



# **Town of Lexington**

## **Community Preservation Committee**

### **Report to**

## **2021 Annual Town Meeting**

Article 10: Community Preservation Committee,  
Community Preservation Act Projects

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# Community Preservation Committee

## Annual Town Meeting 2021

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

#### FY 2022

The Community Preservation Committee (CPC) received six projects for review for FY22 funding and is recommending five projects to the 2021 Annual Town Meeting for funding under Article 10. Under Article 10, one project falls within the area of Historic Resources, three under Recreational Resources and one under Administrative Expenses. The one project not recommended was deemed ineligible for CPA funding by Town Counsel.

Described on pages 8 through 15, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all five received Town Counsel approval. All FY22 applications were discussed in public CPC meetings and questions were addressed at the Town Meeting Members Association Information Session on March 11, 2021. The total cost of the four projects (not including the 5<sup>th</sup> project, which will be funded with administrative funds) which the CPC is recommending to Annual Town Meeting is \$585,000. The \$585,000 will be funded by available balances in the Community Preservation Fund. *(Please see page 42 for details.)*

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund. There are four commitments for debt service, which include payments for the Wright Farm Acquisition, the Community Center Acquisition, the Cary Memorial Building Upgrades (continuing debt service payments) and the Highland Avenue Land Acquisition. (This last debt financing may be unnecessary, as noted on page 13.) The approved Administrative Budget, permitted by the Community Preservation Act, remains constant at \$150,000. *(Please see page 14 through 15 for details.)* These Debt Service and Administrative Expenses total \$3,139,550 and are detailed on pages 12 through 15.

The CPC understands that as a result of COVID 19 virus, many projects that would otherwise have come before the Committee for recommendation to Town Meeting have been delayed due to the difficulties in planning and construction during the pandemic. We are confident that demand for CPA funding will resume in FY23 and look forward to reviewing new projects at that time.

## **Community Preservation Act**

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

Lexington elected a 3% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of home value from the surcharge and grant a total exemption from the surcharge to lower income residents. In fiscal year 2021 (FY21), the annual surcharge averaged \$444.09 billed per Lexington household. Our commercial and industrial taxpayers were billed \$1,079,125 in FY21, representing approximately 19.41% of our billed CPA surcharges.

In its initial year, FY07, the surcharge brought in approximately \$2.5 million, which was fully matched with state funds. Since FY07, annual revenue from the local surcharge has steadily increased. Latest figures are available for FY20, for which the net surcharge raised \$5,214,556. Lexington’s FY21 state match totaled \$1,549,955 or 29.7% of its surcharge, the highest percentage distribution since FY16. While higher than the initial estimate, the FY21 state match did not include a 2020 State Budget surplus as anticipated due to COVID-19, a global pandemic.

The general decrease in state matching funds is due primarily to an increased number of communities passing CPA bylaws and therefore competing for limited CPA Trust Fund payments. The Governor of Massachusetts, Charlie Baker, signed the Fiscal Year 2020 budget into law on July 31, 2019 which included a permanent increase to the CPA Trust Fund. On December 31, 2019 the increased fees went into effect at the Registries of Deeds. The fee for municipal lien certificates was increased from \$10 to \$25 and for most other documents the filing fee was increased from \$20 to \$50. This year’s distribution was comprised of two months at the old fee rate (November-December 2019) and ten months at the new fee rate (January-October 2020). The first distribution to CPA communities that will include a full year of revenue at the new rate will occur on October 31, 2021. In the past, approximately \$24 million has been collected annually and distributed to the CPA Trust Fund. Once the new fees are fully implemented, it is anticipated that the CPA Trust fund will increase by an additional \$36 million in revenue, totaling \$60 million annually to be distributed to CPA communities. With the passage of the legislation permanently increasing the Trust Fund fee revenue, the state is no longer expected to provide surplus funding dollars for CPA.

Given the increased number of CPA communities competing for limited funds, the Town projects a conservative state match estimate for FY22, at a 30% rate. The chart below shows the state matching funds received to date.

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

<b>CPA STATE MATCHING FUNDS TO DATE</b>		
<b>FISCAL YEAR</b>	<b>PERCENTAGE</b>	<b>AMOUNT</b>
<b>2008</b>	<b>100.00</b>	<b>\$2,556,362</b>
<b>2009</b>	<b>69.40</b>	<b>\$1,927,708</b>
<b>2010</b>	<b>36.17</b>	<b>\$1,060,390</b>
<b>2011</b>	<b>28.22</b>	<b>\$858,729</b>
<b>2012</b>	<b>27.62</b>	<b>\$885,463</b>
<b>2013</b>	<b>27.79</b>	<b>\$929,507</b>
<b>2014</b>	<b>54.09</b>	<b>\$1,932,347</b>
<b>2015</b>	<b>32.56</b>	<b>\$1,230,116</b>
<b>2016</b>	<b>30.70</b>	<b>\$1,229,774</b>
<b>2017</b>	<b>21.30</b>	<b>\$897,243</b>
<b>2018</b>	<b>17.80</b>	<b>\$789,905</b>
<b>2019</b>	<b>19.80</b>	<b>\$922,256</b>
<b>2020</b>	<b>24.80</b>	<b>\$1,219,950</b>
<b>2021</b>	<b>29.70</b>	<b>\$1,549,955</b>
<b>TOTAL</b>		<b>\$17,989,705</b>

**Community Preservation Committee**

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

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

tracks over 45 ongoing CPC projects, for which updates are given in this report after the FY22 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 \$80,275,977 for 194 CPA projects (exclusive of administrative expenses and debt payments). These funds have supported 93 historic preservation projects affecting 34 municipal and other public historic resources; acquired over 68 acres of open space and preserved many more through CPA-funded conservation programs; created or preserved 55 recreational facilities; funded or contributed to the creation of 41 units of affordable housing; and supported multiple preservation projects at Greeley and Vynebrooke Villages, which have in total 152 units. **Of this total, \$17,989,705 or 22.41% of the Town's total project costs (exclusive of administrative expenses and debt service) has been received from the State as matching funds.**

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

**TOWN OF LEXINGTON  
COMMUNITY PRESERVATION COMMITTEE**

**General Criteria for Project Selection**

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

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

Preference will be given to proposals that:

- Preserve or utilize currently owned Town assets;
- 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
<b>DEFINITIONS</b> (G.L. c. 44B § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature 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.
<b>ACQUIRE</b> 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.	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>
<b>CREATE</b> To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>YES</b>
<b>PRESERVE</b> Protect personal or real property from injury, harm or destruction.	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>
<b>SUPPORT</b> Provide grants, loans, rental assistance, security deposits, interest rate write-downs or other forms of assistance directly to individuals and families who are eligible for community housing, or an entity that owns, operates or manages such housing for the purpose of making housing affordable.	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>YES,</b> including funding for affordable housing trusts
<b>REHABILITATE/RESTORE</b> Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.	<b>YES,</b> if acquired with CPA funds	<b>YES</b>	<b>YES</b>	<b>YES,</b> if acquired with CPA funds

## **ARTICLE 10 (a)**

<b>Project:</b>	<b>Community Center Mansion Sidewalk &amp; Patio</b>
<b>CPA Category:</b>	<b>Historic Resources</b>
<b>Amount Requested:</b>	<b>\$ 110,000</b>
<b>Amount Recommended:</b>	<b>\$ 110,000</b>
<b>CPC Vote:</b>	<b>(8 - 0)</b>

### **Project Description:**

This FY22 request is to install a durable concrete sidewalk and patio along the mansion side of the Community Center. At the March 18, 2013 Special Town Meeting, CPA funds were approved for the eligible portion for the purchase of the property at 39 Marrett Road, to be preserved and used as a multi-generational community center for the Town of Lexington. (See Art. 2. Pg. 33). In 2014, Special Town Meeting appropriated \$6,720,000 for renovations to the Community Center. Of this amount, \$6,297,184 was CPA-eligible. (See Art. 10, Pg.32). When the building was purchased and renovated for opening, the walkway was identified as a future project that would need to be addressed. The existing walkway, linking the sidewalk and parking lot to the Marrett Road/mansion side of the building, is not accessible, aged, cracked and uneven. The area currently has a walkway made of bluestone material that continues on to a courtyard, overlooking the expansive lawn. Replacing the bluestone material with a durable concrete would provide an aesthetic, stable and long term solution to providing access around the building. The accessible pathway would accomplish a complete link from the parking lot, around the perimeter of the building and connect to the rear parking lot where the newly established raised sensory garden beds were installed.

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

- Replace the existing bluestone walkway with a durable concrete;
- Complete an accessible path from the parking lot, around the perimeter of the building, connecting to the rear parking lot;
- Expand potential programming and group use space by maximizing outdoor space; and
- Support residents' requests for outdoor recreational activities and increase trail connections as identified in the 2020 Recreation Department's Community Needs Assessment.

### **Project Benefit:**

The improvements proposed in this project will enhance the area's safety, usability and accessibility while creating a more welcoming atmosphere. The Community Center's mission is "to enhance the quality of life for all Lexington residents by creating a warm, welcoming and inclusive environment." To be truly inclusive, the outdoor spaces should also be accessible to all.

### **Funding Request:**

\$110,000 is requested in FY22.

## **ARTICLE 10 (b)**

<b>Project:</b>	<b>Park and Playground Improvements- South Rindge Avenue</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$ 170,000</b>
<b>Amount Recommended:</b>	<b>\$ 170,000</b>
<b>CPC Vote:</b>	<b>(8 - 0)</b>

### **Project Description:**

This FY22 request will fund the update and replacement of playground equipment and safety surfacing at the park on South Rindge Avenue. Signage, park benches, trash receptacles and a bike rack will also be updated or replaced in addition to the installation of fencing around the playground. The playground equipment was last replaced in 2005. The proposed improvements will renovate and rehabilitate existing safety surfacing and equipment so that the site will be in compliance with standards set by the Consumer Product Safety Commission (CPSC), the American Society for Testing and Materials (ASTM) and the Americans with Disabilities Act (ADA). Additionally, at the recommendation of the 2017 ADA Compliance Study, the walkway leading to the playground will also be renovated to meet minimum width regulations. An accessible path leading to the Arlington Reservoir Trail and a connection to the basketball courts will also be installed.

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

- Update and replace current playground equipment with new, up-to-date systems;
- Create an accessible route and path;
- Install a new bike rack, park benches, trash receptacles, fencing and signage; 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:**

The FY22 request is \$170,000. Subsequent FY23-FY26 requests are anticipated for similar playground replacements at Kinneens Park, Justin Street Park, Lincoln Park and the Center Playground at the Center Recreation Complex.

## **ARTICLE 10 (c)**

<b>Project:</b>	<b>Park Improvements - Athletic Fields - Muzzey Field</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$ 155,000</b>
<b>Amount Recommended:</b>	<b>\$ 155,000</b>
<b>CPC Vote:</b>	<b>(8 - 0)</b>

### **Project Description:**

This FY22 request will fund the Muzzey Field renovation, including irrigation upgrades, laser grading and the installation of new natural grass. Two accessible paths, one on each side of the field, will also be installed. This is an ongoing multi-year capital program to address safety and playability concerns and to provide adequate and safe field conditions for neighborhood facilities, recreation and school programs.

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

- Upgrade irrigation and laser grading;
- Renovate the field to a condition where it will be safe, playable and more easily maintained; and
- Update the fields to comply with ADA standards.

### **Project Benefit:**

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

### **Funding Request:**

\$155,000 is requested in FY22. Subsequent FY23 - FY25 requests are anticipated for similar upgrades to the athletic fields at the Fiske School Field, Bridge School Field and Bowman Field.

## **ARTICLE 10 (d)**

<b>Project:</b>	<b>Playground Enhancements - Pour-in-Place Surfaces at Harrington Elementary School</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$ 150,000</b>
<b>Amount Recommended:</b>	<b>\$ 150,000</b>
<b>CPC Vote:</b>	<b>(8 - 0)</b>

### **Project Description:**

This FY22 request will fund the safety surfacing replacement at the Harrington Elementary School playground with Pour in Place (PIP) safety surfacing. Currently the school has a playground that uses engineered wood fiber for safety surfacing. Engineered wood fiber is not stable and is regularly washed out or kicked out while using the playground equipment. When this occurs, the impact-absorbent surfacing requirement of 12 inches is no longer being met. PIP safety surfacing is a rubber/urethane product that drains extremely well and aides in melting snow. The PIP safety surface will remain at the minimum required safety depth of 12 inches since the product material does not get washed out or kicked out with use.

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

- Update and replace current safety surfacing with new, modern PIP safety surfacing;
- Increase safety and usability of the playground year round;
- Maintain the impact-absorbent surfacing safety requirement depth of 12 inches; and
- Prolong the duration of the playground's usability.

### **Project Benefit:**

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

### **Funding Request:**

\$150,000 is requested in FY22. Subsequent requests are anticipated in FY23 - FY25 for similar upgrades to the safety surfacing at the Estabrook, Fiske and Bowman playgrounds.

## ARTICLE 10 (e)

<b>Project:</b>	<b>Debt Service</b>
<b>CPA Category:</b>	<b>Open Space, Historic Resources</b>
<b>Amount Requested:</b>	<b>\$2,989,550</b>
<b>Amount Recommended:</b>	<b>\$1,949,550* (see #4 below)</b>
<b>CPC Vote:</b>	<b>(8 - 0)</b>

*FY22 debt service obligations are shown as an aggregate. They consist of four components totaling \$2,989,550\* and are described below:*

### **1) Wright Farm: \$339,250:**

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 FY22 is \$339,250, representing \$295,000 of principal and \$44,250 of interest.

### **2) Community Center Acquisition: \$850,500:**

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 FY22 is \$850,500, of which \$740,000 represents principal and \$110,500 represents interest.

### **3) Cary Memorial Building Upgrade: \$759,800**

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. FY22 debt service is \$759,800, of which \$655,000 represents principal and \$104,800 represents interest.

**4) Conservation Land Acquisition: Highland Ave: \$1,040,000\***

Under Article 7 of Special Town Meeting 2020-03, Town Meeting approved an appropriation of \$3,560,000 to fund the acquisition, preservation and ancillary costs of 39 Highland Avenue. Of this amount, \$2,560,000 was funded with CPF cash and \$1,000,000 in CPF debt. Article 25 of 2021 Annual Town Meeting proposes to eliminate the borrowing component authorized for purchasing this property in favor of cash, given the small amount of CPA-funded projects that have come forward for the FY22 budget and availability of funds. To accomplish this, Town Meeting must vote to appropriate an additional \$1,000,000 from the Undesignated Fund Balance of the CPF and rescind the \$1,000,000 of CPA borrowing. This will not have an impact on the timing of the closing or on the sellers. This is an internal accounting change and is expected to save approximately \$20K in interest expenses. If Town Meeting adopts Article 25, the FY22 amount of eligible debt service will decrease from \$2,989,550 to \$1,949,550.

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

	<b>Community Preservation Fund Debt Service Projections</b>					
	FY2022 Projected	FY2023 Projected	FY2024 Projected	FY2025 Projected	FY2026 Projected	FY2027 Projected
Wright Farm - from Open Space	\$ 339,250	\$ 324,500	\$ 309,750	\$ -	\$ -	\$ -
Marrett Rd. Purchase - from Historic Resources & Unbudgeted Reserves	\$ 850,500	\$ 808,500	\$ 771,750	\$ -	\$ -	\$ -
Cary Memorial Building Construction - from Unbudgeted Reserves	\$ 759,800	\$ 733,600	\$ 707,400	\$ 681,200	\$ -	\$ -
Highland Ave Land Acquisition	\$1,040,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total CPA Debt Service</b>	<b>\$2,989,550</b>	<b>\$1,866,600</b>	<b>\$1,788,900</b>	<b>\$ 681,200</b>	<b>\$ -</b>	<b>\$ -</b>



## **ARTICLE 10 (f)**

<b>Project:</b>	<b>Administrative Budget</b>
<b>CPA Category:</b>	<b>Administrative</b>
<b>Amount Requested:</b>	<b>\$150,000</b>
<b>Amount Recommended:</b>	<b>\$150,000</b>
<b>CPC Vote:</b>	<b>(7 - 1)</b>

### **Project Description:**

The Community Preservation Act permits up to 5% of annual CPA funds to be spent on the operating and administrative costs of the Community Preservation Committee. The Committee is allowed to use this money to pay for staff salaries, mailings, public notices, overhead, legal fees, membership dues and other miscellaneous expenses related to CPA projects. Five percent of anticipated FY22 revenue from the surcharge and the state supplemental match is \$371,500; however, the CPC only requests \$150,000. This money will be used to fund the Committee's part-time administrative assistant, member dues to the non-profit Community Preservation Coalition, administrative expenses, legal and miscellaneous expenses and land planning, appraisals and legal fees for open space proposed to be acquired using CPA funds.

The CPC's administrative assistant tracks and monitors all Town Meeting-approved CPA projects, monitors draw-downs and financial transactions in conjunction with the Finance Department, drafts and reviews grant agreements, drafts and updates CPA reports and correspondence, completes state-mandated reporting, oversees the annual CPA project application process, posts meetings and schedules public hearings, takes minutes of all CPC public meetings and hearings, works with numerous Town departments, communicates with project applicants, updates and maintains the Committee's webpage and assists the CPC and others as needed with CPA-related activities and agreements. The three-day a week, FY22 cost for the administrative position totals approximately \$36,585, including health and dental benefits carried by the Town.

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

The CPC designates \$50,000 of its administrative budget for the planning, conceptual plan development, legal, survey and appraisal work associated with the proposed acquisition of open space. Such funds enable the Select Board or Conservation Department to complete, in a timely manner, the due diligence required to prepare for a potential CPA land acquisition. This year, at the advice of Town Counsel, administrative funds will also be used to fund the \$50,000 update of the Open Space and Recreation Plan (OSRP). The OSRP is an important planning document used by the CPC and it is necessary for the Town to apply for Local Acquisition for Natural Diversity (LAND) grants. Such a grant was applied for and awarded in the amount of \$500,000 for the Cotton Farm acquisition in FY11. The current OSRP was last updated and approved by

the State's Executive Office of Energy and Environmental Affairs (EOEEA) in 2015 and expires in 2022.

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 FY22 request for the CPA administrative budget is \$150,000.

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

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

### **Archives and Records Management/Records Conservation & Preservation (Art. 10 (a))**

The 2020 Annual Town Meeting appropriated \$20,000 in CPA funds for the conservation and preservation of historic municipal documents and records. The current request would fund the 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 but are not limited to selected Colonial Tax Warrants, an 1873 Tax Book, Police Department Journals from 1874 - 1909 and Valuation Books from 1916 - 1918. The project is anticipated to be completed in the summer of 2021.

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

The 2020 Annual Town Meeting approved \$9,000 for the restoration of "Margaret, Lady Lexington" oil on canvas painting, painted in 1867 by an unknown artist. The painting was given to the Trustees of the Cary Memorial Building by Mr. Elwyn G. Preston and has been on display inside the Cary Memorial Building since October, 1928. The painting is in fair to poor condition, both aesthetically and structurally, based on a Condition Report prepared by conservator Elizabeth Leto-Fulton dated April 28, 2019. The treatment proposal includes consolidation of loose flaking of painting and frame, vacuuming loose dirt and dust from the front and reverse of both painting and frame, humidifying and flattening the painting as needed, surface cleaning of grime from the painting and frame, reduction/removal of yellowed varnish and filling in of areas of paint loss. The Town's Management Analyst is working with the Department of Public Facilities and the Conservator to ensure the painting is properly and safely transported to the Conservator's studio in Somerville, Massachusetts. The Conservator is expected to have the painting and frame restored by the end of the summer or early fall 2021.

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

The Battle Green Master Plan - Phase 3 project request was originally in the amount of \$570,438, but due to CPA funding constraints in FY20, the funds requested were reduced to \$253,394 in FY20 (See Art 14(d), pg. 22) and \$317,044 in FY21. Phase 1 was approved at the 2011 Annual Town Meeting to repair and upgrade the pathways surrounding the existing monuments on the Battle Green. Phase 2 was approved at the 2012 Annual Town Meeting for repairs and upgrades to the pathways surrounding the Battle Green itself and Belfry Hill and for the rehabilitation of the granite steps leading to the Obelisk and the fence at Ye Old Burying Ground. Phase 3 will address site amenities, the Old Belfry and historic monuments. An architect is developing plans and specifications for all of the work as funded and outlined to date. Bids will be solicited in the spring of 2021 with work continuing into the fall of 2021.

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

The 2020 Annual Town Meeting approved \$22,425 for the continuation of the Conservation Commission's Conservation Meadow Preservation Program to preserve approximately five acres of meadow at the Daisy Wilson Meadow. The preservation project will improve passive recreation opportunities, enhance wildlife and plant habitat and create a renewed connection to Lexington's history through the recovery and restoration of stone walls and scenic vistas. In FY15 and FY16, Hennessey Field and Joyce Miller's Meadow were restored as part of this program. In FY20, Wright Farm was restored as well. This project is currently on hold due to COVID-19 and staffing vacancies and is planned as a priority for spring 2021.

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

The 2020 Annual Town Meeting approved \$69,000 for planning and design funds for Wright Farm. Wright Farm is an approximately 13.6 acre parcel purchased by the Town of Lexington from the Wright Family with CPA funds in 2012 and 2015 for conservation land and community housing. The property contains a farmhouse, barn and garage. The farmhouse was transferred to LexHAB to be renovated as a single-family affordable housing unit. The barn is to be managed by the Conservation Commission alongside the larger Wright Farm property. The project proposes to build on the existing planning that has been done for the Wright Farm barn property by engaging a consultant to develop a site access and design plan with cost estimates for conservation land access, parking and trail access. The plan will take into account proposed uses for the barn and property that have come out of an ongoing educational needs assessment and a 2017 barn architectural and structural assessment. The Conservation Commission, with the support from their February 2020- appointed Wright Farm Advisory Subcommittee, is currently engaged in long-term planning for the entire facility with the possibility of converting the barn into an environmental education center; possibilities exist to use the renovated space for events or to house the offices of local conservation organizations. This project was on hold due to COVID-19 and staffing vacancies in 2020 and is planned as a priority for spring 2021.

### **Athletic Facility Lighting (Art. 10 (g))**

The 2020 Annual Town Meeting approved \$450,000 in supplemental funds to complete the Athletic Facility Lighting project at the Gallagher Tennis Courts, Center basketball courts and Town Pool Complex. Funding for this project was approved at the 2018 Annual Town Meeting and the scope called for (1) the replacement of lights at the Center #1 Baseball Field and Center #2 Softball Field; (2) lighting upgrades to the Center Basketball Courts and the Irving H. Mabee Town Pool Complex; and (3) replacement of existing lighting on four courts and installation of new lighting for the remaining six unlit courts at the Gallagher Tennis Courts. (See Art.10 (g), pg. 24). Completed new lighting systems were installed at the Center #1 and Center #2 baseball/softball diamonds in May 2019, while electrical upgrades, including new and larger transformers and the underground conduit work, were completed for the 10 tennis courts at the same time. However, neither the final lighting systems nor the upgrades at the other facilities were completed because the bid for these components came in over-budget. The project restarted

in late December 2020 and it is anticipated that this project will be substantially complete by March 2021.

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

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

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

The 2020 Annual Town Meeting approved \$95,000 for the update and replacement of playground equipment and installation of a bike rack at Sutherland Park. The proposed improvements will renovate and rehabilitate existing safety surfacing and equipment so that the site will be in compliance with the Consumer Product Safety Commission (CPSC), the American Society for Testing and Materials (ASTM) and the Americans with Disabilities Act (ADA). Additionally, at the recommendation of the 2017 ADA Compliance Study, Pour in Place (PIP) rubber safety surfacing will be installed at the access point to the play structure, an accessible route to the dugouts at the baseball field will be created and an accessible path will be extended from the existing asphalt path to the water fountain near the entrance of the park. The project is anticipated to commence in March 2021.

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

\$370,000 was approved by the 2020 Annual Town Meeting for the Harrington School Field renovation, including excavating the infield areas and laser grading. A new in-ground irrigation system will be installed at the Harrington, Bowman and Franklin Fields. Based on the recommendations in the 2017 ADA Compliance Study, the gravel driveway from Lowell Street into the site will be paved to allow for the provision of additional accessible parking and a formal entrance at the Harrington Field. A route from the school drive to the softball and baseball team areas will also be created and the team areas will be renovated to provide more appropriate wheelchair space. Renovations include the installation of natural turf, drainage and new irrigation systems and site amenities such as benches and backstops. It is anticipated that this project will go out to bid in March 2021 and work is anticipated to commence in June 2021 once school ends.

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

\$551,026 was approved by the 2020 Annual Town Meeting for the construction phase of the universally accessible passive recreation trail system project at Parker Meadow Conservation Area, a Town-owned property that was acquired in cooperation with the Commonwealth of

Massachusetts in the 1970s. Parker Meadow is a 17-acre parcel located near Lexington Center with access off the Minuteman Bikeway. Phase 1 was approved at the 2014 Annual Town Meeting for design funds. ((See Art. 8(l), pg. 31). The final design phase is completed and bidding is in process for spring 2021 construction.

### **Lexington Housing Authority: Greeley Village Community Center Preservation (Art. 10 (l))**

The 2020 Annual Town Meeting approved \$130,000 in CPA funding for the preservation of the community building at Greeley Village. The project consists of replacing the windows and exterior doors as well as preserving the ramp, decking structures and the second level porch at the community building. The wood railings and planks of the walking surface of the balcony are splintered and rotted by moisture trapped by the waterproof deck below. The ramp deck is worn and splintered by wear and UV solar degradation and the steel structure supporting the ramp is rotting. The windows and exterior doors are original to the building and do not open and close properly, which allows for moisture to seep into the building. The project has reached substantial completion with minor “punch list” items remaining. It is anticipated that the project will be completed by January 1, 2021 with all requisitions filed by the end of winter 2021.

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

The 2020 Annual Town Meeting approved \$75,000 in design funds to construct affordable housing at 116 Vine Street (the “Leary Farm”). 2009 Annual Town Meeting authorized \$2,763,100 in CPA funds under Article 12 (see pg. 38) to purchase a 14.2 acre parcel for conservation land and affordable housing. The housing parcel consists of a 30,000 square foot lot (0.7 acres) with frontage on Vine Street. This request is the first phase of a three-phase public construction project. Funding for Phase 1 will be used to select a design team, meet with neighbors and stakeholders and develop the project scope, budget and schedule. LexHAB met with the Vine Street neighbors in December 2020, the Select Board on January 11, 2021 and with the neighbors for a second time on January 27, 2021 to present a proposal for six units of affordable housing. The design and outreach process is ongoing.

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

\$3,560,000 was approved by the 2020 Fall Special Town Meeting for the acquisition and preservation of approximately 4.48 acres of environmentally sensitive open space located at 39 Highland Avenue (Map 40, Lot 233) adjacent to existing conservation land within the Town of Lexington. The agreed purchase price for the parcel of land is \$3,500,000. An additional \$60,000 was requested in ancillary costs including legal, survey, land management and environmental assessment fees. A required conservation restriction, approved by the Select Board and the State Executive Office of Energy and Environmental Affairs and recorded with the Registry of Deeds, will be executed to ensure that the protected land will remain open and undeveloped in perpetuity. The Conservation Commission and Town are currently in the process of finalizing the Approval Not Required Plan and submittal to the Planning Board for endorsement in order to be able to divide off the house lot that will be retained by the sellers from the larger portion of the lot that will be purchased by the Conservation Commission. The sale is expected to close in April 2021.

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

None

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

1. Art. 10 (d) Conservation Land Acquisition

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

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

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

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

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

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

\$138,273 was approved by the 2019 Annual Town Meeting to hire an established natural resources management firm to produce a comprehensive ecological land management plan (LMP), which will identify areas of special significance in Willards Woods and develop a plan for long-term maintenance of the property. A subsequent request is anticipated in FY22 for the second stage of the project, which will focus on design, surveying and engineering, construction planning and permitting for the proposed universally accessible-designed enhancements. The Conservation Division has engaged Land Stewardship, Inc. (LSI) to develop a comprehensive ecological land management plan for the property; LSI began work on the project in November 2019 and is anticipated to complete its work in late spring 2020. The first of two public forums to present findings to and solicit feedback from the public was held on January 30<sup>th</sup>, 2020, with strong turn-out and participation by the neighborhood and volunteer stewards. The second stage of the project, which involves the design phase of universally accessible improvements to the property, will commence once land management planning has been completed. Delivery of the final draft of the LMP and holding a final forum for public comments on the draft were delayed due to COVID-19 and staffing vacancies. It is anticipated that the LMP will be finalized and delivered by May 2021 and design and engineering of the ADA trail will commence soon after delivery of the plan with an expected completion by fall 2021.

### **Archives and Records Management/Records Conservation & Preservation (Art. 14 (c))**

The 2019 Annual Town Meeting appropriated \$20,000 in CPA funds for the conservation and preservation of historic municipal documents and records. The current request would fund the conservation and preservation of older documents and make them available on the Town's digital archives. Documents to be conserved include School Committee Minutes, Board of Registrars Minutes and Records of the Overseers of the Poor, all from years 1850-1910. In addition, selected financial records of the Select Board and Assessor's Department during this time period will be included as funding allows. The project is anticipated to be completed in 2021.



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

\$253,394 was approved by the 2019 Annual Town Meeting for part of Phase 3 of the Battle Green Master Plan Implementation. Phase 1 was approved at the 2011 Annual Town Meeting to repair and upgrade the pathways surrounding the existing monuments on the Battle Green. Phase 2 was approved at the 2012 Annual Town Meeting for repairs and upgrades to the pathways surrounding the Battle Green itself and Belfry Hill and for the rehabilitation of the granite steps leading to the Obelisk and the fence at Ye Old Burying Ground. Phase 3 addresses site amenities, the Old Belfry and historic monuments. The FY20 project request was originally in the amount of \$570,438, but due to CPA funding constraints in FY20, the funds requested were reduced to \$253,394. The remaining Phase 3 funds were requested at the spring 2020 ATM (see Art. 10(c), pg. 16). An architect is developing plans and specifications for all of the work as funded and outlined to date. Bids will be solicited in the spring of 2021 with work continuing into the fall of 2021.

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

\$620,000 was approved by the 2019 Annual Town Meeting to renovate the Old Reservoir Bathhouse. Based on the finding of a 2018 feasibility study, the project will include renovation of the Bathhouse, including installation of all new fixtures, replacement of the existing roof and plumbing system and reconfiguration of the main entrance. The project will address accessibility issues in the Bathhouse, as well as the walkway and surrounding site. The construction phase of the Old Reservoir bathhouse renovation went out to bid in June 2020, but the bids came in substantially higher than budgeted. Staff from Recreation and the Department of Public Facilities have been discussing alternative options that would allow for this project to move forward without changing the scope of work. The Recreation Department is currently reviewing various options with the Department of Public Facilities to determine how to proceed.

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

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

### **Park Improvements - Athletic Fields (Art. 14 (i))**

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

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

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

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

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

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

### **Community Center Sidewalk (Art. 10 (b))**

\$365,000 was approved by the 2018 Annual Town Meeting to install a new 435' cement concrete sidewalk to connect the existing sidewalk along the Community Center driveway. The project also includes the installation of pedestrian-level solar LED lights, work at the entrance and two handicapped-accessible ramps at the entrance on Marrett Road. Construction is substantially complete, with minor punch list items to be addressed in the spring of 2021.

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

\$100,000 was approved by the 2018 Annual Town Meeting for updates and improvements to the existing irrigation systems on the Town's public grounds. Of this \$100,000, \$40,000 was funded through CPA and the remaining \$60,000 was funded through the General Fund. The updates to the system would allow irrigation to be targeted on turf areas while conserving water. The targeted areas are the Battle Green, Hastings Park, Emery Park, Cary Memorial Building and the Town Office building. The project is expected to go out to bid in the winter of 2021 and be installed by fall 2021.

### **Athletic Facility Lighting (Art. 10 (g))**

\$975,000 was approved by the 2018 Annual Town Meeting to replace the existing lighting system and structures at the Center Recreation Complex #1 Baseball Field, #2 Softball Field and the Basketball Courts with more cost efficient fixtures and illuminants. The existing lighting system and structures at the Gallagher Tennis Courts, Center Basketball Courts and the Irving H. Mabee Pool Complex were also to be replaced. The lighting replacement at the Center #1 baseball field and Center #2 softball field was completed in May 2019. The lighting upgrades at the Gallagher Tennis Courts, Center Basketball Courts and Irving H. Mabee Town Pool Complex were not completed within this project, however, due to the high bids that were received and budgetary constraints. Nevertheless, a portion of the Gallagher Tennis Courts construction was completed, including the underground conduit for future installation of poles and fixtures. The improvements that could not be included with this project were incorporated in the FY21 supplemental request. (See Art. 10(g), pg. 17).

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

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

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

1. Art. 10 (c) Archives & Records Management/Records Conservation & Preservation.  
\$20,000/\$19,028
2. Art. 10 (d) 9 Oakland Street Renovation and Adaptive Re-Use. \$200,000/\$200,000
3. Art. 10 (f) Playground Replacement Program - Bowman School. \$302,000/\$297,066
4. Art. 10 (i) Old Reservoir Bathhouse Design. \$75,000/\$64,405
5. Art. 10 (j) Lowell Street/Farmview Affordable Housing Supplemental Funds.  
\$1,400,000/\$1,400,000

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

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

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

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

\$40,480 was approved by the 2017 Annual Town Meeting for the restoration, preservation and protection of approximately 20 acres of conservation meadow at Willard's Woods and Wright Farm. The FY18 appropriation was to further the goals of the multi-year Conservation Meadow Preservation Program which has funded the restoration and preservation of the land at both Hennessey Field and Joyce Miller's Meadow. The Wright Farm portion of the project is complete. Willard's Woods meadow preservation activities will commence in summer 2021 based on recommendations in the land management plan for the area. (See Art. 14(b), pg. 21).

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

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

### **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. Now that the transfer to LexHAB has been completed, the remaining legal work and required deed restrictions are anticipated to be finalized with the State and executed this year. (See Art. 9, pg. 29).

### **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 (see Art. 8(b), pg. 28). 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. A Massachusetts Cultural Council Cultural Facilities Fund Capital Grant was received for \$200,000 which allowed both the window and accessibility aspects of the project to move forward, as planned. The project is complete and is awaiting final invoicing.

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

1. Art. 10 (a) Interpretive Signage Project. \$38,400/0 (project withdrawn)
2. Art. 10 (b) Parker's Revenge Interpretive and Public Education Signage and Displays. \$41,350/\$41,350
3. Art. 10 (c) Greeley Village Rear Door and Porch Supplemental Request. \$56,712/\$55,629
4. Art. 10 (d) Affordable Units Preservation - Judge's Road/Pine Grove. \$1,048,000/\$1,038,122
5. Art. 10 (l) Park Improvements - Athletic Fields. \$125,000/\$104,046
6. Art. 10 (m) Town Pool Renovation. \$2,154,350/\$2,116,031
7. Art. 10 (n) Park and Playground Improvements. \$60,000/\$59,932

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

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

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

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

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

### **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. The Historical Society previously owned a parcel of land that was needed to implement the alternative transportation node, as designed; the parcel was transferred to the Town in September 2020 (see ATM 2020 Art. 25). An updated project scope has now been received from the landscape architect who will design and construct the bike node. Since the initial design, some of the products are no longer available and prices have increased. Additional CPA funding is not anticipated. Work is scheduled to commence after 2021 Patriots’ Day and will take approximately 6-8 weeks to complete.

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

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

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

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

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

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

The 2015 Annual Town Meeting approved \$140,000 in CPA funds to hire an architectural/engineering firm to take the conceptual ideas to the 100% design stage with cost estimates for any recommended improvements to the area. This is the next phase of an ongoing program to improve the Battle Green Streetscape. The 2014 Annual Town Meeting had approved \$63,000 in CPA funds to hire an architect/engineering firm to take concept plans to the 25% design stage and develop cost estimates for the recommended improvements (Art. 8(e), pg. 31). That phase of the project has progressed to nearly 25% but it is currently on hold while the Center Streetscape project is being finalized. A subsequent request for construction costs is anticipated for FY23.

### **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, which were ultimately approved. Funding for construction was requested and approved at the 2018 Annual Town Meeting and the project is now substantially complete (See Art. 10(b), pg. 24).

### **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. (See Art. 8(o), pg. 28).

### **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. (See Art. 9, pg. 35). 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. The acquisition was financed through the issuance of a \$2.95 million bond anticipation note in February



2013 and converted to a 10 year bond in February 2014. Debt service payments are ongoing until FY2024.

The Town closed on the property on February 11, 2016. A purchase and sale agreement was drafted in order to transfer a portion of the parcel to LexHAB, with the remaining portion incorporated into the 2012 12.6 acre conservation land purchase managed by the Conservation Commission. The MGL Chapter 40B Local Initiative Planning Process (LIPP) is now completed and the final recording of the Approval Not Required Plan that divided the lot into two lots was filed. The Select Board voted on the two deeds transferring the applicable portions of the lots to LexHAB and the Conservation Commission in 2020. The remaining legal work and required affordable housing and conservation deed restrictions are anticipated to be finalized and executed this year.

### **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 (Art. 2, pg. 31). 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 (a) Conservation Meadow Preservation Program. \$26,400/\$24,957
2. Art. 8 (b) Parker's Revenge Site Restoration. \$36,790/\$36,790
3. Art. 8 (c) First Parish Church Restoration Historic Structures Report. \$40,000/\$40,000
4. Art. 8 (d) Cary Memorial Building Records Center Shelving. \$75,398/\$33,221
5. Art. 8 (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 (j) Park Improvements - Athletic Fields. \$85,000/\$81,041
8. Art. 8 (k) Park and Playgrounds ADA Accessibility Study. \$78,000/\$76,207
9. Art. 8 (l) Park Improvements - Hard Court Resurfacing. \$55,000/\$55,000
10. Art. 8 (m) Lincoln Park Field Improvements - Phase 3. \$220,000/\$219,968
11. Art. 8 (n) Minuteman Bikeway Culvert Rehabilitation. \$290,000/\$155,366
12. Art. 8 (p) Minuteman Bikeway Wayfinding Signs. \$39,000/\$39,000
13. Art. 8 (q) Lower Vine Brook Paved Recreation Path Reconstruction. \$369,813/\$342,053
14. Art. 5 STM Property Improvements - 241 Grove Street. \$200,000/\$200,000

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

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

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

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

The 2014 Special Town Meeting appropriated \$8,677,400, of which \$8,241,350 was CPA-eligible, to upgrade the Cary Memorial Building. The project reached substantial completion and a grand re-opening and re-dedication was held on October 24, 2015. It is anticipated that the remainder of the appropriation (\$112,175) 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 until FY2025.

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

This project was the next step in an ongoing program to improve the Battle Green Streetscape, focusing on efficient and safe pedestrian and vehicular flow in and around the Battle Green. 2014 Annual Town Meeting approved \$63,000 in CPA funding to hire an architect/engineering firm to take the concept plan to the 25% design stage and develop cost estimates for the recommended improvements. The total project cost was \$90,000, the remainder being financed through the tax levy. A consultant was hired in 2015 to provide plans and specifications at 25% design. An additional request is anticipated in FY23 for construction costs. (See description of Art. 8(e), pg. 29).

### **Parker Meadow Accessible Trail D&E (Art. 8 (l))**

For this project, a collaboration between the Recreation Committee, the Conservation Commission, the Commission on Disability and other interested citizens and land stewards, \$34,500 was requested in CPA funding to design and create a universally accessible passive recreational trail system for Parker Meadow. Initial survey and wetland delineation work was completed in June 2019. Kyle Zick Landscape Architects was engaged in August 2019 for design work, which includes permitting and construction bid documents with these funds. Two public forums and a public site walk were held to share design ideas and solicit feedback from the public, along with direct feedback from and responses with interested neighbors, between October and December 2019. The final bid package is completed and issuance of the bid for a spring 2021 construction date is in process. (See Art. 10(k), pg. 18).

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

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

7. Art. 8 (i) Park and Playground Improvements. \$65,000/\$64,828
8. Art. 8 (j) Park Improvements - Athletic Fields. \$100,000/\$99,820
9. Art. 8 (k) Park Improvements - Hard Court Resurfacing. \$85,000/\$85,000
10. Art. 3 STM Land Acquisition - Off Concord Road. \$220,000/\$0
11. Art. 3 2014 March STM Amend Article 5 of November 4, 2013 STM  
Art. 10 2014 June STM Amend Article 5 of November 4, 2013 STM  
Renovations to Community Center. \$6,297,184/\$6,297,184

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

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

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

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

This \$25,000 project was funded by the 2013 Annual Town Meeting to draft and record Conservation Restrictions on five CPA-funded conservation lands purchased in the last several years. Since a conservation entity separate from the Town Conservation Commission must hold the restriction, funding included nominal monies to ensure that such an organization would be able to complete the baseline and documentation work and long term monitoring necessary to responsibly hold the restriction. Town staff is currently collaborating with Conservation Land Stewards and the Citizens for Lexington Conservation (CLC) to prepare the conservation restrictions (CRs) for acceptance by the Conservation Commission, Select Board and the State Department of Conservation and Recreation. Documentation for Wright Farm is being coordinated with land management planning; initial fieldwork was completed in winter 2019 with remaining documentation scheduled for winter 2020. The other four CRs, Cotton Farm, Leary Property and the Goodwin Parcels are still under state review as necessary for final approval. Once the state approves each CR, each CR will be executed with CLC and invoices paid through this CPA authorization to CLC for the one-time approved administrative and enforcement costs for holding each CR on behalf of the Town. Once CRs are executed and recorded, these funds will be transferred to CLC for in-perpetuity administration and enforcement of the CRs. It is anticipated that these CRs will be executed by May 2021.

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

At the March 18, 2013 Special Town Meeting funds were approved for the purchase of the property at 39 Marrett Road, owned by the Scottish Rite Masons, to be used as a multi-generational community center for the Town of Lexington. The purchase price, plus related closing expenses, totaled \$10,950,000, of which \$7,390,000 was eligible for CPA funding. The purchase of the property was completed on December 5, 2013; the transition of several Town departments to the facility occurred in 2015. The acquisition was financed through the issuance of a \$7.39 million bond anticipation note in November 2013 and converted to a 10-year bond in February 2014. Debt service payments are ongoing until FY2024. (See pg. 12).

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

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

9. Art. 8 (l) Greeley Village Front Doors. \$172,734/\$172,734
10. Art. 8 (n) ACROSS Lexington Pedestrian/Bicycle Route System. 5,000/\$5,000
11. Art. 8 (o) Buckman Tavern Restoration and Renovation. \$650,000/\$616,838
12. Art. 5 Nov. 2013 STM Renovations to Buildings to be acquired at 39 Marrett Road.  
See Article 10 June STM/FY15 pg. 33.

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

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

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

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

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

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

This project was approved for \$143,845 at the 2012 Annual Town Meeting for repairs and upgrades to the pathways surrounding the Battle Green and Belfry Hill and for rehabilitation of the granite steps leading to the Obelisk and the fence at Ye Olde Burying Ground. An architect is currently developing plans and specifications. This project will go out to bid in spring of 2021. (See also Battle Green Master Plan Implementation Phase 1, FY12 Art. 8(f), pg. 36 and Phase 3, FY20 Art. 14(d), pg. 22 and Art. 10(c), pg. 16).

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

The 2012 Annual Town Meeting approved \$3,072,000 in CPA funding for the purchase of 12.6 acres of open space at the Wright Farm property at 241 Grove Street, plus related expenses, to be dedicated as conservation land. At the time of purchase, the Town retained a future option to purchase the remaining .99 acre of the property, containing a farmhouse, barn and garage. The 2015 Annual Town Meeting approved \$618,000 in CPA funds for the purchase of the remaining parcel. (Article 9, pg. 29).

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

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

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

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

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

\$50,000 was approved by the 2011 Annual Town Meeting to address the rehabilitation and repair of existing monuments in and around the Battle Green. Monuments to be restored and repaired included the Obelisk, Minuteman Statue, Minuteman Monument and the Common flagpole. Repairs and conservation of the Minuteman Statue by Daedalus, Inc. have been completed. The other monuments are being reviewed and will go out to bid in the spring of 2021. Restoration work will commence in the summer/fall of 2021.

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

This project was approved for \$50,000 at the 2011 Annual Town Meeting to repair and upgrade the pathways surrounding the existing monuments on the Battle Green. An architect is currently developing plans and specifications. The project will go out to bid in the spring of 2021. (See also Battle Green Master Plan Implementation Phase 2, FY13 Article 8(f), pg. 35 and Phase 3, FY20 Article 14(d), pg. 22 and FY21 Art. 10(c), pg. 16).

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

The 2007 Annual Town Meeting voted \$367,000 in CPA funds to hire a qualified stone conservator and a qualified stone preservation contractor to preserve and repair the grave markers at Ye Olde Burial Ground and Munroe Cemetery. Ivan Myjer, of Building Monument Conservation, was hired as the stone conservator and project overseer. ConservArt LLC was hired to perform preservation and restoration work at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery. Based upon reports from Ivan Myjer, a majority of markers and stones at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery have been repaired and restored. Attention has now turned to the final phase of the project. This includes any final restoration work at these cemeteries and the development of a GIS map of each cemetery. Plans and specifications are being developed and bid, with the expectation that the contractor will begin work in the spring of 2021.

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

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

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

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

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

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

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

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

## CPF ACCOUNT BALANCES 2021 Annual Town Meeting

<b>APPROPRIATED TO DATE</b>	
(by category as of March 1, 2021)	
<b>CATEGORY</b>	
COMMUNITY HOUSING	\$11,574,512
HISTORIC RESOURCES	\$33,702,301
OPEN SPACE	\$18,756,266
RECREATIONAL RESOURCES	\$16,242,898
<b>TOTAL</b>	<b>\$80,275,977</b>
ADMINISTRATIVE EXPENSES	<u>\$1,950,000</u>
<b>TOTAL APPROPRIATIONS TO DATE</b>	<b>\$82,225,977</b>

<b>AVAILABLE FOR APPROPRIATION AT ANNUAL TOWN MEETING, MARCH 2021</b>	
<b>AVAILABLE BALANCES</b>	
COMMUNITY HOUSING RESERVE	\$1,204,744
HISTORIC RESOURCES RESERVE	\$38,499
OPEN SPACE RESERVE	\$4,835
UNBUDGETED RESERVE	\$803,294
UNDESIGNATED FUND BALANCE	\$1,584,540
<b>TOTAL<sup>1</sup></b>	<b>\$3,635,912</b>
<b>ESTIMATED REVENUES FY 2022</b>	
PROPERTY SURCHARGE	\$5,700,000
STATE MATCH (30% est)	\$1,710,000
INVESTMENT INCOME	\$20,000
<b>TOTAL</b>	<b>\$7,430,000</b>
<b>OBLIGATED FY2022 DEBT AND NOTE PAYDOWN</b>	
<b>TOTAL<sup>2</sup></b>	<b>(\$2,989,550)</b>
<b>TOTAL ESTIMATED CPF FUNDS AVAILABLE FOR NEW PROJECTS IN FY22 EXCLUSIVE OF DEBT<sup>3</sup></b>	
	<b>\$8,076,362</b>
<i>If Article 25 passes:</i>	
<sup>1</sup> Available Balances Total will be reduced to \$2,635,912	
<sup>2</sup> Obligated FY2022 Debt and Note Paydown will be reduced to \$1,949,550	
<sup>3</sup> New Total Estimated CPF Funds Available in FY22 Exclusive OF Debt \$8,116,362	

<b>FY22 CPA PROJECT COSTS AND SUMMARY</b>			
	<b>ANNUAL TOWN MEETING- ARTICLE 10</b>	<b>VOTE</b>	<b>AMOUNT</b>
	<b>HISTORIC RESOURCES</b>		
Art. 10(a)	Community Center Mansion Sidewalk & Patio	8-0	\$110,000
	<b>Subtotal</b>		<b>\$110,000</b>
	<b>OPEN SPACE</b>		
	<b>Subtotal</b>		<b>\$0</b>
	<b>RECREATION</b>		
Art. 10(b)	Park and Playground Improvements- South Rindge Avenue	8-0	\$170,000
Art. 10(c)	Park Improvements- Athletic Fields- Muzzey Field	8-0	\$155,000
Art. 10(d)	Playground Enhancements- Pour-in-Place Surfaces	8-0	\$150,000
	<b>Subtotal</b>		<b>\$475,000</b>
	<b>COMMUNITY HOUSING</b>		
	<b>Subtotal</b>		<b>\$0</b>
<b>TOTAL ATM PROJECTS ARTICLE 10 (a-d)</b>			<b>\$585,000</b>
Art. 10(e)	CPA Debt Service <sup>1</sup>	8-0	\$2,989,550
Art. 10(f)	Administrative Budget	7-1	\$150,000
	<b>Subtotal</b>		<b>\$3,139,550</b>
<b>TOTAL FY22 COSTS FOR ARTICLE 10 (a-f)</b>			<b>\$3,724,550</b>
<b>FY22 TOTAL TO BE TAKEN FROM CPF CASH</b>			<b>\$3,724,550</b>
<sup>1</sup> CPA Debt Service will be reduced to \$1,949,550 if Article 25 passes.			

## SUMMARY

<b>FINANCING SOURCES</b>	
AVAILABLE CASH BALANCES	\$3,635,912
ESTIMATED FY22 REVENUE	\$7,430,000
<b>TOTAL AVAILABLE FOR FY21<sup>1</sup></b>	<b>\$11,065,912</b>
<b>FY21 COSTS (Annual Town Meeting)</b>	
PROJECT COSTS TO BE TAKEN FROM CPF CASH	\$585,000
ADMINISTRATIVE EXPENSES AND DEBT SERVICE <sup>2</sup>	\$3,139,550
<b>TOTAL</b>	<b>\$3,724,550</b>
<b>NET BALANCE (AVAILABLE FOR FY23)<sup>3</sup></b>	<b>\$7,341,362</b>

If Article 25 passes:

<sup>1</sup> Total Available for FY21 will be reduced to \$10,065,912

<sup>2</sup> Administrative Expenses and Debt Service will be reduced to \$2,099,550

<sup>3</sup> New Net Balance ( Available for FY23) \$7,381,362