

Capital Improvement Plan

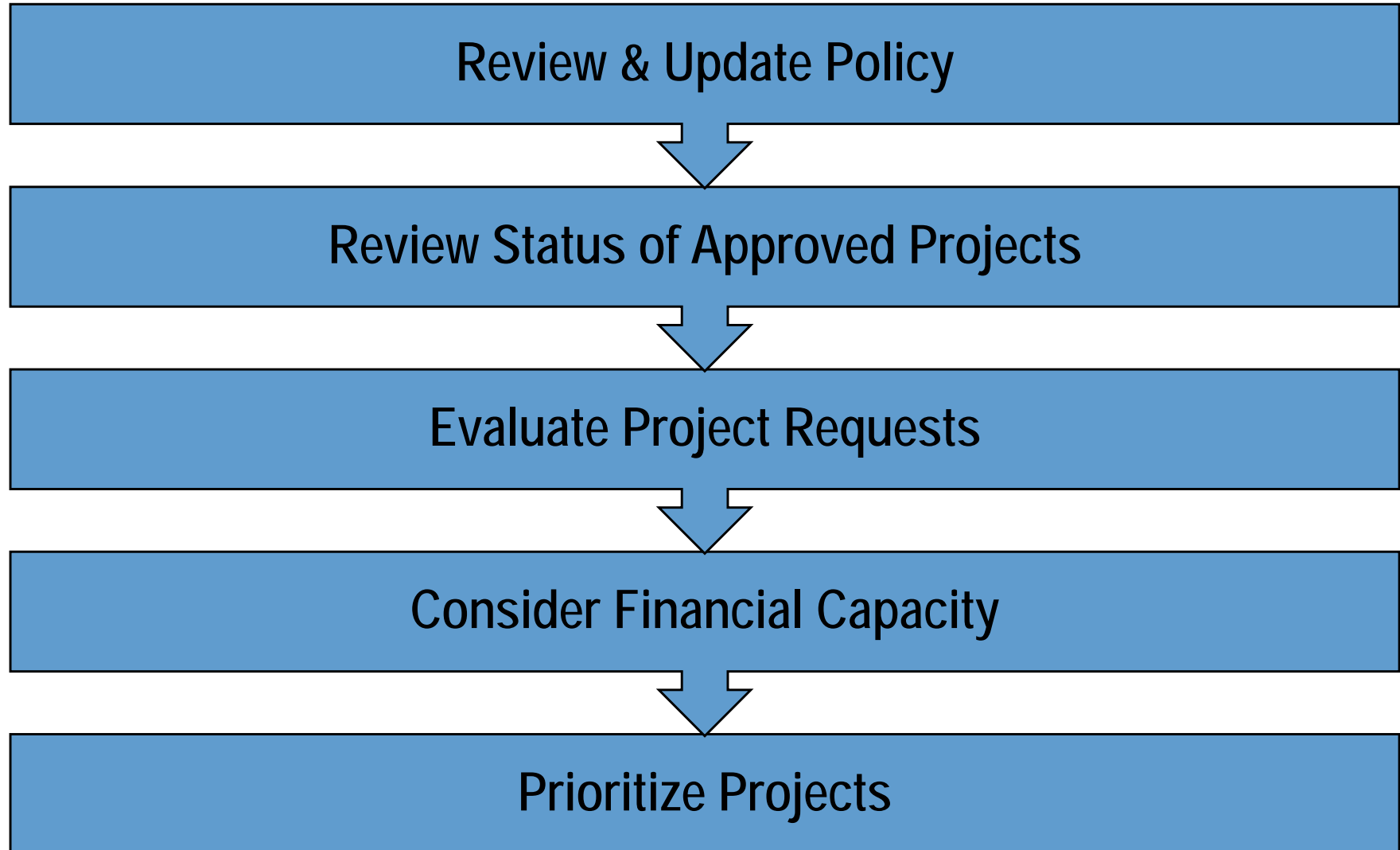
Fiscal Years 2023 to 2027

Capital Improvement Committee

- Colin McGuire, Council Member
- Eric Lemont, School Committee Member
- Jeff Clifford, Citizen Representative
- Chris Perkins, Citizen Representative
- Kendra Amaral, Town Manager
- Patricia Moore, Finance Director/Asst Town Manager
- Mark Everett, School Director of Facilities



Process



Policy & Program Update

- Capital plan has a net **\$37,500** decrease from the prior fiscal year.
- Shifted School Capital for building repair, technology, vehicles, and equipment to the School budget.
- Early replacement of Rescue 3 requires \$460,000 in funding in FY23. Funding strategy proposed is through a warrant article.



American Rescue Plan Allocation

Estimated Allocation	\$ 1,037,041
Proposed Uses	
Senior Tax Circuit Breaker	\$ 375,000
COVID Supplies and Operations	\$ 10,000
Capital	\$ 265,000
Affordable Housing Programs	\$ 150,000
FY22 Revenue Loss Offset	\$ 175,000
Total Remaining Allocation	\$ 62,041

FISCAL YEAR ALLOCATION

FY22

Senior Tax Circuit Breaker	\$ 150,000
COVID Supplies and Operations	\$ 10,000
Capital	\$ 265,000
Affordable Housing Programs	\$ 100,000
Revenue Loss from KCC	\$ 175,000
FY22 Allocation	\$ 700,000

FY23

Senior Tax Circuit Breaker	\$ 125,000
Affordable Housing Programs	\$ 50,000
FY23 Allocation	\$ 175,000

FY24

Senior Tax Circuit Breaker	\$ 100,000
FY24 Allocation	\$ 100,000

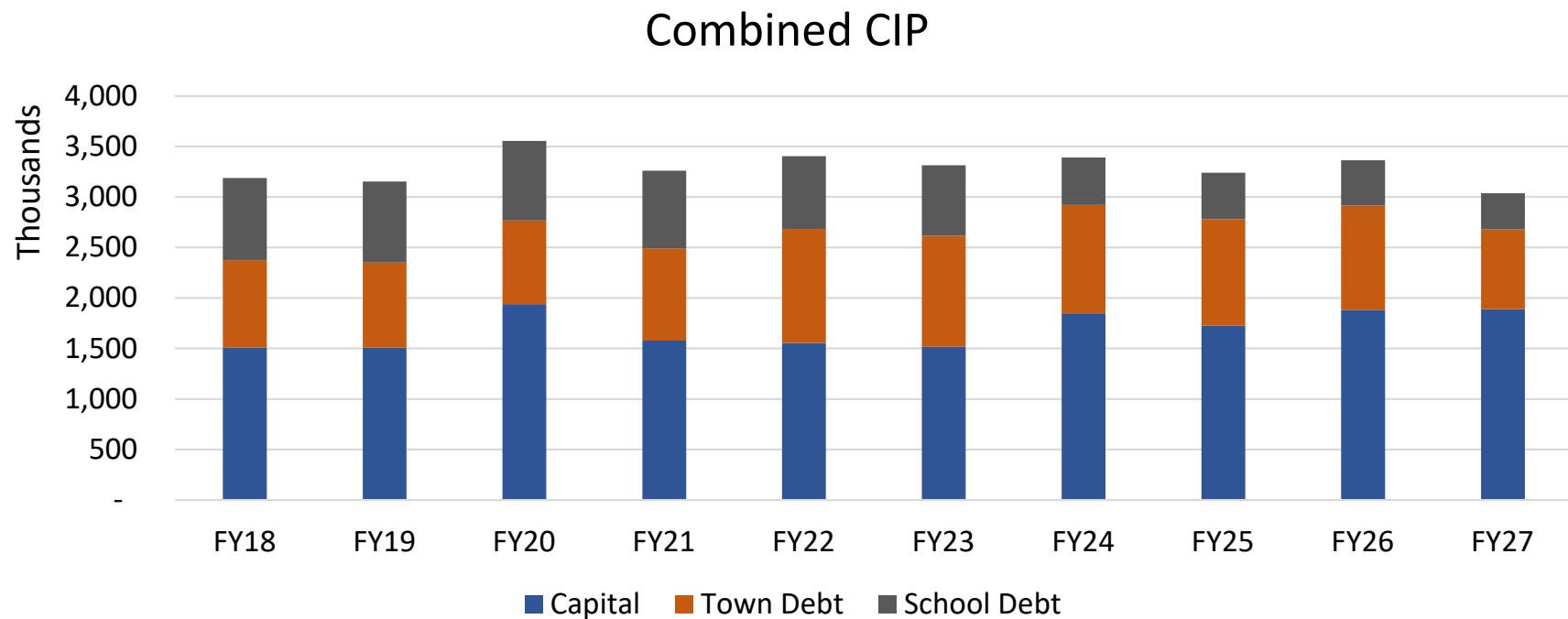
CAPITAL Allocation

Emergency Generator - Town Hall	\$ 65,000
Technology/VoIP	\$ 100,000
Sidewalks	\$ 100,000
Capital and COVID Supplies Allocation	\$ 265,000

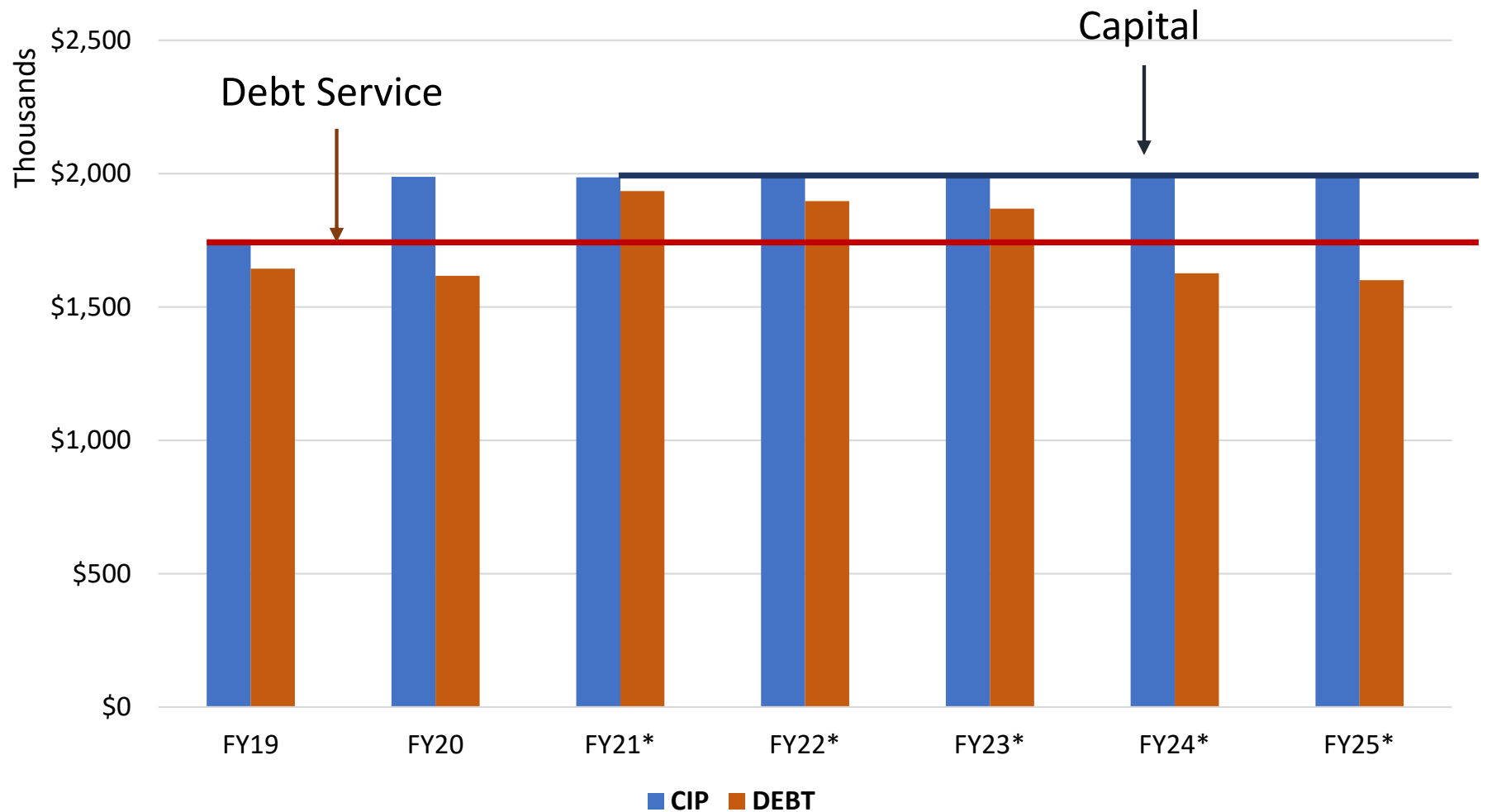


Overview

	Pre-COVID Proposal FY21	Approved FY21	Approved FY22	Proposed FY23
Capital Requests	\$1,951,517	\$1,385,500	\$1,553,900	\$1,516,400
Variance		(\$566,017)	\$168,400	(\$37,500)

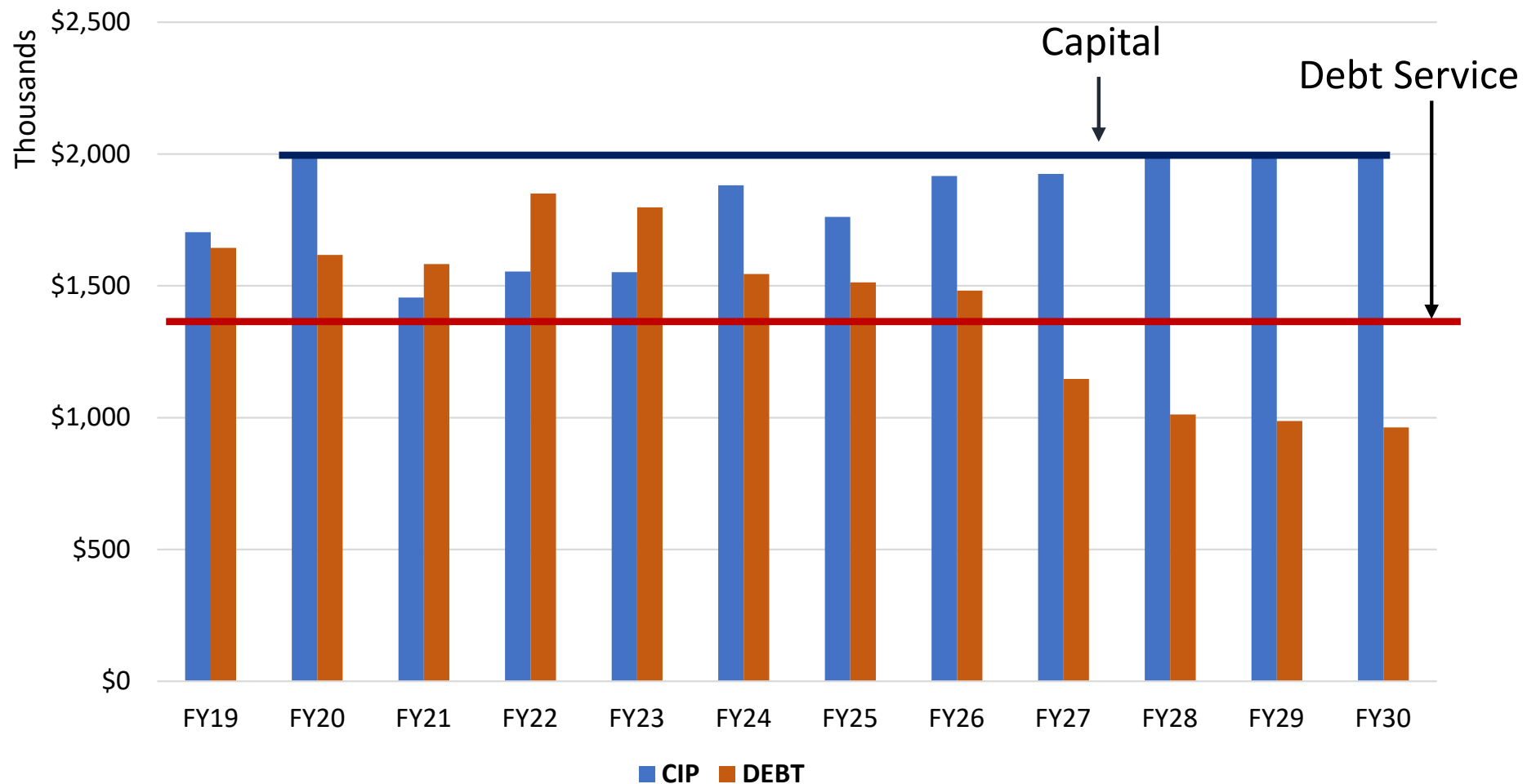


Pre-COVID Plan



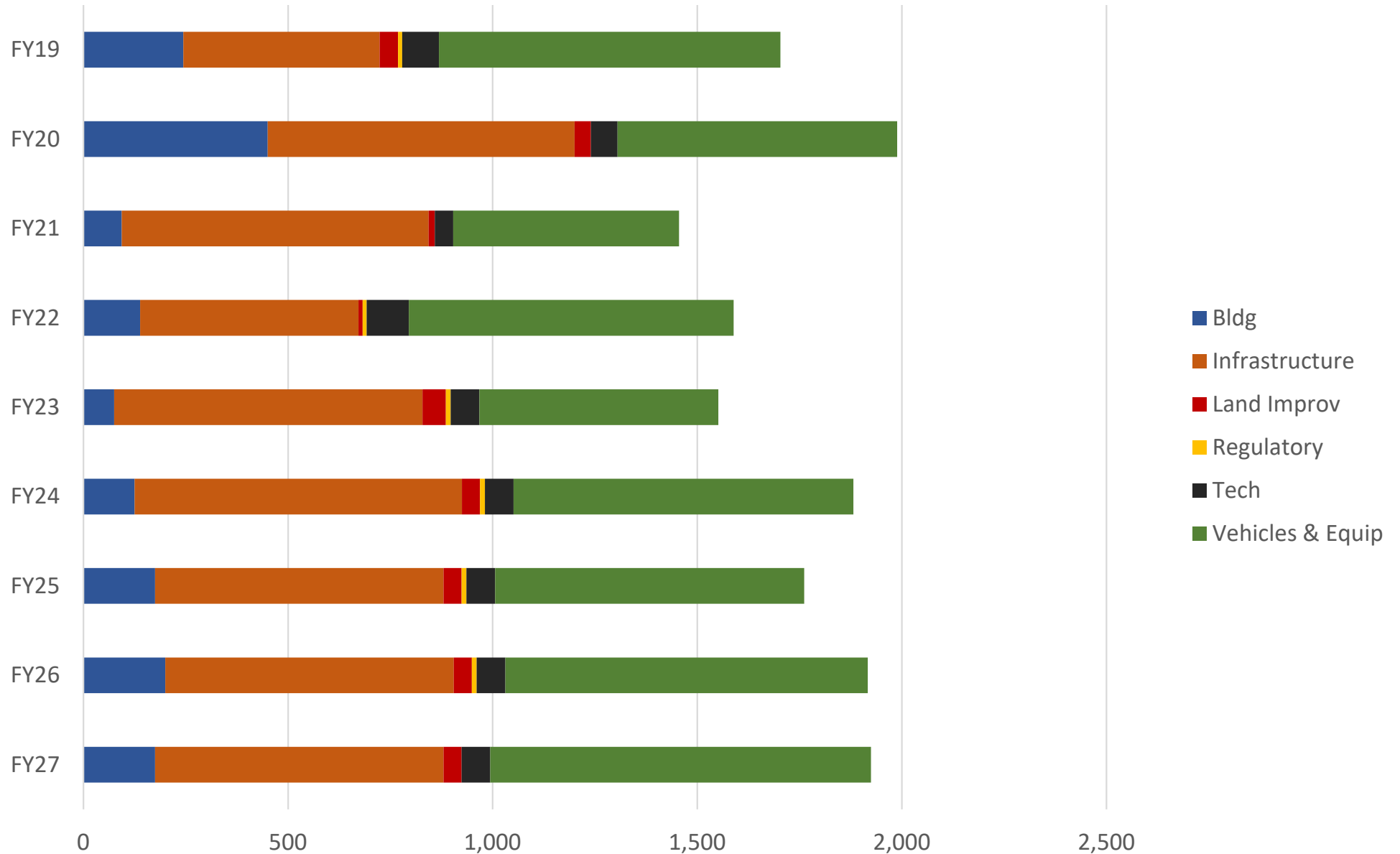
*Bonds exclude Sewer debt.

Post-COVID Plan



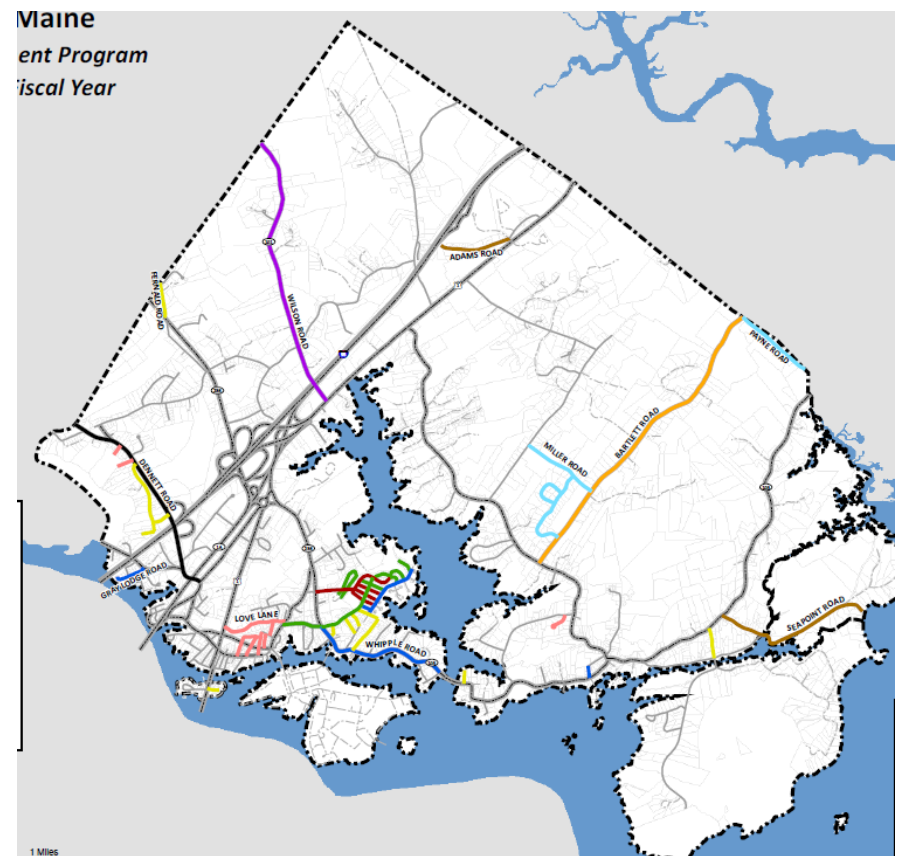
*Bonds exclude Sewer debt.

CIP Funding By Category



Holding Accts

- Pavement condition assessment completed in FY22.
- MDOT has agreed to repave Route 1 with intersection upgrades. Town responsible for stormwater infrastructure repairs.
- 5 Year Pavement Mgmt Plan prioritizes the Village the next two years.
- Escalation factor (inflation) on costs has been increased to reflect current conditions.



Holding Accts

- Rescue 3 was scheduled to be replaced (ordered) in FY26.
- Severe corrosion of the frame was found on its last safety inspection, short-term patch implemented.
- The funds needed to order the vehicle now is approximately \$460,000.
- Seeking warrant article for funds needed.



	FY22	FY23	FY24	FY25	FY26
	2.3%	2.3%	2.3%	2.3%	2.3%
REPLACEMENT SCHEDULE FROM PRIOR YEAR'S CIP					
Start of Year Balance	\$ 195,591	\$ 288,591	\$ 438,591	\$ 588,591	\$ 838,591
Add: CY CIP	\$ 93,000	\$ 150,000	\$ 150,000	\$ 250,000	\$ 284,000
Total Available	\$ 288,591	\$ 438,591	\$ 588,591	\$ 838,591	\$ 1,122,591
Unit #	Year	Features	Annual Reserve	Reserve Needed	
Rescue 3	2001	Heavy Rescue	\$ 27,000	\$ 567,000	\$773,674

Other Holding Accounts

- Town Hall generator project was bid in FY22, with prices coming in at 2X the project budget. Project has been deferred two more years.

Municipal Facility Summary

EST REPLACEMENT COST ESCALATED					
	2023	2024	2025	2026	2027
AIR CONDITIONING	\$ 89,439				
EMERGENCY POWER		\$ 171,175			
EXTERIOR WALLS			\$ 35,812		
FLOOR COVERINGS					
HEATING SYSTEM	\$ 8,336				
INTERIOR WALLS	\$ 26,235				
POWER DISTRIBUTION					
ROOF SYSTEMS			\$ 5,802		\$ 40,497
SITE UTILITIES					
VEHICULAR & PEDESTRIAN MOVEMENT				\$ 220,133	
VENTILATION UNITS	\$ 1,193				\$ 1,422
UNPLANNED PROJECTS	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
FIRE PROTECTION					
Total Est Projects	\$ 145,203	\$ 191,175	\$ 61,614	\$ 240,133	\$ 61,919
Beginning Balance	\$ 268,148	\$ 172,945	\$ 56,770	\$ 120,156	\$ 30,023
CIP Allocation	\$ 50,000	\$ 75,000	\$ 125,000	\$ 150,000	\$ 100,000
Other Allocation					
End Balance	\$172,945	\$56,770	\$120,156	\$30,023	\$68,105

Reserve Accounts

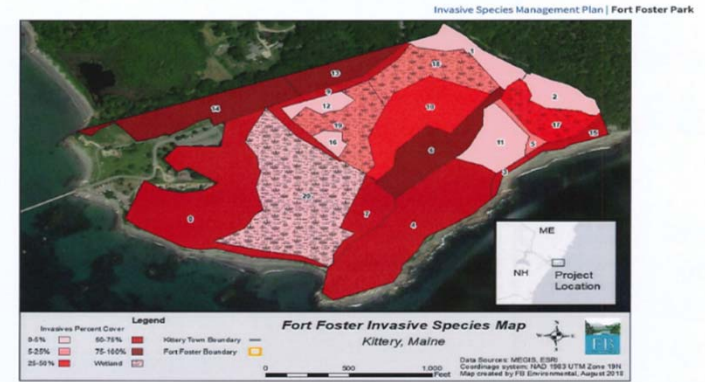
- School capital is moving to the School controlled budget. Allows for a clearer picture of what Municipal functions cost (approved by Council) and what School functions cost (recommended by School Com, and approved by voters in June).
- Police Vehicles transitioning to hybrid. Delays in supply chain are impacting replacement plans for cruisers.
- Projected replacement costs in reserve accounts adjusted to reflect current cost escalation (inflation); between 4% and 4.5%.



Projects & Debt

Projects

- LED Building Light Conversion – Phased over 2 years.
- Fort Foster Invasive Plant Management – Phased over 6 years, first year funded through Wetlands Mitigation Fund.
- Memorial Field Assessment – Assess the options for improving the playing field, parking, and support facilities.
- Bike/Ped Master Plan Implementation – Phased over multiple years, first year funded through ARPA funds.



Map 3. Fort Foster Invasive Species Map updated from the August 2018 FBE Invasive Plant Survey.

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On the Horizon

FY22 Unassigned Fund Balance (Undesignated Reserve)	\$8,131,323
Policy Requirement (2.5 months of Town and School operating budgets)	\$7,311,338
Surplus/(Deficit)	\$819,985

Planned	Funded Year	COST	Unassigned Fund	Capital	Annual Debt	Grants
Senior Tax Circuit Breaker	Ongoing	\$50,000	\$ 50,000	\$ -	\$ -	\$ -
Compensated Absences	Ongoing	\$125,000	\$ 125,000	\$ -	\$ -	\$ -
In Evaluation Phase						
Ambulance Relocation ¹						
Memorial Field ²	TBD	\$1,000,000	Assessment funding request for FY23			
Stevenson Sidewalk ³	TBD	\$650,000	\$ 350,000			
Removal of Cole Street Bldg	TBD	\$80,000	Investigating Brownfields Funding through SMPDC			
Legion Pond (grants still be pursued for project) ⁶	2024	\$262,000	To Be Determined			
Bike/Ped Master Plan Implementation	TBD	\$590,000	Includes Mid- and Long- term improvements			
Considered						
Dredge Pepperell Cove - Engineering and Permitting (incl.) ⁴	2022	\$ 272,250	To Be Determined			
Love Lane Sidewalks ⁵	TBD	1,900,000	To Be Determined			
TOTAL		\$ 4,929,250	\$ 175,000	\$ 350,000	\$ -	\$ -

* See notes in Capital Improvement Plan

Conclusion

- Reserve approach is still working to make sure the funds are available when needed, or in the case of Rescue 3, reduce the impact.
- Capital plan has a net \$37,500 decrease from the prior fiscal year.
- Current inflation is increasing the cost of everything from equipment, to vehicles, to construction.
- School annual capital shifted to School Department budget.
- FY23 plan drivers:
 - Roads, vehicles, technology
 - Project proposals include LED building light conversion, Memorial Field assessment, and Fort Foster Invasive plant management

Questions