



Town of Lexington

Community Preservation Committee

Report to

2023 Annual Town Meeting

Article 10: Community Preservation Committee,
Community Preservation Act Projects

Submitted by:

Marilyn Fenollosa, Chair
Jeanne Krieger, Vice-Chair
Kevin Beuttell
Robert Creech
David Horton
Robert Pressman
Lisa O'Brien
Mark Sandeen
Melinda Walker

Christopher Tierney, Admin. Assistant

Approved February 9, 2023
Corrected March 15, 2023

Table of Contents

Introduction.....	1
Criteria for Project Selection.....	5
Table of Allowable Uses.....	7
Article 10.....	8
(a) Stone Building Design and Unexpected Repairs	8
(b) Munroe Center for the Arts.....	10
(c) Hancock-Clarke Barn Restoration.....	11
(d) Archives and Records Management	12
(e) First Parish Church Clock Restoration	13
(f) East Village Clock at Follen Church Restoration.....	14
(g) Willard’s Woods Site Improvements	15
(h) Whipple Hill Trail Repair, Fire Access	16
(i) Lincoln Park Field Improvements including Lighting	17
(j) Park and Playground Improvements, Bridge School.....	18
(k) Park and Playground Improvements, Justin Park	19
(l) Public Grounds Irrigation Improvements	20
(m) Transforming Trees into Art: Birds of New England	21
(n) Affordable Housing Trust Funding	22
(o) LexHAB Property Acquisition Prefunding	23
(p) LexHAB Rehabilitation/Preservation & Solar Panels	24
(q) CPA Debt Service	25
(r) Administrative Budget	27
Status Report on Prior Years' Projects	28
CPF Account Balances - 2022 Annual Town Meeting.....	52
FY23 CPA Project Costs and Summary.....	53
FY23 Available Balance (after 2022 ATM)	54

(This page intentionally left blank)

Community Preservation Committee

2023 Annual Town Meeting

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

Fiscal Year 2024

The Community Preservation Committee (CPC) received 17 projects for review for fiscal year 2024 (FY24) funding and is recommending 16 projects to the 2023 Annual Town Meeting for funding under Article 10. Under Article 10 six projects fall under Historic Resources, two under Open Space, five under Recreation, and three under community housing. One project was not recommended.

Described on pages 8 through 24, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all 16 received Town Counsel approval. All FY24 applications were discussed in public CPC meetings. The total cost of the 16 projects which the CPC is recommending to Annual Town Meeting is \$13,984,010. The \$13,984,010 will be funded by available balances in the Community Preservation Fund and newly issued debt. *(Please see page 52 for details.)*

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund. There are three commitments for debt service, which include payments for the Wright Farm Acquisition, the Community Center Acquisition and Cary Memorial Building Upgrades. The approved Administrative Budget, permitted by the Community Preservation Act, remains constant at \$150,000. These Debt Service and Administrative Expenses total \$1,938,900 and are detailed on pages 25 through 27.

Change in CPC Membership and Support

The CPC said goodbye to long-time members Charles Hornig, Vice Chair and Planning Board representative; David Langseth, from the Conservation Commission; Joe Pato, of the Select Board; and Lisah Rhodes, from the Recreation Committee. We thank them for their enthusiastic commitment to the CPC and all their valuable contributions in bringing to Town Meeting the very best projects for its approval. We also welcome Christopher Tierney as our new Administrative Assistant.

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 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 of Lexington also adopted provisions which exempt the first \$100,000 of home value from the surcharge and grant a total exemption of the surcharge to lower income residents. In fiscal year 2023 (FY23), the total billed CPA surcharge equaled \$6,268,628, of which an average of \$486.43 was billed per Lexington single family dwelling. Our commercial and industrial taxpayers were billed \$1,361,734 in FY23, representing approximately 21.7% of the total billed CPA surcharge.

In its initial year, FY07, the surcharge brought in approximately \$2.56 million, which was fully matched with State funds. Since FY07, annual revenue from the local surcharge has steadily increased. Latest figures are available for FY22, for which the total surcharge raised \$5,815,118. Lexington’s FY23 State match totaled \$2,323,956 or 39.96% of its surcharge. This amount includes Lexington’s share of a distribution from the State’s FY22 budget surplus of \$20 million to the CPA Trust Fund, announced by outgoing Governor Charlie Baker in December 2022. The budget surplus payment added an additional \$494,976 to Lexington’s fund balance, but, the total State match was still not as high as last year in terms of both percentage and cash received.

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

Given the increasing number of CPA communities competing for limited funds, 194 as of January 1, 2023, the Town projects a State match estimate for FY24 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)

CPA STATE MATCHING FUNDS TO DATE		
FISCAL YEAR	PERCENTAGE	AMOUNT
2008	100.00	\$2,556,362
2009	69.40	\$1,927,708
2010	36.17	\$1,060,390
2011	28.22	\$858,729
2012	27.62	\$885,463
2013	27.79	\$929,507
2014	54.09	\$1,932,347
2015	32.56	\$1,230,116
2016	30.70	\$1,229,774
2017	21.30	\$897,243
2018	17.80	\$789,905
2019	19.80	\$922,256
2020	24.80	\$1,219,950
2021	29.70	\$1,549,955
2022	40.90	\$2,500,261
2023	39.96	\$2,323,956
TOTAL		\$22,813,922

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 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 Jeanne Krieger, an at-large member, serving as Vice-

Chair. New members in FY 24 include Kevin Beuttell, Conservation; Bob Creech, Planning; Lisa O'Brien, Recreation; and Mark Sandeen, Select Board.

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 frameworks 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 31 ongoing CPC projects, for which updates are given in this report after the FY24 Project Descriptions.

Since Lexington's adoption of the Community Preservation Act in 2006, the CPC has recommended and Town Meeting approved \$87,359,283 for 213 CPA projects (excluding administrative expenses and debt payments). These funds have supported 96 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 68 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, **\$22,813,922 or 26.11% of the Town's total project costs (exclusive of administrative expenses and debt service) has been received from the State as matching funds.**

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

**TOWN OF LEXINGTON
COMMUNITY PRESERVATION COMMITTEE**

General Criteria for Project Selection

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

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

Preference will be given to proposals that:

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

Category Specific Criteria

Open space proposals that receive preference are those which:

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

- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve priority parcels identified in the 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 (M.G.L. c. 44B §5)

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

ARTICLE 10 (a)

Project:	Stone Building Design and Unexpected Repairs
CPA Category:	Historic Resources
Amount Requested:	\$400,000
Amount Recommended:	\$400,000
CPC Vote:	(8-1)

Project Description:

This FY24 request is for the design of the first phase of the renovation and new addition at the Ellen Stone Building. The design would restore the original floor plan, modified to accommodate future tenants and their specific uses, as outlined in the 2009 Stone Building Historic Structures Report. Future renovations are expected to rehabilitate the historic part of the structure as well as to add accessible restrooms, an elevator, and fire protection, in all cases flexible enough to best suit the needs of future tenants. The renovations are projected to cost \$10,900,000, plus an increment due to some debt financing. Additional funding requests to CPC are anticipated in FY 25, FY26 and FY27.

The Stone Building is a historically significant Town-owned property in need of major repair and an identified tenant. The building was initially constructed in 1833 for Eli Robbins, a local businessman, as a lecture hall and private residence. During the early years, the lecture hall, styled a “Lyceum,” provided a forum for free speech, particularly regarding issues concerning abolition and temperance. Among the more notable figures who lectured at the hall were Ralph Waldo Emerson, Charles Sumner, Wendell Phillips, Theodore Parker, Lucy Stone, Josiah Quincy, Jr., and possibly Henry David Thoreau. In 1891, Robbins’ granddaughter, Ellen Stone, offered the Town of Lexington the building for a token sum. Her mother had stipulated that the building was to remain a meeting hall, library or similar educational use, and the Town used it as a branch library until 2007 when a burst pipe and resulting damage caused the library to close the facility. The Stone Building is listed in the National Register of Historic Places, and is part of the East Village Historic District.

A number of studies and reports have been completed over the years to assess the condition of the building and identify potential uses. Most recently, in 2020 the Select Board appointed the ad hoc Stone Building Feasibility/Reuse Committee; this request stems from the recommendations contained in that Committee’s report.

Project Goals and Objectives:

- Prevent the building from falling into further disrepair;
- Design the first phase of the renovation and new addition at the building;
- Restore the building to a state where a tenant can be found;
- Reactivate the second floor of the building as a Lyceum for use by the Lexington community; and
- Allow residents and visitors to Lexington to learn and enjoy Lexington’s post-Revolutionary-War History.

Project Benefits:

The benefits of this project are twofold: first, it will allow the Town to finally stabilize a historic structure that has been in a state of disrepair for over a decade; and second, it will prepare the building for use as a community space and lease to an appropriate tenant.

Funding Request: \$400,000 is requested for FY24.

ARTICLE 10 (b)

Project:	Munroe Center for the Arts
CPA Category:	Historic Resources
Amount Requested:	\$6,635,191
Amount Recommended:	\$6,635,191
CPC Vote:	(7-0-2)

Project Description:

This request is to enable the Munroe Center for the Arts (MCA) to become ADA-compliant, including the installation of an elevator and the relocation of restrooms that are wheelchair accessible and gender neutral. Restroom renovations will take place on all floors, where toilets were designed for elementary school-age children in the early 20th century. The project will also replace the existing HVAC system from a fossil fuel boiler system to a more efficient all-electric heat pump, reducing the building's need for fossil fuels. As a Town-owned building under long-term lease to the MCA, all renovations will be approved and overseen by the Department of Public Facilities.

The Munroe Center for the Arts is housed in the historic Town-owned Munroe School Building, designed in 1904 by local architect Willard D. Brown and enlarged in 1915. The school was designed to teach up to grade 9, but after the junior high school system was initiated in 1917, it was later converted to a 6-year grammar school and served as such until it was closed in 1979. In 1984 it became the home of the MCA, a private non-profit organization that provides visual arts education classes, studio rentals to music and dance schools, community arts-related events, art gallery, and studio space offering affordable rents for community artists. The MCA is in the Munroe Tavern Historic District.

Project Goals and Objectives:

- Renovate the building to become completely ADA-compliant;
- Renovate restrooms that are able to accommodate adults and wheelchair users;
- Install a new, energy-efficient HVAC system; and
- Allow the MCA to continue to educate all citizens of Lexington in the visual and performing arts.

Project Benefits:

These renovations will allow the Center to become more welcoming to those with disabilities, since the building as currently constructed presents considerable difficulties in negotiating the space and taking advantage of the Center's services. The renovations will also transform the building into a more energy-efficient facility, in keeping with the Town's sustainability goals.

Funding Request:

\$6,635,191 is requested for FY24.

ARTICLE 10 (c)

Project:	Hancock-Clarke Barn Stabilization & Restoration
CPA Category:	Historic Resources
Amount Requested:	\$118,419
Amount Recommended:	\$118,419
CPC Vote:	(9-0)

Project Description:

This project request is for funding to stabilize and eventually restore the Barn in the rear of the Hancock-Clarke house site. This phase of the project will stabilize the structure and prevent it from collapse, and at the same time bring it up to code in terms of accessibility, lighting and climate control. Subsequent steps will allow the Lexington Historical Society to turn the Barn into a fully accessible space that will be used year-round for education and other public Historical Society functions.

The Barn was constructed c. 1850, measures approximately 24 by 30 feet in size and is currently used for limited storage. It is located directly behind the 1737 National Historic Landmark Hancock-Clarke House, and is an integral part of the site. The Barn has had little restoration over the years and now needs a new roof, carpentry, new electrical service, lighting and plugs. The project also includes tree stump removal and grading, installation of a transom window at the front of the structure, tree/stump removal and grading, and other related repairs.

Project Goals and Objectives:

- Stabilize the structure, install a new roof, make foundation repairs and bring the Barn up to code with accessibility, lighting and climate control modifications;
- Prepare the grounds around the structure to prevent water from entering the basement through the original stone foundation and compromising its integrity;
- Establish which trees pose a risk to the structure and trim/remove as needed; and
- Remove any trees that could present an obstacle to the project.

Project Benefits:

This project will benefit the Town of Lexington by creating a new education space that is attached to the Hancock-Clarke homestead. A renovated Barn will allow citizens to connect with Lexington's post-Revolutionary history; the project will also allow the Historical Society to educate visitors to Lexington and a diverse array of school and tourist groups.

Funding Request:

\$118,419 is requested for FY24.

ARTICLE 10 (d)

Project:	Archives and Records Management
CPA Category:	Historic Resources
Amount Requested:	\$35,000
Amount Recommended:	\$35,000
CPC Vote:	(9-0)

Project Description:

This FY24 request is for the continuing conservation and preservation of historic municipal documents and records. This project will allow for the conservation and preservation of a three-part set of oversized map books belonging to the Engineering Department and containing schematic drawings, cemetery plot information and other engineering and urban layout plans spanning from 1856-1912. As a byproduct of the project, once preserved the historic paper documents and records will be digitized and entered into the Town's digital archives. As has been done in the past, the documents will be sent to the Northeast Document Conservation Center in North Andover for preservation and digitization.

Project Goals and Objectives:

- Preserve older documents and make them available in the Town's digital archives;
- Ensure retention and accessibility for current and future access; and
- Preserve the three large map volumes from the Engineering Archive.

Project Benefits:

Significant progress has been made in preserving Lexington's historic documents, but there is still a need to preserve records from the 19th and early 20th century and to make them widely available. The preservation and conservation of permanent records for archiving creates the basis for documenting Lexington's history for the future.

Funding Request:

\$35,000 is requested for FY24.

ARTICLE 10 (e)

Project:	First Parish Church Clock Restoration
CPA Category:	Historic Resources
Amount Requested:	\$12,000
Amount Recommended:	\$12,000
CPC Vote:	(8-0-1)

Project Description:

This FY24 project is to completely overhaul and repair the 1868 E. Howard clock located in the steeple of the First Parish Church directly across from the historic Lexington Green. The clock is one of only a few examples still in original working order: the vast majority of these clocks have been converted to electric-motored mechanisms or have simply disappeared. The First Parish Church Clock is a fine example of a small shop built-clock that predates mass production, and clocks from the E. Howard Company were considered at the time to be some of the finest clocks available. The clock will likely be restored by David Graf from Tower Clock Repair & Restoration of Kittery Point, ME.

Although the clock is an integral part of the church exterior, Town Counsel has confirmed that this is an acceptable project because the CPA funding would not be used for religious purposes -- any aid to the church would be incidental.

Project Goals and Objectives:

- Repair the mechanism that drives the three clock faces;
- Repair bevel gear, pivots, brushings etc.; and
- Bring the clock gear to its original tensions and settings.

Project Benefits:

The clock face of the First Parish Church Clock is viewed and photographed by thousands of people every year due to its prominent place on the Lexington Green. The clock is now inoperable due to the failure of its mechanism. Even when it was working, the deterioration of the clock mechanism made it so that each face displayed a slightly different time, and was usually off by a few minutes. This restoration will allow the clock to present an accurate and consistent time for residents and visitors to the historic Lexington Green alike.

Funding Request:

\$12,000 is requested for FY24.

ARTICLE 10 (f)

Project:	East Village Clock at Follen Church Restoration
CPA Category:	Historic Resources
Amount Requested:	\$9,600
Amount Recommended:	\$9,600
CPC Vote:	(9-0)

Project Description:

This request is for the restoration of the 1914 E. Howard Clock located in the steeple of Follen Church in East Lexington. The iconic octagonal church building, added to the National Register of Historic Places in 1976, has housed the village clock owned by “the Citizens of the East Village” and entrusted to the church since 1914. Under the terms of the gift, the East Lexington Men’s Club was to be responsible for the ongoing maintenance and winding of the clock. Since the East Lexington Men’s Club no longer exists, however, the ownership of the clock has passed to the church and the maintenance completed by volunteers from the church and Lexington community. The clock needs professional overhaul, as it is beginning to show significant signs of distress. The clock will likely be restored by David Graf from Tower Clock Repair & Restoration of Kittery Point, ME.

Although the clock is an integral part of the church exterior, Town Counsel has confirmed that this is an acceptable project because the CPA funding would not be used for religious purposes -- any aid to the church would be incidental.

Project Goals and Objectives:

- Repair and restore the following components of the East Village Clock:
 - Strike trip lever;
 - Time and striking gears;
 - Vertical shaft and bevel gear transmission;
 - Escapement Arbor;
 - Clock frame; and
 - Clock dials.

Project Benefits:

The East Village Clock at Follen Church is an important piece of East Lexington’s history and a key feature of the landmark building, benefiting residents and visitors alike with its hourly chimes. With its unusual history, the Clock adds to the diversity of Town properties acquired over the years.

Funding Request:

\$9,600 is requested for FY24.

ARTICLE 10 (g)

Project:	Willard's Woods Site Improvements
CPA Category:	Open Space
Amount Requested:	\$1,211,675
Amount Recommended:	\$1,211,675
CPC Vote:	(9-0)

Project Description:

This request is for phase 2 of the Conservation Department's efforts to achieve Universal Accessibility (UA) under the American with Disabilities Act (ADA) at Willard's Woods. The scope of the project includes improvements near the fire pits, parking area and on the main section of the trails. Willards Woods is one of the most popular conservation areas in Lexington, with over 100 acres of open meadows, old growth pine forests and wetlands and a historic mill pond, as well as over three miles of trails.

Project Goals and Objectives:

- Construct a UA loop trail around the millpond connecting the North Street parking lot and stone dust path to Brent Road per the approved UA trail design;
- Construct a UA trail to provide access to the two UA improved fire pits;
- Construct an observation deck and wayside interpretive panel at the millpond;
- Upgrade the existing stone dust path to be UA and the parking area on North Street to include up to 17 spaces, including two handicap-accessible spaces;
- Upgrade Hathaway Road and Brent Road trailheads to UA standards and add one handicap-accessible parking space at the Hathaway Road entrance; and
- Implement comprehensive meadow preservation (removal of non-native invasive plants and conducting native plant restoration) as needed.

Project Benefits:

Continued inaction at the site will cause further deterioration of both the trail system and the parking lot. The improvements at Willard's Woods will enhance accessibility through improved UA trails and facilities, and increase and improve parking, including access and handicapped spaces. This project will also help the Conservation Division continue its mission to preserve the meadows, wetlands and old growth forests at this popular site.

Funding Request:

\$1,211,675 is requested in FY24.

ARTICLE 10 (h)

Project:	Whipple Hill Trail Repair, Fire Access
CPA Category:	Open Space
Amount Requested:	\$300,000
Amount Recommended:	\$300,000
CPC Vote:	(9-0)

Project Description:

This request is to reconstruct a wetland crossing at the Whipple Hill trail system. The existing crossing also serves as emergency fire access and has been evaluated as not fit for purpose by the Conservation Division, Engineering and Fire Department staff. These upgrades will allow for a 17,200-pound fire apparatus to safely traverse the trail and access areas that could be affected by fire. The current state of the site due to erosion also means that surrounding wetland resources are being adversely impacted by sedimentation, and constant trail repair is ongoing, not only for fire access but also to meet the needs of those who use the trail system.

Whipple Hill is one of the Town's largest conservation areas, with 124 acres of land and over four miles of trails. The site includes the highest point in Town, the summit of Whipple Hill, at 374 feet, offering easterly and westerly scenic views.

Project Goals and Objectives:

- To repair the trail system in accordance with the recommendations of the Conservation Division, Engineering and Fire Department staff for fire access and to meet the needs of those who use the trail system; and
- Prevent adverse impacts to surrounding wetlands as a result of the soil degradation and erosion along the existing trail.

Project Benefits:

CPA funding will allow the Conservation Department to upgrade the safety of the Whipple Hill trail system and surrounding properties. This will be accomplished by engineering, designing and constructing an access point for Lexington fire apparatus weighing up to 17,200 lbs. This new construction will also allow water to pass through without damaging the trail or the crossing, and protect surrounding wetlands from the adverse impacts resulting from the existing erosion and sedimentation.

Funding Request:

\$300,000 is requested for FY24.

ARTICLE 10 (i)

Project:	Lincoln Park Field Improvements Including Lighting
CPA Category:	Recreational Resources
Amount Requested:	\$2,475,000
Amount Recommended:	\$2,475,000
CPC Vote:	(7-2)

Project Description:

This request is to begin construction and preparation to replace the Lincoln Field 1 athletic field at Lincoln Park, as well as construction of lighting at Lincoln Fields 1 and 3. The fields are approaching the end of their lifespans and must be replaced if safe and anticipated use is to continue. These improvements will allow for increased usage of the fields, alleviating the shortage of available hours the Recreation Department now experiences – a deficit of several thousand hours per year. This shortage is expected to become far more acute with the loss of fields at the Center Recreation Complex associated with the new Lexington High School construction site.

After careful study and analysis of the cost benefits, impact on demand and potential health hazards (which have been determined to be minimal), the decision has been made to use synthetic turf for the fields; however, in accordance with the Community Preservation Act's requirements and recent case law, no CPA funds will be used for installation of this material or related site preparation.

Project Goals and Objectives:

- Evaluate the subsurface pad for construction and drainage of Lincoln Field 1;
- Design, engineer and complete construction and landscaping/site improvements at Lincoln Field 1;
- Install athletic light towers at Lincoln Fields 1 and 3; and
- Restore walkways, guardrails and planting surrounding the fields.

Project Benefits:

Field replacement will allow Lexington's residents to safely use the Lincoln Park Fields without fear of their structural failure or fatigue resulting from age and excessive use of the fields. The installation of lighting at Lincoln Park Fields 1 and 3 will optimize the usage of field space, alleviating the deficit of available fields for user groups. Lighting will also allow for more events to take place, especially with the possibility of fields being taken offline because of the High School project.

Funding Request:

\$2,475,000 is requested for FY24.

ARTICLE 10 (j)

Project:	Park and Playground Improvements- Bridge School
CPA Category:	Recreational Resources
Amount Requested:	\$285,000
Amount Recommended:	\$285,000
CPC Vote:	(9-0)

Project Description:

This request will allow for improvements to be made to the playing fields at Bridge School. These would include the installation of new natural grass, as well as necessary upgrades to allow the fields to become compliant with ADA requirements. The planned improvements include new paths between fields and for bench areas to become Universally Accessible (UA); other improvements in irrigation and drainage of the fields; and the installation of new backstops, signage and park benches.

Project Goals and Objectives:

- Update and replace drainage and irrigation systems on the fields where necessary;
- Create new UA paths between fields and make bench areas at the softball fields ADA-accessible;
- Replace natural turf on all fields to prevent further degradation; and
- Formalize the route to the fields from the sidewalk that runs along the school's entrance to become compliant with accessibility regulations.

Project Benefits:

Unless the fields are improved, they will continue to deteriorate, which may lead to injuries and cancellation of games. These improvements will allow for more events at the fields to be scheduled and completed, which is important given the deficit of fields versus desired use in Lexington. The UA improvements will also allow for a greater diversity of users of the fields.

Funding Request:

\$285,000 is requested for FY24.

ARTICLE 10 (k)

Project:	Park and Playground Improvements- Justin Park
CPA Category:	Recreational Resources
Amount Requested:	\$155,000
Amount Recommended:	\$155,000
CPC Vote:	(9-0)

Project Description:

This request is to update and replace the playground equipment, signage and safety surfacing at Justin Park (off Eldred Street). The current playground setup was completed in 2003 and is nearing the end of its useful lifespan, which is approximately 15-20 years. The new playground will cater to children ages 2-5 and/or 5-12, depending on the desires of the community after public outreach. The project will include the installation of safety surfacing consisting of both synthetic wood fiber and some Poured-in-Place fill. Finally, the project will be designed and constructed applying Universally Accessible (UA) standards.

Project Goals and Objectives:

- Replace playground equipment that is reaching the end of its useful life;
- Install safety surfacing consisting of both synthetic wood fiber and some Poured-in-Place material;
- Replace signage;
- Renovate the pathway to the park from accessible parking spaces; and
- Assure that the new equipment is compliant with UA requirements.

Project Benefits:

This project would benefit the community by providing a playground that meets current standards for safety and accessibility. The replacement of this equipment will also reduce the need and associated expenses of constant inspections and upkeep on aging equipment.

Funding Request:

\$155,000 is requested for FY24.

ARTICLE 10 (I)

Project:	Public Grounds Irrigation Improvements
CPA Category:	Recreational Resources
Amount Requested:	\$80,000
Amount Recommended:	\$80,000
CPC Vote:	(9-0)

Project Description:

This request is to upgrade the irrigation systems at several locations around Town, including the lawns at the Town Hall Complex, Cary Hall, Hastings Park and the Battle Green, promoting greater efficiency in the distribution of water resources. These improvements will help avoid deteriorating turf from lack of proper irrigation and also reduce the costs associated with overwatering areas of natural grass.

Project Goals and Objectives:

- Replace water lines;
- Replace valves;
- Replace irrigation heads; and
- Replace water controllers.

Project Benefits:

This project will allow for the irrigation of public grounds by the Town to become more efficient in its water use. The new system will sense when environmental factors like rain and other precipitation is present, and eliminate the need for watering on the affected days; this will enable Lexington to become more environmentally friendly and efficient in marshalling its water resources.

Funding Request:

\$80,000 is requested for FY24.

ARTICLE 10 (m)

Project:	Transforming Trees into Art: Birds of New England
CPA Category:	Recreational Resources
Amount Requested:	\$22,000
Amount Recommended:	\$22,000
CPC Vote:	(6-3)

Project Description:

Sponsored by the Lexington Council for the Arts, this educational public art project will transform eight White Pine tree-trunks adjacent to the walking path by the Gallagher Tennis Courts into carved wooden sculptures depicting birds of New England. These public art sculptures will enliven the green corridor that links Lexington parks, playgrounds, the High School, and the Across Lexington trail system. An on-line educational component highlighting New England birds and habitat will link the sculptures to the past (acknowledging the heritage of trees that were planted a century ago), the present (honoring the birds in our natural environment), and the future (preserving Lexington's natural habitat and walking corridors for future generations).

Project Goals and Objectives:

- Promote environmental and awareness through educational public art;
- Promote passive recreation by creating points of interest that enhance the path between Lexington's parks, playgrounds, recreation facilities, High School and trail system; and
- Promote the appreciation and protection of Lexington's biodiversity and habitats.

Project Benefits:

This project will enhance the walking path adjacent to the Town Center Recreation Complex by the installation of public art, while creating an educational opportunity for Lexington residents and students to learn about and appreciate the birds and habitat of New England. There will be minimal upkeep with these sculptures in terms of both money and time involved.

Funding Request:

\$22,000 is requested in FY24.

ARTICLE 10 (n)

Project:	Affordable Housing Trust Funding
CPA Category:	Community Housing
Amount Requested:	\$1,500,000
Amount Recommended:	\$1,500,000
CPC Vote:	(9-0)

Project Description:

The establishment of a Lexington Affordable Housing Trust (AHT), authorized by Article 12 of Special Town Meeting 2022-3, will be a useful tool in the ongoing effort to increase the stock of affordable housing in Lexington. As of 2022, the average sales price for a single-family home in Lexington was over \$1.6 million, and the Town only has just over 10% of units being designated as ‘affordable.’ Lexington’s long-time funder of affordable housing, the Lexington Housing Assistance Board (LexHAB), faces challenges in making competitive offers on properties with the current system of waiting for approval from the Annual Town Meeting for funding. The establishment of a newly-funded AHT allows Lexington to become far more flexible in being able to take advantage of the current real estate market for the express purpose of increasing the affordable housing stock in Lexington.

Project Goals and Objectives:

- Fund the AHT to provide seed money for affordable housing acquisitions, and
- Allow the AHT greater flexibility to make purchases of property to increase the stock of affordable housing.

Project Benefits:

The establishment of an AHT would give Lexington another tool in its efforts to create more affordable housing; funding of the AHT will allow the trust to nimbly compete in the real estate market against for-profit developers.

Funding Request:

\$1,500,000 is requested in FY24.

ARTICLE 10 (o)

Project:	LexHAB Property Acquisition Prefunding
CPA Category:	Community Housing
Amount Requested:	\$400,000
Amount Recommended:	\$400,000
CPC Vote:	(9-0)

Project Description:

This request is to “pre-fund” the Lexington Housing Assistance Board (LexHAB) to allow the organization to purchase and convert a single-family property from a market rate to an affordable unit of housing. As of 2022, the average sales price for a single-family home in Lexington was over \$1.6 million and the Town only has just over 10% of units being designated as ‘affordable.’ Founded in 1983 to increase affordable housing options in Lexington, LexHAB faces challenges in making competitive offers on properties with the current system of waiting for approval from Town Meeting for funding. Prefunding will enable LexHAB to become more nimble in purchasing new properties for the express purpose of increasing the affordable housing stock in Lexington.

Project Goals and Objectives:

- Fund LexHAB so that the organization can timely purchase and convert a market rate home into an affordable housing unit; and
- Allow LexHAB to compete with developers to acquire properties before they can be torn down and converted to large market rate homes that would only add to the affordability crisis in Lexington.

Project Benefits:

This would allow LexHAB to make purchases for properties in the \$600,000-800,000 range that would normally be purchased and torn down by developers. LexHAB’s purchase of these types of properties would allow LexHAB to convert them into affordable housing units and give the Town of Lexington another tool to combat the crisis of affordable housing both in Town and around the Commonwealth.

Funding Request:

\$400,000 is requested in FY24.

ARTICLE 10 (p)

Project:	LexHAB Rehabilitation/Preservation and Installation of Solar Panels
CPA Category:	Community Housing
Amount Requested:	\$345,125
Amount Recommended:	\$345,125
CPC Vote:	(9-0)

Project Description:

This FY24 request seeks funding for the preservation, rehabilitation and restoration of 14 Lexington Housing Assistance Board (LexHAB) affordable housing units. The scope of the work at these units varies by property. There will be six rehabilitation and preservation projects at the units which were acquired with CPA funds, including kitchen and bath renovations; new appliances, furnace and water heater replacement; fence replacement; and the installation of solar panels at two additional properties. Preservation projects at the seven LexHAB-operated units *not* acquired with CPA funds will include re-roofing or roof replacement; replacement of doors, porches, decks, stairs and retaining walls; chimney repairs; electrical work; and exterior painting to prevent damage and failure of the structures. All improvements are intended to ensure the continued safety and functionality of the units. Work is anticipated to commence on July 1, 2023.

Project Goals and Objectives:

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

Project Benefits:

The funds will allow for much-needed capital repairs on the 14 dwellings. Natural deterioration requires periodic preservation and rehabilitation to maintain a habitable structure. Funding support from the CPC will help LexHAB maintain lower rents and continue affordability for tenants.

Funding Request:

\$345,125 is requested for FY24.

ARTICLE 10 (q)

Project:	Projected Debt Service
CPA Category:	Open Space/Recreational Resources/Historic Resources
Amount Requested:	\$1,788,900
Amount Recommended:	\$1,788,900
CPC Vote:	(9-0)

FY24 debt service obligations are shown as an aggregate. They consist of three components totaling \$1,788,900 and are described below:

1) **Wright Farm: \$309,750**

Under 2012 Annual Town Meeting, Article 9, voters approved the \$3,072,000 acquisition of a substantial portion of the Wright Farm property. Of this appropriation, the Town was authorized to borrow \$2,950,000. In 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 a \$2.95 million-dollar 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 FY24 is \$309,750, representing \$295,000 in principal and \$14,750 in interest. This debt will be fully repaid in FY24.

2) **Community Center Acquisition: \$771,750**

At the Special Town meeting in March 2013, under article 2, voters approved an appropriation of \$10,950,000 to fund the acquisition of a portion of the Scottish Rite Property at 39 Marrett Road, to become the Lexington Community Center. The CPA portion of this purchase was \$7,390,000. In November 2013, the Town sold a \$7.39 million BAN that came due in February 2014. The interest payment on the BAN was \$9,237. In February 2014, a \$7.39 million bond was issued for a ten-year term to retire the BAN. The first debt service payments of principal and interest on the bond were made in FY15. Debt service on the bond for FY24 will be \$771,750, of which \$735,000 will be principal and \$36,750 represents interest. This debt will be fully repaid in FY24.

3) **Cary Memorial Building Upgrade: \$707,400**

Under Article 2 of the Special Town Meeting in 2014, Town Meeting approved an appropriation of \$8,677,400 to fund the cost of renovations to the Cary Memorial Building. Of this amount, \$8,241,350 was requested in CPA funding to be financed through the issuance of debt. A BAN in the amount of \$3,286,000 was issued in June 2014; the note came due in February 2015, at which time a bond of \$6,569,000 was issued, comprised of two components: the conversion of \$2,286,000 of the June 2014 note to a 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. FY24 debt service is \$707,400, of which \$655,000 represents principal and \$52,400 represents interest. The debt will be fully repaid in FY25.

In addition, the Town issued a \$38,350 BAN in the Spring of 2022 to cover remaining authorized but unissued portion of this project. The \$38,350 will partly fund the new brick sidewalks in front of the Cary Memorial Building in conjunction with the Center Streetscape project. The BAN principal plus \$748 in interest were fully repaid in the fall of FY23, at which time this appropriation was fully spent and the project closed.

Projected CPA debt service totals through FY27 for existing obligations are listed below.

	FY2024	FY2025	FY2026	FY2027
Wright Farm	\$309,750	\$-	\$-	\$-
Community Center Acquisition	\$771,750	\$-	\$-	\$-
Cary Memorial Building Upgrade	\$707,400	\$681,200	\$-	\$-
Total CPA Debt Service	\$1,788,900	\$681,200	\$-	\$-

ARTICLE 10 (r)

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

Project Description:

The Community Preservation Act permits up to 5% of annual CPA funds 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 FY24 revenue from the surcharge and State supplemental match is \$402,750; however, the CPC only requests \$150,000. This money will be used to fund the Committee’s administrative assistant, member dues to the non-profit Community Preservation Coalition, administrative expenses, legal and miscellaneous expenses and land planning, appraisal 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 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.

Membership dues of \$10,000 (increased in July 2021 after remaining unchanged since FY15) are paid to the Community Preservation Coalition (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 the State’s Registries of Deeds fees which compromise 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 the Conservation Department to complete, in a timely manner, the due diligence required for a potential CPA land acquisition.

While total expenditures for 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 fiscal year revert to the CPA Undesignated Fund Balance at year’s end.

Funding Request:

The FY24 request for the CPA administrative budget is \$150,000.

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

Status Report on FY23 projects

Wright Farm Barn Stabilization and Preservation (Article 10 (b))

\$155,000 was requested to stabilize the barn at the Wright Farm conservation area, allowing the barn to be utilized as a year-round multi-purpose building. \$15,000 of this request was to be allocated to conduct hazardous material testing while the remaining \$140,000 was for the design and implementation of a stabilization and mothballing plan. Unfortunately, the two architect contacts are not able to support the Conservation Department with this project, so Conservation staff are preparing the scope of work for forwarding to the Facilities Department to initiate next steps.

West Farm Meadow Preservation (Article 10 (c))

This request for \$28,175 was for the preservation of the West Farm meadow. This project will allow the Town to manage invasive species while promoting the health of the meadow as an ecosystem for a variety of plant, insect, bird and mammal species. Work on this project commenced in fall 2022. The project is expected to continue in 2023 and be completed in December 2023.

Poured-in-Place Surfaces at Bowman, Bridge, Estabrook and Fiske Schools (Article 10 (d))

This request for \$1,459,591 was to resurface the playgrounds at Bowman, Estabrook and Fiske Elementary Schools, replacing the existing engineered wood fiber fill with a Poured-in-Place rubber/urethane surface that is safer, longer lasting and requires less maintenance. The Bowman project still needs benches, which were backordered, and will be completed in the summer of 2023. Estabrook still needs signage, and will be completed in summer of 2023. There was a delay in the arrival of the play structure at Fiske, delaying the PIP installation; this will be completed in summer 2023. The Bridge School portion of the project is complete.

Center Recreation Complex Bathroom & Maintenance Building Renovation (Article 10 (e) and STM 2022-3 Article 5)

This request for \$680,000 (increased by \$400,000 at STM 2022-3) was for the construction phase of the renovation of the Center Recreation Complex Bathrooms. This project would change the layout of the bathrooms to six individual gender-neutral stalls, including two fully accessible family restrooms, and improve the storage area for DPW equipment that is stored in the rear of the building. The STM 2022-3 project requested supplemental funding in the amount of \$400,000 due to the increased cost of construction materials and labor. This project was put out to bid in February 2023 with anticipated construction beginning March 2023 and completion by fall 2023.

Park Improvements-Hard Court Resurfacing--Farias Basketball and Gallagher Tennis Courts (Article 10 (f))

This request for \$2,500,000 was to fund the resurfacing, striping and painting of the surfaces at the Gallagher Tennis Courts and Farias Basketball Courts, including the striping of tennis court surfaces to accommodate pickleball. The project was put out to bid in early January 2023. It is anticipated that construction will take place from late June through November 2023.

Park & Playground Improvements-Kinneens Park (Article 10 (g))

This request for \$200,000 would allow for the installation of Poured-in-Place (PIP) surfaces at certain areas of Kinneens Park, along with new equipment, signage and park benches, to enhance safety and accessibility at the park. The design will be voted on at the February 2023 Recreation Committee meeting and the playground replacement is tentatively scheduled to take place in late spring/summer 2023.

Park & Playground Improvements-Athletic Fields—Fiske School (Article 10 (h))

This request for \$250,000 will fund the renovation at the Fiske School athletic fields, with laser grading, new backstops, new natural grass, signage and fencing. More importantly, this will fund the creation of walkways to provide accessibility between team areas and different ball fields in accordance with the Town’s 2017 ADA compliance study. It is anticipated that this project will be completed in either 2023 or 2024.

Community Park Master Plan – Lincoln Park (Article 10 (i))

This \$100,000 request is to complete a master plan for Lincoln Park, as identified in the 2020 community needs assessment report. This plan will allow the park to properly coordinate capital projects annual upgrades identified by the Recreation Department and desired by the community. The kick-off meeting for this project took place in December 2022 and it is anticipated that it will take approximately 4-6 months for the master plan to be completed.

Lexington Housing Assistance Board: Preservation, Rehabilitation & Restoration of Affordable Housing (Article 10 (j))

This request for \$234,000 was for the funding of preservation, rehabilitation and restoration of 18 units of Affordable Housing owned and operated by the Lexington Housing Assistance Board (LexHAB). The work associated with this request is ongoing in 2023.

Lexington Housing Authority: Vynebrooke Village-ModPHASE Modernization Project (Article 10 (l))

This request for \$160,790 was to fund improved fire and safety system upgrades at Vynebrooke Village, a state public housing development. Through a competitive application process, the Lexington Housing Authority received a “ModPHASE” award from the Department of Housing and Community Development (DHCD). The project includes a complete interior renovation of

the kitchens and bathrooms at Vynebrooke Village and the conversion of three units to ‘fully handicap accessible housing.’” A general contractor has been selected for the work and the project is in progress.

Completed FY 23 Projects, 2022 ATM: Amount Appropriated/ Amount Spent

1. Art. 10 (a) Archives and Records Management. \$20,000/\$20,000

FY23 Projects Indefinitely Postponed

1. Art. 10 (k) LexHAB 116 Vine St. Construction Funds

Status Report on FY 2022 CPA Projects

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

The 2021 Annual Town Meeting approved \$110,000 in CPA funds for the installation of a durable concrete sidewalk and patio along the mansion side of the Community Center. At the March 18, 2013 Special Town Meeting, CPA funds were approved for the eligible portion for the purchase of the property at 39 Marrett Road, to be preserved and used as a multi-generational community center for the Town of Lexington (see Art. 2 pg. 43). 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. 42). The accessible pathway will begin at the parking lot, continue around the perimeter of the building and connect to the rear parking lot where the newly established raised sensory garden beds were installed. The project was anticipated to take place in 2022; it is still ongoing as of winter 2023.

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

The 2021 Annual Town Meeting approved \$170,000 for the update and replacement of playground equipment and safety surfacing at the park on South Rindge Avenue. Signage, park benches, trash receptacles and a bike rack will be updated or replaced in addition to the installation of fencing around the playground. The walkway leading to the playground will also be renovated to meet minimum width regulations, and an accessible path leading to the Arlington Reservoir Trail and a connection to the basketball courts will also be installed. The proposed improvements will ensure that the site is compliant 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, community engagement took place during fall 2021/winter 2022; the Recreation Committee approved the playground design at its January 2022 meeting. The new playground was installed in spring 2022 and the ribbon cutting ceremony was held on June 2, 2022. The mobilization for the ADA improvements is still to be determined. The project is underway as of winter 2023.

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

\$155,000 was approved at the 2021 Annual Town Meeting for irrigation upgrades, laser grading and the installation of new natural grass at Muzzey Field. The project is scheduled to go out to bid in winter 2022 and the project should be completed by 2023 or 2024.

Park and Playground Improvements- Sutherland Park Supplemental (2021 STM Art. 6 (a))

\$75,000 was approved at the 2021 Special Town Meeting in supplemental funds for the installation of additional play equipment for children aged five to twelve years old at Sutherland Park. The 2020 Annual Town Meeting had appropriated \$95,000 under Article 10(i) for the update and replacement of playground equipment and installation of a bike rack at Sutherland Park (see pg. 34). This supplemental request will bring the total Sutherland Park Improvements project cost to \$170,000. The additional funding will provide accessible play equipment for children five to twelve years old in addition to the equipment currently on the site designed for children two to

five years old. The additional play equipment was installed in Spring 2022 and the ribbon cutting ceremony was held on April 27, 2022. In the fall of 2022, additional Poured-in-Place surfacing was installed under a portion of the new play equipment providing additional accessibility.

Parker Meadow Accessible Trail Construction Supplemental (2021 STM Art. 6 (b))

The 2021 Special Town Meeting approved \$235,750 in supplemental funds that would fund the increased construction costs for the Parker Meadow Accessible Trail. The 2020 Annual Town Meeting appropriated \$551,026 under Article 10 (k) (pg. 34) for the construction phase of the universally accessible passive recreation trail system project at Parker Meadow Conservation Area. This request will bring the total Parker Meadow Accessible Trail Construction project cost to \$786,776. Phase 1 design funds were approved at the 2014 Annual Town Meeting under Article 8 (l) (see pg. 42). The bid was reissued in December 2021 and a contract was finalized with an expected construction start in early spring 2022. Plantings, vegetative protection fencing, and a wayside interpretive sign remain to be completed.

Old Reservoir Bathhouse Construction (2021 STM Art. 6 (c))

The 2021 Special Town Meeting approved a revised project scope that included the installation of a precast concrete building providing accessible restrooms, showers and custom features to meet the programmatic needs of the building and park. Accessible pathways and parking spaces would be installed from the Bridge School entrance. A new shade structure may be installed and the accessible mat to the water may be replaced, creating a facility that is welcoming to people of all ages and abilities. No additional funds were requested. The current facility will remain in place and be repurposed for programmatic use unless the budget allows for demolition and removal of the bathhouse. 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. This project will be put out to bid in the next couple of months, spring 2023.

Completed FY 2022 Projects, 2021 ATM: Amount Appropriated/Amount Spent

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

Status Report on FY 2021 CPA Projects

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 (Art. 9 pg. 45) and 2015 (Art. 9 pg. 41) 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 conservation land. The project proposes to build on the existing planning that had 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 also consider proposed uses for the barn and property that have come out of an ongoing educational needs assessment and a 2017 barn architectural and structural assessment. The Conservation Commission, with the support from their February 2020-appointed Wright Farm Advisory Subcommittee, is currently engaged in long-term planning for the entire facility with the possibility of converting the barn into an environmental education center; possibilities exist to use the renovated space for events or to house the offices of local conservation organizations. Since appointed, the Wright Farm Advisory Subcommittee has followed up with the hired consultant, the Ecological Extension Service (EES) of Mass Audubon, to complete the Land Management and Design Plan for Wright Farm. Comments from the Advisory Committee were provided to the consultant in August 2021. Once a final plan has been submitted, it will be presented to the Conservation Commission for review and approval. As a part of this process, estimates were received for various stages of proposed work on the barn. The Advisory Committee provided materials to Conservation staff to present their recommendations regarding proposed work to the Conservation Commission during their August 30, 2021 meeting. Based on adopted recommendations by the Conservation Commission, staff planned to engage a consultant to provide an engineered design plan during spring of 2022 (see also FY23 Art. 10 (b) pg. 28). This project is on hold until the on-going planning and final vision and goals for the barn/site have been identified by the Conservation Commission.

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

\$100,000 was approved by the 2020 Annual Town Meeting for the resurfacing, painting and striping of the hard-court surfaces at the Valley Tennis Courts located off Valley Road. Based on a recommendation of a 2017 ADA Compliance Study, the parking area will be formalized by paving; the project also includes the installation of a permanent bike rack at the park. The existing overgrown stone dust path would also be paved as well as the areas around the bench and trash receptacles. The surfaces will be painted and striped to accommodate both tennis and pickleball courts. The project went to bid and came in over budget. The resurfacing work was completed in summer 2021 and the parking lot and path are anticipated to be re-bid in late 2023 or early 2024.

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 would 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 will include the installation of natural turf, drainage and new irrigation systems and site amenities such as benches and backstops. The project has been put on hold until the status of the proposed storm water mitigation project through the Engineering Department has been determined. Staff from DPW and Recreation & Community Programs are currently reviewing the scope of this project and determining whether to proceed now or wait until there is more clarity on the timeframe for any potential relocation of the Lexington Public School’s Central Administration offices.

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

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

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

1. Art. 10 (a) Archives and Records Management/Records Conservation & Preservation. \$20,000/\$20,000.
2. Art. 10 (b) Restoration of Margaret, Lady Lexington Portrait. \$9,000/\$9,000
3. Art. 10 (c) Battle Green Master Plan Phase 3. \$317,044/\$317,044
4. Art. 10 (e) Daisy Wilson Meadow Preservation. \$22,425/\$22,100
5. Art. 10 (g) Athletic Lighting - Center Recreation Complex. \$450,000/\$443,949.80
6. Art. 10 (i) Park and Playground Improvements - Sutherland Park. \$95,000/\$94,900
7. Art. 10 (k) Parker Meadow Accessible Trail Construction. \$551,026/\$551,026
8. Art. 10 (l) Lexington Housing Authority: Greeley Village Community Center Preservation. \$130,000/\$124,395
9. Art. 7 STM 2020-03 Conservation Land Acquisition. \$3,560,000/\$3,530,000

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 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 complete two tasks: 1. engage an established natural resources management firm to produce a comprehensive ecological land management plan (LMP), which would identify areas of special significance in Willard's Woods and develop a plan for long-term management and maintenance recommendations and assess and identify a conceptual Universal Access (UA) trail route, and 2. engage a qualified landscape architect/professional engineer to progress the conceptual UA trail by completing detailed design and engineering plans for UA trail and site improvements at Willard's Woods and complete any permitting and final bid documents for construction. The Conservation Division engaged Land Stewardship, Inc. (LSI) to develop a comprehensive ecological land management plan for the property; LSI began work on the project in November 2019 and completed their work in fall 2021. After strong turn-out and participation by the neighborhood and volunteer stewards and the closing of an open comment period, the Commission voted to approve the plan at their December 20, 2021 hearing. Next, the Conservation Division engaged Kyle Zick Landscape Architect (KZLA) in April 2022 to plan for and prepare the detailed design and engineering plans for the UA trail and site improvements for Willard's Woods. After strong turn-out and participation by the neighborhood, stakeholder communication meetings, and public comment period, the Conservation Commission voted to approve the UA trail layout and improvements for final design at their 12/14/2022 meeting. The final design and engineer plans, the Notice of Intent Conservation permitting, and the completion of full bid documents is expected by June 2023. A subsequent request has been made in FY24 for the construction of the universally accessible-designed enhancements at Willard's Woods (see Art. 10 (g) pg. 16).

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 (Art. 8 (f) pg. 46). 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 Olde Burying Ground (Art. 8 (f) pg. 45).

Phase 3 was to address 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. 34). An architect is developing plans and specifications for all of the work as funded and outlined to date. This project was bid and the contractor was to begin work in the spring of 2022; work on this project is still ongoing as of January 2023.

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 would also address accessibility issues in the bathhouse, as well as the walkway and surrounding site. The construction phase of the Old Reservoir bathhouse renovation went out to bid in June 2020, but the bids came in substantially higher than budgeted (see Fall 2021 Special Town Meeting Art. 6 (c) pg. 32). The project will again be put out to bid in early 2023.

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

1. Art.14 (c) Archives and Records Management/Records Conservation & Preservation. \$20,000/\$19,765
2. Art. 14 (e) 9 Oakland Street - Renovations and Adaptive Re-Use Supplemental Funds. \$70,000/\$70,000
3. Art. 14 (h) Park Improvements - Adams Park. \$70,000/\$69,635.36
4. Art. 14 (i) Park and Playground Improvements - Athletic Fields - Diamond Middle School. \$435,000/\$384,646.44
5. Art. 14 (j) Playground Replacement Program - Bridge School. \$302,000/\$281,890
6. Art. 14 (k) LexHAB: Preservation, Rehabilitation & Restoration of Affordable Housing. \$99,700/\$99,700

FY 2020 Projects Indefinitely Postponed, 2019 ATM

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

Status Report on FY 2019 CPA Projects

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

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

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

1. Art. 10 (b) Community Center Sidewalk. \$365,000/\$339,805
2. Art. 10 (c) Archives & Records Management/Records Conservation & Preservation. \$20,000/\$19,028
3. Art. 10 (d) 9 Oakland Street Renovation and Adaptive Re-Use. \$200,000/\$200,000
4. Art. 10 (e) Public Grounds Irrigation Improvements. \$100,000/\$100,000
5. Art. 10 (f) Playground Replacement Program - Bowman School. \$302,000/\$297,066
6. Art. 10 (g) Athletic Facility Lighting - Center Recreation Complex. \$975,000/\$975,000
7. Art. 10 (i) Old Reservoir Bathhouse Design. \$75,000/\$64,405
8. 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. The Willards Woods portion is on hold to allow meadow restoration at the same time as the Universally Accessible trail if the project proceeds forward (see Art. 14 (b) pg. 36 and Art. 10 (g) pg. 15).

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 (f) Cotton Farm Conservation Area Improvements. \$265,409/\$264,486
6. Art. 10 (g) Wright Farm Supplemental Funds. \$87,701/\$86,377
7. Art. 10 (i) Munroe School Windows Restoration. \$675,000/\$602,951
8. Art. 10 (l) Park Improvements - Athletic Fields - Irrigation at 14 Town Fields. \$125,000/\$104,046
9. Art. 10 (m) Town Pool Renovation. \$2,154,350/\$2,116,031
10. Art. 10 (n) Park and Playground Improvements – Bow Street, Franklin, Munroe Parks. \$60,000/\$59,932

FY 2018 Projects Indefinitely Postponed, 2017 ATM and STM

1. Art. 10 (h) Stone Building Feasibility Study.
2. Art. 10 (j) Center Streetscape Improvements.
3. Art. 10 (k) Community Center Sidewalk.
4. Art. 12 (a) 2017 STM Busa Farm - Affordable Housing.
5. Art. 12 (b) 2017 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 is to be used to install larger signs and informational kiosks at key points along the trail. An architect was to begin design work in the spring of 2021, and the project to go out to bid in the summer of 2022 for fabrication and installation. The project is ongoing as of early 2023.

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

1. Art. 8 (b) Munroe Center for the Arts Window Study. \$30,000/\$29,550
2. Art. 8 (c) Lexington Arts and Crafts Society Parsons Gallery Lighting Renovation. \$24,280/\$24,280
3. Art. 8 (e) Keeler Farm Community Housing Acquisition. \$185,000/\$49,916
4. Art. 8 (f) Greeley Village Rear Door and Porch Preservation. \$263,250/\$263,250
5. Art. 8 (g) Wright Farm Barn Needs Assessment and Feasibility Study. \$35,000/\$35,000
6. Art. 8 (h) Anthony Park Construction Funds. \$60,000/\$59,698
7. Art. 8 (j) Town Pool Design and Engineering Costs. \$166,000/\$112,000
8. Art. 8 (k) Park Improvements - Hard Court Resurfacing - South Rindge, Kinneens Parks. \$61,000/\$59,959
9. Art. 8 (l) Granite Forest Pocket Park Construction at Lincoln Park. \$30,000/\$29,980
10. Art. 8 (m) Park Improvements - Athletic Fields - Adams Field. \$120,000/\$119,707
11. Art. 8 (n) Park and Playground Improvements - Center Recreation Complex, Muzzey Field. \$75,000/\$54,334
12. Art. 8 (o) Grain Mill Alley Design Implementation. - \$121,838/\$119,360

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

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 (e) Battle Green Streetscape Improvements \$140,000/\$140,000
6. Art. 8 (f) Community Center Sidewalk Design. \$50,000/\$27,578
7. Art. 8 (h) Community Center Preservation Restriction Endowment. \$25,000/\$0
(Agreement has been recorded at Registry of Deeds. Enforcement funds remain available).
8. Art. 8 (i) Park and Playground Improvements - Marvin Park. \$68,000/\$68,000
9. Art. 8 (j) Park Improvements - Athletic Fields - Lincoln Park. \$85,000/\$81,041
10. Art. 8 (k) Park and Playgrounds ADA Accessibility Study. \$78,000/\$76,207
11. Art. 8 (l) Park Improvements - Hard Court Resurfacing - Sutherland, Marvin Parks.
\$55,000/\$55,000
12. Art. 8 (m) Lincoln Park Field Improvements - Phase 3. \$220,000/\$219,968
13. Art. 8 (n) Minuteman Bikeway Culvert Rehabilitation. \$290,000/\$155,366
14. Art. 8 (o) Grain Mill Alley Design Funds. \$18,000/\$13,000
15. Art. 8 (p) Minuteman Bikeway Wayfinding Signs. \$39,000/\$39,000
16. Art. 8 (q) Lower Vine Brook Paved Recreation Path Reconstruction. \$369,813/\$342,053
17. Art. 9 Property Purchase 241 Grove St. \$615,916/\$614,000
18. Art. 4 2015 STM Cary Memorial Sidewalk. \$194,200/\$194,200
19. Art. 5 2015 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

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 (e) Battle Green Streetscape Improvements. \$63,000/\$63,000
5. Art. 8 (f) Vynebrooke Village Renovations. \$300,551/\$253,425
6. Art. 8 (g) LexHAB Set-Aside Funds for Development of Community Housing at the Busa Property. \$1,284,653/\$1,284,653
7. Art. 8 (h) Lincoln Park Field Improvements - Phase 2. \$200,000/\$196,521
8. Art. 8 (i) Park and Playground Improvements - Garfield Park. \$65,000/\$64,828
9. Art. 8 (j) Park Improvements - Athletic Fields - Clarke Middle School Field. \$100,000/\$99,820
10. Art. 8 (k) Park Improvements - Hard Court Resurfacing - Gallagher, Clarke Middle School Tennis Courts. \$85,000/\$85,000
11. Art. 8 (l) Parker Meadow Accessible Trail D&E. \$34,500/\$34,281
12. Art. 3 STM Land Acquisition - Off Concord Road. \$220,000/\$0
13. Art. 2 March 2014 STM Cary Memorial Building Upgrades. \$8,241,350/\$8,203,000
14. Art.10 2014 June STM (Amend Art. 3 of March 2014 STM, Amend Art. 5 of November 2013 STM) Community Center Renovations. \$6,720,000/\$6,720,000

FY 2015 Projects Indefinitely Postponed, 2014 ATM

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

Status Report on FY 2014 CPA Projects

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 the Executive Office of Energy and Environmental Affairs (EEA) Division of Conservation Services (DCS). Documentation for the Wright Farm CR is being coordinated with land management planning; initial fieldwork was completed in winter 2019 with remaining documentation scheduled for winter 2020. The other four CRs - for Cotton Farm, the Leary Property and the Goodwin Parcels - are still under State review as necessary for final approval. Once the State approves each CR, each CR will be executed with CLC and invoices paid through this CPA authorization to CLC for the one-time approved administrative and enforcement costs for holding each CR on behalf of the Town. Once the CRs are executed and recorded, these funds will be transferred to CLC for in-perpetuity administration and enforcement of the CRs. It is anticipated that these CRs will receive final State approval and be executed and funds paid to CLC by December 2023. Delay in the process has been due to several factors, including the pandemic, state process updates requiring revisions to documents, and staff vacancies.

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

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

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

1. Art. 8 (a) Archives and Records Management/Conservation. \$20,000/\$20,000
2. Art. 8 (c) Cary Memorial Building Upgrades - Design Funds. \$550,000/\$550,000
3. Art. 8 (f) Park and Playground Improvements - Lincoln Park, Skate Park.
\$147,500/\$140,110
4. Art. 8 (g) Park Improvements - Athletic Fields - Sutherland Park. \$65,000/\$58,486
5. Art. 8 (h) Lincoln Park Field Improvements. \$150,000/\$149,999

6. Art. 8 (i) Lexington Center (Grain Mill Alley) Pocket Park Design and Ancillary Costs. \$21,500/\$21,500
7. Art. 8 (j) Merriam Hill Preservation Project. \$3,000/\$3,000
8. Art. 8 (k) Moon Hill Preservation Project. \$6,000/\$6,000
9. Art. 8 (l) Greeley Village Front Doors. \$172,734/\$172,734
10. Art. 8 (n) ACROSS Lexington Pedestrian/Bicycle Route System. \$5,000/\$5,000
11. Art. 8 (o) Buckman Tavern Restoration and Renovation. \$650,000/\$616,838
12. Art. 5 Nov. 2013 STM Renovations to Buildings to be acquired at 39 Marrett Road. See Art. 10 June STM/FY15 pg.42.

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

Land Purchase- Off Grove Street (Art. 9)

The 2012 Annual Town Meeting approved \$3,072,000 in CPA funding for the purchase of 12.6 acres of open space at the Wright Farm property at 241 Grove Street, plus related expenses, to be dedicated as conservation land. At the time of purchase, the Town retained a future option to purchase the remaining .99 acre of the property, containing a farmhouse, barn and garage. The 2015 Annual Town Meeting approved \$618,000 in CPA funds for the purchase of the remaining parcel (see Art. 9, pg. 41).

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 (see pg. 25).

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 (f) Battle Green Master Implementation Plan, Phase 2. \$93,544/\$93,544
7. Art. 8 (g) LexHAB Set-Aside Funds for Housing Acquisition. \$450,000/\$0
(2014 ATM approved that the appropriation could be used for development of community housing on the Busa property (see Art. 8 (g), pg. 42)).
8. Art. 8 (h) Buckman Tavern Historic Structures Report/Needs Assessment.
\$65,000/\$65,000
9. Art. 8 (i) Historical Society - Historical Records Preservation. \$77,268/\$77,268
10. 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 2023.

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 2023 (see also Battle Green Master Plan Implementation Phase 2, FY13 Art. 8(f), pg. 45; and Phase 3, FY20 Art. 14(d), pg. 34 and FY21 Art. 10(c), pg. 29).

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

1. Art. 8 (a) Archives and Records Management/Conservation. \$150,000/\$150,000
2. Art. 8 (b) East Lexington Fire Station Doors Replacement. \$60,000/\$60,000
3. Art. 8 (d) LexHAB Set-Aside for Housing Acquisition. \$450,000/\$365,347 (2014 ATM approved that the remainder be used for development of community housing on the Busa property (see Art. 8 (g), pg. 42)).
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) 2012 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

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

Status Report on FY 2009 CPA Projects

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

1. Art. 9 (a) Survey and Define Affordable Housing Study - LexHAB and Lexington Housing Authority. \$25,000/\$13,204
2. Art. 9 (b) Belfry Hill Restoration Project. \$9,850/\$9,362
3. Art. 9 (c) Hancock-Clarke House Restoration. \$600,000/\$600,000
5. Art. 9 (d) Reconstruction of the Gatehouse/Pond Dredging at the Old Reservoir. \$55,000/\$21,947
6. Art. 9 (e) Window Replacement at Vynebrooke Village. \$158,686/\$155,155
7. Art. 9 (f) Archives and Records Management/Records Conservation. \$150,000/\$150,000
8. Art. 9 (g) Purchase of Three Condominium Units at Parker Manor- LexHAB. \$652,800/\$652,800.
9. Art. 9 (i) Harrington School Playground. \$75,000/\$75,000
10. Art. 9 (j) Building Upgrades to the Old Harrington School. \$330,000/\$330,000
11. Art. 9 (k) Town Office Building Complex Building Envelope. \$95,000/\$95,000
12. Art. 9 (l) East Lexington Fire Station - Storm Window and Central Air Conditioning. \$47,500/\$46,287
13. Art. 9 (m) ADA Accessible Bathrooms and Appropriate Signage at the Town Office Building. \$70,000/\$20,434
14. Art. 9 (n) Town Office Building Use Study and Renovation Design. \$80,000/\$80,000
15. Art. 9 (q) Replacement of Munroe School Fire Prevention System. \$579,550/\$344,803
16. Art. 5 2008 STM Acquisition of the Goodwin Parcels. \$181,517/\$180,343
17. Art. 6 2008 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

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 (b) Historic Preservation at Ye Olde Burial Ground and Munroe Cemetery. \$214,428/\$187,565
3. Art. 26 (c) Approved Fire Monitoring/Historic Houses. \$18,120/\$17,175
4. Art. 26 (d) Boiler and Oil Tank for Buckman Tavern. \$10,685/\$9,900
5. Art. 26 (e) Comprehensive Cultural Resources Survey. \$90,000/\$90,000
6. Art. 26 (f) Greeley Village Window Replacement. \$228,404/\$221,115
7. Art. 26 (g) East Lexington Branch Library (Stone Building) - Historic Structure Report. \$43,000/\$43,000
8. Art. 26 (h) Cary Hall Restoration and Rehabilitation (Assessment of Cary Hall as a Performance Center). \$147,130/\$68,257
9. Art. 26 (i) Tourism Signs. \$6,500/\$6,500
10. 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
11. Art. 26 (k) West Lexington Greenway Corridor. \$125,000/\$121,943
12. 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) 2006 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) 2006 STM Lexington Depot – Elevator Project. \$44,000/\$44,000
6. Art. 4 (d) 2006 STM 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
2023 ANNUAL TOWN MEETING**

APPROPRIATED TO DATE by category as of November 1, 2022		
CATEGORY		
	COMMUNITY HOUSING	\$11,969,302
	HISTORIC RESOURCES	\$33,987,301
	OPEN SPACE	\$18,784,441
	RECREATIONAL RESOURCES	\$22,618,239
	TOTAL	\$87,359,283
	ADMINISTRATIVE EXPENSES	\$2,250,000
	TOTAL APPROPRIATIONS TO DATE	\$89,609,283

AVAILABLE FOR APPROPRIATION AT ANNUAL TOWN MEETING March 2023	
AVAILABLE BALANCES	
COMMUNITY HOUSING RESERVE	\$2,501,184
HISTORIC RESOURCES RESERVE	\$130,113
OPEN SPACE RESERVE	\$999,860
UNBUDGETED RESERVE	\$197,474
UNDESIGNATED FUND BALANCE	\$4,868,644
TOTAL	\$8,697,276
ESTIMATED REVENUES FY 2024	
PROPERTY SURCHARGE	\$6,270,000
STATE MATCH (30% est.)	\$1,785,000
INVESTMENT INCOME	\$20,000
TOTAL	\$8,075,000
OBLIGATED 2024 DEBT	(\$1,788,900)
TOTAL ESTIMATED CPF FUNDS AVAILABLE FOR NEW PROJECTS IN FY24 EXCLUSIVE OF DEBT	\$14,983,376

FY24 PROJECT COSTS AND SUMMARY			
	ANNUAL TOWN MEETING - ARTICLE 10	VOTE	AMOUNT
	HISTORIC RESOURCES		
Art. 10(a)	Stone Building Design and Unexpected Repairs	8-1	\$400,000
Art. 10(b)	Munroe Center for the Arts	7-0-2	\$6,635,191
Art. 10(c)	Hancock-Clarke Barn Restoration	9-0	\$118,419
Art. 10(d)	Archives and Records Management	9-0	\$35,000
Art. 10(e)	First Parish Church Clock Restoration	8-0-1	\$12,000
Art. 10(f)	East Village Clock at Follen Church Restoration	9-0	\$9,600
	Subtotal		\$7,210,210
	OPEN SPACE		
Art. 10(g)	Willard's Woods Site Improvements	9-0	\$1,211,675
Art. 10(h)	Whipple Hill Trail Repair, Fire Access	9-0	\$300,000
	Subtotal		\$1,511,675
	RECREATIONAL RESOURCES		
Art. 10(i)	Lincoln Field Improvements including Lighting	7-2	\$2,475,000
Art. 10(j)	Park & Playground Improvements – Bridge School	9-0	\$285,000
Art. 10(k)	Park & Playground Improvements – Justin Park	9-0	\$155,000
Art. 10(l)	Public Grounds Irrigation Improvements	9-0	\$80,000
Art.10(m)	Transforming Trees into Art: Birds of New England	6-3	\$22,000
	Subtotal		\$3,017,000
	COMMUNITY HOUSING		
Art. 10(n)	Affordable Housing Trust Funding	9-0	\$1,500,000
Art. 10(o)	LexHAB Property Acquisition Prefunding	9-0	\$400,000
Art. 10(p)	LexHAB Rehabilitation, Preservation & Installation of Solar Panels	9-0	\$345,125
	Subtotal		\$2,245,125
	TOTAL ATM PROJECTS ARTICLE 10 (a) – (p)		\$13,984,010
Art. 10(q)	Projected Debt Service	9-0	\$1,788,900
Art. 10(r)	Administrative Budget	9-0	\$150,000
	Subtotal		\$1,938,900
	TOTAL FY24 COSTS FOR ARTICLE 10 (a)-(r)		\$15,922,910
	FY24 TOTAL TO BE TAKEN FROM CPF CASH		\$13,922,910

SUMMARY

FINANCING SOURCES

AVAILABLE CASH BALANCES \$8,679,276

ESTIMATED FY24 REVENUE \$8,075,000

TOTAL AVAILABLE FOR FY24 \$16,772,276

FY24 COSTS (Annual Town Meeting)

PROJECT COSTS TO BE TAKEN FROM CPF CASH \$11,984,010

ADMINISTRATIVE EXPENSES AND DEBT SERVICE \$1,938,900

TOTAL \$13,922,910

NET BALANCE (AVAILABLE FOR FY25) \$2,849,366