



Town of Lexington
Community Preservation Committee
Update to
Report to
2022 Annual Town Meeting

Article 10: Community Preservation Committee,
Community Preservation Act Projects

Submitted by:

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Approved March 21, 2022

Community Preservation Committee Annual Town Meeting 2022

Update:

This document reflects changes that have come to the CPC's attention since the date of publication of the Community Preservation Committee Report to 2022 Annual Town Meeting.

The Community Preservation Committee has voted to recommend a reduced amount for the Center Playground Bathrooms and Maintenance Building Renovation (Article 10(e)).

Due to the revision of this article, several descriptions and tables in the original report have been updated to reflect the adjusted amounts.

The following pages of the CPC Report to 2022 Annual Town Meeting (revised and approved March 14, 2022) have been replaced and are included in their entirety in this publication:

- Page 1 - Summary of Recommended CPA Projects under Article 10 for Annual Town Meeting.***
- Page 14-15 - Article 10(e), Center Recreation Complex Bathrooms & Maintenance Building Renovation.***
- Page 53 - FY23 CPA Project Costs and Summary.***
- Page 54 - Summary of net balance available after 2022 Annual Town Meeting.***

Community Preservation Committee

2022 Annual Town Meeting

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

Fiscal Year 2023

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 The two projects not recommended were withdrawn by the project proponents.

Described on pages 8 through 22, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all eleven received Town Counsel approval. All FY23 applications were discussed in public CPC meetings. The total cost of the eleven projects which the CPC is recommending to Annual Town Meeting is \$5,787,556. The \$5,787,556 will be funded by available balances in the Community Preservation Fund. (Please see pages 52 through 54 for details.)

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

Change in CPC Support

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

ARTICLE 10 (e)

Project:	Center Recreation Complex Bathrooms & Maintenance Building Renovation
CPA Category:	Recreation
Amount Requested:	\$680,000
Amount Recommended:	\$680,000
CPC Vote:	(7-1)

Project Description:

\$680,000 is requested for the construction phase of the renovation of the Center Recreation Complex bathrooms and DPW maintenance building. The Recreation Complex consists of two senior baseball fields, one softball field, one Little League field, a football stadium, one synthetic turf multi-purpose field, a track, the Gallagher Tennis Courts (ten), the Center Playground, a skate park, a gaga pit, the Farias Basketball Courts (two) and the Irving H. Mabee Town Pool Complex. The Recreation Complex is heavily used during the spring, summer and fall with over 13,000 hours of permitted use of the athletic fields, which represents more than 25% of the total hours permitted by the Recreation and Community Programs Department. Additionally, the Gallagher Courts are permitted for more than 15,000 hours of use each year and the attendance at the Town Pool is more than 30,000 people.

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

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

Project Goals and Objectives:

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

Project Benefit:

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

The dissenter is supportive of replacement restrooms but is concerned that the facility may be in the way of ongoing plans to site the new high school or that it may inhibit full consideration of options for the high school and therefore, the proposed project would be an inappropriate expenditure of town funds until those plans are finalized.

Funding Request: \$680,000 is requested in FY23.

FY23 PROJECT COSTS AND SUMMARY			
	ANNUAL TOWN MEETING - ARTICLE 10	VOTE	AMOUNT
	HISTORIC RESOURCES		
Art. 10(a)	Archives and Records Management	9-0	\$ 20,000
Art. 10(b)	Wright Farm Barn Stabilization	8-1	\$ 155,000
	Subtotal		\$ 175,000
	OPEN SPACE		
Art. 10(c)	West Farm Meadow Preservation	9-0	\$ 28,175
	Subtotal		\$ 28,175
	RECREATION		
Art. 10(d)	Park Improvements – Poured-in-Place Surfaces	9-0	\$ 1,459,591
Art. 10(e)	Center Playground Bathrooms and Maintenance Building Renovation	7-1-1	\$ 680,000
Art. 10(f)	Playground Improvements – Hard Court Surfaces	8-0-1	\$ 2,500,000
Art. 10(g)	Park and Playground Improvements – Kinneens Park	9-0	\$ 200,000
Art. 10(h)	Park Improvements – Athletic Fields – Fiske Field	9-0	\$ 250,000
Art. 10(i)	Lincoln Park Master Plan	9-0	\$ 100,000
	Subtotal		\$ 5,189,591
	COMMUNITY HOUSING		
Art. 10(j)	Lexington Housing Assistance Board – Preservation and Rehabilitation	9-0	\$ 234,000
Art. 10(k)	Lexington Housing Assistance Board – 116 Vine Street Construction Funds	9-0	I.P.
Art. 10(l)	Lexington Housing Authority – Vynebrooke Village – Preservation	9-0	\$ 160,790
	Subtotal		\$ 394,790
	TOTAL ATM PROJECTS ARTICLE 10 (a) – (l)		\$5,787,556
Art. 10(m)	CPA Debt Service	9-0	\$ 1,935,635
Art. 10(n)	Administrative Budget	9-0	\$ 150,000
	Subtotal		\$ 2,085,635
	TOTAL FY23 COSTS FOR ARTICLE 10 (a) – (n)		\$7,873,191
	FY23 TOTAL TO BE TAKEN FROM CPF CASH		\$7,873,191

SUMMARY

FINANCING SOURCES

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

FY23 COSTS (Annual Town Meeting)

PROJECT COSTS TO BE TAKEN FROM CPF CASH	\$5,787,556
ADMINISTRATIVE EXPENSES AND DEBT SERVICE	\$2,085,635
TOTAL	\$7,873,191

NET BALANCE (AVAILABLE FOR FY24)	\$8,650,061
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