



Town of Lexington

Community Preservation Committee

Report to

2018 Annual Town Meeting

Article 10: Community Preservation Committee,
Community Preservation Act Projects

Submitted by:

Marilyn Fenollosa, Chair
Richard Wolk, Vice-Chair
Charles Hornig
David Horton
Jeanne Krieger
Joe Pato
Robert Pressman
Sandra Shaw
Melinda Walker

Elizabeth Mancini, Admin. Assistant

Approved March 22, 2018

Table of Contents

| | |
|--|-----------|
| Introduction..... | 1 |
| Criteria for Project Selection..... | 5 |
| Table of Allowable Uses..... | 8 |
| Article 10..... | 9 |
| (a) Conservation Land Acquisition..... | 9 |
| (b) Community Center Sidewalk | 10 |
| (c) Archives & Records Management/ Records Conservation & Preservation..... | 11 |
| (d) 9 Oakland Street- Renovation and Adaptive Re-Use | 12 |
| (e) Public Grounds Irrigation Improvements..... | 13 |
| (f) Playground Replacement Program- Bowman School..... | 14 |
| (g) Athletic Facility Lighting | 15 |
| (h) Center Track and Field Reconstruction..... | 16 |
| (i) Old Reservoir Bathhouse Design..... | 18 |
| (j) Lowell Street/ Farmview Affordable Housing Supplemental Funds..... | 19 |
| (k) FY19 CPA Debt Service and Projections | 22 |
| (l) Administrative Budget | 24 |
| Status Report on Prior Years' Projects | 25 |
| CPF Account Balances - 2018 Annual Town Meeting..... | 47 |
| FY19 CPA Project Costs and Summary | 48 |
| FY20 Available Balance (after 2018 ATM) | 49 |

(This page intentionally left blank)

Community Preservation Committee

Annual Town Meeting 2018

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

FY 2019

The Community Preservation Committee (CPC) is recommending nine projects to the 2018 Annual Town Meeting for funding under Article 10. Under Article 10, three projects fall within the area of Historic Preservation, five under Recreational Resources and one under Community Housing. There are no projects for consideration under the Open Space category.

Described on pages 9 through 21, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all nine received Town Counsel approval. All FY19 applications were discussed in public CPC meetings and were presented at the Town Meeting Members Association Information Session on March 15, 2018. The total cost of the nine projects which the CPC is recommending to Annual Town Meeting is \$6,206,000. Based on the recommendation of the Assistant Town Manager for Finance, a portion of this total (\$2,829,000, representing the Center Track and Field Reconstruction project) will be financed through the issuance of long-term debt. The remainder (\$3,377,000) will be funded by available balances in the Community Preservation Fund. *(Please see page 47 for details.)*

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund. There are five commitments for debt service, which include payments for the Wright Farm Acquisition, the Community Center Acquisition, Community Center Renovations and Cary Memorial Building Upgrades (pre-existing debt) and the Center Track and Field Reconstruction (estimated interest costs on the CPA portion of a new bond anticipation note (BAN)). The approved Administrative Budget, permitted by the Community Preservation Act, remains constant at \$150,000. *(Please see page 24 for details.)* These Debt Service and Administrative Expenses (Administrative and Debt Service) total \$2,464,516 and are detailed on pages 22 through 24.

The CPC bid farewell to charter member Norman Cohen this past year. Since the Committee's formation, we have relied on his vast experience and depth of knowledge about town affairs, as well as his good common sense, while considering the many projects before us. We will miss his insights and perspective and thank him for his years of service to the CPC and the Town of Lexington. At the same time, we welcome Joe Pato to the CPC, knowing that the Board of Selectmen will continue to be ably represented in our review and deliberations.

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 ratified by Lexington voters in 2006. CPA communities impose a surcharge on their own property taxes of up to 3%, and 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 2018 (FY18), the annual surcharge averaged \$377.95 billed per Lexington household. Our commercial and industrial taxpayers were billed \$896,545.52 in FY18, representing approximately 19% of our billed CPA surcharges.

In its initial year, FY07, the surcharge brought in approximately \$2.5 million dollars which was fully matched with state funds. Since FY07, annual revenue from the local surcharge has steadily increased. Latest figures are available for FY17, for which the surcharge raised \$4,442,893. However, state matching funds, which come from a surcharge on Registry of Deeds transaction fees, have fallen since FY08. Lexington’s FY18 state match totaled \$789,905 or 17.8% of its surcharge. Initial estimates from the Department of Revenue (DOR) projected the FY18 state match distribution at just 15%. While slightly higher than the initial estimates, the FY18 state match percentage (distributed in November 2017) is the lowest distribution since Lexington’s adoption of the Community Preservation Act.

The decrease in state matching funds is due primarily to an increased number of communities passing CPA bylaws therefore competing for limited funds and stagnant recording fees collected at the state’s Registries of Deeds. The current transaction fees have not been adjusted since the CPA was signed into law in 2000. In 2016, a record 16 communities in Massachusetts placed CPA adoption on their ballots. 11 of those communities voted during the November election to adopt the Community Preservation Act, including the cities of Boston and Springfield. While most of the adopting communities voted for just a 1% or 1.5% surcharge, the impact of these additional communities on future state disbursements will be seen in FY19.

Lexington has benefitted from surplus transfers from the state budget to the CPA Trust Fund in previous fiscal years but that trend ceased when the FY16 state budget closed with a \$0 balance. It is unlikely that the FY17 state budget will provide any surplus funding.

While Lexington’s FY18 state match is at an all-time low, CPA advocates believe this actually strengthens the argument for a permanent fix to the CPA Trust Fund. A piece of legislation entitled, *An Act to Sustain Community Preservation Revenue (H.3662)*, calls for

a review of the fees collected at the Registries of Deeds (the trust fund’s primary source of funding). If passed, it would require the Department of Revenue to calculate the necessary fees that would allow for all CPA communities to receive a 50% match in their first round distribution. The bill, co-sponsored by 121 legislators, received a positive recommendation from the Joint Committee on Revenue in May 2017. The State Senate voted to increase the deeds recording fees but unfortunately the vote did not become law, having been removed in the conference committee process. The Community Preservation Coalition, a non-profit statewide organization that engages in CPA legislative advocacy and lobbying, was able to secure a vital meeting with Speaker of the House Robert DeLeo in January 2018 to emphasize the importance of stabilizing the annual state match component of the CPA. The Coalition’s next step is to meet with the House Committee on Ways and Means which is currently reviewing the bill.

Given the increased number of CPA communities competing for limited funds and the uncertainty of future state budget surplus transfers and pending legislation, the Town projects a conservative 15% state match estimate for FY19. The chart below shows the state matching funds received to-date.

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

| CPA STATE MATCHING FUNDS TO DATE | | |
|---|-------------------|---------------------|
| FISCAL YEAR | PERCENTAGE | AMOUNT |
| 2008 | 100.00 | \$2,556,362 |
| 2009 | 69.40 | \$1,927,708 |
| 2010 | 36.17 | \$1,060,390 |
| 2011 | 28.22 | \$858,729 |
| 2012 | 27.62 | \$885,463 |
| 2013 | 27.79 | \$929,507 |
| 2014 | 54.09 | \$1,932,347 |
| 2015 | 32.56 | \$1,230,116 |
| 2016 | 30.70 | \$1,229,774 |
| 2017 | 21.30 | \$897,243 |
| 2018 | 17.80 | \$789,905 |
| TOTAL | | \$14,297,544 |

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By Lexington Bylaw, the CPC comprises nine members, of whom three are appointed by the Board of Selectmen 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 Richard Wolk from the Conservation Commission serving as Vice-Chair. The CPC welcomed Joe Pato, Selectmen's Appointee, in 2017.

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 Committee and Appropriation Committee 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: community housing, historic resources, open space and recreation. The CPC Administrative Assistant currently tracks over 40 ongoing CPC projects, for which updates are given in this report after the FY19 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 \$66,153,115 for CPA projects (exclusive of administrative expenses). These funds have supported 55 historic preservation projects, preserved 87 acres of open space, created or preserved 37 recreational facilities, and created or supported 371 units of affordable housing. Of this total, **nearly \$14.3 million or 21% of the Town's total project costs (exclusive of Administrative expenses) 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;
- Preserve the essential character of the Town as described in the Comprehensive Plan;
- Are consistent with other current planning documents that have received wide scrutiny and input and have been adopted by the Town;
- 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 Open Space 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 Register, 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;
- Give priority to local residents, Town employees, and employees of local businesses;
- 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

| | OPEN SPACE | HISTORIC RESOURCES | RECREATIONAL LAND | COMMUNITY HOUSING |
|---|---|--|---|--|
| DEFINITIONS (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 preserves and land for recreational use. | Buildings, structures, vessels, real property, documents or artifacts listed on the State Register of Historic Places or deemed 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, 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. |
| ACQUIRE Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B. | YES | YES | YES | YES |
| CREATE To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008) | YES | NO | YES | YES |
| PRESERVE Protect personal or real property from injury, harm or destruction. | YES | YES | YES | YES |
| SUPPORT 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 an entity that owns, operates or manages such housing for the purpose of making housing affordable. | NO | NO | NO | YES, including funding for affordable housing trusts |
| REHABILITATE/RESTORE 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 with CPA funds | YES | YES | YES, if acquired with CPA funds |

ARTICLE 10 (a)

Project:

Conservation Land Acquisition

To Be Indefinitely Postponed

ARTICLE 10 (b)

| | |
|----------------------------|----------------------------------|
| Project: | Community Center Sidewalk |
| CPA Category: | Historic Resources |
| Amount Requested: | \$365,000 |
| Amount Recommended: | \$365,000 |
| CPC Vote: | (6-1) |

Project Description:

The 2014 March Special Town Meeting appropriated funds to renovate the Community Center. At the time of the funding request, the design of the sidewalk from Marrett Road to the Community Center was not yet complete. \$50,000 for design was appropriated by the 2015 Annual Town Meeting and since that time, the Town has conducted meetings with the proprietors of the adjacent Scottish Rite to determine the location and design of the sidewalk.

The proposed plan will fund the installation of a new, 435' cement concrete sidewalk to connect with the existing sidewalk along the Community Center driveway. The project also includes the installation of pedestrian-level solar LED lights and two handicapped-accessible ramps at the Community Center entrance on Marrett Road. The construction of a third ramp on the far side of Marrett Road and a crosswalk will also be included as part of the project but will not be funded with CPA monies. (As of this report's publication date, the funding source for the ramp and crosswalk was undetermined).

Project Goals and Objectives:

- Construct a sidewalk connecting Marrett Road to the Community Center; and
- Provide safe pedestrian access to the Town-owned facility.

Project Benefit:

Currently a public sidewalk leading to the Community Center does not exist. Constructing a path from Marrett Road to the building will provide a safe pedestrian path for those who do not access the Community Center by car. The construction of a sidewalk will also put the Community Center in compliance with the Board of Selectmen directive that requires all public buildings to be accessible by sidewalk. The new sidewalk will also improve handicapped-accessibility to the facility.

Funding Request:

\$365,000 is requested in FY19 for construction.

ARTICLE 10 (c)

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

Project Description:

This FY19 request for CPA funds is for the conservation and preservation of historic municipal documents and records. The current request will fund conservation and preservation of older documents and make them available on the Town's digital archives. Documents to be conserved under this funding request include the remaining Old Town Papers, dating from 1722 to 1923. As an incidental part of the project, documents will also be digitized for long-term safe-keeping and access.

Project Goals and Objectives:

- Preserve older documents and make them available on 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. There is a continuing need to preserve records from the 1800s and early 1900s and to make them more accessible. The preservation and conservation of permanent records for archiving creates the basis for documenting Lexington's history for the future.

Funding Request:

The FY19 request is \$20,000.

ARTICLE 10 (d)

| | |
|----------------------------|---|
| Project: | 9 Oakland Street- Renovation and Adaptive Re-Use |
| CPA Category: | Historic Resources |
| Amount Requested: | \$200,000 |
| Amount Recommended: | \$200,000 |
| CPC Vote: | (9-0) |

Project Description:

Supportive Living Inc. (SLI), a non-profit organization, provides appropriate, affordable and supportive housing for survivors of brain injury. In 2007, Town Meeting approved \$300,000 of a total project cost of \$6.2 million to help fund the renovation of 7 Oakland Street into 15 units of affordable housing for survivors of brain injury. In 2009, the Town was awarded the Robert Kuehn Community Preservation Award for the adaptive re-use of 7 Oakland Street, now referred to as the “Douglas House”. SLI also owns the small building located at 9 Oakland Street and this FY19 request seeks funds for the renovation and adaptive re-use of that structure.

The entire property, 7-9 Oakland Street, is located within the Battle Green Historic District and is listed on the National Register of Historic Places. Built in 1882 (main facility) and c. 1900 (9 Oakland St. - foreman’s house) for the M.H Merriam Company, a manufacturer of bindings and trimmings for the shoe industry, the complex was later home to the *Lexington* Press, and was one of the earliest industrial facilities in Lexington. Renovations to 9 Oakland Street will include an additional common area for resident use and wellness programs on the first floor and additional meeting and office space for SLI staff on the top floor.

Project Goals and Objectives:

- Promote the adaptive re-use of an historically significant structure;
- Provide additional common area for residents;
- Provide additional space for the SLI’s brain injury health and wellness program; and
- Provide additional meeting and office space for SLI staff.

Project Benefit:

The adaptive re-use of 9 Oakland Street will help preserve a piece of Lexington’s manufacturing history and the new common area will enhance opportunities for community inclusion of Douglas House residents.

Funding Request:

The total project cost is \$425,000; SLI plans to support the \$200,000 requested from CPA funds with foundation grants, private donations and contributions from SLI’s Board of Directors.

ARTICLE 10 (e)

| | |
|----------------------------|---|
| Project: | Public Grounds Irrigation Improvements |
| CPA Category: | Recreational Resources |
| Amount Requested: | \$40,000 |
| Amount Recommended: | \$40,000 |
| CPC Vote: | (9-0) |

Project Description:

FY19 funds will be used for updates and improvements to the existing irrigation systems on the Town's public grounds. The Town has met with a consulting company in order to conduct an irrigation audit and seeks to make changes to the current systems for more efficient water usage and repairs. The proposed updates will allow irrigation to be targeted on turf areas while conserving water. The 2017 Annual Town Meeting approved an appropriation for similar upgrades to the Town's athletic fields. The areas targeted in this FY19 request include the Battle Green, Hastings Park, Emery Park, the Cary Memorial Building grounds and the Town Office Building complex.

Project Goals and Objectives:

- Implement a web-based irrigation system at public grounds areas; and
- Increase efficiency while decreasing water consumption.

Project Benefit:

Updates to the existing systems will allow irrigation to be targeted on the turf areas and result in less water usage.

Funding Request:

The total project cost is \$100,000. \$40,000 is requested in CPA funds and the remainder will be funded with free cash.

ARTICLE 10 (f)

| | |
|----------------------------|---|
| Project: | Playground Replacement Program – Bowman School |
| CPA Category: | Recreational Resources |
| Amount Requested: | \$302,000 |
| Amount Recommended: | \$302,000 |
| CPC Vote: | (9-0) |

Project Description:

This FY19 request will fund the update and replacement of playground equipment and surfacing behind the Bowman Elementary School and playfields. 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 American with Disabilities Act (ADA).

Project Goals and Objectives:

- Replace current playground structures and grounds with a new, up-to-date system; and
- Comply with CPSC, ASTM and ADA 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:

\$302,000 is requested for FY19. A subsequent FY20 request is anticipated for similar updates and replacement of the play structure at the Bridge Elementary School.

ARTICLE 10 (g)

| | |
|----------------------------|-----------------------------------|
| Project: | Athletic Facility Lighting |
| CPA Category: | Recreational Resources |
| Amount Requested: | \$975,000 |
| Amount Recommended: | \$975,000 |
| CPC Vote: | (9-0) |

Project Description:

The Center Recreation Complex is the most utilized park in Lexington. The current lighting systems are outdated, constantly being repaired and do not operate efficiently. Currently, the system is just 66% operational with a failing infrastructure. Unsafe playing conditions exist due to some bulbs that do not work and others that project uneven and inconsistent illumination. The existing system (software and hardware) is no longer supported for repair.

This FY19 request is for \$975,000 to replace the existing lighting system and structures at the Center #1 Baseball Field, Center # 2 Softball Field and the Center Basketball Courts with more cost efficient fixtures and illuminants. The existing lighting system and structures at the Gallagher Tennis Courts and the Irving H. Mabee Pool Complex will also be replaced as part of the project. This project had previously been contemplated for completion in two phases but in 2016, the Recreation Committee combined Phases I and II of the Athletic Facility Lighting Project to facilitate operational efficiency and allow staff to program the lights using one software system instead of two separate operating systems.

Project Goals and Objectives:

- Provide a safer environment in which to participate in night activities;
- Enhance playing conditions for participants; and
- Increase the number of lighted Gallagher Tennis Courts (from four to ten) to increase playability throughout the season.

Project Benefit:

The installation of newer energy and cost efficient systems will provide financial savings to the Town, reducing operating costs by approximately 53% over 25 years (compared to the prior technology). The specifications also include a 25-year warranty and maintenance program, thereby eliminating maintenance costs for the duration. The proposed lighting will also be less obtrusive to the neighborhood and environment.

Funding Request:

\$975,000 is requested for FY19.

ARTICLE 10 (h)

| | |
|----------------------------|--|
| Project: | Center Track and Field Reconstruction |
| CPA Category: | Recreational Resources |
| Amount Requested: | \$2,829,000 |
| Amount Recommended: | \$2,829,000 |
| CPC Vote: | (7-1-1)* |

Project Description:

The Center Track area is one of the most heavily used facilities in Town. The track and associated athletic field are used by the Lexington Public Schools, Recreation and Community Programs, youth and adult groups and residents. The existing track base is over 30 years old and the track surface was last re-coated in 2012 which added an additional 5-6 years to the life of the track. The track surface continues to wear out at a high rate creating unsafe conditions, including tripping hazards. Currently, it is unsafe to host organized programming.

This FY19 funding request will completely reconstruct the track and include the addition of two lanes. The project will also provide for a complete renovation of the athletic field, the installation of a new lighting system and the replacement of existing bleachers and fencing.

A natural grass/synthetic turf hybrid field is proposed for the new athletic field within the Center Track and will provide more stability while looking, feeling and playing like a natural grass field. This portion of the project is ineligible for CPA funding.

Project Goals and Objectives:

- Provide a safe and well maintained outdoor facility for community use;
- Allow for both competitive and leisure use of an outdoor track to promote health and wellness;
- Increase playability with new technology for the fields, allowing for less impact during inclement weather; and
- Mitigate the Town's field shortage by providing lights to maintain the current level of services and providing additional use.

Project Benefit:

The Center Track area is used for walking, running, track and field events, soccer, Special Olympics and physical education classes at Lexington High School. The reconstruction will allow for continued high use for this wide range of users and provide a safer and more comfortable surface.

Funding Request:

The total project cost is \$3,340,000. Due to the restriction on CPA funds being used for synthetic playing fields, only \$2,829,000 is eligible for CPA funding. The synthetic turf portion of the project is estimated to cost \$511,000; this allocation will be funded as General Fund Debt.

**The CPC vote on this request was taken before questions over the possible need for use of the track and field space for potential future high school construction were addressed. At subsequent joint meetings of the School Committee and Board of Selectmen the issue was explored and determined to not be of concern. The two members who did not vote to support this project are satisfied with this determination and have expressed their support for the project at a later meeting of the CPC.*

ARTICLE 10 (i)

| | |
|----------------------------|---------------------------------------|
| Project: | Old Reservoir Bathhouse Design |
| CPA Category: | Recreational Resources |
| Amount Requested: | \$75,000 |
| Amount Recommended: | \$75,000 |
| CPC Vote: | (9-0) |

Project Description:

The Old Reservoir Bathhouse was built in 1975 and is in need of a complete renovation. FY19 funds are requested to complete a feasibility study for renovations to the building. The project is anticipated to include repairs to the plumbing system, installation of new fixtures (showers, toilets, sinks, drinking fountain) and aerators, replacement of the existing roof and the installation of a new shade structure. The bathhouse is not ADA compliant in its current condition and the project will address those accessibility issues in the bathhouse and the walkway surrounding the site. Based on the results of the feasibility study, the construction phase is scheduled for FY20.

Project Goals and Objectives:

- Provide funds to complete a feasibility study for renovations to the Old Reservoir Bathhouse; and
- Address accessibility issues in the bathhouse, walkway and surrounding site.

Project Benefit:

The feasibility study will provide the Town with a detailed list of recommended upgrades and repairs, thus allowing the Town to plan and budget the upgrades and repairs effectively and responsibly. The Old Reservoir is a heavily used facility during the summer and addressing the immediate needs of the bathhouse will ensure the safety and well-being of patrons and staff.

Funding Request:

\$75,000 is requested for the feasibility study in FY19. A subsequent request for construction funding is anticipated in FY20, preliminarily estimated at approximately \$500,000.

ARTICLE 10 (j)

| | |
|----------------------------|--|
| Project: | Lowell Street/ Farmview Affordable Housing Supplemental Funds |
| CPA Category: | Community Housing |
| Amount Requested: | \$1,400,000 |
| Amount Recommended: | \$1,400,000 |
| CPC Vote: | (7-0) |

Project Description:

The 2014 Annual Town Meeting approved a total of \$1,284,653 to be used by LexHAB for the development of community housing on somewhat less than one-half acre of the 7.93 acre former Busa Farm site off Lowell Street. The Town acquired this property with CPA funds in 2009. This amount included use of remaining fund balances from previous appropriations for community housing by the 2011 and 2012 Annual Town Meetings. LexHAB intends to construct two free-standing structures, each containing three units of affordable housing. Each building will have a basement-level unit (1 bedroom), a ground floor unit (2 bedrooms) and a top unit (2 bedrooms). Both ground floor units will be fully handicapped-accessible. LexHAB requests a supplemental appropriation of \$1,400,000 from the 2018 Annual Town Meeting.

Several factors have necessitated this supplemental request. The results of engineering and architectural work revealed that the initial construction cost estimate, the basis for the 2014 request, was too low. Also, the current plan includes providing full handicapped-accessibility to the ground floor units instead of just partial accessibility and purchasing solar panels for the two buildings instead of leasing them. Most importantly, in 2017 the Town, relying on the advice of Town Counsel, informed LexHAB that it must adhere to Massachusetts public bidding requirements, including adherence to prevailing wage standards. The prevailing wage element will increase the cost of construction by about 30 percent. Work on the triplex recently completed on Fairview Avenue commenced prior to implementation of the public bidding and prevailing wage requirements; its cost was \$875,000. The Lowell Street project is for two such structures on a more challenging site. Construction costs have been increasing, currently at a rate of four percent per year (as stated by the Town Engineer at the March 19, 2018 Board of Selectmen meeting). The recently completed bidding process yielded a low bid for the construction phase of \$2.4 million, a factor determinative of the amount of the current request.

The community housing units on Lowell Street will be subject to specific standards (listed on page 21) set in place by the CPC and agreed upon by LexHAB and the Board of Selectmen. All affordable housing units acquired with CPA funds are protected through permanent deed restrictions and become part of the Town's Subsidized Housing Inventory (SHI).

Project Goals and Objectives:

- Create six units of community housing to be included on the Town's Subsidized Housing Inventory (SHI).

Project Benefit:

The creation of the six units of affordable housing will help promote economic diversity and provide much needed affordable housing within Lexington.

Funding Request:

\$1,400,000 of FY19 funding will be used in conjunction with \$1,284,653 previously authorized by Town Meeting.

Guidelines for the Use of CPA Funding by LexHAB

The following are guidelines agreed upon by the Community Preservation Committee, LexHAB and the Board of Selectmen for the acquisition of affordable units with Town CPA funds.

- 1.) All units purchased with CPA funds shall be submitted for inclusion on the Subsidized Housing Inventory (SHI).
- 2.) Each acquisition shall increase the affordable housing stock. Monies shall be spent only on acquisition or rehabilitation of a unit that results in an addition to the pool of affordable units.
- 3.) Dwellings to be purchased shall be one or two family (single, duplex or condominium unit).
- 4.) The size of the units may be up to 1,500 square feet of habitable space.
- 5.) If LexHAB builds the unit, the size may be 3 bedrooms, expandable to 4.
- 6.) LexHAB shall try to purchase dwellings on public bus routes, including Lexpress Routes.
- 7.) Total CPA funds expended for a unit of housing, including legal and professional services, whether built new on purchased land or purchased and renovated, shall not exceed \$525,000.
- 8.) Efforts shall be made to maximize energy efficiency in each unit.
- 9.) As a general policy, CPA funds shall not be expended for the demolition of any houses listed on the Cultural Resources Inventory.
- 10.) When LexHAB identifies a housing unit or land for acquisition, it shall submit a proposal to the CPC and the Capital Expenditures Committee for comment prior to submittal to the Board of Selectmen. Approval by the Board of Selectmen is required for any LexHAB purchase of a unit or of land.
- 11.) Any property or properties acquired by LexHAB for the creation, preservation or support of community housing with total or partial funding from the CPA shall be subject to a permanent deed restriction limiting its use to the stated acquisition purpose. Such deed restrictions shall be in a form approved by the Massachusetts Department of Housing and Community Development and shall be timely recorded at the appropriate Registry of Deeds.
- 12.) CPA funds appropriated to LexHAB by Town Meeting shall be identified in a specific MUNIS account. Expenditures against the account shall be submitted to the Town Manager, with a copy to the CPC Administrative Assistant.
- 13.) Funds remaining in the LexHAB account may be carried over from year to year for subsequent acquisitions of affordable housing units.

(Approved February 17, 2011; amended February 20, 2013)

ARTICLE 10 (k)

| | |
|----------------------------|---------------------------------------|
| Project: | Debt Service |
| CPA Category: | Open Space, Historic Resources |
| Amount Requested: | \$2,314,516 |
| Amount Recommended: | \$2,314,516 |
| CPC Vote: | (7-0) |

FY19 debt service obligations are shown as an aggregate. They consist of five components totaling \$2,314,516 and are described below:

1) Wright Farm: \$380,550:

Under Article 9 of the 2012 Annual Town Meeting, 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 FY19 is \$380,550, representing \$295,000 of principal and \$85,550 of interest.

2) Community Center Acquisition: \$954,100:

At the Special Town Meeting in March 2013, 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 bond anticipation note 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 FY19 is \$954,100 of which \$740,000 represents principal and \$214,100 represents interest.

3) Cary Memorial Building Upgrade: \$838,400

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 bond anticipation note 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. FY19 debt service is \$838,400, of which \$655,000 represents principal and \$183,400 represents interest.

4) Community Center Renovations: \$47,166

At the November 2013 Special Town Meeting, voters approved \$3,169,000 in initial renovation costs to prepare the former Scottish Rite building for use as a Community Center and to enable Town Departments to move into the building. Subsequent to that time, the recommendations of the Selectmen-appointed Ad hoc Community Center Advisory Committee resulted in an accelerated construction schedule and modifications to the scope of renovations at the Community Center. The revised total cost of the project was \$6,720,000 of which \$6,297,184 was CPA eligible. The bulk of this cost was financed from cash on hand under Article 3 of the March 24, 2014 and Article 10 of the June 16, 2014 Special Town Meetings. Of the revised amount, the Town was authorized to borrow \$451,000. \$315,000 was issued as a bond anticipation note in February 2016 which came due in July 2016. An FY17 debt service payment in the amount of \$317,432 was authorized to pay for the retirement of the note plus accrued interest. In February 2018, a short term note was issued to cover expenses for additional improvements made in the last year. This note will be retired when it comes due in February 2019. The FY19 debt service payment for the BAN will be \$47,166, representing \$45,796 of principal and \$1,370 of interest. There is an additional \$49,765 that is authorized but unissued for this project.

5) Center Track Project: \$94,300:

The 2018 Annual Town Meeting will be asked to consider a total of \$3,340,000 under Article 10 (k) for the Center Track and Field Reconstruction project. Of this total, \$2,829,000 is requested in CPA funding to be financed through the issuance of debt. Based on a preliminary cash flow for the project, a bond anticipation note for the full amount would be issued in June 2018 to cover expenses through the end of the year. The note would come due in February 2019 at which time it would be converted to long-term debt for a projected term of five years. The estimated FY19 interest payment on the CPA portion of the bond anticipation note is \$94,300.

Projected CPA debt service totals through FY2026 for existing obligations are listed below. These include future obligations for the Center Track and Field Reconstruction project, to be voted on at 2018 Annual Town Meeting.

| | Community Preservation Fund Debt Service Projections | | | | | | | |
|--|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| | FY2019 Projected | FY2020 Projected | FY2021 Projected | FY2022 Projected | FY2023 Projected | FY2024 Projected | FY2025 Projected | FY2026 Projected |
| Wright Farm - from Open Space | \$ 380,550 | \$ 365,800 | \$ 351,050 | \$ 339,250 | \$ 324,500 | \$ 309,750 | \$ - | \$ - |
| Marrett Rd. Purchase - from Historic Resources & Unbudgeted Reserves | \$ 954,100 | \$ 917,100 | \$ 880,100 | \$ 850,500 | \$ 808,500 | \$ 771,750 | \$ - | \$ - |
| Cary Memorial Building Construction - from Unbudgeted Reserves | \$ 838,400 | \$ 812,200 | \$ 786,000 | \$ 759,800 | \$ 733,600 | \$ 707,400 | \$ 681,200 | \$ - |
| Community Center Renovation - from Unbudgeted Reserves | \$ 47,166 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Center Track and Field Reconstruction - from Unbudgeted Reserves | \$ 94,300 | \$ 707,250 | \$ 678,960 | \$ 650,670 | \$ 622,380 | \$ 594,090 | \$ - | \$ - |
| Total CPA Debt Service | \$2,314,516 | \$2,802,350 | \$2,696,110 | \$2,600,220 | \$2,488,980 | \$2,382,990 | \$ 681,200 | \$ - |

ARTICLE 10 (I)

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

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 FY19 revenue from the surcharge and the state supplemental match is \$275,700; 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 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, FY18 cost for the administrative position totals \$40,108, including health and dental benefits carried by the Town.

Membership dues of \$7,900 (unchanged since FY15) are paid to the Community Preservation Coalition (www.communitypreservation.org). A non-profit statewide organization, it 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 continues to be a strong advocate for a long-term funding solution for 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 Board of Selectmen 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 FY19 request for the CPA administrative budget is \$150,000.

Status Report on FY 2018 CPA Projects

Interpretive Signage Project (Art. 10 (a))

The Lexington Historical Society continues the preliminary work on the \$38,400 Interpretive Signage Project approved by the 2017 Annual Town Meeting. The project includes the repair and replacement of walking tour signs and wooden mounts, the installation of additional signs and the creation of a walking tour map. Further assessment of existing sign conditions, the possible addition of signs and the appropriate composition of signs is required before the necessary project cost estimates may be sought, required funding confirmed and project action plan modified.

Parker's Revenge Interpretive and Public Education Signage and Displays (Art. 10 (b))

The Friends of Minuteman National Park submitted this request for \$41,350 of FY18 funding to implement Phase II of the Parker's Revenge Site Restoration project. (Funds for Phase I were approved by the 2015 Annual Town Meeting). Phase II includes the design, fabrication and installation of a wall-mounted, museum quality exhibit case constructed to house the archaeological artifacts discovered during Phase I. Funding will also be used for the design and installation of graphic wayside exhibit panels and the development of a solar powered audio component for the external exhibit panels. An agreement for design services with Content Design Collaborative, LLC has been signed. The exhibit fabrication and installation contractor has also been identified and initial draft content for the waysides has been drafted.

Greeley Village Rear Door and Porch Supplemental Request (Art. 10 (c))

The 2016 Annual Town Meeting approved \$263,250 in CPA funds to help finance a portion of the preservation of all rear exit doors and porches at Greeley Village. The Lexington Housing Authority submitted this FY18 supplemental request (\$56,712) to cover the cost of unforeseen issues related to the porch decking material. The entire project is nearing completion and it is anticipated that the remaining punch list items will be completed in the spring of 2018.

Affordable Units Preservation- Judge's Road/ Pine Grove (Art. 10 (d))

2017 Annual Town Meeting authorized \$1,048,000 to preserve 16 affordable housing units at Pine Grove Village; the development was converted from a co-op to a condominium development of deed-restricted units. Five of the 16 units were conveyed to the Lexington Housing Authority so the five units could remain in perpetuity as very low-income housing units. CPA funding was used to pay for deed restrictions, the interior rehabilitation of the housing authority units, and other associated costs. The real estate transaction was executed on December 1, 2017. The Pine Grove Village Affordability Trust was

established for the purpose of holding funds from the Town of Lexington for the benefit of the shareholders of Pine Grove Village, Inc. The trust was created in consideration of the affordability covenant on the sale price of the units. Moderate income shareholders are entitled to receive a specific amount upon the sale of their units.

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 furthers 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. Work at Wright Farm is scheduled for the spring of 2018 and work at Willard's Woods is set to commence in the fall of 2018.

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

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 includes 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. To-date, the survey and wetland delineation work is complete. An RFP for design work will be issued in the winter of 2018. Design work and permitting is expected to be complete in 2018 and construction is planned for 2019.

Wright Farm Supplemental Funds (Art. 10 (g))

This \$87,701 appropriation supplemented the legal work, site assessment work and land management originally associated with the 2015 purchase of the second parcel of the Wright Farm property. The contaminated soil discovered during an environmental site assessment was transported from the site in 2017. Remaining funds will cover legal costs, assist with the preparation and filing of the affordable housing deed restriction and fund the monitoring of the restriction by the grantee and allow the Conservation Commission to prepare the conservation deed restriction.

Munroe School Window Restoration (Art. 10 (i))

\$675,000 of FY18 CPA funds were requested for the restoration of the existing windows at the former Munroe School Building, based on a study funded with previously appropriated CPA funds. The scope of the planned restoration necessitated partial accessibility upgrades to the building, including building access from the rear entrance and renovations to an existing bathroom to make it handicapped-accessible. To-date, bids and re-bids have been received over budget. The Department of Public Facilities is currently working on a resolution that will allow both the window and accessibility aspects of the project to move forward, as planned.

Park Improvements-Athletic Fields (Art. 10 (l))

This appropriation of \$125,000 funded improvements to the current irrigation systems at the Town's athletic fields. The system was upgraded to a web-based system focused on efficiency and water conservation, allowing irrigation to be targeted on playing areas. The funding request covered the cost of implementing the technology at 14 athletic fields and included the purchase and installation of valves, plumbing, controllers and all installation costs at each site. Work is ongoing and is expected to be completed in the spring of 2018.

Town Pool Renovation (Art. 10 (m))

This FY18 appropriation of \$2,154,350 was approved for the construction phase of the Town Pool Renovation project, including the replacement of the existing filtration systems and the implementation of numerous facility upgrades. Construction remains ongoing and completion is tentatively scheduled for the spring of 2018.

Park and Playground Improvements (Art. 10 (n))

This FY18 appropriation (\$60,000) funded the replacement and update of the swing sets at Bow Street Park, Franklin Park and Munroe Park. Funding was also approved for the installation of bike racks at all three locations. Work remains ongoing and the project is tentatively scheduled for completion in the spring of 2018.

FY 2018 Projects Indefinitely Postponed, 2017 ATM

1. Art. 10 (h) Stone Building Feasibility Study
2. Art. 10 (j) Center Streetscape Improvements
3. Art. 10 (k) Community Center Sidewalk

Status Report on FY 2017 CPA Projects

Keeler Farm Community Housing Acquisition (Art. 8 (e))

The 2016 Annual Town Meeting appropriated \$185,000 in CPA funds to enable LexHAB to purchase one unit of affordable housing in the Keeler Farm development. The single-family residence consists of two bedrooms, one bathroom and is approximately 1,024 square feet. While Town Meeting approved the full purchase price to be paid from CPA funds, LexHAB was also awarded Home Investment Partnership (HOME) funds to assist with the acquisition. LexHAB closed on the property on May 1, 2017 and the unit is now occupied by a tenant. Due to LexHAB's receipt of HOME funds, it is anticipated that the remaining balance of the CPA appropriation will be returned to the Community Preservation Fund at the end of FY18.

Greeley Village Rear Door and Porch Preservation (Art. 8 (f))

The Lexington Housing Authority (LHA) originally requested \$263,250 in FY17 CPA funds to help finance a portion of the preservation of all rear exit doors and porches at Greeley Village. The failing doors and porches were identified by LHA as priority needs and CPA funds are being used in conjunction with LHA's allocation from the Department of Housing and Community Development (DHCD). Supplemental funds of \$56,712 were requested in FY18 to complete the project. (See description of Article 10(c) under FY 2018 Status Report). The project is nearing completion and it is anticipated that the remaining punch list items will be completed in the spring of 2018.

Wright Farm Barn Needs Assessment and Feasibility Study (Art. 8 (g))

\$35,000 was appropriated by the 2016 Annual Town Meeting to fund a feasibility study for the barn located on the Wright Farm property. The feasibility study will consist of a structural stability analysis, educational programming needs assessment and architectural design assessment. Unanticipated remediation of the soil surrounding the site was conducted in 2017. An architect is currently being engaged to conduct the needs assessment and prepare conceptual design plans based on the environmental education programming needs.

Antony Park Construction Funds (Art. 8 (h))

CPA funds were appropriated by the 2016 Annual Town Meeting for construction of a park within Tower Park, commemorating Lexington's sister city, Antony, France. \$60,000 in CPA funds were approved to supplement existing private donations received by the Tourism Committee to complete the project. The proposed design will rehabilitate a section of Tower Park to include a space reflective of French gardens and species and will

include a sitting wall, pathways, landscaping and a memorial linking the two cities. Work is underway and it is anticipated the project will be completed in the fall of 2018.

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. Installation of the bikeway signage is underway. Once this work is complete, the next phase of the project will include design, fabrication and installation of interpretive displays and informational kiosks at key points along the trail.

Town Pool Design and Engineering Costs (Art. 8 (j))

This FY17 request provided partial funding for Phase III of the Town Pool Renovation project. \$166,000 was approved to fund the design and engineering costs for replacement of the existing filtration system and additional work required to ensure the successful operation of the pool complex. The design and engineering work began in October 2016 and remains ongoing as the project has progressed through the construction phase. (See description of Article 10 (m) under FY 2018 Status Report).

Granite Forest Pocket Park Construction at Lincoln Park (Art. 8 (l))

\$30,000 was approved by the 2016 Annual Town Meeting for construction of a pocket park within Lincoln Park, creating a greenway corridor that will connect the lower park to the upper park. Design plans call for the installation of granite benches and fixtures. This is a public/private partnership between the Town and the Lincoln Park Sub-Committee. The Sub-Committee intends for the project to go out to bid in 2018.

Park Improvements- Athletic Fields (Art. 8 (m))

Funds were approved for renovations to the Adams Park multipurpose athletic field located behind the Waldorf School. The athletic field is used by Lexington youth organizations on weekends and evenings and by the Waldorf School during the day. Renovations will include laser grading the athletic field, grading for proper drainage and adding permanent park benches. The renovation of the Adams Park multi-purpose field was completed in summer 2017. The accessible path portion of the project will be re-bid in spring 2018 with an anticipated completion date later in the calendar year.

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

The FY17 appropriation 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. To-date, FY17 funds remain unspent. The Historical Society owns a parcel of land that is needed to implement the alternative transportation node, as designed. At this time, the Town and the Historical Society are considering a land swap. It is anticipated that the surveyor will conduct the necessary field work in the spring of 2018, once the snow cover has completely melted.

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 (k) Park Improvements- Hard Court Resurfacing. \$61,000/ \$59,959
4. Art. 8 (n) Park and Playground Improvements. \$75,000/ \$57,559

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

Conservation Meadow Preservation Program (Art. 8 (a))

The 2015 Annual Town Meeting approved \$26,400 in CPA funds for the first phase of a multi-phase meadow preservation project. Approximately 75 acres of Lexington's conservation land are upland meadows that require extensive annual management measures to maintain their open and natural condition. This FY16 appropriation funded the preservation of Hennessey Field and Joyce Miller's Meadow. The Hennessey Field preservation was completed in 2016. Major work at Joyce Miller's Meadow is also complete with final restoration planting planned for the summer of 2018.

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

The 2015 Annual Town Meeting approved \$140,000 in CPA funds for the next phase of an ongoing program to improve the Battle Green Streetscape. The 2014 Annual Town Meeting 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. That phase of the project is ongoing. A construction funding request is targeted for FY22.

Community Center Sidewalk Design (Art. 8 (f))

\$50,000 was approved by the 2015 Annual Town Meeting for additional design funds for the Community Center Sidewalk project. Two sidewalk concepts were previously developed by the Town with CPA funds appropriated by the November 2013 Special Town Meeting but neither design was approved by the proprietors of the adjacent Scottish Rite property. The FY16 request provided funds for an outside firm to develop appropriate design alternatives. The Town continues to work with the proprietors of the Scottish Rite land and the 2018 Annual Town Meeting will consider a request for sidewalk construction funding under Article 10 (b).

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 was 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 requested in FY17 to fund the design and construction of one third of the initial project- 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. To-date, the funds remain unspent

due to a question of land ownership. (See description of Article 8 (o) under FY 2017 Status Report).

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. 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 will allow the Conservation Commission to incorporate the barn, driveway and parking area into the existing conservation parcel and adjacent open spaces. Debt service payments are ongoing.

The Town closed on the property on February 11, 2016. A purchase and sale agreement is being drafted in order to transfer a portion of the parcel to LexHAB. This is expected to be executed before the 2018 Annual Town Meeting, subject to a minor alteration by Town Meeting of the rear lot. The remainder of the property will be transferred by the Board of Selectmen to the Conservation Commission after the 2018 Annual Town Meeting Vote.

Property Improvements- 241 Grove Street (Art. 5/ Nov 2015 STM)

The November 2015 Special Town Meeting authorized \$200,000 in CPA funds to be used by LexHAB for renovations necessary to convert the farmhouse on the Wright Farm property into affordable housing. The Town completed the purchase of the property on February 11, 2016. LexHAB has initiated procurement of a general contractor for the necessary renovations to the house on this property. It will submit a Comprehensive Permit application to the state and the Zoning Board of Appeals in order to create the unit of affordable housing, as approved by Town Meeting in Article 9. LexHAB also plans to utilize students from Minuteman Technical High School to assist with the construction.

Cary Memorial Building Sidewalk (Article 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. At the time of the 2014 STM request, the sidewalk accessibility design had not been decided. This 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. This project is currently on hold, pending completion of the Center Streetscape design.

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

1. Art. 8 (b) Parker's Revenge Site Restoration. \$36,790/ \$36,790

2. Art. 8 (c) First Parish Church Restoration Historic Structures Report. \$40,000/ \$40,000
3. Art. 8 (d) Cary Memorial Building Records Center Shelving. \$75,398/ \$33,221
4. Art. 8 (j) Park Improvements- Athletic Fields. \$85,000/ \$81,141
5. Art. 8 (h) Community Center Preservation Restriction Endowment. \$25,000/ \$0 (Agreement has been recorded at Registry of Deeds. Enforcement funds remain available).
6. Art. 8 (i) Park and Playground Improvements. \$68,000/ \$68,000
7. Art. 8 (k) Park and Playgrounds ADA Accessibility Study. \$78,000/ \$76,621
8. Art. 8 (l) Park Improvements- Hard Court Resurfacing. \$55,000/ \$54,937
9. Art. 8 (m) Lincoln Park Field Improvements- Phase 3. \$220,000/ \$219,968
10. Art. 8 (n) Minuteman Bikeway Culvert Rehabilitation. \$290,000/ \$155,366
11. Art. 8 (p) Minuteman Bikeway Wayfinding Signs. \$39,000/ \$39,000
12. Art. 8 (q) Lower Vine Brook Paved Recreation Path Reconstruction. \$369,813/ \$342,053

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. The project has reached final completion but it's anticipated that the remainder of the appropriation (\$108,139) will be used for sidewalk construction once design for the Center Streetscape project is finalized. Debt service payments for the financed portion of the project are ongoing.

Art. 3 2014 March STM- Amend Article 5 of November 4, 2013 STM, Renovation to Community Center (see below).

Art. 10 2014 June STM- Amend Article 5 of November 4, 2013 STM, Renovation to Community Center

The 2013 November Special Town Meeting authorized \$3,169,000 under Article 5 for renovations to the Community Center. Of this appropriation, \$2,846,184 was CPA-eligible and was to be paid in cash from the Community Preservation Fund (CPF).

An amendment to Article 5 was subsequently approved by the 2014 March STM, authorizing a new total of \$6,220,000 for the renovations. Of this new total, \$5,797,184 was CPA eligible with \$451,000 authorized for borrowing and the remainder to be paid in cash from the CPF.

The 2014 June STM approved a further amendment to Article 5 (as amended at the March 2014 STM) which appropriated a new total of \$6,720,000 for renovations to the community center. Of this amount, \$6,297,184 was CPA-eligible. This amendment authorized \$451,000 in borrowing with the remainder of the appropriation paid in cash from the CPF. The renovations have reached substantial completion with the transfer of several town departments to the facility during 2015. The Grand Opening was held on October 17, 2015 and the project has reached substantial completion with only minor punch list items remaining.

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. A construction funding request is targeted for FY22. (See description of Article 8 (e) under FY 2016 status report).

LexHAB Set-Aside Funds for Development of Community Housing at the Busa Property (Art. 8 (g))

2014 Annual Town Meeting approved a total of \$1,284,653 to be used by LexHAB for the development of community housing at the former Busa Farm site off Lowell Street, a Town property acquired with CPA funds in 2009. This amount included use of remaining fund balances from previous appropriations for community housing by the 2011 and 2012 Annual Town Meetings to enable the creation of six units of affordable housing. LexHAB has submitted a supplemental request for funding to 2018 Annual Town Meeting (see pg. 19, Article 10 (j)).

Lincoln Park Field Improvements - Phase 2 (Art. 8 (h))

2014 Annual Town Meeting approved \$200,000 in CPA funds for the design, drainage and site preparation work associated with the turf replacement at Lincoln Field #2. The remaining balance for the project, \$420,000, was appropriated through a combination of tax levy funds and Recreation Enterprise monies. This project represents Phase II of the three-phase capital improvement program to preserve and rehabilitate the recreational resources at Lincoln Park. The project includes site work to prepare for the replacement of the synthetic turf at Lincoln Field #2, including drainage, field improvements, laser grading, rehabilitation of surrounding walkways and replacement of the edging. Work is expected to be completed in June 2018.

Parker Meadow Accessible Trail D&E (Art. 8 (I))

This project, a collaboration between the Recreation Committee, the Conservation Commission, the Commission on Disability and other interested citizens and land stewards, requested \$34,500 in CPA funding to design and create a universally accessible passive recreational trail system for Parker Meadow. Design and engineering plans and final bid documents are in progress. It is anticipated that an FY20 CPA request will fund construction of the trail.

Land Acquisition - off Concord Road (Art. 3 June, 2014 STM)

At the June, 2014 Special Town Meeting, Town Meeting Members approved the acquisition of 12 acres of "back land" at 430 Concord Avenue; \$180,000 of this amount was for acquisition or taking, with the remaining \$40,000 for associated legal expenses. The parcel has been subject to issues of legal ownership but the Board of Selectmen believes that the Town has clear title to the land and no longer has an interest in pursuing the matter through the Courts or otherwise. This appropriation will be returned to the Community Preservation Fund at the end of FY18.

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/ \$120,000
3. Art. 8 (d) Historical Commission Inventory Forms for Priority Buildings. \$35,000/
\$34,040
4. Art. 8 (f) Vynebrooke Village Renovations. \$300,551/ \$231,725
5. Art. 8 (i) Park and Playground Improvements. \$65,000/ \$64,828
6. Art. 8 (j) Park Improvements- Athletic Fields. \$100,000/ \$92,435
7. Art. 8 (k) Park Improvements- Hard Court Resurfacing. \$85,000/ \$85,000

FY 2015 Projects Indefinitely Postponed, 2014 ATM

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

Status Report on FY 2014 CPA Projects

Archives and Records Management/Conservation (Art. 8 (a))

This FY14 request marked the transition from the five-year CPA-funded preservation program addressing the major backlog of conservation and preservation needs. The 2013 Annual Town Meeting approved \$20,000 for the Archives and Records Management/Conservation initiative which concentrated on the preservation needs of smaller and ‘newly historic’ collections. These include Fire Book Records and the General Register of Voters Records from 1884-1932. As of February 2017, conservation and digitization have been completed. Microfilming and migration to Laserfiche will continue in 2018.

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 Commission (CLC) to prepare the restrictions for acceptance by the Conservation Commission, Board of Selectmen and the State Division of Conservation Services. Documentation for the Cotton Farm and Leary property is complete and awaiting approval from the state. Documentation for the Wright Farm and Goodwin parcels is in progress.

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.

Renovations to Buildings to be acquired at 39 Marrett Road (Art. 5 Nov. 2013 STM)

❖ (See Article 10, 2014 June STM/ FY15 CPA Project Updates).

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

1. Art. 8 (c) Cary Memorial Building Upgrades- Design Funds. \$550,000/ \$550,000
2. Art. 8 (f) Park and Playground Improvements. \$147,500/ \$140,110
3. Art. 8 (g) Park Improvements- Athletic Fields. \$65,000/ \$58,485
4. Art. 8 (h) Lincoln Park Field Improvements. \$150,000/ \$149,999
5. Art. 8 (i) Lexington Center Pocket Park Design and Ancillary Costs. \$21,500/
\$21,500
6. Art. 8 (j) Merriam Hill Preservation Project. \$3,000/ \$3,000
7. Art. 8 (k) Moon Hill Preservation Project. \$3,000/ \$3,000
8. Art. 8 (l) Greeley Village Front Doors. \$172,734/ \$172,734
9. Art. 8 (n) ACROSS Lexington Pedestrian/Bicycle Route System. \$5,000/ \$5,000
10. Art. 8 (o) Buckman Tavern Restoration and Renovation. \$650,000/ \$616,838

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

Archives and Records Management/Conservation, Phase 5 (Art. 8 (a))

The 2012 Annual Town Meeting appropriated \$150,000 in CPA funds for the fifth year of the 5-Year Archives and Records Management/Conservation initiative. This work included preservation, conservation and digitization of 1854-1895 Tax Books, 1906-1915 Valuation Lists, 1866 Lexington Liquor Agency Records, 1815-1850 Selectmen Records, and 1677-1844 Register of Births, Marriages and Deaths. Efforts also involved the cataloging of collections through the collection management software, Past Perfect. This project will be completed in the spring/summer of 2018, with remaining conserved documents migrated to Laserfiche.

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.

Land Purchase- Off Grove Street (Art. 9)

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.

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, with the first debt service payment coming due in FY15. Debt service payments are ongoing.

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

1. Art. 8 (b) Paint Mine Barn Preservation. \$34,770/ \$34,454
2. Art. 8 (c) Muzzey Senior Center Upgrades. \$561,518/\$561,518
3. Art. 8 (d) Cary Memorial Building Upgrades. \$75,000/ \$73,133
4. Art. 8 (e) Center Playfields Drainage, Phase 3. \$605,718/ \$605,718

5. Art. 8 (g) LexHAB Set-Aside Funds for Housing Acquisition. \$450,000/ \$0 (2014 ATM approved appropriation be used for development of community housing on the Busa property).
6. Art. 8 (h) Buckman Tavern HS Report/ Needs Assessment. \$65,000/ \$65,000
7. Art. 8 (i) Historical Society- Historical Records Preservation. \$77,268/ \$77,268
8. 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. A contract has been awarded and work is expected to begin in the spring of 2018.

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.

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

1. Art. 8 (a) ATM Archives and Records Management/Conservation. \$150,000/ \$150,000
2. Art. 8 (b) ATM East Lexington Fire Station Doors Replacement. \$60,000/ \$60,000
3. Art. 8 (d) LexHAB Set-Aside for Housing Acquisition. \$365,000/ \$280,347 (2014 ATM approved 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
4. Art. 8 (i) Vynebrooke Village Drainage Improvements, Phase 2. \$364,800/ \$261,578
5. Art. 7 (a) STM Cary Library Archives Preservation. \$35,000/ \$35,000

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

Archives and Records Management/Records Conservation (Art. 8 (g))

The 2010 Annual Town Meeting approved \$150,000 for the third year of the on-going preservation of the Town's historical records. The conservation and digitization of the following bound volumes have been completed: Vital Records (1898-1937); Selectmen Records (1863-1873), Books of Licenses and Perambulation (1850-1924); Annual Town Reports (1875-1999); Historic Districts Commission records of historical importance; Assessors' Records of Tax and Valuations from the 1800s and early 1900s; and the records of the Overseers of the Poor (1855-1870). This project will remain ongoing in 2018. Historic documents will be available in Laserfiche after preservation/conservation.

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 (h) Cary Memorial Library Archives Preservation. \$100,000/ \$94,950
8. Art. 8 (i) Cary Memorial Building Improvements/Upgrades Study. \$60,000/ \$60,000
9. Art. 8 (j) Cary Memorial Building Signage. \$25,000/ \$25,000
10. Art. 8 (k) Municipal Building Envelope. \$73,000/ \$34,000
11. Art. 8 (l) Town Office Building Renovation. \$1,500,000/ \$1,385,169
12. Art. 8 (m) Cary Memorial Building HVAC. \$35,000/ \$33,274
13. Art. 8 (n) Police Station Ventilation. \$31,700/ \$28,361
14. Art. 8 (o) Muzzey Senior Center Improvements Study. \$45,100/ \$45,100
15. Art. 8 (p) White House Historic Structure Report. \$18,000/ \$18,000
16. Art. 8 (q) Stone Building Exterior Stabilization. \$202,933/ \$202,927
17. Art. 8 (r) Munroe Tavern Capital Improvements. \$400,000/ \$400,000
18. Art. 8 (s) Comprehensive Cultural Resources Survey. \$5,300/ \$5,161
19. Art. 8 (t) Battle Green Master Plan. \$25,000/ \$25,000
20. 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/ \$70,000
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 GC. \$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/ \$2,727,291
13. Art. 6 (a) STM Land Purchase off Lowell Street (the Busa Farm). \$4,197,000/ \$4,192,903

FY 2010 Projects Indefinitely Postponed, 2009 ATM

1. 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) TOB 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/ \$70,000
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 will now turn to the final phase of the project. This will include any final restoration work at these cemeteries, and the development of a map of each cemetery. This final phase of work is expected to be conducted during the fall of 2018.

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 19th, 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, but work has been put on hold pending possible improvements to the Battle Green and Visitors Center.

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/ \$124,670
10. Art. 26 (l) Muzzey High Condominium Building Study. \$53,500/ \$53,500

Report on FY 2007 CPA Projects

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

1. Art. 25 Open Space and Recreation Plan. \$20,000/ \$20,000
2. Art. 28 (c) Fire Station/Bedford Street Renovations. \$100,000/ \$100,000
3. Art. 28 (g) Police Station - Interior Renovations. \$100,000/ \$100,000
4. Art. 28 (i) Cary Memorial Building Vault Climate Control. \$60,000/ \$56,437
5. 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
6. Art. 4 (c) STM Lexington Depot – Elevator Project. \$44,000/ \$44,000
7. 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 2018 Annual Town Meeting

| APPROPRIATED TO DATE | |
|-------------------------------------|---------------------|
| (by category as of March 1, 2018) | |
| CATEGORY | |
| COMMUNITY HOUSING | \$9,869,812 |
| HISTORIC RESOURCES | \$32,542,863 |
| OPEN SPACE | \$14,849,841 |
| RECREATIONAL RESOURCES | \$8,890,599 |
| TOTAL | \$66,153,115 |
| ADMINISTRATIVE EXPENSES | <u>\$1,505,000</u> |
| TOTAL APPROPRIATIONS TO DATE | \$67,658,115 |

| AVAILABLE FOR APPROPRIATION AT ANNUAL TOWN MEETING, MARCH 2018 | |
|---|--------------------|
| AVAILABLE BALANCES | |
| COMMUNITY HOUSING RESERVE | \$56,437 |
| HISTORIC RESOURCES RESERVE | \$447,833 |
| OPEN SPACE RESERVE | \$261,322 |
| UNBUDGETED RESERVE | \$661,352 |
| UNDESIGNATED FUND BALANCE | \$1,496,296 |
| TOTAL | \$2,923,240 |
| ESTIMATED REVENUES FY19 | |
| PROPERTY SURCHARGE | \$4,805,000 |
| STATE MATCH (15% est.) | \$689,000 |
| INVESTMENT INCOME | \$20,000 |
| TOTAL | \$5,514,000 |
| TOTAL ESTIMATED CPF FUNDS AVAILABLE FOR FY19 | |
| | \$8,437,240 |

| FY19 CPA PROJECT COSTS AND SUMMARY | | | |
|---|--|-------------|----------------------|
| ANNUAL TOWN MEETING- ARTICLE 10 | | VOTE | AMOUNT |
| | HISTORIC RESOURCES | | |
| Art. 10(b) | Community Center Sidewalk | 6-1 | \$365,000 |
| Art. 10(c) | Archives and Records Management/ Records Conservation and Preservation | 9-0 | \$20,000 |
| Art. 10(d) | 9 Oakland Street- Renovation and Adaptive Re-Use | 9-0 | \$200,000 |
| | Subtotal | | \$585,000 |
| | | | |
| | COMMUNITY HOUSING | | |
| Art. 10(j) | Lowell Street/ Farmview Affordable Housing Supplemental Funds | 7-0 | \$1,400,000 |
| | Subtotal | | \$1,400,000 |
| | | | |
| | OPEN SPACE | | |
| Art. 10(a) | Conservation Land Acquisition | 7-0 | I.P |
| | Subtotal | | \$0 |
| | | | |
| | RECREATION | | |
| Art. 10(f) | Playground Replacement Program- Bowman | 9-0 | \$302,000 |
| Art. 10(g) | Athletic Facility Lighting | 9-0 | \$975,000 |
| Art. 10(h) | Center Track and Field Reconstruction | 7-1-1 | \$2,829,000 |
| Art. 10(e) | Public Grounds Irrigation Improvements | 9-0 | \$40,000 |
| Art. 10(i) | Old Reservoir Bathhouse Design | 9-0 | \$75,000 |
| | Subtotal | | \$4,221,000 |
| | | | |
| TOTAL ATM PROJECTS ARTICLE 10 (a-j) | | | \$6,206,000 |
| | | | |
| Art. 10(k) | CPA Debt Service | 7-0 | \$2,314,516 |
| Art. 10(l) | Administrative Budget | 9-0 | \$150,000 |
| | Subtotal | | \$2,464,516 |
| | | | |
| TOTAL FY19 COSTS FOR ARTICLE 10 (a-l) | | | \$8,670,516 |
| Less Center Track and Field Reconstruction cost (to be financed w/ debt) | | | (\$2,829,000) |
| | | | |
| FY19 TOTAL TO BE TAKEN FROM CPF CASH | | | \$5,841,516 |

SUMMARY

FINANCING SOURCES

| | |
|---------------------------------|--------------------|
| AVAILABLE CASH BALANCES | \$2,923,240 |
| ESTIMATED FY19 REVENUE | \$5,514,000 |
| TOTAL AVAILABLE FOR FY19 | \$8,437,240 |

FY19 COSTS (Annual Town Meeting)

| | |
|--|--------------------|
| PROJECT COSTS TO BE TAKEN FROM CPF CASH | \$3,377,000 |
| ADMINISTRATIVE EXPENSES AND DEBT SERVICE | \$2,464,516 |
| TOTAL | \$5,841,516 |

| | |
|---|--------------------|
| NET BALANCE (AVAILABLE FOR FY20) | \$2,595,724 |
|---|--------------------|