



# Town of Lexington Annual Town Meeting 2023

## **Article 10: Appropriate for Community Preservation Committee Operating Budget and CPA Projects**

### **Presenter: Mark Sandeen**

The Community Preservation Committee (CPC) is recommending 16 projects to the Annual Town Meeting for funding under this article. In addition, Item 10q is an appropriation for Community Preservation Act (CPA) debt service and Item 10r is for the CPC administrative budget for FY2024. Items d, h, j, k, l, n, p, q, and r, are on the consent agenda.

The following projects have been recommended by the Community Preservation Committee and will be taken up individually by Town Meeting:

### **Item 10a: Stone Building Design and Unexpected Repairs**

This is a funding request for \$400,000 for the purposes of the first-phase design of the Stone Building Renovation and Unexpected Repairs Project. This funding would be used to define the program requirements for the building through a process of community engagement as part of the first phase design process.

The Select Board position on this article is not an indication of support for any future project, but only support for funding the initial design work at this time.

The Select Board has 3 members who support passage of item 10a, 1 member who is opposed, and one member who is waiting for Town Meeting discussion.

**Item 10b: Munroe Center for the Arts**

This is a funding request for \$6,635,191 for the renovation of the Munroe Center for the Arts to become compliant with the Americans with Disabilities Act, including the installation of an elevator for all floors and new restrooms that are able to accommodate adults and people with wheelchairs. This will also fund the installation of an energy-efficient electric heat pump HVAC system. If approved, these renovations will be overseen by the Department of Public Facilities, and will adhere to the Town's Integrated Building Design & Construction Policy.

This request is asking that \$4,635,191 be appropriated from available cash in the Community Preservation Fund, and that the remaining \$2,000,000 be debt financed.

The Select Board unanimously supports passage of item 10b.

**Item 10c: Hancock-Clark Barn Restoration**

This is a funding request for \$118,419 to stabilize the Barn in the rear of the Hancock-Clarke House Site. The funds associated with Item 10c would stabilize the structure to prevent it from collapse, and bring the building up to code in terms of accessibility, lighting, and climate control.

The Select Board unanimously supports passage of item 10c.

**Item 10e: First Parish Church Clock Restoration**

This is a funding request for \$12,000 to repair and restore the 1868 E. Howard Clock located in the steeple of the First Parish Church located directly across from the Lexington Green. This funding would repair the mechanism that drives the three clock faces, along with the bevel gear, pivots and brushings. It will also restore the clock gear to its original tensions and settings.

The Select Board has 4 members in support of item 10e and 1 member who is opposed.

### **Item 10f: East Village Clock at Follen Church Restoration**

This is a funding request for \$9,600 to repair and restore the 1914 E. Howard Clock located in the steeple of the Follen Church in East Lexington. The repair and restoration will include the strike strip lever, time and striking gears, vertical shaft, bevel gear, clock frame and dials.

The Select Board has 4 members in support of item 10f and 1 member who is opposed.

### **Item 10g: Willard's Woods Site Improvements**

This funding request for \$1,211,675 is a second-phase request to construct trail loops and upgrade the North Street parking lot to Universal Accessibility (UA) standards under the American with Disabilities Act and to implement comprehensive meadow preservation including the removal of non-native invasive species in Willard's Woods. It will expand the trail segments including a loop trail in the northern meadow and around the mill pond including wayside interpretive panel and observation deck at the mill pond. It will also create a UA stone dust bike path to Brent Road and create handicap-accessible parking spaces at North Street and the Hathaway Road entrance.

The Select Board unanimously supports passage of item 10g.

**Item 10i: Lincoln Park Field Improvements including Lighting**

This is a funding request for \$3,391,500 to provide funding to design, engineer and reconstruct Lincoln Field #1, including sub-surface grading, drainage repair, and replacement or recycling of the existing infill and synthetic turf and also to install four light towers at Lincoln Field #1 and #3 which will allow for increased usage of the fields and alleviate some of the shortage of available hours the Recreation Department experiences.

This motion requests that \$2,475,000 be appropriated from the unbudgeted reserve of the Community Preservation fund. In accordance with the Community Preservation Act's requirements and recent case law, no CPA funds will be used for the installation of artificial turf or related site preparation. This motion requests that \$216,500 be appropriated from the General Fund unreserved fund balance and \$700,000 be raised in the tax levy for this purpose.

The Select Board has 3 members in support of item 10i and 2 members waiting for Town Meeting discussion.

**Item 10m: Transforming Trees into Art: Birds of New England**

This is a funding request for \$22,000 for the purpose of converting eight White Pine tree-trunks adjacent to the walking path by the Gallagher Tennis Courts into carved wooden sculptures depicting birds of New England.

The Select Board has 3 members in support of item 10m and 2 members opposed.

**Item 10o: LexHAB Property Acquisition Prefunding**

This is a funding request of \$400,000 for the Lexington Housing Assistance Board to prefund the acquisition of a single-family, market-rate property in Lexington for its conversion to an affordable unit of housing.

The Select Board unanimously supports passage of item 10o.

**Item 10p: LexHAB Rehabilitation/Preservation and Installation of Solar Panels**

This is a funding request for \$345,125 to preserve and restore 15 affordable housing units. The work varies by unit, including kitchen and bath renovations, furnace and hot water heater replacements and the replacement and repair of roofs, porches, doors and stairs. This will also fund the installation of solar panels at two LexHAB properties.

The Select Board unanimously supports passage of item 10p.

A detailed description of all projects, including CPA debt service obligations and CPC administrative budget, can be found in the CPC Report to 2023 Annual Town Meeting.