

SELECTMEN'S MEETING
Monday, October 28, 2013
Selectmen Meeting Room
6:30 p.m.

AGENDA

- 6:30 p.m. PUBLIC COMMENT (10 min.)**
- 6:40 p.m. SELECTMEN CONCERNS AND LIAISON REPORTS (5 min.)**
- 6:45 p.m. TOWN MANAGER REPORT (5 min.)**
- 6:50 p.m. ITEMS FOR INDIVIDUAL CONSIDERATION**
1. FY2015 Preliminary Capital Projects (20 min.)
 2. Community Center Phase I Financing (10 min.)
 3. Special Town Meeting – Article Positions (5 min.)
 4. Selectmen Committee Reappointments/Appointments/Resignations (5 min.)
 5. Discussion of Community Feedback on Green Waste Processing RFP (5min.)
- 7:35 p.m. CONSENT (5 min.)**
1. Approve One-Day Liquor License – Temple Emunah
 2. Approve One-Day Liquor License – Sacred Heart
- 7:40 p.m. EXECUTIVE SESSION (15 min.)**
1. Exemption 6: Consider the Value and Sale of Real Property
- 7:55 p.m. ADJOURN**

The next regular meeting of the Board of Selectmen is scheduled for Monday, November 4, 2013 at 6:00 p.m. in the Selectmen Meeting Room, Town Office Building, 1625 Massachusetts Avenue.

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

October 28, 2013

STAFF:

Rob Addelson, Asst. Town Mgr. for Finance

ITEM NUMBER:

I.1

SUBJECT: FY2015 Preliminary Capital Projects

EXECUTIVE SUMMARY:

Staff has begun the process of developing the FY2015-FY2019 capital plan. The purpose of this agenda item is to give the Selectmen the opportunity – at this relatively early stage in the process – to highlight projects members deem significant, for staff to hear any initial comments from the Board regarding these projects, and for staff to respond to any questions the Board may have.

All requested capital projects are shown on the attached spreadsheet. The inclusion of a project on this list does not indicate the project will be recommended by the Town Manager. The list of school projects is preliminary as they have yet to be voted by the School Committee.

All project requests have been forwarded to the Capital Expenditure Committee and, where applicable, the Community Preservation Committee, for review. As has been the case in prior years, transmittal of these requests to the Committees is with the understanding that the Town Manager has yet to make a recommendation on any project, and they have yet to be reviewed and/or endorsed by the Board of Selectmen. Town departments will make presentations of their requests to the Selectmen in December when the Board conducts its review of requested FY15 operating budgets.

FINANCIAL IMPACT: NA

RECOMMENDATION / SUGGESTED MOTION: NA

STAFF FOLLOW-UP:

Finance Department

Summary of FY2015 Departmental Capital Requests

Community Development		Proposed Funding Source	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
882	Parker Meadow Accessible Trail Design and Construction Plan	Tax Levy	\$ 34,500	\$ -	\$ -	\$ -	\$ -	\$ 34,500
890	Historical Commission Inventory Forms for listed buildings	CPA	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Community Development Total			\$ 64,500	\$ -	\$ -	\$ -	\$ -	\$ 64,500

Fire		Proposed Funding Source	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
735	Ambulance Replacement	Tax Levy	\$ 250,000	\$ -	\$ -	\$ 280,000	\$ -	\$ 530,000
738	Headquarters Fire Station Replacement - Design	Tax Levy	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
877	Heart Monitor	Tax Levy	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ 105,000
Fire Total			\$ 655,000	\$ -	\$ -	\$ 280,000	\$ -	\$ 935,000

Public Works		Proposed Funding Source	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
321	Center Streetscape Improvements	Tax Levy	\$ 600,000	\$ 6,675,000	\$ -	\$ -	\$ -	\$ 7,275,000
520	Equipment Replacement	Levy/Water/Sewer	\$ 700,000	\$ 803,000	\$ 685,000	\$ 695,000	\$ 665,000	\$ 3,548,000
522	Street Improvements	Tax Levy	\$ 3,026,029	\$ 2,531,250	\$ 2,546,851	\$ 2,562,843	\$ 2,579,234	\$ 13,246,207
523	Storm Drainage Improvements and NPDES compliance	Tax Levy	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 1,700,000
524	Sanitary Sewer System Investigation and Improvements	Sewer Fund	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 6,000,000
528	Hydrant Replacement Program	Levy/Water Fund	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
529	Pump Station Upgrades	Sewer Fund	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 3,000,000
557	Comprehensive Watershed Storm Water Management Study and Implementation	Tax Levy	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 1,950,000
560	Water Distribution System Improvements	Water Fund	\$ 900,000	\$ 900,000	\$ 660,000	\$ 660,000	\$ 660,000	\$ 3,780,000
587	Mass Ave - Three Intersections Improvement	Tax Levy	\$ 500,000	\$ 50,000	\$ -	\$ 6,550,000	\$ -	\$ 7,100,000
644	Sidewalk Improvement	Tax Levy	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000
645	Dam Repair	Tax Levy	\$ 150,000	\$ 525,000	\$ -	\$ -	\$ -	\$ 675,000
672	Battle Green Master Plan - Phase 3	CPA	\$ 90,000	\$ 650,000	\$ -	\$ -	\$ -	\$ 740,000
683	Town Wide Culvert Replacement	Tax Levy	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 1,950,000
688	Town-wide Signalization Improvements	Tax Levy	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 625,000
850	Hartwell Avenue Infrastructure Improvements	Tax Levy	TBD	TBD	TBD	TBD	TBD	TBD
852	Hastings Park Gazebo Repairs/Overhead Wires	CPA	\$ 3,120,000	\$ -	\$ -	\$ -	\$ -	\$ 3,120,000
881	Municipal Parking lot improvements	Tax Levy	\$ 40,000	\$ 440,000	\$ -	\$ -	\$ -	\$ 480,000
Public Works Total			\$ 12,671,029	\$ 16,119,250	\$ 7,436,851	\$ 14,012,843	\$ 7,449,234	\$ 57,689,207

Summary of FY2015 Departmental Capital Requests

Public Facilities		Proposed Funding Source	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
562	School Building Envelope and Systems Program	Tax Levy	\$ 205,000	\$ 210,000	\$ 215,000	\$ 221,000	\$ 226,000	\$ 1,077,000
564	LHS Heating Systems Upgrade Phases 2 & 3	Tax Levy	\$ 75,000	\$ 893,000	\$ -	\$ -	\$ -	\$ 968,000
639	Cary Memorial Building Upgrades	CPA	\$ 7,988,000	\$ -	\$ -	\$ -	\$ -	\$ 7,988,000
647	Municipal Building Envelope and Systems	Tax Levy	\$ 178,302	\$ 182,760	\$ 187,329	\$ 192,012	\$ 196,812	\$ 937,215
653	School Building Flooring Program	Tax Levy	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 625,000
696	School Window Treatments Extraordinary Repair	Tax Levy	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
698	School Paving Program	Tax Levy	\$ 100,000	\$ 150,000	\$ 153,750	\$ 157,593	\$ 161,901	\$ 723,244
699	Interior Painting Program	Tax Levy	\$ 153,750	\$ 157,594	\$ 161,534	\$ 165,572	\$ 169,896	\$ 808,346
739	East Lexington Fire Station Physical Fitness Room	CPA	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
749	Public Facilities Bid Documents	Tax Levy	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000
835	Visitor Center	Levy/CPA	\$ 220,500	\$ 2,080,375	\$ -	\$ -	\$ -	\$ 2,300,875
870	Hastings School Renovation/Replacement¹	Tax Levy	\$ 1,100,000	\$ -	\$ 40,000,000	\$ -	\$ -	\$ 41,100,000
887	Middle School Nurses Stations	Tax Levy	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ 45,000
888	Clarke Elevator Upgrade	Tax Levy	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000
892	39 Marrett Road Community Center Renovation	Levy/CPA	\$ 645,775	\$ 7,978,942	\$ -	\$ -	\$ -	\$ 8,624,717
900	Renovation & Update of Diamond Kitchen and Cafeteria	Tax Levy	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
901	Finance Office Reconfiguration	Tax Levy	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
904	Clarke Gymnasium Dividing Curtain	Tax Levy	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000
910	Clarke Auditorium Audio Visual System	Tax Levy	\$ 69,300	\$ -	\$ -	\$ -	\$ -	\$ 69,300
Public Facilities Total			\$ 11,785,627	\$ 11,852,671	\$ 40,917,613	\$ 936,177	\$ 954,609	\$ 66,446,697

¹ In all likelihood, project funding would not be submitted for consideration at the 2014 annual town meeting. The School Committee has proposed that a Statement of Interest be submitted to the Massachusetts School Building Authority (MSBA) at the next opportunity, which is anticipated in January 2014. Response from the MSBA is anticipated in the Fall 2014 at which time the Town would have 90 days to seek Town Meeting approval of project funding.

Summary of FY2015 Departmental Capital Requests

Recreation		Proposed Funding Source	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
282	Park and Playground Improvements	CPA	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 325,000
518	Park Improvements - Athletic Fields	CPA	\$ 100,000	\$ 110,000	\$ 75,000	\$ 150,000	\$ 210,000	\$ 645,000
519	Pine Meadows Equipment	Recreation Fund	\$ 51,000	\$ 55,000	\$ -	\$ -	\$ -	\$ 106,000
532	Park Improvements- Hard Court Resurfacing	CPA	\$ 85,000	\$ 55,000	\$ 55,000	\$ 60,000	\$ -	\$ 255,000
848	Lincoln Park Field Improvements	Levy/Rec/CPA	\$ 620,000	\$ 620,000	\$ -	\$ -	\$ -	\$ 1,240,000
Recreation Total			\$ 921,000	\$ 905,000	\$ 195,000	\$ 275,000	\$ 275,000	\$ 2,571,000

Information Technology		Proposed Funding Source	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
553	Replace Town Wide Phone Systems-Phase III	Tax Levy	\$ 260,000	\$ 52,000	\$ 204,000	\$ -	\$ -	\$ 516,000
855	Network Redundancy & Improvement Plan - Phase II	Tax Levy	\$ 140,000	\$ 110,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ 450,000
Information Technology Total			\$ 400,000	\$ 162,000	\$ 304,000	\$ 50,000	\$ 50,000	\$ 966,000

Schools		Proposed Funding Source	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
896	School Classroom Furniture	Tax Levy	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000
897	School Technology Capital Request	Tax Levy	\$ 1,215,000	\$ 1,220,000	\$ 1,220,000	\$ 1,220,000	\$ 1,220,000	\$ 6,095,000
898	School Traffic Safety Mitigation	Tax Levy	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
899	School AED Replacement	Tax Levy	\$ 30,500	\$ -	\$ -	\$ -	\$ -	\$ 30,500
Schools Total			\$ 1,545,500	\$ 1,420,000	\$ 1,420,000	\$ 1,420,000	\$ 1,420,000	\$ 7,225,500

GRAND TOTAL			\$ 28,042,656	\$ 30,458,921	\$ 50,273,464	\$ 16,974,020	\$ 10,148,843	\$ 135,897,904
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AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

October 28, 2013

PRESENTER:

Carl F. Valente
Rob Addelson

ITEM NUMBER:

I.2

SUBJECT:

Community Center Phase I Financing

EXECUTIVE SUMMARY:

As the Selectmen learned at its October 21 meeting, the cost for Phase 1 improvements for the Community Center project is estimated \$3,169,000. Since this work is eligible for funding from the Community Preservation Act (CPA) fund, a request was presented to the Community Preservation Committee (CPC). At this meeting, Town Counsel gave his opinion that of the total project cost, he believes that \$322,816 is not eligible for CPA funding. This amount is for telephone/communication systems, audio visual systems, furniture, fixtures and equipment, and the installation of salvaged kitchen equipment (from the Estabrook School). Based on this information, the CPC voted unanimously to recommend to Town Meeting that \$2,846,184 of this project be funded with CPA funds.

Staff is recommending that the remaining \$322,816 be funded with Free Cash. The FY14 Free Cash was certified at \$10,303,000. The estimate of Free Cash used at Summit 1 was \$10,000,000, so the use of Free Cash as a funding source for the Community Center improvements will not impact our albeit preliminary, but overall financing plan for FY15.

FINANCIAL IMPACT:

\$2,846,184 from CPA fund
\$ 322,816 from Free Cash
\$3,169,000 Total Appropriation

RECOMMENDATION / SUGGESTED MOTION:

Move to recommend to Town Meeting that the \$3,169,000 for the Community Center Phase 1 improvements, be funded with \$2,846,184 in CPA funds and \$322,816 from Free Cash

STAFF FOLLOW-UP:

TMO and Finance

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE: 10/28/13

STAFF: Lynne Pease

ITEM NUMBER: I.3

SUBJECT:

Special Town Meeting - Article Positions

EXECUTIVE SUMMARY:

Attached is a list of the articles for the November 4 Special Town Meeting. You have taken positions on all the articles except Article 5.

FINANCIAL IMPACT:

RECOMMENDATION / SUGGESTED MOTION:

STAFF FOLLOW-UP:

Selectmen's Office

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE: 10/28/13

STAFF: Lynne Pease

ITEM NUMBER: I.4

SUBJECT:

Selectmen Appointments/Reappointments

EXECUTIVE SUMMARY:

The Council for the Arts requests that Cheryl Meadow be appointed.

The Town Celebrations Committee would like Richard McDonough appointed to the subcommittee. They also asked that Charles Price be reappointed to the Town Celebrations Committee.

At your meeting on September 23, 2013, you appointed Richard Canale and Maryann McCall-Taylor to the new Battle Road Scenic Byway Committee. You also need to designate members of this new committee as Special Municipal Employees.

If you have any questions on this appointment/reappointment, please let me know.

FINANCIAL IMPACT:

RECOMMENDATION / SUGGESTED MOTION:

Motion to appoint Cheryl Meadow to the Council for the Arts for a term to expire September 30, 2016.

Motion to reappoint Charles Price to the Town Celebrations Committee for a term to expire June 30, 2016.

Motion to appoint Richard McDonough to the Town Celebrations Subcommittee for a term to expire June 30, 2014.

Motion to designate members of the Battle Road Scenic Byway Committee as Special Municipal Employees.

STAFF FOLLOW-UP:

Selectmen's Office

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

October 28, 2013

STAFF:

Lynne Pease

ITEM NUMBER:

I.5

SUBJECT:

Discussion of Community Feedback on Green Waste Processing RFP

EXECUTIVE SUMMARY:

At the September 9, 2013 and continued at the September 23, 2013 Selectmen meeting it was voted to provide a 30-day comment period on the draft RFP for an Organic Waste Processing Facility (anaerobic digester) at the Hartwell Ave. yard waste site. The 30-day comment period ended October 25, 2013.

FINANCIAL IMPACT:

RECOMMENDATION / SUGGESTED MOTION:

Move to (release) (not release) the Organic Waste Processing Facility RFP.

STAFF FOLLOW-UP:

TMO and DPW

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE: 10/28/13

STAFF: Lynne Pease

ITEM NUMBER: C.1-2

SUBJECT:

Consent Agenda

EXECUTIVE SUMMARY:

1. Approve a one-day liquor license for the Bulgarian Center of New England to serve beer and wine at an art auction fundraiser at Temple Emunah on Sunday, November 10, 2013, from 6:00 p.m. to 10:00 p.m.
2. Approve a one-day liquor license for Full Circle Adoptions to serve beer and wine at an adoption fund raising event at Sacred Heart Parish Hall on Saturday, November 9, 2013 from 6:00 p.m. to 10:00 p.m.

See attached information for all of the above items.

FINANCIAL IMPACT:

RECOMMENDATION / SUGGESTED MOTION:

Motion to approve the Consent Agenda.

STAFF FOLLOW-UP:

Selectmen's Office

AGENDA ITEM SUMMARY

LEXINGTON BOARD OF SELECTMEN MEETING

DATE:

October 28, 2013

PRESENTER:

Carl F. Valente

ITEM NUMBER:

Executive Session

SUBJECT: Exemption 3:

Suggested motion for Executive Session: *Move that the Board go into Executive Session to consider the purchase, exchange, lease or value of real property and to reconvene in Open Session only to adjourn. Further, that as Chairman, I declare that an open meeting may have a detrimental effect on the negotiating position of the Town.*

EXECUTIVE SUMMARY:

Discuss the Town's parcel of land adjacent to the Police Station, specifically whether the Board would be interested in selling the Hosmer House that is part of this parcel.

FINANCIAL IMPACT:

NA

RECOMMENDATION / SUGGESTED MOTION:

NA

STAFF FOLLOW-UP:

TMO