



# **Town of Lexington**

## **Community Preservation Committee**

### **Report to**

## **2022 Annual Town Meeting**

Article 10: Community Preservation Committee,  
Community Preservation Act Projects

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# Table of Contents

<b>Introduction.....</b>	<b>1</b>
<b>Criteria for Project Selection.....</b>	<b>5</b>
<b>Table of Allowable Uses.....</b>	<b>7</b>
<b>Article 10.....</b>	<b>8</b>
<b>(a) Archives and Records Management .....</b>	<b>8</b>
<b>(b) Wright Farm Barn Stabilization and Preservation.....</b>	<b>9</b>
<b>(c) West Farm Meadow Preservation .....</b>	<b>11</b>
<b>(d) Playground Enhancements - Poured-in-Place Surfaces.....</b>	<b>13</b>
<b>(e) Center Playground Bathrooms and Maintenance Building Renovation .....</b>	<b>14</b>
<b>(f) Park Improvements – Hard Court Surfaces.....</b>	<b>16</b>
<b>(g) Park and Playground Improvements – Kinneens Park .....</b>	<b>17</b>
<b>(h) Park Improvements –Athletic Fields- Fiske Field .....</b>	<b>18</b>
<b>(i) Lincoln Park Master Plan.....</b>	<b>19</b>
<b>(j) Lexington Housing Assistance Board- Preservation and Rehabilitation .....</b>	<b>20</b>
<b>(k) Lexington Housing Assistance Board- 116 Vine Street Construction Funds.....</b>	<b>21</b>
<b>(l) Lexington Housing Authority- Vynebrooke Village- Preservation .....</b>	<b>22</b>
<b>(m) CPA Debt Service .....</b>	<b>24</b>
<b>(n) Administrative Budget .....</b>	<b>26</b>
<b>Status Report on Prior Years' Projects .....</b>	<b>27</b>
<b>CPF Account Balances - 2022 Annual Town Meeting.....</b>	<b>52</b>
<b>FY23 CPA Project Costs and Summary .....</b>	<b>53</b>
<b>FY23 Available Balance (after 2022 ATM) .....</b>	<b>54</b>

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# Community Preservation Committee

## 2022 Annual Town Meeting

### Summary of Recommended Community Preservation Act Projects under Article 10 for Annual Town Meeting

#### Fiscal Year 2023

The Community Preservation Committee (CPC) received thirteen projects for review for fiscal year 2023 (FY23) funding and is recommending twelve projects to the 2022 Annual Town Meeting for funding under Article 10. Under Article 10, two projects fall within the area of Historic Resources, one under Open Space, six under Recreational Resources, and three under Community Housing. The one project not recommended was withdrawn by the project proponent.

Described on pages 8 through 22, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all twelve received Town Council approval. All FY23 applications were discussed in public CPC meetings. The total cost of the twelve projects which the CPC is recommending to Annual Town Meeting is \$11,322,556. The \$11,322,556 will be funded by available balances in the Community Preservation Fund. *(Please see page 52 for details.)*

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund. There are four commitments for debt service, which include payments for the Wright Farm Acquisition, the Community Center Acquisition, the Cary Memorial Building Upgrades and the Community Center Renovation (continuing debt service payments). The approved Administrative Budget, permitted by the Community Preservation Act, remains constant at \$150,000. These Debt Service and Administrative Expenses total \$2,085,635 and are detailed on pages 24 through 26.

#### ***Change in CPC Support***

***The CPC said goodbye to its extraordinary administrative assistant, Gina Federico, in December, 2021, upon her promotion to Lexington's new Payroll Finance Assistant. The Committee is grateful for Gina's commitment and patience, her organizational and analytical skills and her unceasing good humor. The CPC congratulates Gina and wishes her all best success in this important Town position. We will miss her.***

## **Community Preservation Act**

The Community Preservation Act (CPA) is a State statute which individual communities in the Commonwealth may choose to adopt; Lexington adopted the statute by a vote of Town Meeting in 2005 and ratification by Lexington voters in 2006. CPA communities impose a surcharge on their own property taxes of up to 3%. Funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space and recreation. To support expenditures in these areas, the State “matches” the funds raised by the community surcharges annually at a certain percentage.

Lexington elected a 3% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of home value from the surcharge and grant a total exemption from the surcharge to lower income residents. In fiscal year 2022 (FY22), the annual surcharge averaged \$456.99 billed per Lexington single family dwelling. Our commercial and industrial taxpayers were billed \$1,241,132 in FY22, representing approximately 21.18% of our billed CPA surcharges.

In its initial year, FY07, the surcharge brought in approximately \$2.5 million, which was fully matched with State funds. Since FY07, annual revenue from the local surcharge has steadily increased. Latest figures are available for FY21, for which the net surcharge raised \$5,492,511. Lexington’s FY22 State match totaled \$2,500,261 or 45.5% of its surcharge, the highest percentage distribution since FY14. While higher than the initial estimate, the November 15<sup>th</sup> FY22 State match did not include a 2021 State Budget surplus. In December 2021 the Governor of Massachusetts, Charlie Baker, signed off on the State’s FY21 \$1.5 billion surplus bill. Included in the final version of this bill was a section allocating an appropriation of \$10 million to the CPA Trust Fund. The budget surplus funds added an additional \$255,262 to the November 15<sup>th</sup> distribution, increasing the distribution total from \$2,244,999 or 40.9% of its surcharge to \$2,500,261 or 45.5% of its surcharge.

The general decrease in State matching funds in the past was due primarily to an increased number of communities passing CPA bylaws and therefore competing for limited CPA Trust Fund payments. Governor Baker signed the FY21 budget into law on July 31, 2019 which included a permanent increase to the CPA Trust Fund. On December 31, 2019 the increased fees went into effect at the Registries of Deeds. The fee for municipal lien certificates was increased from \$10 to \$25 and for most other documents the filing fee was increased from \$20 to \$50. In the past, approximately \$24 million has been collected annually and distributed to the CPA Trust Fund. It is anticipated that the new fee structure will increase the CPA Trust fund by an additional \$36 million in revenue, totaling \$60 million annually to be distributed to CPA communities. With the passage of the legislation permanently increasing the Trust Fund fee revenue, the State may not continue to provide surplus funding dollars for CPA.

Given the increased number of CPA communities competing for limited funds, the Town projects a conservative State match estimate for FY23, at a 38% rate. The chart below shows the State matching funds received to date.

**Record of Lexington's CPA State Matching Funds**  
*(Source: Massachusetts Department of Revenue)*

<b>CPA STATE MATCHING FUNDS TO DATE</b>		
<b>FISCAL YEAR</b>	<b>PERCENTAGE</b>	<b>AMOUNT</b>
<b>2008</b>	<b>100.00</b>	<b>\$2,556,362</b>
<b>2009</b>	<b>69.40</b>	<b>\$1,927,708</b>
<b>2010</b>	<b>36.17</b>	<b>\$1,060,390</b>
<b>2011</b>	<b>28.22</b>	<b>\$858,729</b>
<b>2012</b>	<b>27.62</b>	<b>\$885,463</b>
<b>2013</b>	<b>27.79</b>	<b>\$929,507</b>
<b>2014</b>	<b>54.09</b>	<b>\$1,932,347</b>
<b>2015</b>	<b>32.56</b>	<b>\$1,230,116</b>
<b>2016</b>	<b>30.70</b>	<b>\$1,229,774</b>
<b>2017</b>	<b>21.30</b>	<b>\$897,243</b>
<b>2018</b>	<b>17.80</b>	<b>\$789,905</b>
<b>2019</b>	<b>19.80</b>	<b>\$922,256</b>
<b>2020</b>	<b>24.80</b>	<b>\$1,219,950</b>
<b>2021</b>	<b>29.70</b>	<b>\$1,549,955</b>
<b>2022</b>	<b>45.50</b>	<b>\$2,500,261</b>
<b>TOTAL</b>		<b>\$20,489,966</b>

**Community Preservation Committee**

The CPA requires each adopting community to appoint a Community Preservation Committee. By Lexington Bylaw, the CPC is comprised of nine members, of whom three are appointed by the Select Board as at-large members and six are appointed by the following boards and committees: Planning Board, Conservation Commission, Historical Commission, Housing Partnership, Housing Authority and Recreation Committee. Marilyn Fenollosa, the representative from the Historical Commission, currently serves as Chair, with Charles Hornig from the Planning Board serving as Vice-Chair.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditures of CPA funds on those projects it supports each year. Committee decisions are made within the framework of a CPC planning document, *Town of Lexington Community Preservation Plan: A Needs Assessment*, which is updated annually after the Committee receives comments at a public hearing. This document can be found on the CPC website at the reference below. The CPC works closely with the Finance Department staff and the Capital Expenditures and Appropriation Committees in tracking CPA fund balances

and expenditures, projecting available funding for future years and planning fund allocations for each of the areas eligible for CPA funding. The CPC Administrative Assistant currently tracks over 45 ongoing CPC projects, for which updates are given in this report after the FY23 Project Descriptions.

Since Lexington's adoption of the Community Preservation Act in 2006, the CPC has recommended and Town Meeting has approved a total of \$81,171,727 for 200 CPA projects (exclusive of administrative expenses and debt payments). These funds have supported 94 historic preservation projects affecting 34 municipal and other public-historic resources; acquired over 68 acres of open space and preserved many more through CPA-funded conservation programs; created or preserved 60 recreational facilities; funded or contributed to the creation of 41 units of affordable housing; and supported multiple preservation projects at Greeley and Vynebrooke Villages, which have in total 152 units. Of this total, **\$20,489,966 or 25.24% of the Town's total project costs (exclusive of administrative expenses and debt service) has been received from the State as matching funds.**

For further information about the CPC, visit the CPC's page of the Town's website, <http://www.lexingtonma.gov/community-preservation-committee>.

**TOWN OF LEXINGTON  
COMMUNITY PRESERVATION COMMITTEE**

**General Criteria for Project Selection**

The Lexington Community Preservation Committee reviews proposals that are eligible for funding under the Community Preservation Act (CPA), specifically projects for:

- The acquisition, creation and preservation of open space;
- The acquisition, preservation, rehabilitation and restoration of historic resources;
- The acquisition, creation, preservation, rehabilitation and restoration of land for recreational use;
- The acquisition, creation, preservation and support of community housing; and
- The rehabilitation and restoration of open space and community housing that is acquired or created with CPA funding.

Preference will be given to proposals that:

- Preserve or utilize currently-owned Town assets;
- Are consistent with current planning documents adopted by the Town;
- Consider racial and other equity impacts;
- Integrate concepts of inclusion, equity, accommodations, and universal design;
- Receive endorsement by other municipal boards or departments;
- Save resources that would otherwise be threatened;
- Benefit a currently under-served population;
- Serve more than one CPA purpose (especially in linking open space, recreation and community housing);
- Demonstrate practicality and feasibility to be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Provide long-term contributions to the Town.

**Category Specific Criteria**

**Open space** proposals that receive preference are those which:

- Preserve and/or restore threatened or deteriorating public lands;
- Permanently protect important wildlife habitat and areas containing diverse vegetation, geologic features and habitat types, particularly those supporting threatened or endangered species;
- Promote connectivity of habitat and protect or enhance wildlife corridors;
- Provide opportunities for passive recreation and environmental education;
- Provide connections with existing trails or potential trail linkages;
- Preserve scenic views and those areas which border a scenic road;



- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve priority parcels identified in the Town’s Open Space and Recreation Plan.

**Historical Resources** proposals that receive preference are those which:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened, including those within a Lexington Historic District, on the State or National Historic Registers of Historic Places, or eligible for placement on such registers, or on the Lexington Historical Commission’s Comprehensive Cultural Resources Survey;
- Protect, preserve, enhance, restore and/or rehabilitate Town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Provide permanent protection for a historic resource;
- Support the adaptive reuse of historic properties; and
- Demonstrate a public benefit.

**Community Housing** proposals that receive preference are those which:

- Add affordable units to the Town’s Subsidized Housing Inventory (SHI) so as to maintain at least 10% of Lexington’s housing as affordable;
- Intermingle affordable and market rate housing at levels that exceed State requirements for the percentage of affordable units;
- Ensure long-term affordability;
- Promote use of existing buildings or construction on previously developed or Town-owned sites;
- Provide housing that is harmonious in design, scale, setting and materials with the surrounding community; and
- Promote a socioeconomic environment that encourages diversity.

**Recreational Resources** proposals that receive preference are those which:

- Support multiple active and passive recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities to serve Lexington residents of all ages;
- Jointly benefit Conservation Commission and Recreation Committee initiatives;
- Maximize the utility of recreational resources and land already owned by Lexington; and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

**COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)**

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
<b>DEFINITIONS</b> (G.L. c. 44B, § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors  Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
<b>ACQUISITION</b> Obtain property interest by gift, purchase, devise, grant, rental, purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
<b>CREATION</b> To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	Yes	Yes
<b>PRESERVATION</b> Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
<b>SUPPORT</b> Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				Yes, includes funding for community's affordable housing trust
<b>REHABILITATION AND RESTORATION</b> Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes, if acquired or created with CP funds

## **ARTICLE 10 (a)**

<b>Project:</b>	<b>Archives and Records Management/Records Conservation &amp; Preservation</b>
<b>CPA Category:</b>	<b>Historic Resources</b>
<b>Amount Requested:</b>	<b>\$20,000</b>
<b>Amount Recommended:</b>	<b>\$20,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

This FY23 request for CPA funds is for the conservation and preservation of historic municipal documents and records. The current request will fund the conservation and preservation of older documents and make them available in the Town’s digital archives. Documents to be conserved under this funding request include but are not limited to selected 1927 blueprints for the Cary Memorial Building, Tax Warrants and Acts of Massachusetts from 1778-1823 and Police Department Journals from 1874-1909. The Historical Commission determined these documents to be “Historic Resources” by unanimous vote at their meeting on September 14, 2021.

### **Project Goals and Objectives:**

- Preserve older documents and make them available in the Town’s digital archives; and
- Ensure retention and accessibility for current and future access.

### **Project Benefit:**

Significant progress has been made in preserving Lexington’s historic documents, but there is still a continuing need to preserve records from the 1800s and early 1900s and to make them widely available. The preservation and conservation of permanent records for archiving creates the basis for documenting Lexington’s history for the future.

### **Funding Request:**

\$20,000 is requested for FY23.

## **ARTICLE 10 (b)**

<b>Project:</b>	<b>Wright Farm Barn Stabilization and Preservation</b>
<b>CPA Category:</b>	<b>Historic Resources</b>
<b>Amount Requested:</b>	<b>\$155,000</b>
<b>Amount Recommended:</b>	<b>\$155,000</b>
<b>CPC Vote:</b>	<b>(8-1)</b>

### **Project Description:**

This FY23 funding request for the Conservation Commission, in collaboration with Public Facilities, is to initiate the first phase of the Wright Farm Barn Stabilization and Preservation Project. \$15,000 is requested to conduct any necessary supplemental hazardous materials testing in the vicinity of the barn and to prepare Architectural Design and Bid Documents. \$140,000 is requested to implement the barn stabilization and mothballing activities per the design and bid documents.

At the 2012 Annual Town Meeting, voters approved the purchase of 12.6 acres of the Wright Farm, a significant portion of the 13.6 acre parcel of land located on Grove Street (see Art. 9, pg. 39), for conservation purposes. The 2015 Annual Town Meeting approved the purchase of the remaining Wright Farm parcel (approximately one acre), which included an existing farmhouse and barn, with \$618,000 in CPA funds. The Lexington Housing Assistance Board (LexHAB) subsequently determined that the farmhouse was suitable for affordable housing purposes and took ownership of the house portion of the lot and subsequently requested \$200,000 in CPA funds under Article 5 at the November 2015 Special Town Meeting # 2 for renovations to the farmhouse. The farmhouse renovation is complete and is currently occupied by a LexHAB resident. The portion of the lot with the barn was transferred to Conservation and the barn continues to remain unoccupied and exposed to weather, moisture and animals. The Conservation Commission, upon the recommendation of the Wright Farm Barn Advisory Subcommittee (WFAS), would like to see the barn preserved for use as a year-round multi-purpose public building. In 2018 the cost to renovate the building was estimated to be \$4,300,000.

### **Project Goals and Objectives:**

- Work with an architect to develop barn stabilization and mothballing design and bid documents;
- Stabilize the barn to prevent further destruction and harm; and
- Conduct supplemental site testing in the vicinity of the barn, if deemed necessary by legal and licensed site professionals, to determine if there are any hazardous materials needing supplemental remediation.

### **Project Benefit:**

CPA funding will allow the Conservation Commission, in collaboration with Public Facilities, to engage an architect to prepare applicable design and bid documents to engage a contractor, upon successful bid process, to implement associated activities to stabilize and preserve the historic barn structure and remove current hazards and safety concerns. The Conservation Commission and WFAS would like to see the barn preserved for use as a year-round multi-purpose public building, for open space, historical value and an environmental education center.

**Funding Request:**

The funding request in FY23 is \$155,000: \$15,000 to conduct supplemental hazardous materials testing and to prepare Architectural Design and Bid Documents, and \$140,000 to implement the barn stabilization and mothballing activities per the design and bid documents.

## **ARTICLE 10 (c)**

<b>Project:</b>	<b>West Farm Meadow Preservation</b>
<b>CPA Category:</b>	<b>Open Space</b>
<b>Amount Requested:</b>	<b>\$28,175</b>
<b>Amount Recommended:</b>	<b>\$28,175</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

This FY23 request for CPA funds is a continuation of the Conservation Commission's Meadow Preservation Program to preserve approximately 10 acres of meadow at the West Farm Meadow. The preservation will improve passive recreation opportunities, enhance wildlife and plant habitat and create a renewed connection to Lexington's history through the recovery of stone walls and scenic vistas. Past meadow preservation programs include Hennessey Field, Joyce Miller Meadow, Wright Farm and most recently, Daisy Wilson Meadow in FY20.

The Conservation Commission owns and manages approximately 1,400 acres of conservation land, of which approximately 65 acres are upland meadows. Upland meadows are characterized as being dry most of the year. Soils at these sites are well drained and may consist of sandy clay, sandy loam, loam or shale. The topsoil layer may be thin and subject to drought. Typically in full sun for at least half the day with good air circulation, upland meadows are generally occupied with Upland Plants (UPL), Facultative Upland Plants (FACU), and Facultative Plants (FAC) species. These conservation meadows provide important wildlife habitat as well as recreational opportunities, scenic enjoyment, and a connection to Lexington's agricultural history. The Massachusetts Division of Fisheries and Wildlife Natural Heritage and Endangered Species program has identified open grassland and meadow improvement as a Statewide priority for land management. Meadows pose a land management challenge because they require annual mowing and maintenance to remain open and free of invasive species; when left untended for even short periods of time, they quickly revert to shrub-land and forest and become difficult to maintain.

### **Project Goals and Objectives:**

- Reclaim meadow land that has been overgrown by shrubs, trees, and vines;
- Restore views of stone walls, which serve as historic reminders of Lexington's agricultural past;
- Manage invasive species encroachment on the field edges and throughout the meadow;
- Plant native species in areas where invasive species have been removed; and
- Provide an improved annual mowing and maintenance regime that promotes native vegetation, enhanced wildlife habitat, and safe recreational opportunities.

### **Project Benefit:**

Managing invasive species and promoting natural meadow species will improve the habitat for mammals, butterflies and other invertebrates as well. A Statewide habitat assessment conducted by the Massachusetts Natural Heritage and Endangered Species Program has identified a decline in open grassland and mature forest habitat. West Farm Meadow provides both of these habitat elements. In

addition, meadows offer important local recreational opportunities, such as bird-watching, walking, cross-country skiing, and picnicking.

**Funding Request:**

\$28,175 is requested for FY23.

## **ARTICLE 10 (d)**

<b>Project:</b>	<b>Playground Enhancements - Poured-in-Place Surfaces at Bowman, Bridge, Estabrook and Fiske Elementary Schools</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$1,459,591</b>
<b>Amount Recommended:</b>	<b>\$1,459,591</b>
<b>CPC Vote:</b>	<b>(9 -0)</b>

### **Project Description:**

This FY23 request will fund the replacement of the safety surfacing at the Bowman, Bridge, Estabrook and Fiske Elementary School playgrounds with Poured-in-Place (PIP) safety surfacing, and the construction of a new playground at Fiske Elementary School to replace the 2006 facility. Currently the schools have playgrounds that use engineered wood fiber for safety surfacing. Engineered wood fiber is not stable and is regularly washed out or kicked out while using the playground equipment. When this occurs, the impact-absorbent surfacing requirement of 12 inches is no longer being met. PIP safety surfacing is a rubber/urethane product that drains extremely well and aids in melting snow. The PIP safety surface will remain at the minimum required safety depth of 12 inches since the product material does not get washed out or kicked out with use.

### **Project Goals and Objectives:**

- Update and replace current wood fiber safety surfacing with new, modern PIP safety surfacing;
- Increase safety and usability of the playgrounds year round;
- Construct an entirely new playground at Fiske Elementary School;
- Maintain the impact-absorbent surfacing safety requirement depth of 12 inches; and
- Prolong the duration of the playgrounds' usability.

### **Project Benefit:**

If existing safety surfacing materials are left in place, the playgrounds will continue to require an annual supplement of wood fiber, raking over the holes, and general clean up from the walk off by users. PIP safety surfacing requires little to no annual maintenance and has a use expectancy of 15 years.

### **Funding Request:**

\$1,459,591 is requested in FY23.



## **ARTICLE 10 (e)**

<b>Project:</b>	<b>Center Recreation Complex Bathrooms &amp; Maintenance Building Renovation</b>
<b>CPA Category:</b>	<b>Recreation</b>
<b>Amount Requested:</b>	<b>\$915,000</b>
<b>Amount Recommended:</b>	<b>\$915,000</b>
<b>CPC Vote:</b>	<b>(7-1-1)</b>

### **Project Description:**

\$915,000 is requested for the construction phase of the renovation of the Center Recreation Complex bathrooms and DPW maintenance building. The Recreation Complex consists of two senior baseball fields, one softball field, one Little League field, a football stadium, one synthetic turf multi-purpose field, a track, the Gallagher Tennis Courts (ten), the Center Playground, a skate park, a gaga pit, the Farias Basketball Courts (two) and the Irving H. Mabee Town Pool Complex. The Recreation Complex is heavily used during the spring, summer and fall with over 13,000 hours of permitted use of the athletic fields, which represents more than 25% of the total hours permitted by the Recreation and Community Programs Department. Additionally, the Gallagher Courts are permitted for more than 15,000 hours of use each year and the attendance at the Town Pool is more than 30,000 people.

A minor renovation of the bathrooms was completed in 2011. Due to the extensive amount of use that the bathrooms receive and their current poor condition, the building is in need of a complete renovation. Funding for the design and engineering costs was appropriated in FY21 (see Art. 16(b)/2020 Annual Town Meeting). The design and engineering phase provided the Town with a detailed list of recommended upgrades and repairs needed. A public meeting was held in July 2021 to gather additional feedback and input from the residents and stakeholders. Additional meetings have included a meeting with the Permanent Building Committee and the Commission on Disability, and this project has been an agenda item for discussion at five Recreation Committee meetings over the past year.

The three main areas that this renovation will focus on are increasing safety through a modified layout, installing six individual restrooms and improving storage conditions for the DPW Maintenance needs for the entire property. Of the six renovated bathrooms, two will be family facilities that are fully accessible. The project will include repairs to the plumbing system and installation of all new fixtures, installation of new and improved lighting and replacement of the existing roof as well as improvements to the maintenance building.

### **Project Goals and Objectives:**

- Increase safety through a modified layout;
- Install new and improved lighting to address safety concerns;
- Provide a safe and accessible facility for all users; and
- Prevent further deterioration.

**Project Benefit:**

The renovations will provide the community with accessible restrooms and maintenance space to create more efficiencies in maintaining the park. The renovation will support the Town goals for increased Diversity, Equity and Inclusion by providing six individual restrooms, two of which will be accessible. Additionally, it will increase access to public restrooms, which is a Town deficiency throughout the park system and community overall.

The dissenter is supportive of the project but believes that the use of tax levy funds should have continued to be the planned payment method.

**Funding Request:** \$915,000 is requested in FY23.

## **ARTICLE 10 (f)**

<b>Project:</b>	<b>Park Improvements- Hard Court Resurfacing- Farias Basketball and Gallagher Tennis Courts</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$2,500,000</b>
<b>Amount Recommended:</b>	<b>\$2,500,000</b>
<b>CPC Vote:</b>	<b>(8-0-1)</b>

### **Project Description:**

This FY23 request will fund the resurfacing, painting and striping of the hard court surfaces at the Farias Basketball Courts and the Gallagher Tennis Courts. The project will include the construction of post tension court surfaces for basketball and tennis/pickleball. Additionally, the project will provide new fencing, athletic equipment, a storage shed, shelter, site amenities, tennis practice backboards and signage. The Farias Basketball Courts, which consist of two full-size basketball courts and seven basketball hoops, were last resurfaced in 2008. The Gallagher Courts, which currently consist of ten tennis courts and four pickleball courts, were constructed in 2000 and these courts have been resurfaced twice since then, most recently in 2016. This is the latest project in the Recreation Committee's hard-court resurfacing program, which includes reconstructing, painting and striping the hard-court surfaces (basketball courts, tennis/pickleball courts, track) and installing new posts, backboards, nets and rims at different recreational facilities throughout the Town.

### **Project Goals and Objectives:**

- Implement the above-mentioned upgrades in order to ensure the successful recreational operation of the Farias and Gallagher Courts;
- Install new practice boards that will greatly reduce noise level that is currently being generated; and
- Prevent further deterioration of athletic facilities.

### **Project Benefit:**

The improvements proposed in this project will enhance the area's safety, usability and accessibility while creating a more welcoming atmosphere. Timely renovations are critical to providing safe and playable facilities for all user groups, minimize ongoing maintenance and repairs, and use of improved technology for a longer life cycle.

### **Funding Request:**

\$2,500,000 is requested for FY23.

## **ARTICLE 10 (g)**

<b>Project:</b>	<b>Park and Playground Improvements- Kinneens Park</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$200,000</b>
<b>Amount Recommended:</b>	<b>\$200,000</b>
<b>CPC Vote:</b>	<b>(9 -0)</b>

### **Project Description:**

This FY23 request will fund the update and replacement of playground equipment and safety surfacing at Kinneens Park. Signage, park benches and a bike rack will also be updated. Poured-in-Place (PIP) safety surfacing will be installed at specific locations. The playground equipment was last replaced in 2004. The proposed improvements will renovate and rehabilitate existing safety surfacing and equipment so that the site will be in compliance with local and national health and safety standards. Based on the playground audits and the site assessments from the Community Needs Assessment, both completed in 2020, the current playground equipment, use zones and surfacing are at the end of their life cycle and may not meet current Consumer Product Safety Commission (CPSC), American Society for Testing and Materials (ASTM) and Americans with Disabilities Act (ADA) standards that have been revised over the years in an effort to maximize safety and accessibility.

### **Project Goals and Objectives:**

- Update and replace current playground equipment with new, up-to-date systems;
- Provide accessible play equipment for children;
- Expand access to more outdoor recreation opportunities to encourage social, emotional and gross motor skills for school-age children;
- Install a new bike rack, park benches, and signage; and
- Comply with local and national health and safety standards.

### **Project Benefit:**

As existing equipment continues to age and deteriorate, more frequent repairs, maintenance and equipment removal will be needed to ensure that the structures remain safe for all users. A total replacement will prevent such costly repairs and maintenance.

### **Funding Request:**

The FY23 request is \$200,000. Subsequent FY24-FY27 requests are anticipated for similar playground replacements at Justin Street Park, Lincoln Park, Center Playground at the Center Recreation Complex and the Skate Park.

## **ARTICLE 10 (h)**

<b>Project:</b>	<b>Park Improvements - Athletic Fields – Fiske School</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$250,000</b>
<b>Amount Recommended:</b>	<b>\$250,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

This FY23 request will fund the renovation of the Fiske School Fields, including installation of an irrigation system, laser grading, new natural grass and the installation of new backstops, fencing and signage. Additionally, based on the recommendations in the 2017 ADA Compliance Study, walks will be installed to provide accessibility to the various ball-field team areas. This is an ongoing multi-year capital program to address safety and playability concerns and to provide adequate and safe field conditions for neighborhood families, recreation and school programs.

### **Project Goals and Objectives:**

- Install a new irrigation system, laser grading and natural grass;
- Renovate the field to a condition where it will be safe, playable and more easily maintained; and
- Update the fields to comply with Americans with Disabilities Act (ADA) standards.

### **Project Benefit:**

The improvements proposed as part of this project will enhance the area's safety and accessibility by preventing continuing deterioration of the fields which may lead to injuries and cancellation of games. The field renovation will allow for continued high use for a wide range of users, including residents, non-residents, Lexington Public Schools, youth and adult league programs and Recreation and Community Programs.

### **Funding Request:**

\$250,000 is requested in FY23. Subsequent FY24 - FY27 requests are anticipated for similar upgrades to the athletic fields at the Bridge and Bowman Schools.

## **ARTICLE 10 (i)**

<b>Project:</b>	<b>Community Park Master Plan- Lincoln Park</b>
<b>CPA Category:</b>	<b>Recreation</b>
<b>Amount Requested:</b>	<b>\$100,000</b>
<b>Amount Recommended:</b>	<b>\$100,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

This FY23 request is to complete a master plan of Lincoln Park. Lincoln Park was identified in the 2020 Community Needs Assessment as being one of two Community Parks in Lexington and is the crown jewel of the Town's recreation infrastructure. The park features three synthetic turf multi-purpose fields, one Little League field, one softball field, an ages 2-12 playground, the Teresa and Roberta Lee Fitness/Nature Path, the Granite Forest, a picnic area with two shade structures, public restrooms, and other amenities and attractions. The Recreation Committee's five-year capital plan reflects the possibility of six capital improvement projects occurring simultaneously and/or in back-to-back years during FY23-FY27. An all-inclusive Lincoln Park master plan will capture all of the upgrades and enhancements desired by the community. The end result will be a coordinated, holistic approach when implementing future capital improvement projects at Lincoln Park.

### **Project Goals and Objectives:**

- Incorporate the findings in the 2020 Community Needs Assessment and bring together the goals of the many uses of the park; and
- Capture all of the upgrades and enhancements desired by the community.

### **Project Benefit:**

The results of the master plan will provide a strategic road map for implementing improvements, enhancements and upgrades at Lincoln Park in upcoming years.

### **Funding Request:**

\$100,000 is requested in FY23.

## **ARTICLE 10 (j)**

<b>Project:</b>	<b>Lexington Housing Assistance Board: Preservation, Rehabilitation &amp; Restoration of Affordable Housing</b>
<b>CPA Category:</b>	<b>Community Housing</b>
<b>Amount Requested:</b>	<b>\$234,000</b>
<b>Amount Recommended:</b>	<b>\$234,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

This FY23 request seeks funding for preservation, rehabilitation and restoration of 18 Lexington Housing Assistance Board (LexHAB) affordable housing units. There will be nine rehabilitation and preservation projects at the units which were acquired with CPA funds; the scope of the work at these units varies by property, including kitchen and bath renovations, new appliances, electrical upgrades, installation of new doors and exterior painting to prevent structural failure. Preservation projects at the nine LexHAB-operated units not acquired with CPA funds will include re-roofing or roof replacement as well as exterior painting to prevent damage and failure of the structures. Work is anticipated to commence on July 1, 2022.

### **Project Goals and Objectives:**

- Preserve, rehabilitate and restore affordable units, including the rehabilitation of certain properties acquired with CPA funds; and
- Support Lexington’s goal to maintain attractive and livable affordable housing facilities.

### **Project Benefit:**

The funds will allow for much-needed capital repairs on the 18 dwellings. Natural deterioration requires periodic preservation and rehabilitation to maintain a habitable structure. Funding support from the CPC will help LexHAB maintain lower rents and continue affordability for tenants.

### **Funding Request:**

\$234,000 is requested for FY23.

## **ARTICLE 10 (k)**

<b>Project:</b>	<b>Lexington Housing Assistance Board: 116 Vine Street Construction Funds</b>
<b>CPA Category:</b>	<b>Community Housing</b>
<b>Amount Requested:</b>	<b>\$5,300,000</b>
<b>Amount Recommended:</b>	<b>\$5,300,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

Lexington Housing Assistance Board (LexHAB) seeks funding to construct affordable housing at 116 Vine Street (the “Leary Farm”). The 2009 Annual Town Meeting authorized \$2,763,100 in CPA funds under Article 12 to purchase a 14.2 acre parcel for conservation land and affordable housing. The housing parcel consists of a 30,000 square foot lot (0.7 acres) with frontage on Vine Street. The Leary Property Community Housing Task Force, appointed by the Select Board in 2010, was charged with recommending a plan for developing community housing on the property. A report issued in May 2011, titled “The Final Report of the Leary Property Community Housing Task Force,” recommended that five or six units of affordable housing be built in one or two structures, with LexHAB as the developer. The 2020 Annual Town Meeting authorized \$75,000 in CPA funds under Article 10(m) for design funds.

This request is the third phase of a three-phase public construction project. Funding for Phase 1 was used to select a design team, meet with neighbors and stakeholders, and develop the project scope, budget and schedule. Phase 2, preparation of construction documentation and specifications, as well as a cost estimator evaluation, is presently underway. LexHAB proposes to build six units of affordable housing that are expected to achieve near net zero energy consumption due to the use of solar panels and extensive energy conservation measures in the design of the buildings as well as high efficiency heat pumps. These measures will include advanced insulation techniques, Triple E windows, low flow plumbing fixtures and energy star appliances.

### **Project Goals and Objectives:**

- Support Lexington’s goal to maintain attractive and livable affordable housing facilities;
- If feasible, create six units of community housing to be included on the Town’s Subsidized Housing Inventory (SHI); and
- Achieve near net zero energy consumption due to the use of solar panels.

### **Project Benefit:**

The construction funds are the final phase in a three-phase approach that will enable the creation of six units of affordable housing that will promote economic diversity and provide much needed housing within Lexington.

### **Funding Request:**

\$5,300,000 is requested for FY23.



## **ARTICLE 10 (I)**

<b>Project:</b>	<b>Lexington Housing Authority: Vynebrooke Village- ModPHASE Modernization Project</b>
<b>CPA Category:</b>	<b>Community Housing</b>
<b>Amount Requested:</b>	<b>\$160,790</b>
<b>Amount Recommended:</b>	<b>\$160,790</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

The Lexington Housing Authority (LHA) seeks CPA funding for fire and other safety system upgrades to supplement State funding for a large-scale modernization project at Vynebrooke Village. The total development cost is currently estimated to be \$4,434,551 based on recent cost estimates.

LHA is the primary provider of low- and moderate-income housing for residents of Lexington. In 2019, LHA won a competitive grant called ModPHASE (Modernizing Public Housing and Supporting Elders) to renovate and rehabilitate the 48 units of housing for the elderly and disabled at Vynebrooke Village, a State public housing development. One of the requirements of the award was that LHA had to establish partnerships with community organizations that would provide supportive services to the residents. These services will include health and wellness education and recreational services, as well as personal financial assistance, nutritional education and medical support. They have Memorandums of Understanding (MOUs) with Enhancing Asian Community Health (EACH), Minuteman Senior Services and Lexington Human Services to provide these supportive services.

The CPA funding request is specific to the fire and other safety system upgrades portion of the project because the improvements would “protect the real property from injury, harm, or destruction.” Vynebrooke Village was built in 1973, and, apart from a few minor improvements upon unit turnover, the units still have the original fixtures and materials. The LHA is a public entity and must abide by public procurement laws, which increase project costs by approximately 15-20% due to prevailing wage rates and the value of labor and materials. The current wait time for an LHA unit is five years or more.

### **Project Goals and Objectives:**

- CPA funding objective: Improve the fire and other safety system upgrades at Vynebrooke Village;
- Overall ModPHASE goal: Increase LHA’s fully handicapped accessible portfolio from 2.6% to 4.6% by creating three additional accessible units and provide supportive services to residents so they can age in place; and
- Support Lexington’s goal to maintain attractive and livable affordable housing facilities.

### **Project Benefit:**

The total project will preserve and improve the physical condition, energy efficiency, functionality, safety and accessibility of all 48 units at Vynebrooke Village, both for the immediate and long-term needs of its residents. The CPA eligible improvements will protect the real property from “injury,

harm or destruction.” Affordable housing stock in Lexington is rare and handicapped accessible units are even rarer; by converting units to handicapped accessible units, a community need is met.

**Funding Request:**

The LHA’s CPA request is for \$160,790 for fire and safety system upgrades. The remaining funding for the project will come from a compilation of awards, grants and funding streams through Commonwealth of Massachusetts Department of Housing and Community Development (DHCD). That amount is approximately \$4.2 million.

## ARTICLE 10 (m)

<b>Project:</b>	<b>Debt Service</b>
<b>CPA Category:</b>	<b>Open Space, Historic Resources</b>
<b>Amount Requested:</b>	<b>\$1,935,635</b>
<b>Amount Recommended:</b>	<b>\$1,935,635</b>
<b>CPC Vote:</b>	<b>( 9-0 )</b>

*FY23 debt service obligations are shown as an aggregate. They consist of four components totaling \$1,935,635 and are described below:*

### **1) Wright Farm: \$324,500:**

Under 2012 Annual Town Meeting, Article 9, voters approved the \$3,072,000 acquisition of a substantial portion of the Wright Farm property. Of this appropriation, the Town was authorized to borrow \$2,950,000. In February 2013, the Town sold a \$2.95 million bond anticipation note (BAN) that came due in February 2014. The interest payment on the BAN was \$36,875. The BAN was refinanced in February 2014 through the issuance of \$2.95 million bond for a ten-year term. The first debt service payments of principal and interest on the bond were made in FY15. Debt service on the bond for FY23 is \$324,500, representing \$295,000 of principal and \$29,500 of interest. This debt will be fully repaid in FY24.

### **2) Community Center Acquisition: \$808,500:**

At the Special Town Meeting in March 2013, under Article 2, voters approved an appropriation of \$10,950,000 to fund the acquisition of a portion of the Scottish Rite Property at 39 Marrett Road, to become the Lexington Community Center. The CPA portion of this purchase was \$7,390,000. In November 2013, the Town sold a \$7.39 million BAN that came due in February 2014. The interest payment on the BAN was \$9,237. In February 2014, a \$7.39 million bond was issued for a ten-year term to retire the BAN. The first debt service payments of principal and interest on the bond were made in FY15. Debt service on the bond for FY23 is \$808,500, of which \$740,000 represents principal and \$68,500 represents interest. This debt will be fully repaid in FY24.

### **3) Cary Memorial Building Upgrade: \$772,208**

Under Article 2 of the Special Town Meeting in March 2014, Town Meeting approved an appropriation of \$8,677,400 to fund the cost of renovations to the Cary Memorial Building. Of this amount, \$8,241,350 was requested in CPA funding to be financed through the issuance of debt. A BAN in the amount of \$3,286,000 was issued in June 2014; the note came due in February 2015, at which time a bond of \$6,569,000 was issued, comprised of two components: the conversion of \$2,286,000 of the June 2014 note to long-term debt and new financing of the project in the amount of \$4,283,000. In February 2015, the residual portion of that June 2014 note, \$1,000,000, was refinanced as a note with a term of four months, at which time it was proposed that it be retired with cash from the Community Preservation Fund (CPF). An appropriation of \$1,000,000 for this purpose, plus \$960 for the interest due on that note, was approved under Article 30 of the 2015 Annual Town Meeting. The first debt service payments of principal and interest on the \$6,569,000 bond were made in FY16. FY23 debt service is \$733,600, of which \$655,000 represents principal and \$78,600 represents interest. This debt will be fully repaid in FY25. In addition, the Town will issue a

\$38,350 BAN in the spring of 2022 to cover the remaining authorized but unissued portion of this project. The \$38,350 will partly fund the new brick sidewalks in front of the Cary Memorial Building in conjunction with the Center Streetscape project. The BAN principal plus \$258 in interest will be fully repaid in the fall of FY23, at which time this appropriation will be fully spent and the project closed.

**4) Community Center Renovation: \$30,427**

Under Article 10 of the June 16, 2014 Special Town Meeting, \$6,720,000 was appropriated for Community Center Renovations. Of this amount \$451,000 was authorized to be borrowed and the remainder was financed with CPA reserves or General Fund free cash. Since that appropriation, the entire cash portion of the funding has been expended, and between 2016 and 2020 the Town issued and paid down multiple BANs totaling \$410,322, leaving a remaining open authorization of \$40,678. In 2021 the Town installed a new sign for the Community Center at the gate on Marrett Road. The Town intends to issue a \$30,225 bond anticipation note in the spring of 2022 to cover the purchase and installation of the new sign. The BAN principal plus projected interest of \$202 will be fully repaid in FY23, and the remaining debt authorization of \$10,453 will be rescinded at the 2022 Annual Town Meeting.

*Projected CPA debt service totals through FY2027 for existing obligations are listed below.*

<b>Community Preservation Fund Debt Service Projections</b>					
	<b>FY2023 Projected</b>	<b>FY2024 Projected</b>	<b>FY2025 Projected</b>	<b>FY2026 Projected</b>	<b>FY2027 Projected</b>
Wright Farm - from Open Space	\$ 324,500	\$ 309,750	\$ -	\$ -	\$ -
Marrett Rd. Purchase - from Historic Resources & Unbudgeted Reserves	\$ 808,500	\$ 771,750	\$ -	\$ -	\$ -
Cary Memorial Building Construction - from Unbudgeted Reserves	\$ 772,208	\$ 707,400	\$ 681,200	\$ -	\$ -
Community Center Renovation	\$ 30,427	\$ -	\$ -	\$ -	\$ -
<b>Total CPA Debt Service</b>	<b>\$ 1,935,635</b>	<b>\$ 1,788,900</b>	<b>\$ 681,200</b>	<b>\$ -</b>	<b>\$ -</b>

## **ARTICLE 10 (n)**

<b>Project:</b>	<b>Administrative Budget</b>
<b>CPA Category:</b>	<b>Administrative</b>
<b>Amount Requested:</b>	<b>\$150,000</b>
<b>Amount Recommended:</b>	<b>\$150,000</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

The Community Preservation Act permits up to 5% of annual CPA funds to be spent on the operating and administrative costs of the Community Preservation Committee. The Committee is allowed to use this money to pay for staff salaries, mailings, public notices, overhead, legal fees, membership dues and other miscellaneous expenses related to CPA projects. Five percent of anticipated FY23 revenue from the surcharge and the State supplemental match is \$405,800; however, the CPC only requests \$150,000. This money will be used to fund the Committee's part-time administrative assistant, member dues to the non-profit Community Preservation Coalition, administrative expenses, legal and miscellaneous expenses and land planning, appraisals and legal fees for open space proposed to be acquired using CPA funds.

The CPC's administrative assistant tracks and monitors all Town Meeting-approved CPA projects, monitors draw-downs and financial transactions in conjunction with the Finance Department, drafts and reviews grant agreements, drafts and updates CPA reports and correspondence, completes State-mandated reporting, oversees the annual CPA project application process, posts meetings and schedules public hearings, takes minutes of all CPC public meetings and hearings, works with numerous Town departments, communicates with project applicants, updates and maintains the Committee's webpage and assists the CPC and others as needed with CPA-related activities and agreements. The three-day a week, FY23 cost for the administrative position totals approximately \$38,093, including health and dental benefits carried by the Town.

Membership dues of \$10,000 (newly increased in July, 2021 after remaining unchanged since FY15) are paid to the Community Preservation Coalition ([www.communitypreservation.org](http://www.communitypreservation.org)). A non-profit Statewide organization, the Coalition responds to legal and technical questions, provides CPA news and information to participating communities and engages in legislative advocacy and lobbying. The Community Preservation Coalition was the key advocate for the recent increase in State's Registries of Deeds fees which comprise the CPA Trust Fund.

The CPC designates \$50,000 of its administrative budget for the planning, conceptual plan development, legal, survey and appraisal work associated with the proposed acquisition of open space. Such funds enable the Select Board or Conservation Department to complete, in a timely manner, the due diligence required to prepare for a potential CPA land acquisition.

While total expenditures from the administrative budget can vary from year to year, the Committee continues to endorse \$150,000 as a conservative budget amount for the adequate coverage of all anticipated costs. Funds appropriated for administrative expenses but not spent in a given fiscal year revert to the CPA Undesignated Fund Balance at year's end.

**Funding Request:** The FY23 request for the CPA administrative budget is \$150,000.

*Note: the following updates include only brief descriptions of the various projects. For additional background information, including project benefits, goals and objectives, please refer to the applicable Annual Reports to Town Meeting, available at <http://www.lexingtonma.gov/community-preservation-committee>.*

## **Status Report on FY 2022 CPA Projects**

### **Community Center Mansion Sidewalk & Patio (Art. 10 (a))**

The 2021 Annual Town Meeting approved \$110,000 in CPA funds for the installation of a durable concrete sidewalk and patio along the mansion side of the Community Center. At the March 18, 2013 Special Town Meeting, CPA funds were approved for the eligible portion for the purchase of the property at 39 Marrett Road, to be preserved and used as a multi-generational community center for the Town of Lexington (see Art. 2, p. 41). In 2014, Special Town Meeting appropriated \$6,720,000 for renovations to the Community Center. Of this amount, \$6,297,184 was CPA-eligible (see Art. 10, pg. 41). The accessible pathway would accomplish a complete link from the parking lot, around the perimeter of the building and connect to the rear parking lot where the newly established raised sensory garden beds were installed. The project is anticipated to take place in 2022.

### **Park and Playground Improvements- South Rindge Avenue (Art. 10 (b))**

The 2021 Annual Town Meeting approved \$170,000 for the update and replacement of playground equipment and safety surfacing at the park on South Rindge Avenue. Signage, park benches, trash receptacles and a bike rack will also be updated or replaced in addition to the installation of fencing around the playground. The proposed improvements will renovate and rehabilitate existing safety surfacing and equipment so that the site will be in compliance with standards set by the Consumer Product Safety Commission (CPSC), the American Society for Testing and Materials (ASTM) and the Americans with Disabilities Act (ADA). Additionally, at the recommendation of the 2017 ADA Compliance Study, the walkway leading to the playground will also be renovated to meet minimum width regulations. An accessible path leading to the Arlington Reservoir Trail and a connection to the basketball courts will also be installed. Community engagement took place during fall 2021/winter 2022 and consisted of three public meetings. The Recreation Committee approved the playground design at its January 2022 meeting. It is anticipated that the playground replacement will take place in summer/fall 2022 and the date for the ADA improvements is still to be determined.

### **Park Improvements- Athletic Fields- Muzzey Field (Art. 10 (c))**

\$155,000 was approved at the 2021 Annual Town Meeting for irrigation upgrades, laser grading and the installation of new natural grass at Muzzey Field. The project is scheduled to go out to bid in winter 2022 with renovation taking place in summer 2022.

### **Park and Playground Improvements- Sutherland Park Supplemental (Art. 6 (a))**

\$75,000 was approved at the 2021 Special Town Meeting in supplemental funds for the installation of additional play equipment for children five to twelve years old at Sutherland Park. The 2020 Annual Town Meeting appropriated \$95,000 under Article 10(i) (see pg. 31) for the update and

replacement of playground equipment and installation of a bike rack at Sutherland Park. This request will bring the total Sutherland Park Improvements project cost to \$170,000. The supplemental request will provide accessible play equipment for children five to twelve years in addition to the equipment currently on the site designed for children two to five years old. The additional play equipment has been ordered and is tentatively scheduled to be installed in spring/summer 2022.

**Parker Meadow Accessible Trail Construction Supplemental (Art. 6 (b))**

The 2021 Special Town Meeting approved \$235,750 in supplemental funds that will fund the increased construction costs for the Parker Meadow Accessible Trail. The 2020 Annual Town Meeting appropriated \$551,026 under Article 10(k) (see pg. 31) for the construction phase of the universally accessible passive recreation trail system project at Parker Meadow Conservation Area. This request will bring the total Parker Meadow Accessible Trail Construction project cost to \$786,776. Phase 1 design funds were approved at the 2014 Annual Town Meeting under Article 8(1) (see pg. 42). The bid was reissued in December 2021 and a contract is being finalized with an expected construction start in early spring 2022.

**Old Reservoir Bathhouse Construction (Art. 6 (c))**

The 2021 Special Town Meeting approved a revised project scope that includes the installation of a precast concrete building providing accessible restrooms, showers and custom features to meet the programmatic needs of the building and park. Accessible pathways and parking spaces will be installed from the Bridge School entrance. A new shade structure may be installed and the accessible mat to the water may be replaced, creating a facility that is welcoming to people of all ages and abilities. No additional funds have been requested. The current facility will remain in place and be repurposed for programmatic use unless the budget allows for demolition and removal of the bathhouse. Staff are currently working with the Department of Public Facilities to finalize the design. It is anticipated that the new bathhouse will be installed in summer 2022.

**Completed FY 2021 Projects, 2020 ATM: Amount Appropriated/Amount Spent**

1. Art. 10 (d) Playground Enhancements- Poured-in-Place Surfaces at Harrington Elementary School. \$150,000/\$150,000

## **Status Report on FY 2021 CPA Projects**

### **Restoration of Margaret, Lady Lexington Painting (Art. 10 (b))**

The 2020 Annual Town Meeting approved \$9,000 for the restoration of “Margaret, Lady Lexington” oil on canvas painting, painted in 1867 by an unknown artist. The painting was given to the Trustees of the Cary Memorial Building by Mr. Elwyn G. Preston and had been on display inside the Cary Memorial Building since October, 1928. The painting was in fair to poor condition, both aesthetically and structurally, based on a Condition Report prepared by conservator Elizabeth Leto-Fulton dated April 28, 2019. The treatment proposal included consolidation of loose flaking of the painting and frame, vacuuming loose dirt and dust from the front and reverse of both painting and frame, humidifying and flattening the painting as needed, surface cleaning of grime from the painting and frame, reduction/removal of yellowed varnish and filling in of areas of paint loss. The conservator completed the restoration of the painting and frame in early December 2021. The conservator was able to restore the painting to its original condition and uncover details that were hidden over the years due to fading, grime and other factors. The Town is currently awaiting final invoicing.

### **Battle Green Master Plan - Phase 3 (Art. 10 (c))**

The Battle Green Master Plan - Phase 3 project request was originally in the amount of \$570,438, but due to CPA funding constraints in FY20, the funds requested were reduced to \$253,394 in FY20 (see Art. 14(d), pg. 34) and \$317,044 in FY21. Phase 1 was approved at the 2011 Annual Town Meeting to repair and upgrade the pathways surrounding the existing monuments on the Battle Green. Phase 2 was approved at the 2012 Annual Town Meeting for repairs and upgrades to the pathways surrounding the Battle Green itself and Belfry Hill and for the rehabilitation of the granite steps leading to the Obelisk and the fence at Ye Old Burying Ground. Phase 3 will address site amenities, the Old Belfry and historic monuments. This project has been bid and the contractor will begin work in the spring of 2022.

### **Daisy Wilson Meadow Preservation (Art. 10 (e))**

The 2020 Annual Town Meeting approved \$22,425 for the continuation of the Conservation Commission’s Conservation Meadow Preservation Program to preserve approximately five acres of meadow at the Daisy Wilson Meadow. The preservation project will improve passive recreation opportunities, enhance wildlife and plant habitat and create a renewed connection to Lexington’s history through the recovery and restoration of stone walls and scenic vistas. In FY15 and FY16, Hennessey Field and Joyce Miller’s Meadow were restored as part of this program. In FY20, the Wright Farm Meadow was restored as well. The Conservation Division has engaged Ecological Land Management (ELM) to conduct meadow preservation at Daisy Wilson Meadow. ELM began work in June 2021 and is anticipated to complete work by September 2022. Areas with high density of invasive plant species were marked in the field in July 2021. Fields were mowed the week of August 16th in preparation for work to be done on site by the consultant. The majority of the work was focused on removing woody encroachment of trees and shrubs along the edge of the meadow and within the surrounding woods. Native species were planted along the trail and stream area. The remainder of the work will take place next spring and summer, focusing on native restoration of



herbaceous species in the meadow and wetland that support pollinators and other wildlife as well as targeted black swallow-wort control.

### **Wright Farm Site Access Planning and Design (Art. 10 (f))**

The 2020 Annual Town Meeting approved \$69,000 for planning and design funds for Wright Farm. Wright Farm is an approximately 13.6 acre parcel purchased by the Town of Lexington from the Wright Family with CPA funds in 2012 and 2015 for conservation land and community housing. The property contains a farmhouse, barn and garage. The farmhouse was transferred to LexHAB to be renovated as a single-family affordable housing unit. The barn is to be managed by the Conservation Commission alongside the larger Wright Farm property. The project proposes to build on the existing planning that has been done for the Wright Farm barn property by engaging a consultant to develop a site access and design plan with cost estimates for conservation land access, parking and trail access. The plan will take into account proposed uses for the barn and property that have come out of an ongoing educational needs assessment and a 2017 barn architectural and structural assessment. The Conservation Commission, with the support from their February 2020- appointed Wright Farm Advisory Subcommittee, is currently engaged in long-term planning for the entire facility with the possibility of converting the barn into an environmental education center; possibilities exist to use the renovated space for events or to house the offices of local conservation organizations. Since appointed, the Wright Farm Advisory Subcommittee has followed up with the hired consultant, the Ecological Extension Service (EES) of Mass Audubon, to complete the Land Management and Design Plan for Wright Farm. Comments from the Advisory Committee were provided to the consultant in August 2021. Once a final plan has been submitted, it will be presented to the Conservation Commission for review and approval. As a part of this process, estimates were received for various stages of proposed work on the barn. The Advisory Committee provided materials to Conservation staff to present their recommendations regarding proposed work to the Conservation Commission during their August 30, 2021 meeting. Based on adopted recommendations by the Conservation Commission, staff are planning to engage a consultant to provide an engineered design plan during spring of 2022 (see also FY23 Art. 10(b), pg. 9).

### **Athletic Facility Lighting – Center Recreation Complex (Art. 10 (g))**

The 2020 Annual Town Meeting approved \$450,000 in supplemental funds to complete the Athletic Facility Lighting project at the Gallagher Tennis Courts, Center basketball courts and Town Pool Complex. Funding for this project was approved at the 2018 Annual Town Meeting and the scope called for (1) the replacement of lights at the Center #1 Baseball Field and Center #2 Softball Field; (2) lighting upgrades to the Center Basketball Courts and the Irving H. Mabee Town Pool Complex; and (3) replacement of existing lighting on four courts and installation of new lighting for the remaining six unlit courts at the Gallagher Tennis Courts (see Art.10 (g), pg. 36). Completed new lighting systems were installed at the Center #1 and Center #2 baseball/softball diamonds in May 2019, while electrical upgrades, including new and larger transformers and the underground conduit work, were completed for the 10 tennis courts at the same time. However, neither the final lighting systems nor the upgrades at the other facilities were completed because the bid for these components came in over budget. The project restarted in late December 2020 and was substantially completed by fall 2021.

### **Park Improvements - Hard Court Resurfacing - Valley Tennis Courts (Art. 10 (h))**

\$100,000 was approved by the 2020 Annual Town Meeting for the resurfacing, painting and striping of the hard court surfaces at the Valley Tennis Courts located off Valley Road. Based on a recommendation of a 2017 ADA Compliance Study, the parking area will be formalized by paving; the project also includes the installation of a permanent bike rack at the park. The existing overgrown stone dust path will also be paved as well as the areas around the bench and trash receptacles. The surfaces will be painted and striped to accommodate both tennis and pickleball courts. The project went to bid and came in over budget. The resurfacing work was completed in summer 2021 and the parking lot and path are anticipated to be bid in 2022.

### **Park and Playground Improvements - Sutherland Park (Art. 10 (i))**

The 2020 Annual Town Meeting approved \$95,000 for the update and replacement of playground equipment and installation of a bike rack at Sutherland Park. The proposed improvements will renovate and rehabilitate existing safety surfacing and equipment so that the site will be in compliance with the Consumer Product Safety Commission (CPSC), the American Society for Testing and Materials (ASTM) and the Americans with Disabilities Act (ADA). Additionally, at the recommendation of the 2017 ADA Compliance Study, Poured-in-Place (PIP) rubber safety surfacing will be installed at the access point to the play structure, an accessible route to the dugouts at the baseball field will be created and an accessible path will be extended from the existing asphalt path to the water fountain near the entrance of the park. The initial playground replacement was completed in spring 2021 and the ADA improvements were completed in summer 2021. Supplemental funds were approved at 2021 Fall Special Town Meeting (see Art. 6(a), pg. 27).

### **Park Improvements - Athletic Fields - Harrington, Bowman and Franklin Fields (Art. 10 (j))**

\$370,000 was approved by the 2020 Annual Town Meeting for the Harrington School Field renovation, including excavating the infield areas and laser grading. A new in-ground irrigation system will be installed at the Harrington, Bowman and Franklin Fields. Based on the recommendations in the 2017 ADA Compliance Study, the gravel driveway from Lowell Street into the site will be paved to allow for the provision of additional accessible parking and a formal entrance at the Harrington Field. A route from the school drive to the softball and baseball team areas will also be created and the team areas will be renovated to provide more appropriate wheelchair space. Renovations include the installation of natural turf, drainage and new irrigation systems and site amenities such as benches and backstops. The project has been put on hold until the status of the proposed storm water mitigation project through the Engineering Department has been determined.

### **Parker Meadow Accessible Trail Construction (Art. 10 (k))**

\$551,026 was approved by the 2020 Annual Town Meeting for the construction phase of the universally accessible passive recreation trail system project at Parker Meadow Conservation Area, a Town-owned property that was acquired in cooperation with the Commonwealth of Massachusetts in the 1970s. Parker Meadow is a 17-acre parcel located near Lexington Center with access off the

Minuteman Bikeway. Phase 1 was approved at the 2014 Annual Town Meeting for design funds (see Art. 8(l), pg. 42). The final design phase was completed and the spring 2021 bidding process resulted in three bids in excess of the appropriated amount. A FY22 Supplemental CPA request was approved at 2021 Fall Special Town Meeting due to increased construction costs (Art. 6(b), pg. 28). The bid was reissued in December 2021 and a contract is being finalized with an expected construction start in early spring 2022.

### **LexHAB: 116 Vine Street Design Funds (Art. 10 (m(1)))**

The 2020 Annual Town Meeting approved \$75,000 in design funds to construct affordable housing at 116 Vine Street (the “Leary Farm”). 2009 Annual Town Meeting authorized \$2,763,100 in CPA funds under Article 12 (see pg. 48) to purchase a 14.2 acre parcel for conservation land and affordable housing. The housing parcel consists of a 30,000 square foot lot (0.7 acres) with frontage on Vine Street. This request was the first phase of a three-phase public construction project. Funding for Phase 1 was to be used to select a design team, meet with neighbors and stakeholders and develop the project scope, budget and schedule. LexHAB met with the Vine Street neighbors in December 2020, the Select Board on January 11, 2021 and with the neighbors for a second time on January 27, 2021 to present a proposal for six units of affordable housing. The design and outreach process is ongoing (see FY23 Art. 10(k), pg. 21).

### **Conservation Land Acquisition (Art. 7 STM 2020-03)**

\$3,560,000 was approved by the 2020 Fall Special Town Meeting for the acquisition and preservation of approximately 4.48 acres of environmentally sensitive open space located at 39 Highland Avenue (Map 40, Lot 233) adjacent to existing conservation land within the Town of Lexington. The agreed purchase price for the parcel of land was \$3,500,000. An additional \$60,000 was requested in ancillary costs including legal, survey, land management and environmental assessment fees. A required conservation restriction, approved by the Select Board and the State Executive Office of Energy and Environmental Affairs and recorded with the Registry of Deeds, will be executed to ensure that the protected land will remain open and undeveloped in perpetuity. The due diligence activities for the purchase were completed and the Approval Not Required Plan was endorsed by the Planning Board to divide off the house lot to be retained by the sellers from the 4.47 acre portion of the lot to be purchased by the Town. The Conservation Commission closed on the 4.47 acre parcel on April 2, 2021. Preparation of the required Conservation Restrictions (CRs), including the baseline documentation, with Citizens for Lexington Conservation as the intended grantee, is in process. Remaining funds will be used for legal costs and administration/enforcement costs related to execution of the CRs as well as minor land management activities, such as signage installation.

**Completed FY 2021 Projects, 2020 ATM: Amount Appropriated/Amount Spent**

1. Art. 10 (a) Archives and Records Management/Records Conservation & Preservation.  
\$20,000/\$20,000.
2. Art. 10 (l) Lexington Housing Authority: Greeley Village Community Center Preservation.  
\$130,000/\$124,395

**FY 2021 Projects Indefinitely Postponed, 2020 ATM**

1. Art. 10 (d) Conservation Land Acquisition

**FY 2021 Projects Not Adopted, 2020 ATM**

1. Art. 10 (m(2)) LexHAB - 116 Vine Street Design Funds

## **Status Report on FY 2020 CPA Projects**

### **Conservation Land Acquisition (Art. 14 (a))**

\$275,000 was approved by the 2019 Annual Town Meeting for the acquisition and preservation of environmentally sensitive lands in Lexington located on Kendall Road and Sherburne Road. The acquisition of both parcels of land has added an additional 4+ acres to the Town's inventory of conservation land. The Town, acting by and through the Conservation Commission, purchased these two parcels on October 31, 2019. Preparation of the required Conservation Restrictions (CRs), including the baseline documentation, with Citizens for Lexington Conservation as the intended grantee, is in process. Remaining funds will be used for legal costs and administration/enforcement costs related to execution of the CRs as well as minor land management activities, such as signage installation.

### **Willard's Woods Site Improvements (Art. 14 (b))**

\$138,273 was approved by the 2019 Annual Town Meeting to hire an established natural resources management firm to produce a comprehensive ecological land management plan (LMP), which will identify areas of special significance in Willard's Woods and develop a plan for long-term maintenance of the property. A subsequent request is anticipated in FY24 for the second stage of the project, which will focus on design, surveying and engineering, construction planning and permitting for the proposed universally accessible-designed enhancements. The Conservation Division has engaged Land Stewardship, Inc. (LSI) to develop a comprehensive ecological land management plan for the property; LSI began work on the project in November 2019 and completed their work in fall 2021. The two public forums to present findings to and solicit feedback from the public were held on January 30, 2020 and June 17, 2021, with strong turn-out and participation by the neighborhood and volunteer stewards. The final plan was presented to the Conservation Commission during their November 15, 2021 hearing, and the Commission voted to approve the plan at their December 20, 2021 hearing after the closing of an open comment period. The second stage of the project, which involves the design phase of universally accessible improvements to the property, will commence once land management planning has been completed. Staff anticipate hiring a consultant for the design and engineering of the ADA trail in the late winter of 2022, with work to commence in the spring of 2022.

### **Battle Green Master Plan - Phase 3 (Art. 14 (d))**

\$253,394 was approved by the 2019 Annual Town Meeting for part of Phase 3 of the Battle Green Master Plan Implementation. Phase 1 was approved at the 2011 Annual Town Meeting to repair and upgrade the pathways surrounding the existing monuments on the Battle Green. Phase 2 was approved at the 2012 Annual Town Meeting for repairs and upgrades to the pathways surrounding the Battle Green itself and Belfry Hill and for the rehabilitation of the granite steps leading to the Obelisk and the fence at Ye Old Burying Ground. Phase 3 addresses site amenities, the Old Belfry and historic monuments. The FY20 project request was originally in the amount of \$570,438, but due to CPA funding constraints in FY20, the funds requested were reduced to \$253,394. The remaining Phase 3 funds were requested at the spring 2020 ATM (see Art. 10(c), pg. 29). An architect is developing plans and specifications for all of the work as funded and

outlined to date. This project has been bid and the contractor will begin work in the spring of 2022.

### **Old Reservoir Bathhouse Renovation (Art. 14 (g))**

\$620,000 was approved by the 2019 Annual Town Meeting to renovate the Old Reservoir bathhouse. Based on the finding of a 2018 feasibility study, the project will include renovation of the bathhouse, including installation of all new fixtures, replacement of the existing roof and plumbing system and reconfiguration of the main entrance. The project will address accessibility issues in the bathhouse, as well as the walkway and surrounding site. The construction phase of the Old Reservoir bathhouse renovation went out to bid in June 2020, but the bids came in substantially higher than budgeted (see Fall 2021 Special Town Meeting Art. 6(c), pg. 28).

### **Park Improvements - Hard Court Resurfacing - Adams Park (Art. 14 (h))**

The 2019 Annual Town Meeting appropriated \$70,000 in CPA funds for the resurfacing, painting and striping of the hard court surfaces located at Adams Park, behind the Waldorf School. The hard court surfaces included the Adams Tennis Courts and the Adams Basketball Courts; the project also included the installation of a permanent bike rack at the park and the installation of new posts, backboards, nets and rims. The resurfacing portion of this project began in June 2020 and was completed in July 2020. The remaining items were completed in 2021. The Town is awaiting final invoicing.

### **Park Improvements - Athletic Fields - Diamond Middle School Field (Art. 14 (i))**

\$435,000 was approved by the 2019 Annual Town Meeting to fund the Diamond Middle School Field renovation, including the installation of ADA-compliant pathways, natural turf, drainage, a new irrigation system and the addition of site amenities such as benches and backstops. An accessible route will be installed along the fence on the west side of the site at the softball field and an accessible route will be installed on the east side of the site in the baseball field to connect to the track and field event area. An accessible walk will be installed leading from the parking lot and field area. The project began in June 2020 and was completed in fall 2021. The Town is awaiting final invoicing.

### **Completed FY 2020 Projects, 2019 ATM: Amount Appropriated/Amount Spent**

1. Art.14 (c) Archives and Records Management/Records Conservation & Preservation. \$20,000/\$19,765
2. Art. 14 (e) 9 Oakland Street - Renovations and Adaptive Re-Use Supplemental Funds. \$70,000/\$70,000
3. Art. 14 (j) Playground Replacement Program - Bridge School. \$302,000/\$281,890
4. Art. 14 (k) LexHAB: Preservation, Rehabilitation & Restoration of Affordable Housing. \$99,700/\$99,700

### **FY 2020 Projects Indefinitely Postponed, 2019 ATM**

2. Art. 14 (f) Athletic Field Complex at Minuteman Regional Vocational Technical School.

## **Status Report on FY 2019 CPA Projects**

### **Public Grounds Irrigation Improvements (Art. 10 (e))**

\$100,000 was approved by the 2018 Annual Town Meeting for updates and improvements to the existing irrigation systems on the Town's public grounds. Of this \$100,000, \$40,000 was funded through CPA and the remaining \$60,000 was funded through the General Fund. The updates to the system would allow irrigation to be targeted on turf areas while conserving water. The targeted areas are the Battle Green, Hastings Park, Emery Park, Cary Memorial Building and the Town Office building. The project is expected to be completed in spring 2022.

### **Center Track and Field Reconstruction (Art. 10 (h))**

The 2018 Annual Town Meeting approved \$3,340,000 for renovations to the Center Track and Field. Of this \$3,340,000, \$2,829,000 was CPA-eligible. The FY19 funding request was for the complete reconstruction of the track and the addition of two lanes, as well as a complete renovation of the athletic field, the installation of a new lighting system and the replacement of existing bleachers and fencing. A series of four public meetings was held in the fall and winter of 2018/2019 to receive input and feedback and answer questions from stakeholders and community members. Through the public process, a synthetic surface was chosen for the athletic field, which is not CPA-eligible. The overall project has been completed. A ribbon cutting ceremony was held on July 15, 2020. There are remaining Track & Field items to be purchased during the winter 2022.

### **Completed FY 2019 Projects, 2018 ATM: Amount Appropriated/Amount Spent**

1. Art. 10 (b) Community Center Sidewalk. \$365,000/\$339,805
2. Art. 10 (c) Archives & Records Management/Records Conservation & Preservation. \$20,000/\$19,028
3. Art. 10 (d) 9 Oakland Street Renovation and Adaptive Re-Use. \$200,000/\$200,000
4. Art. 10 (f) Playground Replacement Program - Bowman School. \$302,000/\$297,066
5. Art. 10 (g) Athletic Facility Lighting - Center Recreation Complex. \$975,000/\$975,000
6. Art. 10 (i) Old Reservoir Bathhouse Design. \$75,000/\$64,405
7. Art. 10 (j) Lowell Street/Farmview Affordable Housing Supplemental Funds. \$1,400,000/\$1,400,000

### **FY 2019 Projects Indefinitely Postponed, 2018 ATM**

1. Art. 10 (a) Conservation Land Acquisition.

## **Status Report on FY 2018 CPA Projects**

### **Willard's Woods and Wright Farm Meadow Preservation (Art. 10 (e))**

\$40,480 was approved by the 2017 Annual Town Meeting for the restoration, preservation and protection of approximately 20 acres of conservation meadow at Willard's Woods and Wright Farm. The FY18 appropriation was to further the goals of the multi-year Conservation Meadow Preservation Program which has funded the restoration and preservation of the land at both Hennessey Field and Joyce Miller's Meadow. The Wright Farm portion of the project is complete, except for completion of the stone wall repairs. Willard's Woods meadow preservation activities will commence in spring 2022 based on recommendations in the land management plan for the area (see Art. 14(b), pg. 34).

### **Cotton Farm Conservation Area Improvements (Art. 10 (f))**

The 2017 Annual Town Meeting approved an appropriation of \$301,300 to fund the design and construction work needed to address several long-term goals at the Cotton Farm, a Town-owned property. The project would include removal and naturalization of a major portion of the existing driveway and parking area, relocation and construction of a new expanded parking area and installation of an ADA accessible trail and pond viewing platform. The project, designed by Kyle Zick Landscape Architects and by SumCo Eco-contracting, is now complete, except for fabrication of the educational wayside panel, and is awaiting final invoicing.

### **Completed FY 2018 Projects, 2017 ATM: Amount Appropriated/Amount Spent**

1. Art. 10 (a) Interpretive Signage Project. \$38,400/\$0 (project withdrawn)
2. Art. 10 (b) Parker's Revenge Interpretive and Public Education Signage and Displays. \$41,350/\$41,350
3. Art. 10 (c) Greeley Village Rear Door and Porch Supplemental Request. \$56,712/\$55,629
4. Art. 10 (d) Affordable Units Preservation - Judge's Road/Pine Grove. \$1,048,000/\$1,038,122
5. Art. 10 (g) Wright Farm Supplemental Funds. \$87,701/\$86,377
6. Art. 10 (i) Munroe School Windows Restoration. \$675,000/\$602,951
7. Art. 10 (l) Park Improvements - Athletic Fields - Irrigation at 14 Town Fields. \$125,000/\$104,046
8. Art. 10 (m) Town Pool Renovation. \$2,154,350/\$2,116,031
9. Art. 10 (n) Park and Playground Improvements – Bow Street, Franklin, Munroe Parks. \$60,000/\$59,932

### **FY 2018 Projects Indefinitely Postponed, 2017 ATM and STM**

1. Art. 10 (h) Stone Building Feasibility Study.
2. Art. 10 (j) Center Streetscape Improvements.
3. Art. 10 (k) Community Center Sidewalk.
4. Art. 12 (a) STM Busa Farm- Affordable Housing.
5. Art. 12 (b) STM Property Purchase- Adams Street Lot at Chiesa Farm.



## **Status Report on FY 2017 CPA Projects**

### **Minuteman Bikeway Wayfinding Signs Implementation (Art. 8 (i))**

\$120,000 was appropriated by the 2016 Annual Town Meeting for the purchase and installation of approximately 220 signs containing information on proper etiquette, bikeway access, nearby attractions and regulatory signage. The first phase of the work, which included sign installation and pavement markings, is complete. The remaining balance will be used to install larger signs and informational kiosks at key points along the trail. An architect will begin design work in the spring of 2021. The project will go out to bid in the summer of 2022 for fabrication and installation.

### **Grain Mill Alley Design Implementation (Art. 8 (o))**

The FY17 appropriation of \$214,114 for the Grain Mill Alley project funded the development of the “bookends” of the alley that runs between Mass. Ave. and the Minuteman Bikeway. Improvements to the Mass. Ave. end of the alley will include brick paving, plantings and fixed seating. An alternative transportation node is envisioned for the space adjacent to the bikeway, which will include the installation of bike racks, fixed seating, a bike repair station, plantings and a raised pedestrian crossing to improve safety. The Lexington Historical Society previously owned a parcel of land that was needed to implement the alternative transportation node, as designed; the parcel was transferred to the Town in September 2020 (see ATM 2020 Art. 25). An updated project scope has now been received from the landscape architect who is finalizing the plans and specifications. The design has been completed and bids will be solicited in the winter of 2022. Construction is anticipated to begin in the summer of 2022.

### **Completed FY 2017 Projects, 2016 ATM: Amount Appropriated/Amount Spent**

1. Art. 8 (b) Munroe Center for the Arts Window Study. \$30,000/\$29,550
2. Art. 8 (c) Lexington Arts and Crafts Society Parsons Gallery Lighting Renovation.  
\$24,280/\$24,280
3. Art. 8 (e) Keeler Farm Community Housing Acquisition. \$185,000/\$49,916
4. Art. 8 (f) Greeley Village Rear Door and Porch Preservation. \$263,250/\$263,250
5. Art. 8 (g) Wright Farm Barn Needs Assessment and Feasibility Study. \$35,000/\$35,000
6. Art. 8 (h) Anthony Park Construction Funds. \$60,000/\$59,698
7. Art. 8 (j) Town Pool Design and Engineering Costs. \$166,000/\$112,000
8. Art. 8 (k) Park Improvements - Hard Court Resurfacing - South Rindge, Kinneens Parks.  
\$61,000/\$59,959
9. Art. 8 (l) Granite Forest Pocket Park Construction at Lincoln Park. \$30,000/\$29,980
10. Art. 8 (m) Park Improvements - Athletic Fields - Adams Field. \$120,000/\$119,707
11. Art. 8 (n) Park and Playground Improvements - Center Recreation Complex, Muzzey Field.  
\$75,000/\$54,334

### **FY 2017 Projects Indefinitely Postponed, 2016 ATM**

1. Art. 8 (a) Munroe Tavern Archaeological Dig.
2. Art. 8 (d) Visitors Center Renovation.

## **Status Report on FY 2016 CPA Projects**

### **Battle Green Streetscape Improvements (Art. 8 (e))**

The 2015 Annual Town Meeting approved \$140,000 in CPA funds to hire an architectural/engineering firm to take the conceptual ideas to the 100% design stage with cost estimates for any recommended improvements to the area. This is the next phase of an ongoing program to improve the Battle Green Streetscape. The 2014 Annual Town Meeting had approved \$63,000 in CPA funds to hire an architect/engineering firm to take concept plans to the 25% design stage and develop cost estimates for the recommended improvements (Art. 8(e), pg. 41). That phase of the project has progressed to nearly 25% but is currently on hold while the Center Streetscape project is being finalized. A subsequent request for construction funding has been submitted for FY23 using tax levy funds.

### **Grain Mill Alley Design Funds (Art. 8 (o))**

\$18,000 was approved by the 2015 Annual Town Meeting for continuing design for improvements to Grain Mill Alley. \$21,500 had been initially approved by the 2013 Annual Town Meeting for the design project but it was determined that this additional appropriation was needed to continue the process of designing a safe, welcoming, aesthetically appropriate and cost-effective public space. \$214,114 was subsequently requested in FY17 to fund the design and construction of one third of the initial project, which is the creation of an alternative transportation node in the space adjacent to the Minuteman Bikeway. A balance of \$5,000 from this FY16 appropriation remains unspent and will be used to supplement the FY17 request (see Art. 8(o), pg. 38).

### **Property Purchase - 241 Grove Street (Art. 9)**

At the 2012 Annual Town Meeting, voters approved the purchase of 12.6 acres of the Wright Farm, a significant portion of the 13.6 acre parcel of land located on Grove Street, with \$3,072,000 in CPA funds (see Art. 9, pg. 45). The 2015 Annual Town Meeting approved the purchase of the remaining Wright Farm parcel (approximately one acre) with \$618,000 in CPA funds, which included an existing farmhouse and barn. LexHAB subsequently determined that the farmhouse was suitable for affordable housing purposes and requested \$200,000 in CPA funds under Article 5 at the November 2015 Special Town Meeting # 2 for renovations to the farmhouse (see below, Property Improvements - 241 Grove Street, Art. 5). The acquisition of the remaining property allows the Conservation Commission to incorporate the barn, driveway and parking area into the existing conservation parcel and adjacent open spaces. The acquisition was financed through the issuance of a \$2.95 million bond anticipation note in February 2013 and converted to a 10 year bond in February 2014. Debt service payments are ongoing until FY2024.

The Town closed on the property on February 11, 2016. A purchase and sale agreement was drafted in order to transfer a portion of the parcel to LexHAB, with the remaining portion incorporated into the 2012 12.6 acre conservation land purchase managed by the Conservation Commission. The MGL Chapter 40B Local Initiative Planning Process (LIPP) is now completed and the final recording of the Approval Not Required Plan that divided the lot into two lots was filed. The Select Board voted on the two deeds transferring the applicable portions of the lots to LexHAB and the Conservation

Commission in 2020. The remaining legal work and required affordable housing and conservation deed restrictions are anticipated to be finalized by December 2022.

**Cary Memorial Building Sidewalk (Art. 4/2015 March Special Town Meeting #2)**

\$8,241,350 in CPA funds for renovations to the Cary Memorial Building was approved by the 2014 March Special Town Meeting (Art. 2, pg. 41). At the time of the 2014 STM request, the sidewalk accessibility design had not been decided. This supplemental request for \$194,200 was approved by the 2015 March Special Town Meeting #2 for the construction of safe, accessible and aesthetically appropriate sidewalks in front of the Cary Memorial Building. The construction of the new sidewalks was incorporated into the design and construction of the Center Streetscape project, and the brick work in front of the Cary Memorial Building was completed during the 2021 construction season. This appropriation was fully spent in FY2022 and is now closed.

**Completed FY 2016 Projects, 2015 ATM: Amount Appropriated/Amount Spent**

1. Art. 8 (a) Conservation Meadow Preservation Program. \$26,400/\$24,957
2. Art. 8 (b) Parker’s Revenge Site Restoration. \$36,790/\$36,790
3. Art. 8 (c) First Parish Church Restoration Historic Structures Report. \$40,000/\$40,000
4. Art. 8 (d) Cary Memorial Building Records Center Shelving. \$75,398/\$33,221
5. Art. 8 (f) Community Center Sidewalk Design. \$50,000/\$27,578
6. Art. 8 (h) Community Center Preservation Restriction Endowment. \$25,000/\$0  
(Agreement has been recorded at Registry of Deeds. Enforcement funds remain available).
7. Art. 8 (i) Park and Playground Improvements - Marvin Park. \$68,000/\$68,000
8. Art. 8 (j) Park Improvements - Athletic Fields - Lincoln Park. \$85,000/\$81,041
9. Art. 8 (k) Park and Playgrounds ADA Accessibility Study. \$78,000/\$76,207
10. Art. 8 (l) Park Improvements - Hard Court Resurfacing - Sutherland, Marvin Parks.  
\$55,000/\$55,000
11. Art. 8 (m) Lincoln Park Field Improvements - Phase 3. \$220,000/\$219,968
12. Art. 8 (n) Minuteman Bikeway Culvert Rehabilitation. \$290,000/\$155,366
13. Art. 8 (p) Minuteman Bikeway Wayfinding Signs. \$39,000/\$39,000
14. Art. 8 (q) Lower Vine Brook Paved Recreation Path Reconstruction. \$369,813/\$342,053
15. Art. 5 STM Property Improvements - 241 Grove Street. \$200,000/\$200,000

**FY 2016 Projects Indefinitely Postponed, 2015 ATM**

1. Art. 8 (g) Cary Memorial Building Sidewalk Enhancements.

## **Status Report on FY 2015 CPA Projects**

### **Cary Memorial Building Upgrades (Art. 2 2014 March STM)**

The 2014 Special Town Meeting appropriated \$8,677,400, of which \$8,241,350 was CPA-eligible, to upgrade the Cary Memorial Building. The project reached substantial completion and a grand re-opening and re-dedication was held on October 24, 2015. Of the total debt authorization, \$8,203,000 was utilized for this main portion of the project and debt service payments are ongoing until FY2025. The remaining CPA debt authorization of \$38,350 was recently applied to complete the brick sidewalks in front of the Cary Memorial Building. The Town will issue a BAN for this project in June 2022 and pay it down in FY2023, at which point this authorization will be fully spent and closed.

### **Battle Green Streetscape Improvements (Art. 8 (e))**

This project was the next step in an ongoing program to improve the Battle Green Streetscape, focusing on efficient and safe pedestrian and vehicular flow in and around the Battle Green. 2014 Annual Town Meeting approved \$63,000 in CPA funding to hire an architect/engineering firm to take the concept plan to the 25% design stage and develop cost estimates for the recommended improvements. The total project cost was \$90,000, the remainder being financed through the tax levy. A consultant was hired in 2015 to provide plans and specifications at 25% design. An additional request for funding has been submitted for FY23 using tax levy funds (Art. 12(n)).

### **Community Center Renovation (Art. 10 2014 June STM, Amend Art. 3 of March 2014 STM, Amend Art. 5 of November 2013 STM)**

The 2014 June Special Town Meeting authorized a total of \$6,720,000 to be appropriated for Community Center Renovations. Of this amount \$451,000 was authorized to be borrowed and the remainder was financed with CPA reserves or General Fund free cash. Since that appropriation the entire cash portion of the funding has been expended, and between 2016 and 2020 the Town issued and paid down multiple BANs totaling \$410,322. Of the remaining CPA debt authorization of \$40,678, \$30,255 was recently applied to install a new sign for the Community Center at the gate on Marrett Road. The installation of the sign completes the planned work under this authorization and the remaining unissued debt authorization of \$10,453 will be rescinded at a future Town Meeting.

### **Completed FY 2015 Projects, 2014 ATM: Amount Appropriated/Amount Spent**

1. Art. 8 (b) Visitor Center- Design Phase. \$59,332/\$10,220
2. Art. 8 (c) Hastings Park Gazebo Renovation. \$120,000/\$117,586
3. Art. 8 (d) Historical Commission Inventory Forms for Priority Buildings. \$35,000/ \$34,040
4. Art. 8 (f) Vynebrooke Village Renovations. \$300,551/\$253,425
5. Art. 8 (g) LexHAB Set-Aside Funds for Development of Community Housing at the Busa Property. \$1,284,653/\$1,284,653
6. Art. 8 (h) Lincoln Park Field Improvements - Phase 2. \$200,000/\$196,521
7. Art. 8 (i) Park and Playground Improvements - Garfield Park. \$65,000/\$64,828
8. Art. 8 (j) Park Improvements - Athletic Fields - Clarke Middle School Field. \$100,000/\$99,820

9. Art. 8 (k) Park Improvements - Hard Court Resurfacing - Gallagher, Clarke Middle School Tennis Courts. \$85,000/\$85,000
10. Art. 8 (l) Parker Meadow Accessible Trail D&E. \$34,500/\$34,281
11. Art. 3 STM Land Acquisition - Off Concord Road. \$220,000/\$0

**FY 2015 Projects Indefinitely Postponed, 2014 ATM**

1. Art. 8 (a) Sidewalk Construction for the Community Center.

## **Status Report on FY 2014 CPA Projects**

### **CPA Conservation Restriction Enforcement Funds (Art. 8 (b))**

This \$25,000 project was funded by the 2013 Annual Town Meeting to draft and record Conservation Restrictions on five CPA-funded conservation lands purchased in the last several years. Since a conservation entity separate from the Town Conservation Commission must hold the restriction, funding included nominal monies to ensure that such an organization would be able to complete the baseline and documentation work and long term monitoring necessary to responsibly hold the restriction. Town staff is currently collaborating with Conservation Land Stewards and the Citizens for Lexington Conservation (CLC) to prepare the conservation restrictions (CRs) for acceptance by the Conservation Commission, Select Board and the State Department of Conservation and Recreation. Documentation for the Wright Farm CR is being coordinated with land management planning; initial fieldwork was completed in winter 2019 with remaining documentation scheduled for winter 2020. The other four CRs, Cotton Farm, Leary Property and the Goodwin Parcels are still under State review as necessary for final approval. Once the State approves each CR, each CR will be executed with CLC and invoices paid through this CPA authorization to CLC for the one-time approved administrative and enforcement costs for holding each CR on behalf of the Town. Once the CRs are executed and recorded, these funds will be transferred to CLC for in-perpetuity administration and enforcement of the CRs. It is anticipated that all these CRs will receive final State approval and be executed and funds paid to CLC by December 2022.

### **Land Purchase - Off Marrett Road (Community Center) (Art. 2 Mar. 2013 STM)**

At the March 18, 2013 Special Town Meeting funds were approved for the purchase of the property at 39 Marrett Road, owned by the Scottish Rite Masons, to be used as a multi-generational community center for the Town of Lexington. The purchase price, plus related closing expenses, totaled \$10,950,000, of which \$7,390,000 was eligible for CPA funding. The purchase of the property was completed on December 5, 2013; the transition of several Town departments to the facility occurred in 2015. The acquisition was financed through the issuance of a \$7.39 million bond anticipation note in November 2013 and converted to a 10-year bond in February 2014. Debt service payments are ongoing until FY2024 (see pg. 25).

### **Completed FY 2014 Projects, 2013 ATM: Amount Appropriated/Amount Spent**

1. Art. 8 (a) Archives and Records Management/Conservation. \$20,000/\$20,000
2. Art. 8 (c) Cary Memorial Building Upgrades - Design Funds. \$550,000/\$550,000
3. Art. 8 (f) Park and Playground Improvements - Lincoln Park, Skate Park.  
\$147,500/\$140,110
4. Art. 8 (g) Park Improvements - Athletic Fields - Sutherland Park. \$65,000/\$58,486
5. Art. 8 (h) Lincoln Park Field Improvements. \$150,000/\$149,999
6. Art. 8 (i) Lexington Center (Grain Mill Alley) Pocket Park Design and Ancillary Costs. \$21,500/\$21,500
7. Art. 8 (j) Merriam Hill Preservation Project. \$3,000/\$3,000

8. Art. 8 (k) Moon Hill Preservation Project. \$6,000/\$6,000
9. Art. 8 (l) Greeley Village Front Doors. \$172,734/\$172,734
10. Art. 8 (n) ACROSS Lexington Pedestrian/Bicycle Route System. \$5,000/\$5,000
11. Art. 8 (o) Buckman Tavern Restoration and Renovation. \$650,000/\$616,838
12. Art. 5 Nov. 2013 STM Renovations to Buildings to be acquired at 39 Marrett Road.  
See Art. 10 June STM/FY15, pg. 41.

**FY 2014 Projects Indefinitely Postponed, 2013 ATM**

1. Art. 8 (d) Muzzey Senior Center Upgrade - Phase 3.
2. Art. 8 (e) Visitor Center - Design Phase.

**FY 2014 Projects Not Adopted, 2013 ATM**

1. Art. 8 (m) LexHAB Set-Aside Funds for Development of Community Housing.  
\$450,000

## **Status Report on FY 2013 CPA Projects**

### **Battle Green Master Plan Implementation, Phase 2 (Art. 8 (f))**

This project was approved for \$143,845 at the 2012 Annual Town Meeting for repairs and upgrades to the pathways surrounding the Battle Green and Belfry Hill and for rehabilitation of the granite steps leading to the Obelisk and the fence at Ye Olde Burying Ground. An architect is currently developing plans and specifications. This project will go out to bid in the spring of 2022 (see also Battle Green Master Plan Implementation Phase 1, FY12 Art. 8(f), pg. 46; and Phase 3, FY20 Art. 14(d), pg. 34 and FY21 Art. 10(c), pg. 29).

### **Land Purchase- Off Grove Street (Art. 9)**

The 2012 Annual Town Meeting approved \$3,072,000 in CPA funding for the purchase of 12.6 acres of open space at the Wright Farm property at 241 Grove Street, plus related expenses, to be dedicated as conservation land. At the time of purchase, the Town retained a future option to purchase the remaining .99 acre of the property, containing a farmhouse, barn and garage. The 2015 Annual Town Meeting approved \$618,000 in CPA funds for the purchase of the remaining parcel (see Art. 9, pg. 39).

The purchase of the first portion of land was completed on December 20, 2012, financed with a short term bond anticipation note issued in February, 2013 in the amount of \$2,950,000. In February, 2014, the BAN was converted to a \$2,950,000 ten-year bond and the first debt service payments of principal and interest on the bond were made in FY15. Debt service payments are ongoing until FY2024.

### **Completed FY 2013 Projects, 2012 ATM: Amount Appropriated/Amount Spent**

1. Art. 8 (a) Archives and Records Management/Conservation, Phase 5. \$150,000/\$147,019
2. Art. 8 (b) Paint Mine Barn Preservation. \$34,770/\$34,454
3. Art. 8 (c) Muzzey Senior Center Upgrades. \$561,518/\$0
4. Art. 8 (d) Cary Memorial Building Upgrades. \$75,000/\$73,133
5. Art. 8 (e) Center Playfields Drainage, Phase 3. \$605,718/\$596,876
6. Art. 8 (g) LexHAB Set-Aside Funds for Housing Acquisition. \$450,000/\$0  
(2014 ATM approved that the appropriation could be used for development of community housing on the Busa property).
7. Art. 8 (h) Buckman Tavern Historic Structures Report/Needs Assessment. \$65,000/\$65,000
8. Art. 8 (i) Historical Society - Historical Records Preservation. \$77,268/\$77,268
9. Art. 8 (j) Greeley Village Accessible Housing Project. \$810,673/\$759,729



## **Status Report on FY 2012 CPA Projects**

### **Battle Green Monument Restoration (Art. 8 (e))**

\$50,000 was approved by the 2011 Annual Town Meeting to address the rehabilitation and repair of existing monuments in and around the Battle Green. Monuments to be restored and repaired included the Obelisk, Minuteman Statue, Minuteman Monument and the Common flagpole. Repairs and conservation of the Minuteman Statue by Daedalus, Inc. have been completed. The other monuments are being reviewed and will go out to bid in the spring of 2022. Restoration work will commence in the fall of 2022.

### **Battle Green Master Plan Implementation, Phase 1 (Art. 8 (f))**

This project was approved for \$50,000 at the 2011 Annual Town Meeting to repair and upgrade the pathways surrounding the existing monuments on the Battle Green. An architect is currently developing plans and specifications. The project will go out to bid in the spring of 2022 (see also Battle Green Master Plan Implementation Phase 2, FY13 Art. 8(f), pg. 45; and Phase 3, FY20 Art. 14(d), pg. 34 and FY21 Art. 10(c), pg. 29).

### **Completed FY 2012 Projects, 2011 ATM and STM: Amount Appropriated/Amount Spent**

1. Art. 8 (a) Archives and Records Management/Conservation. \$150,000/\$150,000
2. Art. 8 (b) East Lexington Fire Station Doors Replacement. \$60,000/\$60,000
3. Art. 8 (d) LexHAB Set-Aside for Housing Acquisition. \$450,000/\$365,347 (2014 ATM approved that the remainder be used for development of community housing on the Busa property).
4. Art. 8 (g) Center Playfields Drainage Implementation, Phase 2. \$911,863/\$911,863
5. Art. 8 (i) Vynebrooke Village Drainage Improvements, Phase 2. \$364,800/\$261,578
6. Art. 7 (a) STM Cary Library Archives Preservation. \$35,000/\$19,540

### **FY 2012 Projects Indefinitely Postponed, 2011 ATM**

1. Art. 8 (h) Muzzey Condominium Association Window Replacement.

### **FY 2012 Projects Not Adopted, 2011 ATM**

1. Art. 8 (c) Leary Property Planning Funds. \$30,000

## **Status Report on FY 2011 CPA Projects**

### **Completed FY 2011 Projects, 2010 ATM: Amount Appropriated/Amount Spent**

1. Art. 8 (a) Minuteman Bikeway Preservation. \$320,000/\$308,733
2. Art. 8 (b) Old Reservoir Project Stormwater Mitigation, Phase 2. \$190,047/\$168,413
3. Art. 8 (c) Center Playfields Drainage, Phase 1. \$875,173/\$872,595
4. Art. 8 (d) Greeley Village Siding Replacement. \$386,129/\$378,027
5. Art. 8 (e) Vynebrooke Village Drainage Study. \$10,000/\$9,999
6. Art. 8 (f) LexHAB Purchase of Two Properties. \$695,000/\$695,000
7. Art. 8 (g) Archives and Records Management/Records Conservation. \$150,000/\$149,862
8. Art. 8 (h) Cary Memorial Library Archives Preservation. \$100,000/\$94,950
9. Art. 8 (i) Cary Memorial Building Improvements/Upgrades Study. \$60,000/\$60,000
10. Art. 8 (j) Cary Memorial Building Signage. \$25,000/\$25,000
11. Art. 8 (k) Municipal Building Envelope. \$73,000/\$71,183
12. Art. 8 (l) Town Office Building Renovation. \$1,500,000/\$1,385,169
13. Art. 8 (m) Cary Memorial Building HVAC. \$35,000/\$33,274
14. Art. 8 (n) Police Station Ventilation. \$31,700/\$28,361
15. Art. 8 (o) Muzzey Senior Center Improvements Study. \$45,100/\$45,100
16. Art. 8 (p) White House Historic Structure Report. \$18,000/\$18,000
17. Art. 8 (q) Stone Building Exterior Stabilization. \$202,933/\$202,927
18. Art. 8 (r) Munroe Tavern Capital Improvements. \$400,000/\$400,000
19. Art. 8 (s) Comprehensive Cultural Resources Survey. \$5,300/\$5,161
20. Art. 8 (t) Battle Green Master Plan. \$25,000/\$25,000
21. Art. 9 Cotton Farm Land Acquisition. \$3,857,000/\$3,857,000

## **Status Report on FY 2010 CPA Projects**

### **Completed FY 2010 Projects, 2009 ATM and STM: Amount Appropriated/Amount Spent**

1. Art. 11 (a) Center Playfields Drainage Study. \$70,000/\$69,198
2. Art. 11 (b) Storm Water Mitigation at the Old Reservoir and Marrett Road, Phase 1. \$569,000/\$525,198
3. Art. 11 (c) Pond Drainage Improvements to Pine Meadows Golf Club. \$200,000/\$200,000
4. Art. 11 (d) Archives and Records Management Preservation. \$150,000/\$150,000
5. Art. 11 (f) Town Office Building Renovation Design. \$30,000/\$30,000
6. Art. 11 (g) Police Station Space Needs Study. \$45,000/\$39,115
7. Art. 11 (h) Stone Building Renovation. \$180,000/\$52,093
8. Art. 11 (i) Fire Headquarters Renovation and Redesign. \$29,700/\$27,261
9. Art. 11 (j) Greeley Village Roof Replacement. \$320,828/\$320,828
10. Art. 11 (k) Munroe Tavern Historic Structure Report. \$50,000/\$40,000
11. Art. 11 (l) Purchase of Three Properties by LexHAB. \$845,000/\$845,000
12. Art. 12 Purchase of the Leary Property off Vine Street. \$2,763,100/\$2,748,411
13. Art. 6 (a) STM Land Purchase off Lowell Street (the Busa Farm). \$4,197,000/\$4,194,886

### **FY 2010 Projects Indefinitely Postponed, 2009 ATM**

3. Art. 11 (e) Cary Vault Climate Control- Supplemental Appropriation.

## **Status Report on FY 2009 CPA Projects**

### **Completed FY 2009 Projects, 2008 ATM and STM: Amount Appropriated/Amount Spent**

1. Art. 9 (a) Survey and Define Affordable Housing Study - LexHAB and Lexington Housing Authority. \$25,000/\$13,204
2. Art. 9 (b) Belfry Hill Restoration Project. \$9,850/\$9,362
3. Art. 9 (c) Hancock-Clarke House Restoration. \$600,000/\$600,000
4. Art. 9 (d) Reconstruction of the Gatehouse/Pond Dredging at the Old Reservoir. \$55,000/\$21,947
5. Art. 9 (e) Window Replacement at Vynebrooke Village. \$158,686/\$155,155
6. Art. 9 (f) Archives and Records Management/Records Conservation. \$150,000/\$150,000
7. Art. 9 (g) Purchase of Three Condominium Units at Parker Manor- LexHAB. \$652,800/\$652,800.
8. Art. 9 (i) Harrington School Playground. \$75,000/\$75,000
9. Art. 9 (j) Building Upgrades to the Old Harrington School. \$330,000/\$330,000
10. Art. 9 (k) Town Office Building Complex Building Envelope. \$95,000/\$95,000
11. Art. 9 (l) East Lexington Fire Station- Storm Window and Central Air Conditioning. \$47,500/\$46,287
12. Art. 9 (m) ADA Accessible Bathrooms and Appropriate Signage at the Town Office Building. \$70,000/\$20,434
13. Art. 9 (n) Town Office Building Use Study and Renovation Design. \$80,000/\$80,000
14. Art. 9 (q) Replacement of Munroe School Fire Prevention System. \$579,550/\$344,803
15. Art. 5 STM Acquisition of the Goodwin Parcels. \$181,517/\$180,343
16. Art. 6 STM Harrington Preschool Playground Supplemental Appropriation. \$35,135/\$19,278

### **FY 2009 Projects Indefinitely Postponed, 2008 ATM**

1. Art. 9 (h) Senior Center Design, Renovation and Expansion.
2. Art. 9 (o) Stone Building Renovation.
3. Art. 9 (p) Proposed Land Acquisitions.

## **Status Report on FY 2008 CPA Projects**

### **Historic Preservation at Ye Olde Burial Ground and Munroe Cemetery (Art. 26 (b))**

The 2007 Annual Town Meeting voted \$367,000 in CPA funds to hire a qualified stone conservator and a qualified stone preservation contractor to preserve and repair the grave markers at Ye Olde Burial Ground and Munroe Cemetery. Ivan Myjer, of Building Monument Conservation, was hired as the stone conservator and project overseer. ConservArt LLC was hired to perform preservation and restoration work at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery. Based upon reports from Ivan Myjer, a majority of markers and stones at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery have been repaired and restored. Attention has now turned to the final phase of the project. This includes any final restoration work at these cemeteries and the development of a Geographic Information System (GIS) map of each cemetery. A contractor has begun the restoration work which will be completed in the spring of 2022.

### **Tourism Signs (Art. 26 (i))**

At the 2007 Annual Town Meeting, \$18,360 was voted for directional and storytelling signage in Lexington. The directional signage from local highways to the Town's historic sites has been created and installed. One remaining sign is still in the design phase, a storytelling sign about April 19<sup>th</sup>, 1775, planned for the Battle Green. The Tourism Committee applied for FY14 funding for three other signs; two for Buckman Tavern and one for Belfry Hill to use some of the available funds from this project. The CPC voted to authorize the use of up to \$3,000 of the \$6,500 remaining Sign Project funds for the FY14 request. Currently, there is \$3,850 in available funding for the completion of this FY08 project. The final sign design was completed in the fall of 2021 and will be installed in the spring/summer 2022.

### **Completed FY 2008 Projects, 2007 ATM: Amount Appropriated/Amount Spent**

1. Art. 26 (a) Center Playfields Drainage Engineering Study. \$40,000/\$40,000
2. Art. 26 (c) Approved Fire Monitoring/Historic Houses. \$18,120/\$17,175
3. Art. 26 (d) Boiler and Oil Tank for Buckman Tavern. \$10,685/\$9,900
4. Art. 26 (e) Comprehensive Cultural Resources Survey. \$90,000/\$90,000
5. Art. 26 (f) Greeley Village Window Replacement. \$228,404/\$221,115
6. Art. 26 (g) East Lexington Branch Library (Stone Building) - Historic Structure Report. \$43,000/\$43,000
7. Art. 26 (h) Cary Hall Restoration and Rehabilitation (Assessment of Cary Hall as a Performance Center). \$147,130/\$68,257
8. Art. 26 (j) Douglas House - Rehabilitation of 7 Oakland Street (Rehabilitation of the former Minuteman Press Building for affordable housing for brain-injured adults). \$300,000/\$300,000
9. Art. 26 (k) West Lexington Greenway Corridor. \$125,000/\$121,943
10. Art. 26 (l) Muzzey High Condominium Building Study. \$53,500/\$53,500

## **Status Report on FY 2007 CPA Projects**

### **Completed FY 2007 Projects, 2006 ATM and STM: Amount Appropriated/Amount Spent**

1. Art. 28 (c) Fire Station/Bedford Street Renovations. \$100,000/\$100,000
2. Art. 28 (g) Police Station - Interior Renovations. \$100,000/\$100,000
3. Art. 28 (i) Cary Memorial Building Vault Climate Control. \$60,000/\$56,437
4. Art. 4 (b) STM Hancock-Clarke House Pre-Restoration Project (Historic Structure Report, Building Usage Study, Accessibility Evaluation and Construction Specifications). \$25,000/\$25,000
5. Art. 4 (c) STM Lexington Depot – Elevator Project. \$44,000/\$44,000
6. Art. 4 (d) Cary Vault Shelving. \$60,000/\$60,000

***NOTE: All unspent project funds are returned to the “bucket” from which they were originally appropriated.***

**CPF ACCOUNT BALANCES  
2022 Annual Town Meeting**

<b>APPROPRIATED TO DATE</b>	
(by category as of March 1, 2022)	
<b>CATEGORY</b>	
COMMUNITY HOUSING	\$11,574,512
HISTORIC RESOURCES	\$33,812,301
OPEN SPACE	\$18,756,266
RECREATIONAL RESOURCES	\$17,028,648
<b>TOTAL</b>	<b>\$81,171,727</b>
ADMINISTRATIVE EXPENSES	<u>\$2,100,000</u>
<b>TOTAL APPROPRIATIONS TO DATE</b>	<b>\$83,271,727</b>

<b>AVAILABLE FOR APPROPRIATION AT ANNUAL TOWN MEETING, MARCH 2022</b>	
<b>AVAILABLE BALANCES</b>	
COMMUNITY HOUSING RESERVE	\$2,032,374
HISTORIC RESOURCES RESERVE	\$166,164
OPEN SPACE RESERVE	\$488,935
UNBUDGETED RESERVE	\$178,683
UNDESIGNATED FUND BALANCE	\$5,521,094
<b>TOTAL</b>	<b>\$8,387,250</b>
<b>ESTIMATED REVENUES FY 2023</b>	
PROPERTY SURCHARGE	\$5,950,000
STATE MATCH (38% est.)	\$2,166,000
INVESTMENT INCOME	\$20,000
<b>TOTAL</b>	<b>\$8,136,000</b>
<b>OBLIGATED FY2023 DEBT AND NOTE PAYDOWN</b>	
<b>TOTAL</b>	<b>(\$1,935,635)</b>
<b>TOTAL ESTIMATED CPF FUNDS AVAILABLE FOR NEW PROJECTS IN FY23 EXCLUSIVE OF DEBT</b>	
	<b>\$14,587,615</b>

<b>FY23 CPA PROJECT COSTS AND SUMMARY</b>			
<b>ANNUAL TOWN MEETING- ARTICLE 10</b>		<b>VOTE</b>	<b>AMOUNT</b>
<b>HISTORIC RESOURCES</b>			
Art. 10 (a)	Archives and Records Management	9-0	\$ 20,000
Art. 10 (b)	Wright Farm Barn Stabilization	8-1	\$ 155,000
	<b>Subtotal</b>		<b>\$ 175,000</b>
<b>OPEN SPACE</b>			
Art. 10 (c)	West Farm Meadow Preservation	9-0	\$ 28,175
	<b>Subtotal</b>		<b>\$ 28,175</b>
<b>RECREATION</b>			
Art. 10 (d)	Park Improvements- Poured-in Place-Surfaces	9-0	\$ 1,459,591
Art. 10 (e)	Center Playground Bathrooms and Maintenance Building Renovation	7-1-1	\$ 915,000
Art. 10 (f)	Playground Improvements- Hard Court Surfaces	8-0-1	\$ 2,500,000
Art. 10 (g)	Park and Playground Improvements- Kinneens Park	9-0	\$ 200,000
Art. 10 (h)	Park Improvements- Athletic Fields- Fiske Field	9-0	\$ 250,000
Art. 10 (i)	Lincoln Park Master Plan	9-0	\$ 100,000
	<b>Subtotal</b>		<b>\$ 5,424,591</b>
<b>COMMUNITY HOUSING</b>			
Art. 10 (j)	Lexington Housing Assistance Board- Preservation and Rehabilitation	9-0	\$ 234,000
Art. 10 (k)	Lexington Housing Assistance Board- 116 Vine Street Construction Funds	9-0	\$ 5,300,000
Art. 10 (l)	Lexington Housing Authority- Vynebrooke Village- Preservation	9-0	\$ 160,790
	<b>Subtotal</b>		<b>\$ 5,694,790</b>
<b>TOTAL ATM PROJECTS ARTICLE (a-l)</b>			<b>\$ 11,322,556</b>
Art. 10 (m)	CPA Debt Service	9-0	\$ 1,935,635
Art. 10 (n)	Administrative Budget	9-0	\$ 150,000
	<b>Subtotal</b>		<b>\$ 2,085,635</b>
<b>TOTAL FY23 COSTS FOR ARTICLE 10 (a-n)</b>			<b>\$ 13,408,191</b>
<b>FY23 TOTAL TO BE TAKEN FROM CPF CASH</b>			<b>\$ 13,408,191</b>



## SUMMARY

### FINANCING SOURCES

AVAILABLE CASH BALANCES	\$8,387,252
ESTIMATED FY23 REVENUE	\$8,136,000
<b>TOTAL AVAILABLE FOR FY23</b>	<b>\$16,523,252</b>

### FY23 COSTS (Annual Town Meeting)

PROJECT COSTS TO BE TAKEN FROM CPF CASH	\$11,322,556
ADMINISTRATIVE EXPENSES AND DEBT SERVICE	\$2,085,635
<b>TOTAL</b>	<b>\$13,408,191</b>

<b>NET BALANCE (AVAILABLE FOR FY24)</b>	<b>\$3,115,061</b>
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