

Town of Londonderry, New Hampshire Capital Improvements Plan FY2020- FY2025



Prepared by the Londonderry Capital Improvement Planning Committee

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The preparation and adoption of a Capital Improvements Plan (CIP) is an important part of Londonderry's planning process. A CIP aims to recognize and resolve deficiencies in existing public facilities and anticipate and plan for future demand for capital facilities. A CIP is a multi-year schedule that lays out a series of municipal projects and their associated costs. Over the six-year period considered by the CIP, it shows how the Town should plan to expand or renovate facilities and services to meet the demands of existing or new population and businesses.

A CIP is an **advisory document** that can serve a number of purposes, among them to:

- Guide the Town Council, School Board, and the Budget Committee in the annual budgeting process;
- Contribute to stabilizing the Town's real property tax rate;
- Aid the prioritization, coordination, and sequencing of various municipal improvements;
- Inform residents, business owners, and developers of planned improvements;
- Provide the necessary legal basis for ongoing administration and periodic updates of the Londonderry Growth Management Ordinance;
- Provide the necessary legal basis continued administration and periodic updates of the Londonderry Impact Fee Ordinance.

A CIP is purely advisory in nature. Ultimate funding decisions are subject to the budgeting process and the annual Town meeting. Inclusion of any given project in the CIP does not constitute an endorsement by the CIP Committee. Rather, the CIP Committee is bringing Department project requests to the attention of the Town, along with recommended priorities, in the hope of facilitating decision making by the Town.

Information contained in this report was submitted to the Committee from the various town Departments and Boards and Committees that supplied information on their projects. Although this Capital Improvements Plan spans a six-year planning horizon the Plan is updated annually to reflect changing demands, new needs, and regular assessment of priorities.

This document contains those elements required by law to be included in a Capital Improvements Plan. The Londonderry Capital Improvement Planning Committee has prepared this report under the authority of the Planning Board and RSA 674:5-8 (Appendix A).

For purposes of the CIP, a "capital project" is defined as a tangible project or asset having a cost of at least \$100,000 and a useful life of at least five years. Eligible items include new buildings or additions, land purchases, studies, substantial road improvements and purchases of major vehicles and equipment. Operating expenditures for personnel and other general costs are not included. Expenditures for maintenance or repair are generally not included unless the cost or scope of the project is substantial enough to increase the level of a facility improvement.

Population and Build Out

The most recent American Community Survey reporting from 2016 indicates the population of Londonderry is 24,656. As of the 2010 US Census, approximately 24,129 people lived in Londonderry, up from 23,236 in 2000 (US Census). At that time, Londonderry was the 10th largest community in the state. The 2010 populations for abutting communities is presented on the following page for perspective. Recent development activity for both residential and non-residential projects clearly illustrate that Londonderry will continue to be in a growth period for the duration of this CIP planning horizon.

Population projections may be obtained from either trend-line analysis or by conducting a “Build Out Analysis” that uses Geographic Information System (GIS) tools to derive development potential based on land potential and use assumptions. The latter tool allows capability to identify growth areas where provide guidance for locating community services.

A trend-line analysis up to year 2030 was presented in a 2005 study by the NH Office of Energy and Planning (OEP). Because the OEP no longer updates population projections, this study remains the most current forecast. It does not reflect the more current 2010 Census counts. The Londonderry 2030 population was projected to be roughly 31,000 in that study.

Population & Growth Rates: Londonderry, NH as Compared with First and Second Tier Abutting Communities (Source: NH OEP)

| Community | 2000 Pop. | 2010 Pop. | Population Rank (2010) | Population Change ('00-'10) | Percent Change ('00-'10) |
|--------------------|---------------|---------------|------------------------|-----------------------------|--------------------------|
| Londonderry | 23,236 | 24,129 | 10 | 893 | 4% |
| Auburn | 4,682 | 4,953 | 69 | 271 | 6% |
| Hudson | 22,928 | 24,467 | 9 | 1,539 | 7% |
| Litchfield | 7,360 | 8,271 | 37 | 911 | 12% |
| Manchester | 107,006 | 109,565 | 1 | 2,559 | 2% |
| Windham | 10,709 | 13,592 | 20 | 2,883 | 27% |
| Atkinson | 6,178 | 6,751 | 48 | 573 | 9% |
| Bedford | 18,274 | 21,203 | 13 | 2,929 | 16% |
| Candia | 3,911 | 3,909 | 96 | -2 | 0% |
| Chester | 3,792 | 4,768 | 73 | 976 | 26% |
| Derry | 34,021 | 33,109 | 4 | -912 | -3% |
| Goffstown | 16,929 | 17,651 | 14 | 722 | 4% |
| Hampstead | 8,297 | 8,523 | 35 | 226 | 3% |
| Hooksett | 11,721 | 13,451 | 21 | 1,730 | 15% |
| Merrimack | 25,119 | 25,494 | 8 | 375 | 1% |
| Nashua | 86,605 | 86,494 | 2 | -111 | 0% |
| Pelham | 10,914 | 12,897 | 24 | 1,983 | 18% |
| Salem | 28,112 | 28,776 | 7 | 664 | 2% |
| Sandown | 5,143 | 5,986 | 57 | 843 | 16% |

As part of the 2013 Comprehensive Master Plan, the Town created a Build-Out Analysis to consider population growth according to two scenarios: 1) Trend Development, which assumed existing zoning conditions would remain into the future, and 2) Villages and Corridors, that assumed increased density and development within identified growth centers. These effectively provide baseline and accelerated growth estimates for build-out, or the point at which all available land is developed to maximum zoning capacity. Employment estimates are generated based on estimates of new square feet of building space under each scenario.

The Trend Development alternative supports a population of 30,786 and a labor force of 27,510 at build-out. This is an increase of 28% and 104% compared to current conditions, respectively. The Villages & Corridors alternative supports a population of 37,850 and a labor force of 55,380 at build-out. This is an increase of 57% and 311% compared to current conditions, respectively.

No firm date is associated with build out; rather, it should be considered a ceiling estimate, barring major redevelopment of existing residential areas.

**Master Plan Build-Out Analysis:
Scenario Comparison**

| | Trend Development Scenario | Villages and Corridors Scenario |
|----------------------|-----------------------------------|--|
| Current Population | 24,129 | 24,129 |
| Build-Out Population | 30,786 | 37,580 |
| Current Employment | 13,474 | 13,474 |
| Build-Out Employment | 27,510 | 55,380 |

Trend Development Scenario

This scenario continues to use low-density, single-use development patterns to meet future demand, which means rural areas will become new residential neighborhoods or strip center development

Villages and Corridors Scenario

This scenario introduces the concept of mixed-use, walkable neighborhoods and activity centers to Londonderry, which should capture a significant amount of growth through build-out within small nodes. Development concentrated in these centers (impacting only 15% of the total land area in town) protects existing residential neighborhoods and provides the opportunity to permanently preserve more open space.

Source: 2013 Comprehensive Master Plan. Build out Analysis conducted by Town Planning and Urban Design Collaborative for the Town of Londonderry.

Financing Methods

In the project summaries below, there are several different financing methods used. Four methods require appropriations, either as part of the Town's annual operating budget or as independent warrant articles at Town Meeting.

- The **7-Year Appropriation (GF)** is the most common method, and refers to those projects proposed to be funded by real property tax revenues within a single fiscal year.
- The **Capital Reserve (CRF)** method requires appropriations over more than one year, with the actual project being accomplished only when the total appropriations meet the project cost.
- **Lease/Purchase** method has been used by the Fire Department and other departments for the purchase of major vehicles.
- **Bonds (BD)** are generally limited to the most expensive capital projects, such as major renovations, additions, or new construction of school or municipal buildings or facilities, and allow capital facilities needs to be met immediately while spreading out the cost over many years in the future.
- **Impact fees (IF)** are collected from new development to pay for new facility capacity and placed in a fund until they are either expended within six years as part of the project finance or they are returned to the party they were collected from.
- **Grants (GR)** are also utilized to fund capital projects in Londonderry. Typically, grants will cover a portion of the overall project cost, and the Town is responsible for the remaining percentage of the project cost.
- **Tax Increment Financing (TIF)** TIF Districts allow the Town to use increases in valuation of property to directly pay off bonds for infrastructure improvements and capital projects within a defined district. TIF Districts are set up and administered according to NH RSA's, Chapter 162-K.
- **Access Fee (AF)** refers to money collected from users of a systems, dedicated to ongoing maintenance of townwide infrastructure.
- Lastly, the Town can take advantage of **Public/Private Partnerships**, where a private organization shares the costs of funding a capital project.

Identification of Departmental Capital Needs

The Londonderry CIP Committee collects forms from Department Heads and Committee Chairs to identify potential capital needs and provide descriptions for the project requests. Forms are tailored by the CIP Committee and the Planning and Economic Development Department to generate information that defines the relative need and urgency for projects, and enables long-term monitoring of a project's useful life and returns. The CIP submittal form is included in Appendix B.

After written descriptions of potential capital projects are submitted, department heads or committee chairs are asked to come before the CIP Committee, as needed, to explain their capital needs and priorities and to explore with the CIP Committee the alternative approaches available to achieve the optimum level of capital needs and improvements.

The CIP Committee evaluates requests submitted from Department Heads, Boards & Committees, and assigns them to the 6-year schedule according to the priority of all capital requests. The following pages describe each of the requests that have been placed in the 6-year CIP program, and include: spreadsheets of the schedule, funding sources, tax impacts, and other required information.

The Committee has established a system to assess the relative priority of projects requested by the various departments, boards, and committees. Each proposed project is individually considered by the Committee and assessed a priority rank based on the descriptions below:

- **Priority 1 - Urgent**
Cannot Be Delayed: Needed immediately for health & safety
- **Priority 2 - Necessary**
Needed within 3 years to maintain basic level & quality of community services.
- **Priority 3 - Desirable**
Needed within 4-6 years to improve quality or level of services.
- **Priority 4 - Deferrable**
Can be placed on hold until after 6 year scope of current CIP, but supports community development goals.
- **Priority 5 - Premature**
Needs more research, planning & coordination
- **Priority 6 - Inconsistent**
Contrary to land-use planning or community development goals.

Priority System

Listing & Discussion of Projects by Priority

Priority 1

Police Department

□ Backup to Primary Generator - \$175,000

Project Description:

The addition of a second or back-up to the primary generator serves a specific need to the Town of Londonderry and our emergency response capabilities. During a manmade or natural disaster or alike which causes a large or cascading power outage, as we have witnessed over the years, the primary generator takes on the load of allowing the department to continue operations by supplying continuous power to the dispatch center, radio power, 911 servers and other critical operating systems. The primary generator is now sixteen (16) years old and has begun to show its age through some repairs. Should the current generator fail during an event, the only option is to divert some of the phone and radio capabilities over to the Fire Department, but that process does not assist in the overall efficiency of the department and its officers' abilities and capabilities to effectively and timely respond to emergencies and/or other life-threatening events. The need to maintain post at our current dispatch center and building is a critical need in order to provide the necessary services to the town, especially during major events.

Funding Source: GF

Proposed Funding Year: FY 2020 \$175,000

Priority 2

Heritage Commission

□ Town Common Drainage Improvements - \$235,000

Project Description: The Heritage Commission is seeking funding to improve drainage conditions on the Town Common, tax map 6 lot 98. The project scope will involve regrading the area and installing catch basins/drainage pipes to collect and redirect standing water. The project will be managed by the Department of Public Works and engineering.

Funding Source: GF

Proposed Funding Year: FY 2020 \$235,000

Priority 2

School Department

□ District Wide Renovations - \$15,000,000

Project Description:

This project could address the space needs for elementary schools, improved facilities at the elementary and middle schools, new materials for classrooms, expanded core at the middle school will become an urgent need soon. Also the funds listed in this project could be used if a shift in programs at Moose Hill is decided and approved through the normal budget process

Funding Source: BD

Proposed Funding Year: FY 2023, \$15,000,000

School Department

☐ **Moose Hill School Improvements - \$10,860,000**

Project Description:

The Moose Hill School is out of educational space, evidenced by the installation of 2 modular classrooms. To serve the anticipated growth without any program change, the Moose Hill School within three years will need additional permanent space. If, however, the school district, with community support, advocates and receives approval for full-day kindergarten, in addition to doubling the existing classrooms, core facilities will need to be constructed.

Funding Source: BD

Proposed Funding Year: FY 2021, \$10,860,000

Priority 2

School Department

☐ **New School Facility - \$26,000,000**

Project Description: The need for additional elementary space is imminent. The question will be how the space is created. At this point, assuming Moose Hill continues to serve only Kindergarten and LEEP, and new mid-size elementary school based on all growth projections from the town will be necessary.

Funding Source: BD

Proposed Funding Year: FY 2025 \$26,000,000

Priority 3

School Department

☐ **Auditorium - \$10,000,000**

Project Description: To construct a new auditorium for the needs of the District's music, performing arts programs. Planned seating capacity is under 1,000. When available, the building will be open to other community programs and organizations.

Funding Source: BD

Proposed Funding Year: FY 2024 \$10,000,000

Priority 4

**Note
Regarding
Previously
Appropriated
Exit 4A**

The bond for Exit 4A was approved by a prior Town Meeting, so to that extent, it is an existing project and is not included in the CIP. In 1989, the first drawdown from this bond took place, with roughly \$500,000 committed to the project's Environmental Impact Statement (EIS). The project's debt service is again beginning to impact the community, as bonds were issued in 2016 for \$1.2M to support the updated Environmental Impact Statement. Currently, there is \$3.3M in un-issued debt authorization. The Town anticipates spending the remainder of this appropriation between FY17 and 20. The exact timing is yet

**Capital
Reserve
Accounts**

Capital Reserve Accounts

The Town has established a number of Capital Reserve accounts for which annual contributions are made to support long term investments, including fleet maintenance, regular repairs/replacements or recurring costs. The intent is to provide for regular contributions so that full funding is spread over multiple payments. Capital Reserve Fund accounts are created with a Town Meeting vote to authorize the fund. A vote of the Town Council or School Board is required to withdraw from the accounts.

On the Town side, the following accounts have been created:

Cable Division
GIS Maintenance Program
Highway
Fire Apparatus
Fire Equipment
Master Plan Update
Pillsbury Cemetery Expansion
Roadway Reconstruction

**Non-CIP
Projects**

Public Works & Engineering - Sewer Division

□ **Sewer Improvements**

There are a number of sewer construction projects that have been identified in the current Wastewater Facilities Plan, and the updated Facilities Plan currently under development.

It is anticipated the following three projects could begin within the next 6 years:

- Phase 2 of South Londonderry Interceptor – to service the area at the intersection of Rte. 128 and Rte. 102 (Cross Roads Mall, Elliot Hospital, Coach Stop) and to address failing septic systems on Sandstone Circle, Boulder Drive, and Granite Street) - Estimated Cost \$1.65M
- Pump Station and Force Main to serve the future Woodmont project area located west of I-93 – (heading north toward Manchester Treatment Plant) - Estimated Cost \$3.0M
- Pump Station and Force Main to serve the future Woodmont project area located east of I-93 – (heading north toward Manchester Treatment Plant) - Estimated Cost \$3.0M

It is anticipated that these projects will be financed by developers and/or sewer access fees and so they are not reflected in the CIP tax impact analysis. They are presented here for informational purposes only.

Project Priority and Scoring Summary

| Project | Department | Cost | Placement in 2019-2024 CIP | 2017 CIP Committee Score | 2018 Dept Score | 2018 CIP Committee Score | CIP Committee Priority Assignment | CIP Committee Placement in 20-25 CIP FY |
|-----------------------------------|-----------------|--------------|-------------------------------------|--------------------------|-----------------|--------------------------|-----------------------------------|---|
| Town Common Drainage Improvements | Heritage | \$235,000 | N/A | N/A | 8 | 8 | 2 | 2020 |
| Backup to Primary Generator | Police | \$175,000 | N/A | N/A | 19 | 19 | 1 | 2020 |
| Moosehill School Improvements | School District | \$10,860,000 | N/A | N/A | 24 | 24 | 2 | 2021 |
| District Wide Renovations | School District | \$15,000,000 | Priority 2 AE 2021 Const 2022 | 22 | 22 | 25 | 2 | 2023 |
| Auditorium | School District | \$10,000,000 | Priority 3 AE 2023 Const 2024 | 20 | 16 | 19 | 4 | 2024 |
| New School Facility | School District | \$26,000,000 | Priority 2 AE Const 2023 | 20 | 26 | 26 | 3 | 2025 |

MUNICIPAL PROJECTS FY 2020 - 2025

| Department/Project | COST | Funding Source | FY 2019 | FY 2020 | FY 2021 | FY 2022 | FY 2023 | FY 2024 | FY 2025 | TOTAL |
|---|--------------|----------------|--------------|-------------|--------------|-------------|--------------|--------------|--------------|--------------|
| POLICE DEPARTMENT | | | | | | | | | | |
| Generator Replacement | \$175,000 | GF | | \$175,000 | | | | | | \$175,000 |
| Police Sub-Total | \$175,000 | | \$0 | \$175,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$175,000 |
| HIGHWAY | | | | | | | | | | |
| Roadway Maintenance Trust | \$7,520,000 | TF | \$870,000 | \$1,020,000 | \$1,120,000 | \$1,220,000 | \$1,320,000 | \$1,320,000 | \$1,320,000 | \$8,190,000 |
| CRF-Hwy. Equipment/Trks | \$1,322,000 | CRF/Lease | \$222,000 | \$240,000 | \$350,000 | \$185,000 | \$150,000 | \$175,000 | | \$1,322,000 |
| Highway Sub-Total | \$8,842,000 | | \$1,092,000 | \$1,260,000 | \$1,470,000 | \$1,405,000 | \$1,470,000 | \$1,495,000 | \$1,320,000 | \$9,512,000 |
| FIRE DEPARTMENT | | | | | | | | | | |
| CRF-Fire Apparatus | \$1,699,354 | CRF/Lease | \$324,959 | \$274,959 | \$274,859 | \$274,859 | \$274,859 | \$274,859 | | \$1,699,354 |
| CRF-FF Equipment | \$469,440 | CRF/Lease | \$38,440 | \$37,000 | \$48,000 | \$58,000 | \$67,000 | \$57,000 | | \$305,440 |
| Communications Equipment-Infrastructure Upgrade | \$3,000,000 | GF/CR | \$3,000,000 | | | | | | | \$3,000,000 |
| Fire Improvement-Central Station | \$6,400,000 | BD | \$6,400,000 | | | | | | | \$6,400,000 |
| Fire Sub-Total | \$11,568,794 | | \$9,763,399 | \$311,959 | \$322,859 | \$332,859 | \$341,859 | \$331,859 | \$0 | \$11,404,794 |
| COMMUNITY DEVELOPMENT DEPARTMENT | | | | | | | | | | |
| GIS Maintenance Program | \$196,000 | CRF | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$196,000 |
| Community Development Sub-Total | \$196,000 | | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$196,000 |
| GENERAL GOVERNMENT | | | | | | | | | | |
| Town Common Drainage Improvements | \$235,000 | GF | | 235,000 | | | | | | \$235,000 |
| Exit 4A Construction | \$3,342,000 | BD | 1,250,000 | 2,092,000 | | | | | | \$3,342,000 |
| Sub-Total - General Govt | \$3,577,000 | | \$1,250,000 | \$2,327,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,577,000 |
| Grand Total - Town Projects | \$24,358,794 | | \$12,133,399 | \$4,101,959 | \$1,820,859 | \$1,765,859 | \$1,839,859 | \$1,854,859 | \$1,348,000 | \$24,689,794 |
| Summary - ALL CAPITAL PROJECTS | | | | | | | | | | |
| Town Projects | \$24,358,794 | | \$12,133,399 | \$4,101,959 | \$1,820,859 | \$1,765,859 | \$1,839,859 | \$1,854,859 | \$1,348,000 | \$24,864,794 |
| School Projects | \$61,860,000 | | \$0 | \$0 | \$10,860,000 | \$0 | \$15,000,000 | \$11,000,000 | \$25,000,000 | \$61,860,000 |
| TOTAL - ALL CAPITAL PROJECTS | \$86,218,794 | | \$12,133,399 | \$4,101,959 | \$12,680,859 | \$1,765,859 | \$16,839,859 | \$12,854,859 | \$26,348,000 | \$86,724,794 |

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FINANCING PLAN FOR CIP MUNICIPAL PROJECTS FY 2019-2024 (Part 1)

| DEPARTMENT | CAPITAL PROJECT | COST | SOURCES OF | FY 2020 | FY 2021 | FY 2022 | FY 2023 | FY 2024 | FY 2025 |
|--------------------------|----------------------------------|-------------|-----------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| HIGHWAY | | | | | | | | | |
| | Roadway Maintenance Trust | \$6,000,000 | Project Cost | \$1,020,000 | \$1,120,000 | \$1,220,000 | \$1,320,000 | \$1,320,000 | \$1,320,000 |
| | | | GF | -\$1,020,000 | -\$1,120,000 | -\$1,220,000 | -\$1,320,000 | -\$1,320,000 | -\$1,320,000 |
| | | | Net Payout | \$1,020,000 | \$1,120,000 | \$1,220,000 | \$1,320,000 | \$1,320,000 | \$1,320,000 |
| | | | | | | | | | |
| | CRF - Highway Equipment/Trucks | \$607,000 | Project Cost | \$86,000 | \$135,000 | \$127,000 | \$126,000 | \$133,000 | \$130,000 |
| | | | Capital Reserve Funds | -\$86,000 | -\$135,000 | -\$127,000 | -\$126,000 | -\$133,000 | -\$130,000 |
| | | | Net Payout | \$86,000 | \$135,000 | \$127,000 | \$126,000 | \$133,000 | \$130,000 |
| | | | | | | | | | |
| POLICE DEPARTMENT | | | | | | | | | |
| | Generator Replacement | \$175,000 | Project Cost | \$175,000 | | | | | |
| | | | GF | -\$175,000 | | | | | |
| | | | Net Payout | \$175,000 | | | | | |
| | | | | | | | | | |
| FIRE DEPARTMENT | | | | | | | | | |
| | CRF - Fire Apparatus | \$525,000 | Project Cost | \$75,000 | \$100,000 | \$75,000 | \$100,000 | \$100,000 | \$75,000 |
| | | | GF/Cap Res Funds | -\$75,000 | -\$100,000 | -\$75,000 | -\$100,000 | -\$100,000 | -\$75,000 |
| | | | Net Payout | \$75,000 | \$100,000 | \$75,000 | \$100,000 | \$100,000 | \$75,000 |
| | | | | | | | | | |
| | CRF - FF/EMS Equipment | \$334,000 | Project Cost | \$37,000 | \$48,000 | \$58,000 | \$67,000 | \$57,000 | \$67,000 |
| | | | Capital Reserve Funds | -\$37,000 | -\$48,000 | -\$58,000 | -\$67,000 | -\$57,000 | -\$67,000 |
| | | | Net Payout | \$37,000 | \$48,000 | \$58,000 | \$67,000 | \$57,000 | \$67,000 |
| | | | | | | | | | |
| | Fire Improvement Central Station | \$6,400,000 | Project Cost | \$6,400,000 | | | | | |
| | | | GF/Notes (20 yr) | -\$6,400,000 | | | | | |
| | | | Net Payout | \$112,000 | \$544,000 | \$532,800 | \$521,600 | \$510,400 | \$499,200 |
| | | | | | | | | | |
| | | | | | | | | | |

FINANCING PLAN FOR CIP MUNICIPAL PROJECTS FY 2019-2024 (Part 2)

| | | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|
| COMMUNITY DEVELOPMENT DEPARTMENT | | | | | | | | | |
| CRF - GIS Maintenance Program | \$168,000 | Project Cost | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 |
| Capital Reserve Funds | | | | | | | | | |
| Net Payout | | | -\$28,000 | -\$28,000 | -\$28,000 | -\$28,000 | -\$28,000 | -\$28,000 | -\$28,000 |
| | | | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 |
| GENERAL GOVERNMENT | | | | | | | | | |
| Pillsbury Cemetery Expansion CRF | \$600,000 | Project Cost | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 |
| GF | | | -\$100,000 | -\$100,000 | -\$100,000 | -\$100,000 | -\$100,000 | -\$100,000 | -\$100,000 |
| Net Payout | | | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 |
| Cemeteries CRF | \$60,000 | Project Cost | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 |
| GF | | | -\$10,000 | -\$10,000 | -\$10,000 | -\$10,000 | -\$10,000 | -\$10,000 | -\$10,000 |
| Net Payout | | | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 |
| Town Common Drainage Improvements | \$235,000 | Project Cost | \$235,000 | | | | | | |
| GF | | | -\$235,000 | | | | | | |
| Net Payout | | | \$235,000 | | | | | | |
| Exit 4A Construction | \$2,092,000 | Project Cost | \$2,092,000 | | | | | | |
| GF/Notes (10 yr) | | | -\$2,092,000 | | | | | | |
| Net Payout | | | \$28,765 | \$266,730 | \$260,977 | \$255,224 | \$249,471 | | |
| | \$17,196,000 | | | | | | | | |
| MUNICIPAL GOVT | | | | | | | | | |
| | | Project Cost | \$8,166,000 | \$1,618,000 | \$1,751,000 | \$1,748,000 | \$1,730,000 | | |
| Applied Revenues | | | -\$8,166,000 | -\$1,618,000 | -\$1,751,000 | -\$1,748,000 | -\$1,730,000 | | |
| Net Payout | | | \$1,878,000 | \$2,417,530 | \$2,533,577 | \$2,513,624 | \$2,478,671 | | |
| Tax Rate Impact | | | \$0.47 | \$0.60 | \$0.62 | \$0.61 | \$0.59 | | |

SCHOOL DISTRICT PROJECTS CIP FY 2019-2024

| CIP FY 2020 - 2025 | | | | | | | | |
|--------------------------------|------------------|---------------|---------|---------------|---------------|---------------|---------------|---------------|
| PROJECT | School | COST | FY 2020 | FY 2021 | FY 2022 | FY 2023 | FY 2024 | FY 2025 |
| District Wide Renovations | General Use | \$15,000,000 | | | | \$15,000,000 | | |
| | State Aid | | | | | | | |
| | Bonds/Notes | | | | | -\$15,000,000 | | |
| | Net Impact | | | | | \$262,500 | \$1,275,000 | \$1,248,750 |
| New Elementary School Facility | General Use | \$26,000,000 | | | | | \$1,000,000 | \$25,000,000 |
| | State Aid | | | | | | | |
| | Bonds/Notes | | | | | | -\$1,000,000 | -\$25,000,000 |
| | Net Impact | | | | | | \$1,000,000 | \$437,500 |
| Moose Hill School Expansion | District Office | \$10,860,000 | | \$10,860,000 | | | | |
| | State Aid | | | | | | | |
| | Bonds/Notes | | | | | | | |
| | Net Impact | | | | \$923,100 | \$904,095 | \$885,090 | \$866,085 |
| Arts Center/Auditorium | General Use | \$10,000,000 | | | | | \$10,000,000 | |
| | State Aid | | | | | | | |
| | CR/Bonds/Notes | | | | | | | |
| | Net Impact | | | | | | | \$850,000 |
| GR.TOTAL-SCHOOL | Project Cost | \$61,860,000 | \$0 | \$10,860,000 | \$0 | \$15,000,000 | \$11,000,000 | \$25,000,000 |
| | Annlied Revenues | -\$61,860,000 | \$0 | -\$10,860,000 | -\$11,000,000 | -\$15,000,000 | -\$11,000,000 | -\$25,000,000 |

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**Net Tax Impact Analysis Municipal Government
Current Debt Schedule (Part 1)**

| MUNICIPAL GOVERNMENT | | | | | | | | | | |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--|--|--|--------------------|
| Principle - Bonded Debt | 1,610,800 | 1,585,800 | 1,480,800 | 1,375,800 | 1,130,800 | \$1,125,800 | | | | 440,800 |
| Interest - Bonded Debt | 317,280 | 262,650 | 206,759 | 154,542 | 109,011 | \$67,600 | | | | 40,384 |
| Principle - Capital Leases | 640,376 | 373,807 | 362,701 | 332,684 | 281,562 | \$287,674 | | | | 287,175 |
| Interest - Capital Leases | 58,234 | 46,432 | 37,999 | 30,229 | 22,779 | \$16,667 | | | | 40,419 |
| Total Debt Prmts | \$2,626,690 | \$2,268,689 | \$2,088,259 | \$1,893,255 | \$1,544,152 | \$1,497,741 | | | | \$808,778 |
| Revenues Applied to Debt | \$120,000 | \$120,000 | \$120,000 | \$120,000 | \$0 | \$0 | | | | \$1 |
| Net Current Debt Ann. Paymts | \$2,506,690 | \$2,148,689 | \$1,968,259 | \$1,773,255 | \$1,544,152 | \$1,497,741 | | | | \$808,777 |
| Net Tax Impact | \$0.64 | \$0.54 | \$0.49 | \$0.44 | \$0.38 | \$0.36 | | | | \$0.19 |
| Debt Schedule as Proposed in CIP | \$0 | \$112,000 | \$572,765 | \$799,530 | \$782,577 | \$765,624 | | | | \$748,671 |
| Proposed Debt Schedule | \$2,506,690 | \$2,260,689 | \$2,541,024 | \$2,572,785 | \$2,326,729 | \$2,263,365 | | | | \$1,557,448 |
| Net Tax Impact | \$0.64 | \$0.57 | \$0.63 | \$0.63 | \$0.57 | \$0.55 | | | | \$0.37 |
| PAY AS YOU GO PROJECTS | | | | | | | | | | |
| Capital Reserve Funds / EMTF: | | | | | | | | | | |
| Contributions: | | | | | | | | | | |
| Highway | \$0 | \$86,000 | \$135,000 | \$127,000 | \$126,000 | \$133,000 | | | | \$130,000 |
| Fire Apparatus | \$70,000 | \$75,000 | \$100,000 | \$75,000 | \$100,000 | \$100,000 | | | | \$75,000 |
| Fire Equipment | \$150,000 | \$37,000 | \$48,000 | \$58,000 | \$67,000 | \$57,000 | | | | \$67,000 |
| Cemeteries | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 | | | | \$10,000 |
| Pillsbury Cemetery Expansion | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | | | | \$100,000 |
| GIS Maintenance Program | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | \$28,000 | | | | \$28,000 |
| Expendable Maintenance Trust | \$180,000 | \$180,000 | \$180,000 | \$180,000 | \$180,000 | \$180,000 | | | | \$180,000 |
| Roadway Maintenance Trust | \$650,000 | \$1,020,000 | \$1,120,000 | \$1,220,000 | \$1,320,000 | \$1,320,000 | | | | \$1,320,000 |
| Total CRFs / EMTF | \$1,188,000 | \$1,536,000 | \$1,721,000 | \$1,798,000 | \$1,931,000 | \$1,928,000 | | | | \$1,910,000 |
| Net Tax Impact | \$0.30 | \$0.39 | \$0.43 | \$0.44 | \$0.47 | \$0.47 | | | | \$0.46 |
| CIP Projects-Pay As You Go | \$0 | \$500,000 | \$0 | \$0 | \$0 | \$0 | | | | \$0 |
| Total Municipal Capital Outlay | \$3,694,690 | \$4,296,689 | \$4,262,024 | \$4,370,785 | \$4,257,729 | \$4,191,365 | | | | \$3,467,448 |
| Net Municipal Tax Impact | \$0.94 | \$1.08 | \$1.06 | \$1.08 | \$1.04 | \$1.01 | | | | \$0.83 |

Conclusion & Recommendations

The Program of Capital Expenditures herein provides a guide for budgeting and development of Londonderry's public facilities. The Planning Board will review and update the CIP each year prior to budget deliberations. The CIP may be modified each year based on changes in needs and priorities. As noted in the Plan, there are projects proposed where the CIP Committee has determined that there is not enough information to make a recommendation concerning a proposed capital project. These are topics in the opinion of the Committee that should be studied in further detail before funding decisions should be made.

The Capital Improvements Planning Committee has worked hard to improve the effectiveness of capital facilities programming in Londonderry. It is hoped that the improvements made during this time can continue to be refined and evaluated for their effectiveness in future years. The CIP Committee believes that Londonderry has made great strides in process and format of the Capital Improvements Plan, and are hopeful that the improvements have made a difference to the Planning Board, Town Council, School Board, and Budget Committee as they prepare budgets each year.

CHAPTER 674
LOCAL LAND USE PLANNING AND REGULATORY POWERS

Capital Improvements Program

674:5 Authorization. – In a municipality where the planning board has adopted a master plan, the local legislative body may authorize the planning board to prepare and amend a recommended program of municipal capital improvement projects projected over a period of at least 6 years. As an alternative, the legislative body may authorize the governing body of a municipality to appoint a capital improvement program committee, which shall include at least one member of the planning board and may include but not be limited to other members of the planning board, the budget committee, or the town or city governing body, to prepare and amend a recommended program of municipal capital improvement projects projected over a period of at least years. The capital improvements program may encompass major projects being currently undertaken or future projects to be undertaken with federal, state, county and other public funds. The sole purpose and effect of the capital improvements program shall be to aid the mayor or selectmen and the budget committee in their consideration of the annual budget.

Source. 1983, 447:1, eff. Jan. 1, 1984. 2002, 90:1, eff. July 2, 2002.

674:6 Purpose and Description. – The capital improvements program shall classify projects according to the urgency and need for realization and shall recommend a time sequence for their implementation. The program may also contain the estimated cost of each project and indicate probable operating and maintenance costs and probable revenues, if any, as well as existing sources of funds or the need for additional sources of funds for the implementation and operation of each project. The program shall be based on information submitted by the departments and agencies of the municipality and shall take into account public facility needs indicated by the prospective development shown in the master plan of the municipality or as permitted by other municipal land use controls.

Source. 1983, 447:1, eff. Jan. 1, 1984.

674:7 Preparation. –

I. In preparing the capital improvements program, the planning board or the capital improvement program committee shall confer, in a manner deemed appropriate by the board or the committee, with the mayor or the board of selectmen, or the chief fiscal officer, the budget committee, other municipal officials and agencies, the school board or boards, and shall review the recommendations of the master plan in relation to the proposed capital improvements program.

II. Whenever the planning board or the capital improvement program committee is authorized and directed to prepare a capital improvements program, every municipal department, authority or agency, and every affected school district board, department or agency, shall, upon request of the planning board or the capital improvement program committee, transmit to the board or committee a statement of all capital projects it proposes to undertake during the term of the program. The planning board or the capital improvement program committee shall study each proposed capital project, and shall advise and make recommendations to the department, authority, agency, or school district board, department or agency, concerning the relation of its project to the capital improvements program being prepared.

Source. 1983, 447:1. 1995, 43:1, eff. July 2, 1995. 2002, 90:2, eff. July 2, 2002.

674:8 Consideration by Mayor and Budget Committee. – Whenever the planning board or the capital improvement program committee has prepared a capital improvements program under RSA 674:7, it shall submit its recommendations for the current year to the mayor or selectmen and the budget committee, if one exists, for consideration as part of the annual budget.

Source. 1983, 447:1, eff. Jan. 1, 1984. 2002, 90:3, eff. July 2, 2002.

Appendix A:
Relevant State
Statutes

Appendix B: Capital Project Request Form



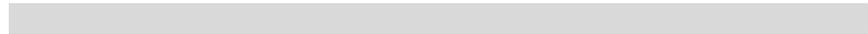
| | |
|--|---|
| Department: | Department Priority: ____ of ____ projects |
| Type of Project: (check one) | Primary Effect of Project is to: <input type="checkbox"/> Replace or repair existing facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input type="checkbox"/> Expand capacity of existing service level/facility <input type="checkbox"/> Provide new facility or service capacity |
| Service Area of Project: (check one) | <input type="checkbox"/> Region <input type="checkbox"/> Town Center <input type="checkbox"/> Town-wide <input type="checkbox"/> Street <input type="checkbox"/> School District <input type="checkbox"/> Other Area <input type="checkbox"/> Neighborhood |
| Project Description: | |
| Rationale for Project: (check those that apply, elaborate below) | <input type="checkbox"/> Urgent Need <input type="checkbox"/> Removes imminent threat to public health or safety <input type="checkbox"/> Alleviates substandard conditions or deficiencies <input type="checkbox"/> Responds to federal or state requirement to implement <input type="checkbox"/> Improves the quality of existing services <input type="checkbox"/> Provides added capacity to serve growth <input type="checkbox"/> Reduces long term operating costs <input type="checkbox"/> Provides incentive to economic development <input type="checkbox"/> Eligible for matching funds available for a limited time |
| Narrative Justification: | |

| | | |
|---|---|---|
| Cost Estimate: (Itemize as Necessary) | Capital Costs Dollar Amount (In current \$) \$ _____ Planning/Feasibility Analysis \$ _____ Architecture & Engineering Fees \$ _____ Real Estate aquisition \$ _____ Site preparation \$ _____ Construction \$ _____ Furnishings & equipment \$ _____ Vehicles & capital equipment \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ Total Project Cost | Impact on Operating & Maint. Costs or Personnel Needs <input type="checkbox"/> Add Personnel <input type="checkbox"/> Increased O&M Costs <input type="checkbox"/> Reduce Personnel <input type="checkbox"/> Decreased O&M Costs Dollar Cost of Impacts if known: + \$ _____ Annually (-) \$ _____ Annually |
|---|---|---|

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|---|-------------------|----------|-------------|------------------|----------|-------------|--------------------------|----------|--|---------------------|----------|--|----------------------------|----------|--|--------------------|----------|--|-----------------|----------|--|-------------------------|----------|--|--------------|----------|--|--------------------|----------|--|-------|----------|--|-------|----------|--|----------------------------|-----------------|--|
| Source of Funding: | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Grant From: _____</td> <td style="width: 10%;">\$ _____</td> <td style="width: 60%;">(show type)</td> </tr> <tr> <td>Loan From: _____</td> <td>\$ _____</td> <td>(show type)</td> </tr> <tr> <td>Donation/Bequest/private</td> <td>\$ _____</td> <td></td> </tr> <tr> <td>User Fees & Charges</td> <td>\$ _____</td> <td></td> </tr> <tr> <td>Capital Reserve Withdrawal</td> <td>\$ _____</td> <td></td> </tr> <tr> <td>Impact Fee Account</td> <td>\$ _____</td> <td></td> </tr> <tr> <td>Current Revenue</td> <td>\$ _____</td> <td></td> </tr> <tr> <td>General Obligation Bond</td> <td>\$ _____</td> <td></td> </tr> <tr> <td>Revenue Bond</td> <td>\$ _____</td> <td></td> </tr> <tr> <td>Special Assessment</td> <td>\$ _____</td> <td></td> </tr> <tr> <td>_____</td> <td>\$ _____</td> <td></td> </tr> <tr> <td>_____</td> <td>\$ _____</td> <td></td> </tr> <tr> <td style="text-align: right;">Total Project Cost:</td> <td>\$ _____</td> <td></td> </tr> </table> | Grant From: _____ | \$ _____ | (show type) | Loan From: _____ | \$ _____ | (show type) | Donation/Bequest/private | \$ _____ | | User Fees & Charges | \$ _____ | | Capital Reserve Withdrawal | \$ _____ | | Impact Fee Account | \$ _____ | | Current Revenue | \$ _____ | | General Obligation Bond | \$ _____ | | Revenue Bond | \$ _____ | | Special Assessment | \$ _____ | | _____ | \$ _____ | | _____ | \$ _____ | | Total Project Cost: | \$ _____ | |
| Grant From: _____ | \$ _____ | (show type) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan From: _____ | \$ _____ | (show type) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Donation/Bequest/private | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| User Fees & Charges | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capital Reserve Withdrawal | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Impact Fee Account | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Current Revenue | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| General Obligation Bond | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue Bond | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Special Assessment | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| _____ | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| _____ | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Project Cost: | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--------------------------|---|
| Form Prepared By: | Signature: _____ Title: _____ Dept./Agency: _____ Date Prepared: _____ |
|--------------------------|---|

Appendix C: Capital Project Scoring Sheet



| Evaluation Criteria | Department Score | Committee Score |
|--|------------------|-----------------|
| Addresses an emergency of public safety need | | |
| Addresses a deficiency in service or facility | | |
| Provides capacity needed to serve existing population or future growth | | |
| Results in long-term cost savings | | |
| Supports job development/increased tax base | | |
| Furthers the goals of the 2012 Master Plan | | |
| Leverages the non-property tax revenues | | |
| Matching funds available for a limited time | | |
| Total | 0 | 0 |

CIP Priority Assignment

- 1 - Urgent - Cannot be Delayed; Needed immediately for health & safety
- 2 - Necessary - Needed within 3 years to maintain basic level & quality of community services
- 3 - Desirable - Needed within 4-6 years to improve quality or level of services
- 4 - Deferrable - Can be placed on hold until after 6 year scope of current CIP, but supports community development goals
- 5 - Premature - Needs more research, planning & coordination
- 6 - Inconsistent - Contrary to land use planning or community development goals

**Appendix D:
Project
Submission
Materials and
Backup
Information**

