capital Requests Summary</b>					
	<b>Free Cash/ Tax Levy</b>	<b>Other Funding Sources</b>	<b>Debt</b>	<b>Total</b>	<b>Other**</b>
General Fund	\$17,896,453	\$ —	\$ 2,500,000	\$ 20,396,453	\$ —
Excluded Debt Projects	\$ —	\$ —	\$ —	\$ —	\$ —
Other Funding & Chapter 90	\$ —	\$ 262,159	\$ —	\$ 262,159	\$1,768,022
Water Enterprise	\$ —	\$ 2,606,639	\$ —	\$ 2,606,639	\$ —
Sewer Enterprise	\$ —	\$ 900,000	\$ 404,080	\$ 1,304,080	\$ —
Recreation Enterprise	\$ —	\$ 190,000	\$ —	\$ 190,000	\$ —
Community Preservation Act*	\$ —	\$ 8,345,355	\$ —	\$ 8,345,355	\$ —
<b>Total (all Funds)</b>	<b>\$17,896,453</b>	<b>\$12,304,153</b>	<b>\$ 2,904,080</b>	<b>\$ 33,104,686</b>	<b>\$1,768,022</b>

\*Includes both Town and non-Town CPA funded projects.

\*\*Other represents Chapter 90 Aid for street improvements. This item does not require a Town Meeting appropriation.



## *Town of Lexington* *FY2027 Preliminary Budget*

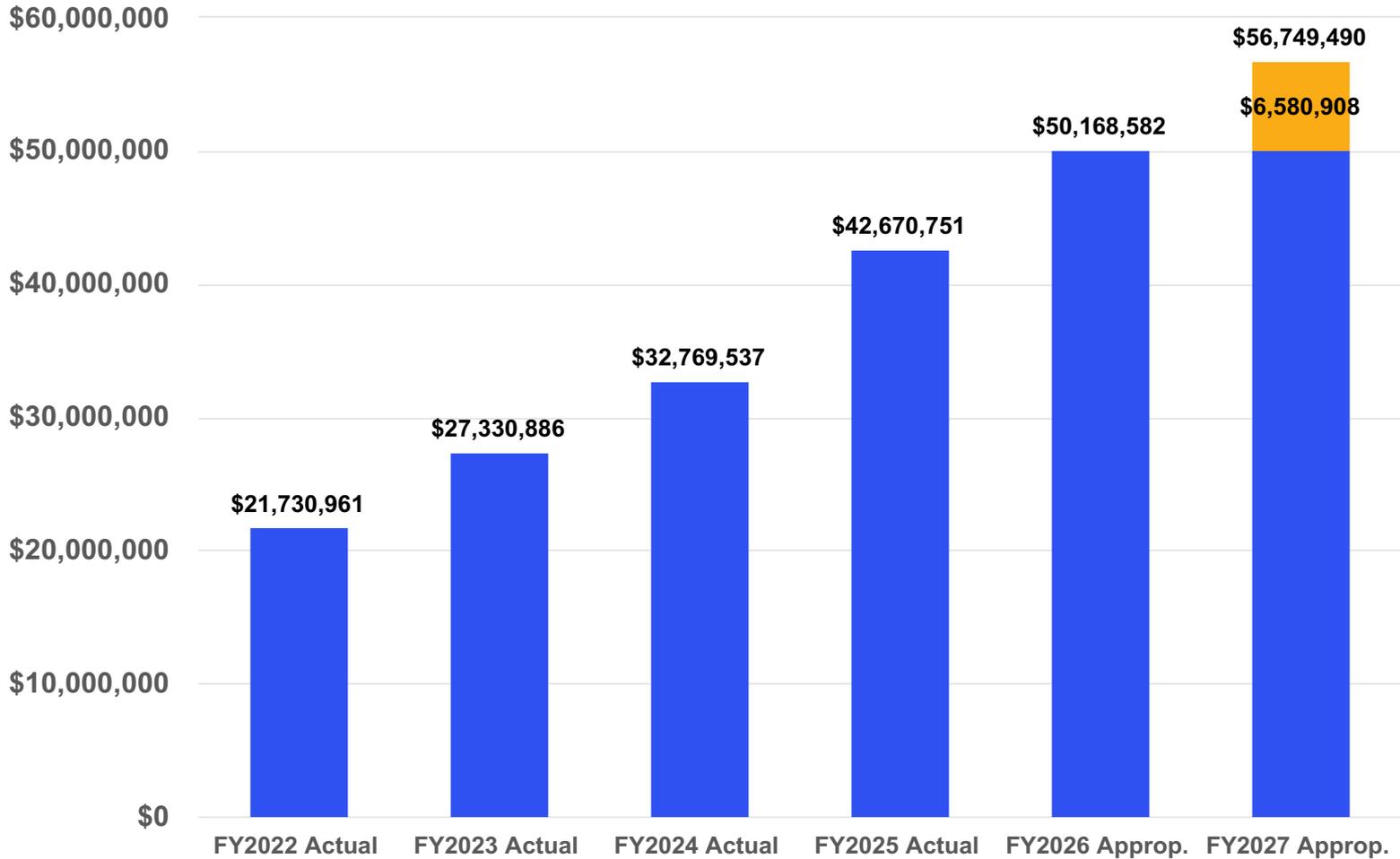
### **FY2027 Capital Highlights**

- **LHS Emergency Funds - \$400,000** to fund emergency equipment repairs at the current LHS building until the new high school is operational.
- **Ladder Truck - \$2,500,000 (Debt Financed)** to replace the fire department's 2017 ladder truck.
- **Infrastructure Design Funds - \$250,000** for North/Burlington sidewalk design and **\$100,000** for intersection design on Adams Street at East & Hancock. These may lead to construction projects of \$5.2M and \$5.5M respectively.
- **Totes for Automated Trash Collection - \$1,204,000** for purchase of refuse & recycling carts for transition to automated collection in future cycles.
- **Police Station EV Chargers - \$463,000** to install EV chargers at the police station to enable electric charging of the police department fleet.
- **146 Maple St. Athletic Fields Construction - \$2,630,000** from the Town's Community Preservation Act (CPA) funds to construct new athletic fields after the demolition of the Central Administration Building.
- **Affordable Housing Trust (AHT) Funding - \$3,200,000** from the Town's Community Preservation Act (CPA) funds to fund AHT initiatives.
- **Facilities Mechanical/Electric/Plumbing - \$4,565,000** for Energy Recovery Units and partial gas to electric HVAC conversion at Fiske Elementary School.



# Town of Lexington FY2027 Preliminary Budget

## Capital Stabilization Fund Balance History





# Town of Lexington FY2027 Preliminary Budget

## Capital Stabilization Fund

	Interest into the Capital Stabilization Fund	Appropriations into the Capital Stabilization Fund	Appropriations into the Capital		Use of Capital Stabilization Fund for Excluded Debt*	Use of Capital Stabilization Fund for Debt*	Ending Balance
			Stabilization Fund from Dedicated New Levy Growth	Use of Capital Stabilization Fund for Within Levy Debt			
<b>FY2017</b>	\$196,058	\$6,991,205	\$0	\$0	(\$710,000)	\$23,203,209	
<b>FY2018</b>	\$428,826	\$7,690,398	\$0	(\$324,500)	(\$2,400,000)	\$28,597,933	
<b>FY2019</b>	\$642,944	\$3,560,336	\$0	(\$573,500)	(\$4,500,000)	\$27,727,713	
<b>FY2020</b>	\$432,085	\$2,269,456	\$0	\$0	(\$5,200,000)	\$25,229,254	
<b>FY2021</b>	\$44,804	\$0	\$0	\$0	(\$4,600,000)	\$20,674,058	
<b>FY2022</b>	\$68,929	\$3,730,836	\$57,138	\$0	(\$2,800,000)	\$21,730,961	
<b>FY2023</b>	\$882,099	\$3,784,689	\$1,733,137	\$0	(\$800,000)	\$27,330,886	
<b>FY2024</b>	\$1,506,133	\$396,145	\$4,036,373	\$0	(\$500,000)	\$32,769,537	
<b>FY2025</b>	\$1,502,042	\$1,836,122	\$6,563,050	\$0	\$0	\$42,670,750	
<b>FY2026 (est.)</b>	\$1,000,000	\$916,924	\$6,580,908	\$0	\$0	\$51,168,582	
<b>FY2027 (proj.)</b>	\$1,000,000	\$0	\$6,580,908	\$0	(800,000)	\$57,949,490	
<b>FY2028 (proj.)</b>	\$750,000	\$0	\$6,580,908	\$0	(5,800,000)	\$59,480,398	
<b>FY2029 (proj.)</b>	\$500,000	\$0	\$6,580,908	\$0	(12,480,908)	\$54,080,398	
<b>FY2030 (proj.)</b>	\$250,000	\$0	\$6,580,908	\$0	(17,580,908)	\$43,330,398	
<b>FY2031 (proj.)</b>	\$50,000	\$0	\$6,580,908	\$0	(20,080,908)	\$29,880,398	
<b>FY2032 (proj.)</b>	\$0	\$0	\$6,580,908	\$0	(17,280,908)	\$19,180,398	
<b>FY2033 (proj.)</b>	\$0	\$0	\$6,580,908	\$0	(14,380,908)	\$11,380,398	
<b>FY2034 (proj.)</b>	\$0	\$0	\$6,580,908	\$0	(11,580,908)	\$6,380,398	
<b>FY2035 (proj.)</b>	\$0	\$0	\$6,580,908	\$0	(8,580,908)	\$4,380,398	
<b>FY2036 (proj.)</b>	\$0	\$0	\$6,580,908	\$0	(6,580,908)	\$4,380,398	
<b>FY2037 (proj.)</b>	\$0	\$0	\$6,580,908	\$0	(6,580,908)	\$4,380,398	
<b>FY2038 (proj.)</b>	\$0	\$0	\$6,580,908	\$0	(6,580,908)	\$4,380,398	



## *Town of Lexington* *FY2027 Preliminary Budget*

### **Outstanding Items (as of 1/23/2026)**

- **State Aid** - Cherry Sheet Estimates have been released, current Ch70 Aid is proposed at \$75/student vs estimated at \$100/student in the budget. UGGA is proposed higher than budget estimates. The State's budget remains in process.
- **Health Insurance Premiums** - Final increases in Health Insurance premiums are expected in late February. Further guidance from the Group Insurance Commission may be factored into the final recommended budget.
- **Final Minuteman Assessment** - Final assessment for Minuteman HS is expected in early February when Minuteman's FY2027 Budget is finalized.
- **FY2027 Debt Service** - Current amount is a placeholder that may be impacted by the February 2026 debt issuance.
- **Citizen's Petitions** - Citizen's petitions have been submitted for the 2026 Annual Town Meeting, and are not included in the draft budget. These items may require staffing or investment in technology or infrastructure.
- **Free Cash** - Current FY2027 estimate of \$20,500,000 has not been certified by the Department of Revenue. Staff recommends any surplus remain unallocated.
- **Collective Bargaining Agreements** - both Municipal and School departments are in contract negotiations that will impact salary projections. Salary reserves are set-aside for this purpose.



## *Town of Lexington* *FY2027 Preliminary Budget*

### **Current Policy Discussion Points**

- **How to adjust for changes in State Aid, Minuteman Assessment or Health Insurance (if updated before the Brown Book):**
  - A surplus of funds will be allocated to Municipal and School budgets
  - In the case of a shortfall, unallocated free cash will be applied to balance
- **Continue to Set Aside Tax Levy/ New Levy Growth Into the Capital Stabilization Fund:** there is an implied trade-off between managing tax increases/LHS impact and maintaining a level service budget
- **Draw down of Capital Stabilization Fund:** managing taxpayer impact of the Lexington High School Project in early years to create a gradual increase in tax bills
- **Maintain Existing Assets vs Creating New Assets:** If less funding is available in future years, guidance will be needed on the priority between continuing capital programs and the creation of new assets. The future impact of current capital design funds should be considered.
- **Changes in Current Levels of Municipal and School Service:** what level of services the community can accept forgoing to avoid an override or changes to other budget guidelines



# *Town of Lexington*

## *FY2027 Preliminary Budget*

### **Future Policy Discussion Points**

- **Funding Large Capital Projects post LHS (potential future debt exclusions):** Long term capital planning improvements include East Lexington Fire Station Reconstruction, Clark Middle School HVAC, Library HVAC, and Town Office Building
- **Renewable Energy Rebates:** develop guidelines for redeploying rebate revenue or savings generated by investment in renewable energy
- **Pension & OPEB Funding:** develop guidelines for redeploying resources if and when the Pension liability is fully funded, including guidelines for maintaining fully funded status.
- **Potential New Fee Revenue:**
  - **Stormwater Enterprise** - if the new EPA permit requires significant investment in stormwater management this may be necessary to comply
  - **Composting & Bulky/White Good Removal** - may be necessary if the cost of existing services continues to increase or to add new services such as composting
  - **Other potential revenue sources to be identified by staff in 2027**
- **Planning for changes in population and shift in tax base between Residential and Commercial properties**
- **Operating Override:** past guidance has been to balance the budget without an operating override; staff continue with this assumption



# *Town of Lexington*

## *FY2027 Preliminary Budget*

### **Next Steps**

- **January 29, 2026- February 9, 2026** - Municipal and School staff to respond to questions on operating and capital budgets; ongoing budget deliberations
- **February 9, 2026** - Select Board to vote FY2027 recommended budget
- **On or Before February 27, 2026** - The final FY2027 recommended budget will be distributed electronically to the Select Board, Appropriation Committee, Capital Expenditures Committee and Town Meeting Members. Printed copies to follow by request.
- **March 30, 2026** - 2026 Annual Town Meeting Begins and may consider financial articles

**From:** Steve Bartha <sbartha@lexingtonma.gov>

**Sent:** Wednesday, January 28, 2026 5:16 PM

**To:** Superintendent <superintendent@lexingtonma.org>; Carolyn Kosnoff <ckosnoff@lexingtonma.gov>; Jill Hai <jhai@lexingtonma.gov>; Select Board <selectboard@lexingtonma.gov>; Glenn Parker <glenn.parker@comcast.net>; Charles Lamb <charles.lamb@gmail.com>; LPS School Committee <school-com@lexingtonma.org>; Christopher Scully <cscully@lexingtonma.org>; Justin MacCutcheon <jmaccutcheon@lexingtonma.org>; Rosalyn Impink <rimpink@lexingtonma.gov>

**Subject:** Re: Memo for Budget Summit IV

Hi Julie,

Just as a point of clarification, leaving \$900,000 of free cash in your FY27 operating budget would create a \$900,000 hole to start the FY28 budget. When Carolyn started in 2017, the Town was using close to \$3.8 million in one-time revenues to balance the budget - a major red flag. It took six budget cycles to correct this practice, and we've been clear at the previous summits in this cycle that avoiding use of one-time revenue to balance the budget was the financial management team's top priority.

Steve

---

**From:** Superintendent <superintendent@lexingtonma.org>

**Sent:** Wednesday, January 28, 2026 4:05 PM

**To:** Steve Bartha <sbartha@lexingtonma.gov>; Carolyn Kosnoff <ckosnoff@lexingtonma.gov>; Jill Hai <jhai@lexingtonma.gov>; Select Board <selectboard@lexingtonma.gov>; Glenn Parker <glenn.parker@comcast.net>; Charles Lamb <charles.lamb@gmail.com>; LPS School Committee <school-com@lexingtonma.org>; Christopher Scully <cscully@lexingtonma.org>; Justin MacCutcheon <jmaccutcheon@lexingtonma.org>

**Subject:** Memo for Budget Summit IV

Good afternoon,

At the School Committee's request, we put together a memo detailing the budget development process to date, as well as our thoughts about the use of free cash.

It is our understanding that the current recommendation allocates approximately \$900K to replace free cash, \$500K to schools, and \$170K to municipal departments. However, if the standard revenue allocation model were applied to the full \$1.5M savings, schools would receive \$1.1M and municipal would receive \$390K—bringing our total percentage increase to approximately 4.3%, closer to our original request and actual needs.

**We respectfully request that the full health insurance savings be allocated using the revenue allocation model, in addition to the free cash already committed.**

[Please click here for the full memo.](#) which we can discuss this evening if there's an opportunity.

Thanks and see you tonight.

Julie

Superintendent's Office  
Lexington Public Schools  
146 Maple Street  
Lexington, MA 02420

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@lexingtonsuper

Joy in learning | Curiosity in life | Compassion in all we do.



Julie L. Hackett, Ed.D.  
Superintendent of Schools

(781) 861-2580, ext. 68040  
[jhackett@lexingtonma.org](mailto:jhackett@lexingtonma.org)  
Fax: (781) 861-2560

January 28, 2026

Dear Town Summit Participants,

### **LPS FY'27 Budget Overview**

Our initial budget request of 4.6% has been adjusted to 3.9%—still among the lowest increases in the past decade, occurring in a year when we are negotiating four out of five union contracts.

#### **Budget Timeline:**

- **LPS Initial Request:** 4.6%
- **Budget Summit I allocation:** 2.6%
- **Post-Summit I:** 3.56% (+ \$700K one-time literacy funding)
- **Post-Summits II/III:** 3.9% (+ \$700K one-time literacy funding)

Recent health insurance savings of \$1.5M present an opportunity to strengthen this allocation. The current recommendation allocates approximately \$900K to replace free cash, \$500K to schools, and \$170K to municipal departments. However, if the standard revenue allocation model were applied to the full \$1.5M cost avoidance, schools would receive \$1.1M and municipal would receive \$390K—bringing our total percentage increase to approximately 4.3%, closer to our original request and actual needs.

Even at 4.6%, our request represents less than level-service funding. We have 42 fewer FTEs compared to the approved FY26 budget, with an anticipated 20-30 additional reductions to be identified this spring—totaling approximately 62-72 FTE reductions in two years. We will also further deplete Circuit Breaker reserves (the schools’ “one-time” funds equivalent) and continue operating with underfunded critical budget lines.

**We respectfully request that the full health insurance savings be allocated using the revenue allocation model, in addition to the free cash already committed.**

#### **Budget Summit Outcomes**

Each year, we project budget needs for the Lexington Public Schools for the next five years. This year, we engaged CliftonLarsonAllen LLP (CLA) to conduct comprehensive financial modeling and analysis. For more information, please see the draft [CLA Report](#) and the draft [CLA Spreadsheet](#).

At Budget Summit I, our initial request was a 4.6% increase. The municipal response was 2.6%—approximately \$3M (or 2%) less than our request, based on available revenues after set-asides.

In post-Summit discussions, the decision was made to use free cash to partially close this gap. An additional \$875,000 was allocated to schools, bringing our total to approximately 3.6%—still 1% below our initial request. While we acknowledge that Lexington's revenue allocation model is generous compared to less well-resourced communities, a 3.6% increase represents the lowest budget increase for schools in the past ten years, particularly concerning in a year when we are negotiating four union contracts.

Additionally, we received \$700,000 in set-aside funds for the new state-mandated elementary literacy curriculum (a one-time expense). The actual cost for a district our size will likely exceed \$700,000 and may require additional one-time funding from the Select Board and School Committee via the Special Education Reserve Fund established in 2023.

### **Positive Development: GIC Health Insurance Adjustment**

After Budget Summits II/III, we received welcome news from the Assistant Town Manager for Finance: the GIC made adjustments and the original health insurance projection of 13.5% came in at 9%, freeing up approximately \$1.5M.

### **Current Municipal Recommendation:**

- \$900K to replace proposed free cash
- \$500K added to school allocation
- \$170K added to municipal allocation

### **Revenue Allocation Model Applied to Full Savings:**

- \$1.1M to schools (74%)
- \$390K to municipal (26%)
- **This would bring schools to approximately 4.3%—closer to our original request**

While we appreciate fiscal prudence regarding free cash, we believe the GIC savings represent new, unanticipated revenue that should be allocated using the established revenue allocation model, in addition to—not in place of—the free cash commitment made at Budget Summits II/III.

### **What the 4.6% Request Represents**

Our original 4.6% request is actually less than what a true level-service budget requires. Each Budget Summit request reflects careful analysis and already incorporates significant constraints, and we do not inflate numbers. **To achieve even 4.6%, we had to:**

- Substantially increased reliance on "one-time" Circuit Breaker funds. In recent history we were nearly fully funded at 87%, which was the School Committee's goal.

- Reduce our "high risk list" safety net for students with special needs for the third consecutive year. The impact of this decision is that there will be limited funding for students with unanticipated special needs requiring a high level of service. We will likely need to access Special Education Stabilization and Special Education Revolving funds to address these needs.
- Underfund critical lines: transportation, tuition, substitutes, legal fees, and other expense lines are underfunded or rely on less stable funding sources, such as revolving accounts
- Eliminate our unallocated positions safety net—typically several FTEs are built into the budget to address legally mandated student requirements, but we no longer have this buffer.

These decisions become even more difficult at 3.9%, particularly as we negotiate contracts with four of five bargaining units.

### **Impact of Current 3.9% Allocation**

A 3.9% increase leaves us approximately \$800,000 short of our 4.6% request. We will need to do the following to balance the budget at this level:

1. **Circuit Breaker Depletion:** We will draw down our Circuit Breaker reserve from 87% to approximately 50%—significantly reducing our safety net for special education costs.
2. **Significant Staffing Reductions**
  - a. 42 FTE reductions already incorporated (based on enrollment and IEP analysis)
  - b. 20-30 additional FTE reductions to be identified this spring
  - c. **Total projected reductions: 62-72 FTEs**

This follows last year's reduction of 26+ FTEs, meaning we will have reduced staffing by approximately **60-70 FTEs over two years** while maintaining the same level of student services and implementing new state mandates.

### **In Closing**

We want to be transparent: even at our original 4.6% request, significant reductions are necessary. However, the challenge we face is compounded by years of modest increases for the schools—consistently below 4%—while costs, enrollment complexities, and state mandates continue to rise.

We know the path forward requires difficult choices. We are committed to exhausting every avenue to avoid an override, but we worry about compromising the quality education that defines Lexington and that our families expect. This means we need to make strategic decisions about resource allocation now.

We urge you to consider applying the full \$1.5M health insurance savings using the revenue allocation model (74% schools and 26% municipal), in addition to the free cash already committed at Budget Summits II/III.

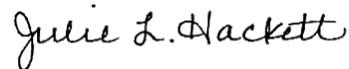
This approach honors the agreement already made and enables us to apply unanticipated savings where they are most needed for both schools and the municipal side. It also provides added stability for our

schools during four simultaneous contract negotiations and the implementation of state-mandated curricula.

When budgets are tight, every little bit helps. The alternative—using these savings to replace free cash—leaves us further from sustainability and closer to the difficult conversations about overrides that we all hope to avoid. We recognize the complexity of these decisions and the competing priorities across Town departments. Our ask is grounded in fiscal responsibility, transparency, and the urgent reality of maintaining educational excellence with diminishing resources.

Thank you for your consideration and continued partnership in support of our students and staff.

Sincerely,

A handwritten signature in cursive script that reads "Julie L. Hackett".

Julie Hackett, Ed. D.  
Superintendent of Schools

# AGENDA ITEM SUMMARY

## LEXINGTON SELECT BOARD MEETING

### AGENDA ITEM TITLE:

Discussion: Select Board Report to 2026 Annual Town Meeting

### PRESENTER:

Board Discussion

### ITEM NUMBER:

I.4

### SUMMARY:

#### **Category: Brainstorming**

The Select Board is being asked to discuss the preparation of a Select Board Report for the 2026 Annual Town Meeting (ATM). This discussion will focus on identifying proposed topic areas for inclusion in the report and assigning Board members as scribes for each section.

For reference, the meeting packet includes a copy of the Select Board's Report to the 2025 Annual Town Meeting, as well as the Select Board's Report which was included in the FY2025 Annual Town Report.

### SUGGESTED MOTION:

### FOLLOW-UP:

### DATE AND APPROXIMATE TIME ON AGENDA:

2/2/2026

7:50pm

### ATTACHMENTS:

Description	Type
<input type="checkbox"/> Select Board Report to 2025 Annual Town Meeting	Backup Material
<input type="checkbox"/> FY2025 Select Board Report - Annual Town Reprt	Backup Material

# SELECT BOARD TOWN OF LEXINGTON



## SELECT BOARD REPORT TO THE 2025 ANNUAL TOWN MEETING

MARCH 24, 2025

### **Select Board:**

Douglas M. Lucente, Chair; Jill I. Hai, Vice-Chair; Joseph N. Pato;  
Mark D. Sandeen Vineeta Kumar;  
Kim Katzenback, Executive Clerk

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March 2025

## Message from the Select Board

As we present this report to the Annual Town Meeting of 2025, we reflect on a year marked by meaningful progress and investment in Lexington’s infrastructure, community, and sustainability initiatives. This report includes detailed sections on the Lexington High School Project, the Town Manager transition, Affordable Housing Initiatives, and Economic Development and Community Vitality.

### Key Updates:

*Infrastructure:* Significant infrastructure improvements remained a key priority throughout the past year. Notably, the Hartwell Avenue and Bedford Street Complete Streets Reconstruction Project advanced considerably, incorporating enhancements focused on safety, mobility, and accessibility, such as raised medians, sidewalks, and shared-use paths. Continued community dialogue ensured attention to pedestrian and cyclist safety concerns for this project anticipated to be on the State’s Transportation Improvement Plan in the 2030s. The Board also prioritized sidewalk improvements in the next several years, especially on Burlington Street and North Street, recognizing their critical role in pedestrian safety and connectivity. Recent major zoning changes related to MBTA Zoning have prompted additional municipal planning efforts to meet increased infrastructure demands across water, sewer, public safety, and transportation services. Further investments in sidewalk expansions, town-wide traffic signal upgrades, public parking lot enhancements, and intersection improvements – particularly at the Adams Street intersections with East and Hancock Streets – underscore our ongoing commitment to enhancing town-wide safety and accessibility.

*ARPA:* The American Rescue Plan Act (ARPA) funds have now been fully allocated, marking the completion of strategic investments designed to directly benefit the community. Key initiatives included expanding free public Wi-Fi in the Town Center, Center Fields, and Lincoln Field; launching the implementation of SeeClickFix to enhance communication between residents and town departments, with ongoing development and improvements; installing a seasonal event tent to support community events; funding a two-year mental health clinician position; and providing ongoing Diversity, Equity, and Inclusion (DEI) training initiatives. Throughout the allocation process, the Board maintained a careful and flexible approach, ensuring compliance with federal guidelines and reserving funds for impactful projects. Notably, consideration of an electric or hybrid trolley acquisition was deferred due to cost and timing constraints.

*Climate Leadership:* The Select Board reviewed and approved updates to the Fleet Electrification Roadmap and Policy, aligning Lexington’s vehicle acquisition goals with the Massachusetts Climate Leaders Program. Zero waste initiatives, informed by a Tufts University survey, focused discussions on expanding curbside composting, automated waste collection, enhanced recycling, and continued community conversations on the idea of a phased Pay-As-You-Throw program. The Board also considered a phased Single-Use Plastic Bottle Phase-Out Policy, initially targeting municipal departments. Further discussions included solar assessments for municipal parking lots and potential future funding of a Sustainability Coordinator to leverage grant opportunities.

We would like to take a moment to warmly welcome our new Town Manager, Steve Bartha, whose leadership and fresh perspective will undoubtedly help shape Lexington's continued growth and prosperity. We also extend a heartfelt welcome to our newest Select Board member, Vineeta Kumar, who joined us in March 2025. We look forward to her valuable contributions. We also express our sincere gratitude to Suzie Barry, whose dedicated service and thoughtful leadership on the Select Board concluded in March 2025. Her contributions have significantly benefited our community, and we thank her for her years of commitment.

Should you have any questions or comments regarding this report, the Board encourages you to get in touch with any member of the Board. Select Board meetings are generally held Monday evenings at 6:30pm in the Select Board meeting room of the Town Office building, and via Zoom. Board members’ office hours as well as the Select Board meeting packets are posted at <https://www.lexingtonma.gov/755/Select-Board>. We can be reached via email (below) or by calling the Select Board Office (781-698-4580) to schedule a phone conversation or meeting.

- Doug Lucente, Chair: [dlucente@lexingtonma.gov](mailto:dlucente@lexingtonma.gov)
- Joe Pato: [jpato@lexingtonma.gov](mailto:jpato@lexingtonma.gov)
- Jill Hai, Vice Chair: [jhai@lexingtonma.gov](mailto:jhai@lexingtonma.gov)
- Mark Sandeen: [msandeen@lexingtonma.gov](mailto:msandeen@lexingtonma.gov)
- Vineeta Kumar: [vkumar@lexingtonma.gov](mailto:vkumar@lexingtonma.gov)

Respectfully submitted,  
Lexington Select Board  
*Douglas M. Lucente, Chair*  
*Joseph N. Pato*  
*Jill I. Hai, Vice Chair*  
*Mark D. Sandeen*  
*Vineeta Kumar*

## Town Manager Transition

On March 21, 2024, Town Manager Jim Malloy announced his intention to retire at the end of his then current contract, September 30, 2024. The Select Board is grateful to Mr. Malloy for his years of service and stewardship.

In April, the Select Board issued a Request for Quotations (RFQ) for an Executive Search firm to run the recruitment for the next town manager. The Board received four responses to their RFQ and interviewed three firms, eventually selecting GovHR as the Executive Recruiting Firm to lead the search.

The Board also created a charge for a Town Manager Search Screening Committee (TMSSC), seeking a diverse group of residents to assist the Search firm in screening applicants. The TMSSC was to be comprised of two Select Board members (SB), a Planning Board (PB) member, a representative of the business community and five at large residents, to be chosen to represent “a diversity of lived experience, relevant expertise and community involvement”, as well as liaisons from each of the two finance committees.

The members of the TMSSC were: Sarah Bothwell Allen, Bob Creech (PB), Jill Hai (SB), Heather Hartshorn (Business Community), Vineeta Kumar, Charles Lamb (CEC liaison), Robert Mandeville, Sean Osborne (AC liaison), Janet Perry, Mark Sandeen (SB), and Helen Yang

The Select Board appointed Kelly Axtell as Acting Town Manager. Ms. Axtell served in that role from October 1<sup>st</sup> through November 3, 2024.

Between May and August, the TMSSC created criteria, interview and essay questions, reviewed two dozen applications and selected 11 candidates for further review. Second round submission materials, including essay responses to TMSSC questions and work product examples were reviewed and the committee held a full day of interviews with six semi-final candidates in August. The committee recommended three applicants to the Select Board for final interviews.

The Select Board interviewed the three recommended candidates and on September 4, 2024, voted to engage Steve Bartha, then Town Manager of Danvers, as Lexington’s next Town Manager. Mr. Bartha began work in Lexington November 4, 2024. Since that date, Mr. Bartha has been meeting with departments, individual staff, committees, and resident groups as he continues to integrate into the community.

## Lexington High School Project

The Lexington High School project is likely to be the most ambitious and expensive project undertaken by the Town of Lexington. Plans for this project have been brewing for years leading to the 2017 LHS Visioning process, the 2019 LPS Strategic Plan and the creation of the Master Planning Advisory Committee during the 2018-2019 year. Beginning in 2019, Lexington submitted Statement of Interest (SOI) applications each year to the Massachusetts School Building Authority (MSBA) to evaluate LHS for insufficient educational capacity and system upgrades. In 2022 Lexington was invited into the MSBA Eligibility Period beginning the current process for the project.

In November, 2024, the Lexington High School Building Committee (SBC) [selected the Bloom option](#) after lengthy consideration of a wide range of alternatives. Bloom was deemed the

superior option due to several key advantages over other options which also met the minimum requirements for satisfying the educational program and safety needs. These advantages include cost-effectiveness, construction efficiency, and minimized disruption for students and community users.

On February 26, 2025, the MSBA Board of Directors approved the Town of Lexington's Preferred Schematic Report submission. With this approval, the Lexington High School Building project has successfully progressed into [Module 4: Schematic Design](#) phase of the MSBA process. The proposed Bloom project includes a new building adjacent to the current LHS facility while maintaining the existing field house with an addition and renovation.

During the schematic design phase, the [project design team](#) will refine the Bloom concept and create a robust schematic design from which the MSBA will generate a scope, budget, schedule, and MSBA financial grant award. This team is composed of Dore and Whittier, Owner's Project Manager; SMMA, Architects; and Turner Construction, Construction Manager at Risk. The team has been guided by the SBC to produce a responsible design that avoids unnecessary expense. The team is working with key stakeholders to adjust the Bloom concept to address community concerns regarding building massing, site traffic, and facility use.

We anticipate that the project will be presented for approval to the MSBA during the summer of 2025 and will then come for community approval through a Special Town Meeting in the fall of 2025 followed by a debt exclusion vote at the end of the year. At the special town meeting we also expect to seek authorization for an Article 97 land swap to be submitted to the state legislature. This land swap would relocate some recreation fields to the footprint of the existing LHS and parking areas while building the new structure on the former field locations. Occupancy in the new or renovated facility is expected at the end of 2029.

Detailed information about the project is publicly available at:

<https://lhsproject.lexingtonma.org>

## **Affordable Housing Initiatives**

One of the Select Board's highest priority goals is to enhance community vibrancy by increasing the diversity of housing stock in size, accessibility, and price including increasing the availability of affordable housing.

Lexington has a serious affordable housing crisis that has been decades in the making. Housing prices are rising much faster than household incomes. The average sale price of a Lexington home rose to over \$1.9 million in 2024, with the average price of a new construction home reaching \$3 million. The Massachusetts Municipal Association data also shows that Lexington's median gross rents are the highest of any municipality in the Commonwealth. 24% of Lexington homeowners and 44% of Lexington renters are housing cost burdened, spending at least 30% to 50% of their income on housing.

Currently only 6% of Lexington's housing stock is truly affordable, while 21% of Lexington households qualify as low-income. The result is that the demand for affordable housing is quite high, with 10 to 20 applicants per each newly available affordable home. That translates into families waiting between 5 and 8 years to secure affordable housing in Lexington.

Between 2011 and June of 2023, Lexington had a net gain of zero affordable housing units on the Subsidized Housing Inventory or SHI. Since that time Lexington has had a net gain of 11 truly affordable units on the SHI, largely due to the creation of 21 units of affordable housing as part of the Waterstone/Bridges project approved by 2018 Special Town Meeting.

The Select Board and Town Meeting have taken several recent actions to increase the availability of affordable housing in Lexington. Special Town Meeting 2022-3 approved the creation of the Affordable Housing Trust and the reorganization of LexHAB as an independent 501(c)3 organization.

The legislature approved the reorganization of LexHAB in September of 2024, which will allow the reorganized LexHAB to access more diverse sources of funding, including private donations, federal and state funding, in addition to local appropriations. The reorganization also enables faster, more efficient, and lower cost housing production. Soon after the reorganization, LexHAB received a donation of a property that LexHAB will convert to an affordable home for Lexington residents in perpetuity.

The Affordable Housing Trust was formed to preserve and create affordable housing, with a structure that provides the ability to respond to opportunities and funding requests from Lexington housing partners like LexHAB and the Lexington Housing Authority in real time.

The Affordable Housing Trust funded two LexHAB property purchases in its first year of operation, creating affordable housing for three families in response to highly time sensitive opportunities.

2024 Annual Town Meeting overwhelmingly approved Article 33 authorizing the Select Board and the Affordable Housing Trust to create 40 units of 100% truly affordable housing at an average of 60% of Area Median Income on Town owned property located near Lowell and North Street. The Town received 7 proposals and has signed a land disposition agreement with the winning team. The developer has begun the community engagement and due diligence process defined in the RFP.

The proposed design significantly exceeds the RFP requirements in many ways, including providing housing that is well integrated with the neighborhood, designed to feel like 8 individual buildings, with a community meeting area and a common space walking area, dark sky compliant lighting, thoughtfully designed landscaping that preserves as many existing native trees as possible, supplemented with new native plants to enhance ecological systems, and almost an acre of protected woodland area. Each home will have ample natural daylight, outdoor space, in unit laundry, elevator accessibility, universally accessible design, communal storage space, bike storage, and covered parking.

They will be all-electric, solar powered homes, built to Passive House standards. The economics of building to these standards are excellent for both the residents and the developer.

The residents will live in a home with incredibly healthy indoor air quality, that is extremely quiet, provides amazing thermal comfort, and exceptional resilience. Massachusetts Dept of Energy Resources studies show that multi-family buildings built to Passive House standards have such excellent thermal resilience that they can go a week without electric power on the coldest week of the year, with indoor temperatures dropping only 6 or 7° F. No backup power needed. The selected developer has built several affordable housing Passive House buildings and has now made it their design standard.

That excellent thermal performance also lowers the cost of HVAC equipment, as the heating loads for a Passive House building are roughly an order of magnitude lower than a standard building code building. Because those heating and cooling loads are so low, a central heating and cooling system for all of the units will be entirely powered by solar panels on the roof. That means the residents will have zero cost for heating or cooling their homes.

And because that power is provided entirely by the sun, it will be insulated from the dramatic energy price spikes we've seen over the last few years. This is especially important because low-income households in the Boston area have the highest median energy burden in the country, spending 14% of their income on energy.

Building affordable housing to Passive House standards is among the best ways the Town can address both the housing cost burden and the energy cost burden of its low-income residents. Perhaps most importantly the homes built on Lowell & North Street will be incredibly healthy, comfortable, and resilient homes for the residents.

All affordable housing initiatives require significant sources of funding. The Community Preservation Committee currently provides the majority of affordable housing funds to LexHAB and is the only significant source of funding for the Affordable Housing Trust. The anticipated requests from the Lexington Housing Authority, LexHAB, and the Affordable Housing Trust for community housing initiatives are likely to exceed the amount of available Community Preservation Act funds in the coming years.

Lexington 2021 Annual Town Meeting approved Article 36 to submit a home rule petition requesting legislative authority to establish a surcharge on specific commercial development activities for the purpose of funding affordable housing. The legislature recently approved that home rule petition by passing H.2740 "An Act to establish a surcharge on specific commercial development activities for the purpose of funding the creation of community housing." The Governor signed the bill on January 8, 2025.

The Select Board is now required to set a linkage fee rate within a year. The Select Board authorized Town staff to commission a study funded under Article 36, to assess commercial development and housing inventory trends before recommending an appropriate range of linkage fee rates. Given that commercial development trends have slowed considerably since 2021, expectations for this source of funds are fairly modest. Any funds generated from the linkage fee would be transferred to the Affordable Housing Trust.

Another potential source of funding was not approved by the legislature. Lexington 2020 Special Town Meeting approved Article 6 to submit a home rule petition requesting legislative authority to establish a surcharge on residential development for the purpose of funding affordable housing. Unfortunately, the legislature took no action on that home rule petition during this or the previous legislative session. For that reason, that Article 6 home rule petition failed and can only be reconsidered by the legislature after another vote of Lexington Town Meeting.

## **Economic Development and Community Vitality Initiatives**

In 2024-25 the Select Board continued to support initiatives which stimulate economic development and commercial expansion within the town, including revitalizing the downtown. Among the key strategies has been the formation of strong partnerships with local business

associations and individual businesses including through the Select Board's advisory committees, the Economic Development Advisory Committee and the Center Committee. Additionally, the Select Board Chair and Vice Chair continue to participate in the Quarterly Small Business Roundtable discussions organized by the Economic Development Department.

These are some highlights from the Economic Development Department's efforts in 2024-25.

*Lex 250 and Tourism:* The Visitors Center has seen 60,000 visitors come through our doors since July 2024, compared to 51,000 travelers in the year prior. The increase in foot traffic stems from Lex250th promotion, advertising and marketing efforts with National Geographic, BBC, WCVB, and NYT which have reached at least 15 million people around the world to promote the 250th Celebrations in Lexington. Furthermore, TourLexington.us, Lexington's main tourism website, which was launched in January 2024, has hit over 100,000 users and over 300,000 page views. These efforts have led to increases in foot traffic, merchandise revenue and a 56% increase in revenue through online tour booking channels. The Lexington Visitors Center has received new merchandise to accommodate the influx of tourists who will come for Patriots' Day Weekend.

*Local Economic Policy Enhancements:* 2024 ATM passed Article 39 Home Rule Petition to Adjust the Number of On-Premise Wine and Malt Alcohol Licenses. State Representative Michelle Ciccolo brought filed House Bill HD.3893 requesting our home rule petition which was referred to the Joint Committee on Consumer Protection and Professional Licensure on 3/13/2025. At their June 24, 2024 meeting the Select Board voted for a revised Alcohol Beverage License Regulations updated to include the new zoning. This 2024 policy expands the scope to include event spaces and craft beverage establishments, not just restaurants, for eligibility for a License to serve alcoholic beverages. This includes locations such as Pinot's Palette, The Venue, Galaray House, and Craft Foods who could apply for a liquor license to serve liquor as part of their operations.

*Wayfinding Signs:* In East Lexington, wayfinding signs have been installed at Bow Street to direct travelers to restaurants, coffee shops, and businesses. People who may not have known these options exist can now go enjoy a cup of coffee, buy a bagel, or find a new place to get their haircut. In addition to East Lexington, new signage is coming to Lexington Center. The Economic Development Department is bringing a large kiosk at the Grain Mill Alley Bike Node next to the solar bench to direct visitors and travelers to Lexington's historic amenities, businesses, and restaurants. Similar to East Lexington, these signs will appear along the Minuteman Bikeway. In addition to this initiative, work is being done in Lexington Center and in East Lexington to connect the Minuteman Bikeway to our business community. In East Lexington, Wayfinding Signs

*Art Installations and Vibrancy efforts:* Later this year, travelers on the bikeway may see new art installations at 55 Massachusetts Avenue, 131 Massachusetts Avenue, and the shops at 135-145 Massachusetts Avenue. This work was funded through the American Rescue Plan Act and is part of the Rapid Recovery Plan that began during the COVID-19 pandemic. Finally, the Economic Development Department is working with landscape architects and the Department of Public Works to landscape that area to open up the space and install new benches. In addition to these signs, the Economic Development Department is also working on bringing murals to businesses along the bikeway.

Additionally, there is a collaborative effort from Lexington Economic Development, the Lexington Center Committee, and the Lexington History Museum to bring art to Lexington Depot.

*Commercial Development:* Lexington welcomed more than six small businesses including new cafes in the Center and three large life sciences businesses in 2024. These cafes have transformed Lexington Center into a breakfast destination for all. Major vacancies have been filled including the former Starbucks which is now Revival Café, and the Bertucci's Pizza location which is now Tatte. Additionally, long-term vacancies in the center and across town have seen increased interest. More cafes and restaurants are slated to open their doors this summer and fall in Lexington Center. Lexington and Cambridge current lab market vacancy rates are both close to 19%, while Burlington and Waltham have higher vacancy rates of 29% and 22%, respectively.

*Center Revitalization:* On December 16, 2024 the Economic Development Advisory Committee and Lexington Center Committee presented to the Select Board, a set of recommendations based on *Lexington Center: The Journey Forward*. The recommendations were the following:

- 1) Focus on ways to create more welcoming and inviting entryways from key access points (parking lots, bike path, Visitors Center)
- 2) Convene a forum of relevant municipal bodies and committees to ensure alignment around application of new bylaws
- 3) Evaluating options for supporting Lexington Center programming.
- 4) Prioritize decision(s) regarding use of town-owned land in Lexington Center.

The Select Board has made Center Revitalization a major goal to work on over the next two years.

## **2025: The 250th Anniversary of the Battle of Lexington**

Preparations for Lexington's landmark 250th Anniversary of the Battle have been extensive and community-oriented, reflecting both historical reverence and inclusive celebration. Throughout the past year, the Select Board has actively engaged in a range of discussions, projects, and events designed to honor this momentous occasion thoughtfully and collaboratively.

*Monument Project:* Extensive deliberation occurred regarding the proposed 250th Anniversary Monument at Belfry Hill Park. Community discussions provided valuable insights and raised critical considerations about the monument's scale, symbolic design, ongoing maintenance, and site suitability. Despite thorough evaluation and dialogue, the Historic Districts Commission (HDC) ultimately denied the Certificate of Appropriateness, effectively concluding the project.

*Inter Municipal Collaboration:* Lexington continued strengthening historical and celebratory ties with neighboring communities through an Inter Municipal Agreement (IMA) with Arlington, Concord, and Lincoln, collectively allocating \$200,000 towards collaborative planning and event execution for the 250th celebration.

*US Army Participation and Special Events:* The Select Board received and considered a special request from the US Army Military District of Washington DC, involving several prestigious Army units, notably the Golden Knights Parachute Team, for participation in commemorative activities on April 19, 2025. Recognizing the exceptional historical significance of the anniversary, the Board granted a unique, one-time exemption to the Select Board's Battle Green Regulation, which typically prohibits parachuting onto the Battle Green. Careful consideration was given to

balancing the historical gravity and ceremonial appropriateness of these events against established town regulations and historical site protections.

*Invitation to Dignitaries:* The Select Board voted to approve the Semiquincentennial Commission (Lex250)'s recommendation to extend invitations to local, state, federal and international dignitaries to attend the 250th Anniversary celebrations. Board discussions surrounding this vote were comprehensive, underscoring an important consideration: ensuring the dignitary presence does not overshadow the celebration's primary focus – the Lexington community and its heritage. The Board emphasized thoughtful selection to maintain the event's community-centric spirit.

*International Engagement – Antony, France:* Recognizing Lexington's global historical connections, the Select Board strongly supported inviting our longstanding sister city, Antony, France, to participate in the anniversary celebrations. This international collaboration underscores our town's historical significance, celebrating longstanding international relationships and fostering meaningful cultural exchange.

As we approach the commemorative date, we acknowledge with gratitude the numerous volunteers, community groups, historical organizations, town staff, and regional partners working diligently toward a meaningful and memorable celebration. The Select Board remains committed to ensuring the 250th Anniversary of the Battle of Lexington is commemorated in a manner that honors our history, celebrates our vibrant community, and fosters connections both local and global.

## SELECT BOARD

Five members, elected by the voters at-large to overlapping 3-year terms: Douglas M. Lucente, Chair, Jill I. Hai, Vice-Chair, Joseph N. Pato, Suzanne E. Barry, and Mark D. Sandeen. The Board thanks Suzanne E. Barry for her ten years of dedicated service to the Town and acknowledges her many contributions as she concluded her tenure in March 2025. Voters re-elected Joseph N. Pato and elected Vineeta Kumar to the Board for her first term at the annual town election in March 2025. At the Board's annual reorganization following the Town Meeting in May 2025, Jill I. Hai was appointed Chair and Joseph N. Pato was appointed Vice-Chair, with their terms beginning July 1, 2025.

Fiscal Year 2025 was a significant year for the Town of Lexington. It was a year in which we commemorated our pivotal role in the founding of our nation while continuing to advance a forward-looking agenda of strategic investment, community enhancement, and sound fiscal stewardship.

The Board adopted revisions to the Board and Committee Code of Conduct, reinforcing expectations for civility and public participation. The Board also prioritized collaboration with neighboring municipalities and regional partners, with the Board working alongside neighboring municipalities to address state-level proposals on transportation funding and to respond to potential noise impacts from Hanscom Field operations.

The Board advanced efforts to improve public amenities to ensure that Lexington's shared spaces remain accessible and welcoming to all. The Board engaged in public discussions on potential changes to rules governing the historic Battle Green and ultimately decided to seek additional resident input before taking action.

Throughout the year, the Select Board maintained its focus on disciplined, long-term fiscal planning. The Board held collaborative Finance Summits with the School Committee, Appropriation Committee, and Capital Expenditures Committee provided a forum for aligning budget priorities and ensuring the responsible execution of capital projects.

As in prior years, the Board worked to balance near-term operational needs with long-term planning. Fiscal discipline, environmental responsibility, and community vibrancy remained at the forefront. These priorities continue to guide our goals of maintaining strong fiscal health, delivering major capital projects on schedule and within budget, and advancing policies that foster a welcoming, inclusive, and sustainable community for all.

### Lexington High School Building Project

The Lexington High School Building Project represents one of the most ambitious and significant investments in the Town's history. Planning for this project has been ongoing for years leading to the 2017 LHS Visioning process, the 2019 LPS Strategic Plan and the creation of the Master Planning Advisory Committee during the 2018-2019 year. In 2022 Lexington was invited into the Massachusetts School Building Authority (MSBA) program beginning the current process for the project. As required by the MSBA, The School Building Committee (SBC) was appointed to oversee and facilitate the project. At the end of FY2025 this project neared completion of the Module 4 of the MSBA process – Schematic Design for the new construction option known as "Bloom".

#### **Progress and Milestones:**

- Fall 2024

- Completion of Module 3: Feasibility Study – The School Building Committee evaluated five remaining design options for a design and selected Bloom, new construction to be built on the playing fields adjacent to the existing school building and to renovate and expand the existing field house. The fields on which the new structure will be built will be rebuilt where the current school and parking lots are located preserving and improving the facilities.
- A citizen’s petition at the fall Special Town Meeting (Article 8) sought to delay the MSBA process and request an alternative two-phase approach. The article failed by a vote of 11 in favor, 157 opposed, and 8 abstaining.
- Winter 2024/5
  - MSBA approved Lexington’s Preliminary Design Program and a Preferred Schematic Report advancing our project to Module 4 – Schematic Design.
- Spring 2025
  - Schematic designs submitted to third-party cost estimators.

Looking forward, the SBC expects to submit the schematic design to the MSBA in August 2025 for approval and advancement to a project funding agreement by the fall.

#### **Financial Planning:**

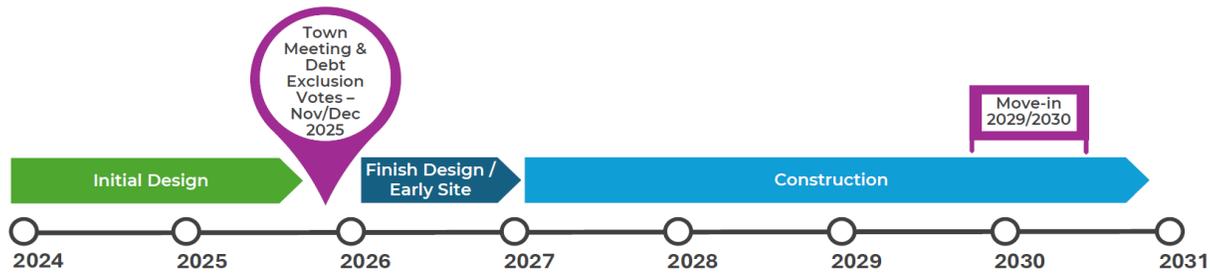
2024 Annual Town Meeting appropriated \$10M for design funds for the project via article 26. The next major funding action by Town Meeting is expected to occur at a Special Town Meeting in November of 2025 followed by a town-wide debt exclusion vote in December.

The estimated total project cost as submitted in the fall of 2024 is \$662 million. This cost will be offset by anticipated funding from the MSBA estimated at over \$100 million, as well as state and federal clean energy incentives and rebates. The anticipated Town share is approximately \$550 million to be funded by existing capital reserves and annual debt service both within and excluded from the limits of Proposition 2½.

Estimated costs for the project are being refined as the design process progresses. In June of 2025 preliminary schematic designs were submitted to third-party cost estimators and total projected costs remain below \$662 million. The SBC remains committed to controlling costs and seeking savings where possible.

Detailed information about the project is publicly available at: <https://lhsproject.lexingtonma.org> The current expected timeline for the LHS Project is illustrated below. Occupancy in the new facility is expected for the 2029/2030 academic year with removal of the old buildings and construction of the new fields occurring over the following year.

# LHS Anticipated Project Timeline



## Town Manager Transition

In March 2024, Town Manager Jim Malloy announced that he would retire at the conclusion of his contract on September 30, 2024.

The Select Board issued a Request for Quotations (RFQ) for an Executive Search firm to run the recruitment for the next town manager, eventually selecting GovHR as the Executive Recruiting Firm to lead the search.

The Board also created a Town Manager Search Screening Committee (TMSSC), comprising a diverse group of residents to assist the Search firm in screening applicants. The committee included two Select Board (SB) members, a Planning Board (PB) member, a representative of the business community and five at large residents, as well as liaisons from each of the two finance committees.

The members of the TMSSC were: Sarah Bothwell Allen, Bob Creech (PB), Jill Hai (SB), Heather Hartshorn (Business Community), Vineeta Kumar, Charles Lamb (CEC liaison), Robert Mandeville, Sean Osborne (AC liaison), Janet Perry, Mark Sandeen (SB) and Helen Yang.

The Select Board appointed Kelly Axtell as Acting Town Manager from October 1<sup>st</sup> through November 3, 2024.

On September 4, 2024, the Select Board voted to appoint Steve Bartha, then serving as Town Manager of Danvers, as Lexington's next Town Manager. He began his tenure on November 4, 2024. Since his arrival mid-year, Mr. Bartha has helped complete the FY26 budget, advanced planning for the Lexington250 celebrations, supported the hiring of key staff, union contract negotiations, and worked closely with departments, employees, unions, committees, and community groups as he integrates into the Town's operations.

## 250th Anniversary of the Battle of Lexington

On April 19, 1775, the Lexington Battle Green was the site of the opening chapter of the American Revolution. As British Regulars advanced toward Concord, local militia stood in their path. In the brief exchange that followed, eight Lexington residents were killed, the first to give their lives in the cause of American independence.

In FY2025, the Town joined with residents, partners, and visitors from across the country and the world to observe the 250th anniversary of this historic day. Planning for the commemoration spanned years, involving Town departments, the Lex250 Commission, the Town Celebrations Committee, community organizations, and

volunteers. The anniversary offered an opportunity to remember the events of 1775 and to share a broader story that reflects the contributions of people who were free, indentured, and enslaved to the cause of the Revolution.

The week of Patriots' Day formed the centerpiece of the year, beginning with a Thursday evening Awards Ceremony recognizing individuals and groups who have made significant contributions to the town. On Saturday, April 19, the early morning Battle of Lexington reenactment drew large crowds, followed by the rededication of the Battle Green and a U.S. Army program featuring the Golden Knights Parachute Team. That afternoon, the Patriots' Day Parade featured over 125 marching units, including military bands, fife and drum corps, and many Lexington civic and cultural organizations.

Other weekend highlights included the Lex250 Patriotic Picnic in Hastings Park, with a performance by the Boston Symphony Orchestra, and a lecture and film screening by Ken Burns offering historical perspective on the Revolution. The year also welcomed a delegation from Lexington's sister city, Antony, France, underscoring the historic ties between our communities and the international resonance of the ideals born here.

Legacy projects included the opening of the Lexington History Museums' fourth museum in the renovated Lexington Depot, a new animated Paul Revere's Ride presentation at the Visitors Center, and public history installations such as the "Witness to 1775 Houses" project and the "Riding Through History" horse statues.

The Select Board extends sincere thanks to the Lexington Semiquincentennial Commission, the Town Celebrations Committee, and Town staff whose dedication and professionalism made this year's commemorations possible. Their planning, coordination, and tireless work, alongside hundreds of community volunteers, ensured the 250th anniversary was meaningful, inclusive, and worthy of the events it honored.

## **Housing Initiatives and Updates**

Expanding the diversity of Lexington's housing stock remains one of the Board's highest priorities. Annual Town Meeting 2024 authorized the Select Board to seek proposals to develop 100% affordable housing on the Town owned property known as Parcel 68-44 located near the intersection of Lowell Street and North Street. The Select Board issued a Request for Proposals (RFP) to build 100% affordable housing on this parcel and received seven proposals from qualified development teams. The Town signed a land disposition agreement with the selected developer to build 40 units of truly affordable housing at an average of 60% Area Median Income or below. The developer has presented the proposed site design and completed the community engagement process defined in the RFP.

The proposed design significantly exceeds the RFP requirements in many ways, including providing housing that is well integrated with the neighborhood, with a community meeting area, a common space walking area, thoughtfully designed landscaping, and almost an acre of protected woodland area. These homes will be all-electric, solar-powered, and built to Passive House standards. The Select Board has sent a letter to the Executive Office of Housing and Livable Communities in support of the developer's Project Eligibility Letter application to pursue a Comprehensive Permit under the MGL Chapter 40B process. The Comprehensive Permit process is expected to start in the fall of 2025.

**Home Rule Petitions:** Lexington 2020 Special Town Meeting approved Article 6 to submit a home rule petition requesting legislative authority to establish a surcharge on residential development for the purpose of funding affordable housing. The legislature took no action on that home rule petition during this or the previous legislative session. For that reason, that Article 6 home rule petition failed and can only be reconsidered by the legislature after another vote of Lexington Town Meeting.

Lexington 2021 Annual Town Meeting approved Article 36 to submit a home rule petition requesting legislative authority to establish a surcharge on specific commercial development activities for the purpose of funding affordable housing. The legislature approved that home rule petition by passing H.2740 “An Act to establish a surcharge on specific commercial development activities for the purpose of funding the creation of community housing.” The Governor signed the bill on January 8, 2025.

The Select Board authorized Town staff to commission a study funded under Article 36, to assess commercial development and housing inventory trends before recommending an appropriate range of linkage fee rates.

**Lexington Housing Assistance Board (LexHAB):** In September 2024, the Massachusetts State Legislature approved the Select Board’s Home Rule Petition to amend LexHAB’s enabling legislation and charter, to allow LexHAB to become an independent non-profit entity. As a 501(c)(3) organization, LexHAB will now be able to use a combination of state, federal, and private funding sources to acquire or develop affordable housing. This will enhance LexHAB’s ability to create affordable housing more efficiently and cost effectively. Soon after the reorganization, LexHAB received a donation of a property that LexHAB will convert to an affordable home for Lexington residents in perpetuity.

The Lexington Affordable Housing Trust also provided a \$1.1 million grant to LexHAB for the purchase of a single-family home, with the condition of creating two affordable units for residents at or below 60% of Area Median Income.

**Zoning Initiatives:** Annual Town Meeting 2023 created several MBTA village overlay districts with inclusionary housing requirements. The Planning Board has approved nine multi-family housing projects that are proposed to produce 1,086 units of multi-family housing, including 160 units of inclusionary housing for residents at or below the 80% Area Median Income.

Annual Town Meeting 2023 also approved Special Residential Development (SRD) zoning. Construction has started on the first SRD project, which will create 10 units of housing, including one unit of inclusionary housing.

## **Economic Development and Community Vitality**

During fiscal year 2025, the Select Board maintained its commitment to fostering economic growth and commercial development within the town, with a particular focus on revitalizing the downtown area. Strong partnerships with local business associations, individual businesses, and advisory committees—such as the Economic Development Advisory Committee and the Center Committee—played a central role. The Select Board’s liaisons also participated in Quarterly Roundtable discussions hosted by the Economic Development Department.

These are some highlights from fiscal year 2025.

**Lex250 and Tourism:** From July 2024 through June 2025, the Visitors Center welcomed 112,000 guests—an impressive increase from the 87,000 visitors in the prior fiscal year. This growth was driven by the successful Lex250 celebration, which attracted tens of thousands to commemorate the historical battle of Lexington.

Collaborations with organizations such as National Geographic, BBC, WCVB, and NYT promoted the 250th anniversary, reaching tens of millions globally. The Tour Lexington.us website, launched in January 2024, surpassed 120,000 users and recorded over 350,000 page views. These outreach efforts led to a 28% rise in foot traffic, a 53% increase in merchandise revenue, and an 85% surge in online tour booking revenue compared to FY24. The Visitors Center worked closely with the Lex250 commission to offer new branded merchandise. The

Lexington Visitors Center also expanded its Step-On Guided Charter Tour program through networking and connecting with new tour operators at events such as the American Bus Association Conference, International Pow Wow Conference, and Discover New England Summit. Bookings nearly doubled from 54 in FY24 to 102 in FY25. Lexington was recognized as a top destination by the American Bus Association, receiving the “Best of the Best” award.

**Local Economic Policy Enhancements:** During 2024 Annual Town Meeting, Town Meeting passed several policy measures designed to ease permitting requirements, modernize language, and allow for new businesses to thrive in Lexington.

ATM 2024, the Town of Lexington passed Article 49 which changed the Zoning bylaw to support new uses from Breweries and Wineries. This was accomplished by adding new definitions for craft beverage establishments and permitting additional uses to all commercial districts in Lexington. By modernizing definitions for eating and drinking establishments, more businesses are able to come into Town. With the passage of Article 47, Town Meeting amended the Zoning bylaw to allow businesses to have an additional sign on their structure, streamlined permitting process for signage, and removed restrictions on event signage.

On June 24, 2024, the Select Board updated their Alcohol Beverage License Regulations, broadening eligibility to include event spaces and craft beverage establishments alongside traditional restaurants. Locations such as Pinot’s Palette, The Venue, Galaray House, and local breweries are now eligible to serve alcohol as part of their operations with an approved wine & malt liquor license.

Town Meeting also passed Article 39, a Home Rule Petition to adjust the number of on-premise wine and malt licenses. State Representative Michelle Ciccolo sponsored House Bill HD.3893, which was filed on February 25, 2025, and is awaiting further action.

**East Lexington Revitalization:** Since 2020, the revitalization of East Lexington’s business districts has been a priority. Efforts in FY25 focused on connecting businesses to the Minuteman Bikeway via upgrades, landscaping, and wayfinding signs—key recommendations from the 2021 Massachusetts Downtown Initiative Rapid Recovery Plan. Funding from a Regional Economic Development Organization Grant enabled wayfinding sign installation at Bow Street, to help travelers find their way to restaurants, coffee shops, and businesses.

Additional beautification projects, including new murals funded by the American Rescue Plan Act (ARPA), were implemented; artists Melissa Pandina and Gabriella Sepulveda created large-scale murals now displayed at several Massachusetts Avenue locations - 55 Massachusetts Avenue (Berman’s Wine and Spirits), 131 Massachusetts Avenue (Busa Wine and Spirits), and 135-145 Massachusetts Avenue (Battle Road Bikes). These three vibrant, large-scale murals illustrating pivotal moments from Lexington’s past brighten the Minutemen Bikeway, and attract the attention of passersby. Ongoing efforts include landscaping and bench installation to enhance the area’s appeal.

The Lexington Center Committee partnered with Lexington History Museums to commission a mural on the Depot Building’s pillars, completed in August 2025.

These projects not only contribute towards revitalizing East Lexington but also set a framework for similar initiatives elsewhere, like Lexington center.

**Center Business District Revitalization:** A charrette was organized in FY24, following which the Economic Development Advisory Committee and Lexington Center Committee presented to the Select Board, a set of recommendations based on *Lexington Center: The Journey Forward*. The first two recommendations are being addressed as described in this report; the remaining two still need planning.

- 1) Focus on ways to create more welcoming and inviting entryways from key access points (parking lots, bike path, Visitors Center)
- 2) Evaluating options for supporting Lexington Center programming
- 3) Convene a forum of relevant municipal bodies and committees to ensure alignment around application of new bylaws – The Select Board has not initiated this yet but plans to in FY26
- 4) Prioritize decision(s) regarding use of town-owned land in Lexington Center.

Lexington welcomed several new businesses into the Center Business District over the past year, including new cafes, establishing Lexington Center as a prime breakfast destination. Major vacancies in the center have been filled, with Revival Café and Tatte. Additional changes include candy store Liberty Sweets which replaced Fancy Flea, knitting shop Knit Tuck and Purl, and the buildout and opening of Steak House- Post 1917 at 27 Waltham Street. Post 1917 replaced the former Bulpan restaurant, which closed in 2020. New ownership has taken over 1800 Massachusetts Avenue (former Stationary Signature Store) and renewed interest in renovating the space into a more appealing area for businesses.

The Center Committee, EDAC, and the Tourism Committee have been working on the planning and implementation of wayfinding signage at critical access points in FY26, including a solar-powered event calendar kiosk in Grain Mill Alley.

**Commercial Development:** Despite ongoing challenges in the Life Science sector, Lexington achieved significant milestones in commercial development. Braskem established a \$20 million, 35,000-square-foot Renewable Innovation Center on Maguire Road, which began operations in 2024. This new facility strengthens Braskem’s work in biotechnology, catalysis, and process engineering. The company’s accomplishments were celebrated at the 2025 MassEcon Impact Awards. In addition, commercial entities in Lexington pulled permits totaling over \$112.7 million for new construction projects, supported by key Town departments including Building, Conservation, Fire, Planning, Sustainability, and Health. Notable developments included 17 Hartwell Avenue, 93 Bedford Street, and 32–36 Edgewood Road.

**Community Vibrancy and Cultural Events:** Lexington fostered a vibrant community spirit through a wide array of cultural events last year, many of which received vital support from the Economic Development Office. Working with the Cultural Council, the office distributed \$15,000 in Cultural District Investment Grants to eight local arts and cultural groups, enabling valuable programming for the Town. Major events included the Bikeway Block Party, LexLux Illumination Night, the Lexington History Museum’s Reenactment of Paul Revere’s Ride, and the Chamber of Commerce Concert Series, among others.

The Economic Development Office also leveraged ARPA funds, to support the Lexington Retailer Association’s Discovery Day by reducing and waiving application fees for local businesses, thus boosting participation. Similar funding aided LexLux Illumination Night, with resources allocated for projectors, tables, and a heating station. Additional equipment such as tables, canopy tents, and other items were purchased, making them available for use at future community and municipal events.

The Select Board remains committed to continuously improving economic and community vitality through various programs- providing access to a diverse mix of businesses, develop and vitalize new economic hubs, increasing commercial revenue and utilization of town resources to create community vibrancy. Through multifaceted initiatives, Lexington is striving for a future that is economically robust, inclusive and sustainable.

## American Rescue Plan Act (ARPA)

As we approach the conclusion of the American Rescue Plan Act (ARPA) funding period, we are pleased to present an update on the allocation and utilization of ARPA funds in our community.

The Town of Lexington was allocated a total of \$9,903,381 in ARPA funds, aimed at addressing the impacts of the COVID-19 pandemic and fostering recovery across critical sectors. It was important for the Select Board to deploy these resources in a manner that maximizes benefits for our community, adhering to the guiding principles of transparency, equity, and strategic impact.

As of June 30, 2025, the Select Board has approved spending the full allocation of \$9,903,381. Of that amount \$8,271,202 has been spent, and the remaining \$1,632,179 is encumbered and under contract.

Funds have been allocated to the following broad areas, amounting to 78 individual projects of varying sizes, many of which are complete and others in-progress.

- **Economic Stimulus & Resiliency:** The largest portion, approximately 36% of the funds or \$3,572,672 was earmarked to support our local economy, including bolstering the cultural sector, aiding small businesses, enhancing community events, updating digital platforms, improving public spaces, Center access, and fostering bikeway mobility and engagement.
- **Public Health, Safety and Pandemic Response:** With 24% of the funding or \$2,382,104, this area focused on bolstering the town's health department, including testing and vaccination programs, public safety equipment, mental health measures and training in response to the pandemic.
- **Housing:** 15% of the funds or \$1,502,735 were allocated to address housing needs, ensuring support for those affected by the pandemic in securing stable housing.
- **General Government Services:** 23% of the funds or \$2,245,871 have been utilized for general services such as enhancing the Food Waste Program, investment in hybrid technology and IT improvements, election equipment, acquiring a new electric vehicle for the Health Department, formulating an ADA Town Building Self Evaluation and improving Recreation facilities.
- **Food Insecurity:** A smaller, yet crucial 2% of the funds or \$200,000 addressed food insecurity, ensuring that residents affected by the pandemic have access to necessary resources.

Some of the significant projects that have been completed in fiscal year 2025 are Water Wagon purchase for community events, MBTA Zoning Study, installation of hybrid tech in the library living room, purchase of new radios and hoses for the Fire Department, decarbonization of affordable housing, Wi-Fi installation in the Town Center, and the full execution of the food insecurity program.

Some of the projects that are in-progress and will complete soon are the Lead and Copper water system improvements, Recreation outdoor shelters and bottle fillers, the ADA building study, hybrid meeting technology in Town buildings, East Lexington bikeway landscaping, store front and store back improvement projects and Grain Mill Alley wayfinding signs. In addition, ARPA will continue to support the food waste composting program and mental health services through the end of the ARPA program in December 2026.

The Board has voted that any remaining or surplus funds after completion of all earmarked projects will be applied towards expanding the Town's food waste collection program.

Project/Initiative	Count	Allocated	Spent till date	Encumbered
Economic Stimulus & Resiliency	18	36%	\$2,782,386.02	\$790,286.08
Public Health & Safety	29	24%	\$2,056,029.85	\$326,073.90
Housing	6	15%	\$1,502,734.65	
General Government Services	21	16%	\$1,175,930.55	\$356,092.13
Hybrid Tech Improvements	3	7%	\$554,121.31	\$159,726.51
Food Insecurity	1	2%	\$200,000.00	
<b>Total</b>	<b>78</b>	<b>100%</b>	<b>\$8,271,202.38</b>	<b>\$1,632,178.62</b>

The Participatory Budgeting (PB) process implemented in the previous year, which actively engaged our residents in the decision-making process, led to identification of impactful community projects. Given the stipulation for all ARPA funds to be committed by December 31, 2024, the PB process has been discontinued. While not all suggestions could be implemented, we extend our gratitude to all residents who participated in this process, contributing valuable insights and demonstrating the strength of our community's collective engagement.

In this final phase of ARPA fund utilization, the Select Board is dedicated to successfully completing all projects funded by ARPA.

### **Update on Municipal Building & Infrastructure Projects**

The Board continues to address the issues of maintaining and improving our municipal and school building infrastructure. The following section includes the current status of Lexington’s building projects. The Lexington High School building project is covered in the Lexington High School section of this report.

#### **Lexington Police Station**

The Lexington Police Department moved into the new Police Station facility in June 2024. The Police Station building was constructed in compliance with the Town’s Integrated Building Design and Construction Policy and is solar ready in furtherance of the Town’s net zero renewable energy policy goals. The building includes all of the infrastructure necessary to support onsite solar energy generation and energy storage systems and to enable high speed electric vehicle charging for the Police Department’s electric vehicle fleet while reducing the building’s electricity charges. Construction of the footings for the canopy has been completed.

The solar energy canopy design went through an extensive public process to secure approval of a design that is appropriate for the neighborhood and meets the requirements of the Historic Districts Commission. Solar canopy and energy storage system construction is expected to be completed by the end of 2025.

#### **Old Reservoir Bath House Renovation**

Originally approved by Town Meeting in 2019, the bids for this project came in over-budget multiple times, due to a series of factors including the COVID pandemic and resulting supply chain shortages.

The renovation includes repairs to the plumbing system, installation of new fixtures, electrical upgrades, replacement of the existing roof, and reconfiguration of the main entrance. It also addresses accessibility issues within the bathhouse, walkway, and surrounding site, including the installation of ADA-accessible parking spaces located in close proximity to the Old Reservoir. The project was completed and open to the public in June 2025.

### **173 Bedford Street**

2024 Town Meeting appropriated \$6 million for the renovation of 173 Bedford Street to provide swing space for the School Administration's Central Office staff, the Cary Library renovation, and potentially the Town Office building renovation, over the next 10 to 15 years. The scope of the renovation includes adding an elevator, adding a fire suppression sprinkler system, converting to an all-electric HVAC system while expanding the HVAC system to provide heating and cooling on the second floor, plus some interior fit out work. The project began in April 2025 and Central Administration Staff is expected to move into the space in January 2026].

### **Pine Meadows Clubhouse Renovation**

The clubhouse, constructed prior to the Town's purchase of the Pine Meadows property in 1988, has not undergone any significant renovation in the past 30 years. \$2,575,000 was appropriated in FY2025 for the costs associated with renovation of the clubhouse including installing a solar energy system at the Pine Meadows Golf Club.

This project also includes renovation of the main concourse area, the restrooms, plumbing, windows, and roof. This project will not only restore the clubhouse to a modern and functional facility, but will also bring it into ADA-compliance, making it welcoming and accessible for all. Construction began in April 2025 and is expected to be complete in the Fall of 2025

### **Bedford Street and Hartwell Avenue Complete Streets Design**

Traffic issues in the Hartwell Avenue corridor are one of the key concerns cited by residents and business owners. 2019 Special Town Meeting appropriated \$1.5 million for the 25% design of the Bedford Street/Hartwell Avenue/Wood Street Corridor. The Town formed a 25% design working group in November 2020, and hired an engineering and planning firm in January 2021 to develop 25% design level plans for complete streets reconstruction that addresses safety, traffic flow and pedestrian, bicycle, transit, and alternative modes of transportation.

Based on input from the Select Board, the consultant revised the build out and traffic analysis to include future development and expanded the study limits to include the I-95 interchange. In September 2024, the Select Board reviewed the conceptual design and authorized Town staff and the consultant to proceed with numerous public outreach and information sessions to finalize the design. In January 2025, the Select Board approved the preferred design based on feedback received during public information sessions.

On June 23, 2025, the Town of Lexington was selected to receive an award of \$1,650,000 for the study and design of safety improvements at the I-95 and Route 4/225 interchange. The interchange is integral to the success of the Bedford Street and Hartwell Avenue Complete Streets project.

Unfortunately, the Metropolitan Planning Organization (MPO) Board did not incorporate Lexington's Bedford & Hartwell Complete Streets project in the FY26-30 Transportation Improvement Program (TIP). The MPO board voted 11 (in favor) and 10 (opposed) to not include new projects that are not yet at 25% design approved. The

MPO's decision is based on current TIP project delays and cost increases. Town staff were encouraged by the MPO Chair to submit a TIP Amendment in the fall or winter after 25% design approval is issued by MassDOT to be reconsidered for inclusion on the TIP. Staff and VHB expect the 25% design to be submitted to MassDOT by the fall of 2025.

### **Pump Station Upgrade Project**

The Department of Public works celebrated the completion of the wastewater pump station at the corner of North Street and Adams Street during a ribbon-cutting ceremony November 2024. The completion of this project represents the end of a 12-year effort to ensure the long-term sustainability of the Town's network of wastewater pump stations. The project was led by the DPW

Engineering Division with coordination from the DPW Water/Sewer Division. These pump stations are critical to the control of waste water throughout the town. The following pump stations were upgraded over the last twelve years listed by project start date.

- 2012: Concord Avenue
- 2012: Potter Pond
- 2014: Brigham Road
- 2015: Main Pump Station
- 2015: Worthen Road
- 2019: Constitution Drive
- 2019: Marshall Road
- 2021: Hayden Avenue
- 2023: North Street

### **Zero Waste Reduction and Management**

Waste management costs continue to rise across Massachusetts, creating pressure on municipal budgets, including Lexington's. The Select Board's goal is to establish a waste collection system that addresses rising costs and advances the Town's environmental objectives.

Reducing trash by reducing the total amount of waste generated by residents is ideal. In 2023, Lexington produced 8,014 tons of trash and 3,450 tons of recycling through the curbside programs. Of the trash, 1,843 tons could have been recycled, and 3,045 tons could have been composted. Diverting compostable trash to the Town's curbside composting program would preserve valuable organic waste and reduce costs associated with trash collection and disposal. Currently about 3,500 households, a little more than a quarter of all, participate in the Town's no-fee curbside composting. Adopting automated trash collection would also reduce the rate of increase in trash collection costs.

Many communities in Massachusetts have adopted some form of metering or fees associated with trash disposal. On average, these 155 communities generate 29% less trash per household when compared to communities that have no limits on trash disposal. At the Select Board's request, the Waste Reduction Task Force surveyed town residents and 74% of the 1,500 respondents indicated they supported automated collection and 54% supported some form of fee for excess trash disposal.

Over the next year, the Select Board intends to explore options to contain waste disposal costs including:

- Adopting regulations and fees on bulky item disposal

- Consider fees for excess trash generation
- Consider standardization of trash carts and adoption of automated collection
- Strongly encourage composting of organics, food, and yard waste