

Minutes MPSC – Facilities Task Force

February 1, 2021

Attendees: John Ballantine, Lynne Lypinsky, Jerry Lerman, Stu Roberts

Meeting started on Zoom at 5:33 and ended at 7 pm

Here are the **draft notes** from our master planning / facility discussion (Feb 1, 2021) with estimates on various town facility needs over the coming 10 to 20 years for a Carlisle that grows to approximately 6500 or 2200-2300 housing units. This size yields a Carlisle School population of approximately 660-720 – depending on family size -- which is fully within the current capacity of the CPS.

Current town facility needs, and expansion estimates are primarily focused on Police, Fire, Town offices and Municipal Uses. Community Center is viewed as a second level priority. After discussion with various parties and the Facilities Task Force, we arrived at an approximate square footage / expansion needs and operating costs trends. These are ROUGH estimates in current dollars and are likely to be higher as capital projects occur over the coming five years. This table is largely a way to frame the issues.

<u>Facility</u>	<u>Additional Sq feet</u>	<u>Capital cost /sq ft</u>	<u>Total CAPEX</u>	<u>More operating \$</u>
Fire expansion of current building	10 – 12,000 with bays	\$600 + on current site Project costs	6 million	Yes, for facility still on call
New Police	10,000 on site not determined	\$700 + depending on site costs	7 million depending where	Yes, larger facility
Refurbish Police for town use	6,000 meets 20% increase space	\$200, details matter	Under \$2 million	Same as current police
DPW on current site	6,000 with repairs and upgrade	\$300 with proper design	2 million or less	More efficient and modern
Highland for housing or town	6,000 with current layout	\$250-300 w/o elevator	\$2-3 million depend on design	Yes, covered by operating leases
School, CPS	Maintain building and layout	Current plans	500k to 1 million annual	More efficient
Gleason Library on current site	Annual repairs maintenance	Current plans	Less than 500k	Holding steady
TOTAL for Current Facilities over next 10 years	Capital projects for 30,000 square feet	Varies depending on site, repairs, and design	17-20 million phased in over 5 years	YES, however manageable
Another option				
COMBINED Public safety building	30,000 on a site to be determined	\$700 with site costs variable	\$21 million depends on site	Yes, new building
Refurbish Fire for town use, COA	10,000 with bays	\$200 depending on	500k and more	Same
Town with NEW public safety and other buildings	15,000 more space for town use, police & fire	Various depends on site and buildings	\$30 +/- million depending on design details	Yes, more space & operating costs
NOTE NO community center	10,000 on Banta	800 due to site and design	8-10 million	Yes more

The other important issue is HOW much incremental DEBT can Carlisle service over the coming 10-20 years with its slow growth and current budget operating needs. Debt capacity is based upon ROUGH estimate of growth of operating budgets, current debt schedule, and Tax incidence (Average taxes / median income → 8.5% for 2020). There are lots of moving pieces that we will have to DOUBLE Check – using the underlying assumptions of various growth scenario model (Kerry et. al, ten-year model with various expense growth scenarios – \$18,500 average tax rate is the D scenario). It appears that Carlisle could handle about \$15-20 million of new debt over the coming Ten to fifteen years with 10% growth in households to approximately 1900 plus (100 plus units) at the same level of taxes. However, increases in operating budgets and level of new growth may change this picture. After 2030, school debt service drops more quickly so town tax incidence will decline. Nonetheless, we must remember that Median Income does mask the financial pressures / resources of the broad cross section of town residents.

	2021	2030
Average Taxes	Under \$ 15,700 post COVID-19	\$18,500 control op. expense 3%
Median Income	\$175,000	\$220,000
Tax incidence with incremental debt service of 15 million 15 yrs.	8.9%	8.4%

Some have more and many less, particularly those who have retired. The ten-year town budget scenario and assumption have to be looked at more carefully

This is a discussion DRAFT of our notes and thoughts regarding facilities needs and estimated costs

Our next MPSC – Facilities meeting is scheduled for Monday, Feb 22nd at 5:30 pm

Respectfully drafted

John Ballantine

Feb 14th, 2021

Approved on Feb 22, 2021 by vote of 4-0