



Town of Lexington

Community Preservation Committee

Report to

2017 Annual Town Meeting

Article 10: Community Preservation Committee,
Community Preservation Act Projects

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Table of Contents

Introduction.....	1
Criteria for Project Selection.....	5
Table of Allowable Uses.....	8
Article 10.....	9
(a) Interpretive Signage Project.....	9
(b) Parker’s Revenge Interpretive and Public Education Signage and Displays	10
(c) Greeley Village Rear Door and Porch Supplemental Request	11
(d) Affordable Units Preservation- Judges Road/ Pine Grove	12
(e) Willard’s Woods and Wright Farm Meadow Preservation.....	14
(f) Cotton Farm Conservation Area Improvements.....	15
(g) Wright Farm Supplemental Funds	16
(h) Stone Building Feasibility Study	17
(i) Munroe School Window Restoration.....	18
(j) Center Streetscape Improvements	19
(k) Community Center Sidewalk	20
(l) Park Improvements- Athletic Fields.....	21
(m) Town Pool Renovation	22
(n) Park and Playground Improvements	24
(o) CPA Debt Service	25
(p) Administrative Budget	27
Status Report on Prior Years' Projects	28
CPF Account Balances - 2017 Annual Town Meeting.....	51
FY18 CPA Project Costs and Summary	52
FY19 Available Balance (after 2017 ATM)	53

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Community Preservation Committee

Annual Town Meeting 2017

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

FY 2018

The Community Preservation Committee (CPC) is recommending 12 projects to the 2017 Annual Town Meeting for funding under Article 10. Four projects fall within the area of Historic Preservation, three under Open Space, three under Recreation and two under Community Housing.

Described on pages 9 through 24, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all 12 received Town Counsel approval. All FY18 applications were discussed in public CPC meetings and were presented at the Town Meeting Members Association Information Session on March 9, 2017. The total cost of the 12 projects which the CPC is recommending to Annual Town Meeting is \$4,014,142.

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund. There are four commitments for debt service, which include payments for the Wright Farm Acquisition, the Community Center Acquisition, Community Center Renovations and Cary Memorial Building Upgrades. The approved Administrative Budget remains constant at \$150,000. These Administrative and Debt Service costs total \$2,540,998 and are detailed on pages 25 through 27.

The CPC also sends its thanks and good wishes to long-time members Richard Canale (Planning Board) and Leo McSweeney (Lexington Housing Authority) and short-time member Bob Peters (Lexington Housing Authority), all of whom left the CPC in the last year. We are grateful for their knowledge, perspective and commitment to community preservation in Lexington. We also send our farewells and gratitude to Rob Addelson, former Assistant Town Manager for Finance, for his continued patience and advice, keeping the Committee on sound financial footing since the CPA's inception in Lexington. The CPC, and indeed the Town, has been well served by all of their contributions.

Community Preservation Act

The 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 2006. CPA communities impose a surcharge on their own property taxes of up to 3%, and funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space and recreation. To support expenditures in these areas, the state “matches” the funds raised by the community surcharges annually at a certain percentage.

Lexington elected a 3% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of home value from the surcharge and grant a total exemption from the surcharge to lower income residents. In FY17, the annual surcharge averaged \$361.71 billed per Lexington household. Our commercial and industrial taxpayers were billed \$871,478.80 in FY17, representing approximately 19% of our billed CPA surcharges.

The state match is distributed annually, based on the prior year's surcharge receipts. The match was originally 100%, but has declined since 2006 as additional communities have adopted the statute and joined the funding pool. The state match derives its revenue from fees collected at the Registries of Deeds across the state, but those fees have never been adjusted since CPA was signed into law in 2000.

During the last three consecutive fiscal years, Lexington has benefitted from surplus transfers from the state budget to the CPA Trust Fund. The FY16 budget authorized the transfer of \$10 million from the FY15 budget surplus, the FY15 budget authorized the transfer of \$11.4 million from the FY14 budget surplus and the FY14 budget authorized the transfer of \$25 million from the FY13 budget surplus. In July 2016, Governor Baker signed the fiscal year 2017 state budget which authorized the transfer of \$10 million from the FY16 budget surplus, marking the fourth year the state budget included a surplus transfer to the CPA Trust Fund. Unfortunately, the FY16 state budget ultimately closed with a \$0 balance, therefore eliminating the possibility of the \$10 million transfer to the fund.

In 2016, a record 16 communities in Massachusetts placed CPA adoption on their ballots. 11 of those communities voted during the November election to adopt the Community Preservation Act, including the cities of Boston and Springfield. While most of the adopting communities voted for just a 1% or 1.5% surcharge (Watertown adopted a 2% surcharge), the impact of these additional communities on future state disbursements will be seen in future fiscal years.

While Lexington's FY17 state match is heavily impacted by the lack of state budget surplus funds and its FY18 state match expected to be impacted by the additional CPA communities, CPA advocates hope that these foreseeable decreases will strengthen the effort to pass legislation that calls for a permanent fix to the CPA Trust Fund. A piece of legislation introduced in 2015 entitled, *An Act to Sustain Community Preservation*

Revenue, calls for a review of the fees collected at the Registries of Deeds (the trust fund’s primary source of funding). If passed, it would call upon the Department of Revenue to calculate the necessary fees that would allow for all CPA communities to receive a 50% match in their first round distribution. The bill received a favorable recommendation from the Joint Committee on Revenue in 2015. The legislation was filed at the State House in January 2017 and was co-sponsored by 120 legislators, including all of Lexington’s delegation, in addition to the three bill sponsors.

Given the increased number of CPA communities competing for limited funds and the uncertainty of future state budget surplus transfers and pending legislation, the Town continues to maintain a conservative 21% state match estimate for FY18. The chart below shows the state Matching Funds 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
TOTAL		\$13,507,639

Community Preservation Committee

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

members in 2016: Charles Hornig (Planning Board Appointee) and Melinda Walker (Housing Authority Appointee).

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditures of CPA funds on those projects it supports each year. Committee decisions are made within the framework of a CPC planning document, *Town of Lexington Community Preservation Plan: A Needs Assessment*, which is updated annually after the Committee receives comments at a public hearing. This document can be found on the CPC website at the reference below. The CPC works closely with the Finance Department staff and the Capital Expenditures Committee and Appropriation Committee in tracking CPA fund balances and expenditures, projecting available funding for future years, and planning fund allocations for each of the areas eligible for CPA funding: community housing, historic resources, open space and recreation. The CPC Administrative Assistant currently tracks over 50 ongoing CPC projects, for which updates are given in this report after the FY18 Project Descriptions.

Since Lexington's adoption of the Community Preservation Act in 2006, the CPC has recommended and Town Meeting has approved a total of \$61,524,822 for CPA projects (exclusive of administrative expenses). These funds have supported 52 historic preservation projects, preserved 87 acres of open space, created or preserved 34 recreational facilities, and created or supported 355 units of affordable housing. Of this total, **\$13,507,639 or 22% of the Town's total project costs (exclusive of Administrative expenses) have been received from the State as matching funds.**

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

**TOWN OF LEXINGTON
COMMUNITY PRESERVATION COMMITTEE**

General Criteria for Project Selection

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

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

Preference will be given to proposals that:

- Preserve or utilize currently owned Town assets;
- Preserve the essential character of the Town as described in the Comprehensive Plan;
- Are consistent with other current planning documents that have received wide scrutiny and input and have been adopted by the Town;
- Receive endorsement by other municipal boards or departments;
- Save resources that would otherwise be threatened;
- Benefit a currently under-served population;
- Serve more than one CPA purpose (especially in linking open space, recreation and community housing);
- Demonstrate practicality and feasibility to be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Provide long-term contributions to the Town.

Category Specific Criteria

Open space proposals that receive preference are those which:

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

- Preserve scenic views and those areas which border a scenic road;
- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve priority parcels identified in the Open Space Plan.

Historical Resources proposals that receive preference are those which:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened, including those within a Lexington Historic District, on the State or National Historic Register, or eligible for placement on such registers, or on the Lexington Historical Commission's Comprehensive Cultural Resources Survey;
- Protect, preserve, enhance, restore and/or rehabilitate Town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Provide permanent protection for a historic resource;
- Support the adaptive reuse of historic properties; and
- Demonstrate a public benefit.

Community Housing proposals that receive preference are those which:

- Add affordable units to the Town's Subsidized Housing Inventory (SHI) so as to maintain at least 10% of Lexington's housing as affordable;
- Intermingle affordable and market rate housing at levels that exceed state requirements for the percentage of affordable units;
- Ensure long-term affordability;
- Give priority to local residents, Town employees, and employees of local businesses;
- Promote use of existing buildings or construction on previously developed or Town-owned sites;
- Provide housing that is harmonious in design, scale, setting and materials with the surrounding community; and
- Promote a socioeconomic environment that encourages diversity.

Recreational Land proposals that receive preference are those which:

- Support multiple active and passive recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities to serve Lexington residents of all ages;
- Jointly benefit Conservation Commission and Recreation Committee initiatives;
- Maximize the utility of recreational resources and land already owned by Lexington; and

- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

Community Preservation Fund Allowable Spending Purposes

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserves and land for recreational use.	Buildings, structures, vessels, real property, documents or artifacts listed on the State Register of Historic Places or deemed by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
ACQUIRE Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B.	YES	YES	YES	YES
CREATE To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	YES	NO	YES	YES
PRESERVE Protect personal or real property from injury, harm or destruction.	YES	YES	YES	YES
SUPPORT Provide grants, loans, rental assistance, security deposits, interest rate write-downs or other forms of assistance directly to individuals and families who are eligible for community housing, or an entity that owns, operates or manages such housing for the purpose of making housing affordable.	NO	NO	NO	YES, including funding for affordable housing trusts
REHABILITATE/RESTORE Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.	YES, if acquired with CPA funds	YES	YES	YES, if acquired with CPA funds

ARTICLE 10 (a)

Project:	Interpretive Signage Project
CPA Category:	Historic Resources
Amount Requested:	\$38,400
Amount Recommended:	\$38,400
CPC Vote:	(9-0)

Project Description:

In 1975, the Lexington Historical Society, in cooperation with the Town's Bicentennial Committee, established historic walking trails in Lexington in the areas comprising the historic districts: the Battle Green and Lexington Center, Hancock Street, the Munroe District and East Lexington. A total of 32 interpretive signs was placed along those trails. A walking guide to the trails was also published but is now out of print.

The initial interpretive signage project has largely stood the test of time but there are missing signs and those requiring upgrades. Currently, the signs are mounted on telephone pole sections but many of the poles are rotting. This project seeks to replace a total of four missing signs, replace eight existing damaged signs, re-mount three signs that are currently in storage, update signage content where necessary, replace existing wooden mounts with metal mounts and expand the trail through the addition of eight new signs. Funds will also be used to create a new laminated map that can be used by interested parties walking on the trails.

Project Goals and Objectives:

- Reinvigorate the existing interpretive signage along Lexington's historic walking trails; and
- Implement a modest expansion of the signage, particularly in Lexington Center.

Project Benefit:

The rehabilitation of the interpretive signage project and the expansion of signs along the walking trails will encourage exploration of Lexington's history by both residents and visitors.

Funding Request:

This project requests \$38,400 in CPA funds to cover the proposed improvements and expansion. The Lexington Historical Society will oversee the design, production and installation process and the production of the trail guide as an in-kind contribution.

ARTICLE 10 (b)

Project:	Parker's Revenge Interpretive and Public Education Signage and Displays
CPA Category:	Historic Resources
Amount Requested:	\$41,350
Amount Recommended:	\$41,350
CPC Vote:	(8-0-1)

Project Description:

At the 2015 Annual Town Meeting, \$36,790 in CPA funds were appropriated for Phase I of the Parker's Revenge Site Restoration, a project aimed at restoring a heroic battlefield on which the second battle of Lexington was fought on April 19, 1775. The FY16 funding supported field studies and three metallic surveys that successfully uncovered 29 fired and unfired musket balls and other important artifacts from the Parker's Revenge Battle.

The Friends of Minuteman National Park submitted this FY18 request for funding to support Phase II of the project. CPA funds will support the design, fabrication and installation of a wall-mounted, museum quality exhibit case constructed to house the archaeological artifacts discovered during Phase I. It will also fund the design and installation of graphic wayside exhibit panels and the development of a solar powered audio component for external exhibit panels.

Project Goals and Objectives:

- Design, fabricate and install a wall-mounted, museum quality exhibit case constructed to house archaeological artifacts discovered during Phase I;
- Design and install graphic wayside exhibit panels; and
- Develop a solar powered audio component for external exhibit panels.

Project Benefit:

This project aims to preserve, restore and maintain the historic Parker's Revenge battle site and to educate the public of the battle's significance as it relates to the Revolutionary War. The project seeks to bring history to life for the enrichment and enjoyment of the community. The Visitors Center exhibit and wayside signage will also offer a Town-wide, long term cultural benefit preserved within the boundaries of Minute Man National Historical Park based in Lexington.

Funding Request:

While the total project cost is \$116,350, the Friends of Minuteman National Park request \$41,350 in FY18 CPA funds. The \$75,000 difference is planned for the battlefield rehabilitation component of the project and will be funded separately through private donations, including a \$45,000 grant previously awarded to the organization.

ARTICLE 10 (c)

Project:	Greeley Village Rear Door and Porch Supplemental Request
CPA Category:	Community Housing
Amount Requested:	\$56,712
Amount Recommended:	\$56,712
CPC Vote:	(9-0)

Project Description:

The Lexington Housing Authority (LHA) is the primary provider of low and moderate income housing for residents of the Town of Lexington. The 2016 Annual Town Meeting approved \$263,250 in CPA funds to help finance a portion of the preservation of all rear exit doors and porches at Greeley Village, one of Lexington's affordable housing developments located off of Bedford Street.

LHA submitted this supplemental FY18 request to cover the cost of unforeseen issues related to the porch decking material. After a more in-depth analysis was conducted, it was determined that the porch decking (which was not in the original scope of work) is also in disrepair and requires replacement. The architect's suggestion is to replace the existing porch decking with new composite decking and LHA believes it makes financial sense to include this as part of the original project scope.

Project Goals and Objectives:

- Replace existing porch decking with new composite decking; and
- Allow for all aspects of the Greeley Village Rear Door and Porch Preservation project to be completed together.

Project Benefit:

Providing safe, sanitary and affordable housing is imperative to satisfying the needs of low and moderate income families in the community. Currently, the wait time for a unit at Greeley Village is three years or more. Ensuring that these units are kept online through proper preservation procedures is critical to serving a needy population.

Funding Request:

The replacement of the porch decking costs \$80,000. LHA will leverage \$23,288 from their Department of Housing and Community Development (DHCD) funding allocation, reducing the FY18 CPA request to \$56,712.

ARTICLE 10 (d)

Project:	Affordable Units Preservation- Judges Road/ Pine Grove
CPA Category:	Community Housing
Amount Requested:	\$1,048,000
Amount Recommended:	\$1,048,000
CPC Vote:	(6-0)

Project Description:

Pine Grove Village, an older affordable housing development on Judges Road, is currently structured as a 40B co-op and consists of five low-income rental units and 11 units restricted to purchase by low/moderate income households. The development received its Comprehensive Permit through the Housing Appeals Committee in 1976 and was financed through the MassHousing 13A program. Both the financing and deed restrictions for the 11 units are set to expire in 2019. The units are also in need of major capital improvements but the co-op association lacks the funding necessary to complete such repairs.

Prompted by the need for funding and the impending termination of the restrictions and financing, the co-op submitted a proposal to the Town in May 2016 which would allow the Town to purchase the expiring deed restrictions on those 11 units, acquire the five rental units (to be subsequently conveyed to the Lexington Housing Authority (LHA)) and provide renovation funds for the five acquired units. The proposal would also restructure the development from a co-op into a condominium.

The proposal ensures that all 16 units will remain on the Town's Subsidized Housing Inventory (SHI). However, the terms of the proposal will negatively impact the current co-op owners because they place new resale price restrictions on each of the 11 units. A portion of the requested CPA funds is intended to compensate the current owners for such loss in value upon the individual sale of each unit. Funds will be held in escrow for this purpose and paid at the time of sale.

Additional portions of the appropriation will be provided to LHA for the acquisition of the five current rental units and for interior renovations to those units. In return, the Town will receive an affordable housing deed restriction on these units. To the extent permitted by law, LHA will give preference to Lexington residents when renting the units. The deed restrictions for all 16 units will conform to the requirements under the CPA statute and will require approval from the Department of Housing and Community Development (DHCD).

Project Goals and Objectives:

- Preserve 16 units of affordable housing on the Town's SHI; and
- Enable LHA to acquire five new rental properties and give preference to Lexington residents when renting the units.

Project Benefit:

This project will allow all 16 units to remain on the Town's SHI and also provide LHA with five additional rental properties. Funds will also allow for much-needed capital repairs on the five units acquired by LHA.

Funding Request:

Total estimates for the project exceed \$1.75 million of which \$1,048,000 is requested in CPA funds. This includes the payments to existing co-op owners for new affordable housing restrictions based on appraisals of the current market value of the units with and without the restrictions (\$703,687), the purchase of five rental units (\$4,875) and their renovations (\$323,438) and an estimated \$16,000 in legal costs incurred by the Town. The remaining funds, approximately \$700,000, will come from a loan from MassHousing and the Pine Grove Village co-op.

ARTICLE 10 (e)

Project:	Willard's Woods and Wright Farm Meadow Preservation
CPA Category:	Open Space
Amount Requested:	\$40,480
Amount Recommended:	\$40,480
CPC Vote:	(9-0)

Project Description:

Of the approximately 1,400 acres of conservation land owned and managed by the Conservation Commission, approximately 65 acres are upland meadows that require extensive annual management measures to remain in an open and natural condition. Meadow edges are particularly difficult to manage due to the challenge of mowing close to fences, stone walls and tree lines. Many of Lexington's meadows have received minimal maintenance since they were acquired, resulting in the loss of historic stone walls and vistas and the invasion by shrubs and trees into the meadow habitat.

The 2015 Annual Town Meeting authorized \$26,400 for restoration and preservation of the land at both Hennessey Field and Joyce Miller's Meadow. This proposed FY18 project furthers the goals of the multi-year Conservation Meadow Preservation Program by requesting \$40,480 in CPA funds for the restoration, preservation and protection of approximately 20 acres of conservation meadow at Willard's Woods and Wright Farm.

Project Goals and Objectives:

- Reclaim meadow land that has been overgrown by shrubs, trees and vines;
- Restore and preserve views of scenic walls which serve as historic resources for Lexington's agricultural past;
- Manage invasive species encroachment on field edges and throughout meadows; and
- Provide an improved annual mowing and maintenance regime that promotes native vegetation, enhanced wildlife habitat and safe recreational opportunities.

Project Benefit:

This project will prevent the loss of historic landscapes, scenic vistas, recreational opportunities and native vegetation and wildlife habitats while enhancing community engagement through volunteer opportunities. Funding for this FY18 request would also enhance and protect the Town's investment in the Wright Farm property which was previously acquired with CPA funds.

Funding Request:

\$40,480 is requested for this project.

ARTICLE 10 (f)

Project:	Cotton Farm Conservation Area Improvements
CPA Category:	Open Space
Amount Requested:	\$301,300
Amount Recommended:	\$301,300
CPC Vote:	(9-0)

Project Description:

The 2010 Annual Town Meeting authorized the purchase of a portion of the Cotton Farm, a 10.2 acre parcel located on the north side of Marrett Road. \$3,857,000 was approved and allowed the Town to acquire 4.2 acres of this land. The property was acquired for its passive recreation value, its pastoral views along Marrett Road and the link it provides between two larger conservation areas: Upper Vine Brook and Dunback Meadow. Additional CPA funds were subsequently approved to prepare a long-term land management and design plan for the property which included both short and long-term goals.

The Conservation Commission and Lexington Conservation Stewards have made great progress addressing the needs identified by the land management plan. This FY18 request seeks design and construction funds to address several long-term goals including removal and naturalization of a major portion of the existing driveway and parking area, relocation and construction of a new expanded parking area and installation of an ADA accessible trail and pond viewing platform along the edge of the pond and wetlands on the property.

Project Goals and Objectives:

- Remove a portion of the driveway to significantly increase the amount of land on the property considered to be in an open and natural condition while improving visitor safety through the reduction of vehicle access across the property;
- Relocate and construct an expanded parking area to improve public access and increase safety; and
- Install an ADA accessible trail and viewing platform to allow all visitors the opportunity to safely experience the pond and wildlife.

Project Benefit:

The improvements proposed as part of this project will enhance the area's safety and accessibility while creating a more welcoming atmosphere.

Funding Request:

\$301,300 is requested to fund these improvements. Annual maintenance activities will be covered by the operating budget and Conservation Staff and Steward volunteers.

ARTICLE 10 (g)

Project:	Wright Farm Supplemental Funds
CPA Category:	Open Space
Amount Requested:	\$37,900
Amount Recommended:	\$37,900
CPC Vote:	(9-0)

Project Description:

The 2012 and 2015 Annual Town Meetings authorized the purchase of the 13.6 acre Wright Farm property, including the existing farmhouse and barn. LexHAB subsequently determined that the farmhouse was suitable for affordable housing purposes and the acquisition also allowed the Conservation Commission to incorporate the barn, driveway and parking area into the existing conservation parcel and adjacent open spaces.

Following the purchase, an environmental site assessment revealed high concentrations of lead in the soil near the barn, likely from agricultural pesticide preparation. This resulted in higher remediation costs than originally anticipated. FY18 funds will supplement the legal work, site assessment work and land management originally associated with the 2015 purchase of the second parcel. This supplemental appropriation will also assist with the preparation and filing of the affordable housing deed restriction and fund the monitoring of the restriction by the grantee. The Wright Farm Barn Needs Assessment and Feasibility Study (previously authorized under Article 8(g) by the 2016 Annual Town Meeting) is now proceeding, as the site assessment is nearing completion.

Project Goals and Objectives:

- Provide supplemental funds to complete the site assessment originally funded under Article 9 of the 2015 Annual Town Meeting.

Project Benefit:

The supplemental funds will allow for the completion of the work previously approved under Article 9.

Funding Request:

The FY18 request is for \$37,900 to supplement \$618,000 previously appropriated by the 2015 Annual Town Meeting under Article 9.

ARTICLE 10 (h)

Project:	Stone Building Feasibility Study
CPA Category:	Historic Resources
Amount Requested:	\$25,000
Amount Recommended:	\$25,000
CPC Vote:	(7-1-1)

Project Description:

Since FY08, over \$400,000 in CPA funds have been appropriated for projects associated with the Stone Building, including a feasibility study in FY08, an historic structures report in FY10, and exterior stabilization in FY11. The historic structures report completed by Menders, Torrey and Spencer in FY10 not only prepared recommendations for the subsequent exterior stabilization but also provided recommendations for preservation for reuse.

Prior to advancing further preservation as described in the report, this FY18 project seeks to ascertain market interest among local and regional arts and cultural groups in utilizing the first floor exhibit space. \$25,000 will be used to contract with an exhibit curator to research such groups and to gauge interest in using the space for rotating exhibitions open to the public in a manner consistent with the prior reports. The deliverable will be a market assessment report which identifies groups and entities interested in using the space in the manner described above while having mutually-exclusive use of the upper floor as a lyceum for community use. The report will also identify general security requirements, climate control needs and other physical conditions necessary to secure and protect the art and artifacts while on display.

One member opposed the project because he/she opined that this request was too similar in nature to previous studies completed on the facility and the end result would not produce any new information.

Project Goals and Objectives:

- Provide a market assessment report which will identify user groups interested in using the first floor space for rotating exhibitions and identify general security requirements, climate control needs and other physical conditions necessary to ensure protection of material while on display.

Project Benefit:

The Stone Building is an historic and architectural treasure in the Town but has sat vacant since August 2007. The re-use of this preserved building in the intended manner will contribute to Lexington's role as a tourist destination and provide an additional regional draw for the visitor economy.

Funding Request:

This project requests \$25,000 in FY18 CPA funds.

ARTICLE 10 (i)

Project:	Munroe School Window Restoration
CPA Category:	Historic Resources
Amount Requested:	\$620,000
Amount Recommended:	\$620,000
CPC Vote:	(9-0)

Project Description:

The 2016 Annual Town Meeting authorized \$30,000 for the purpose of producing recommendations and cost estimates for the replacement or functional restoration of all windows at the former Munroe School Building. This FY18 request seeks funds to restore the current windows, based on the recommendations of the study. Restoration of the existing windows was shown to be less expensive than installing replacement windows.

The 117 windows in the facility are believed to be original to the 110 year-old Town-owned building (rented and maintained by the Munroe Center for the Arts) or at least to the time of its 1915 addition. The windows are in poor condition and air infiltration makes the building uncomfortable in the colder months and significantly decreases the building's energy efficiency. The large windows are also difficult to operate and pose safety risks.

The window restoration will be overseen by the Department of Public Facilities. The Munroe Center for the Art's agreement with the Town does not assign responsibility for capital projects. Nevertheless, the Center has paid for past projects and now requests CPA funds for the windows because this project exceeds its financial capabilities.

Project Goals and Objectives:

- Restore all existing windows at the Munroe School in order to prevent heat loss, improve safety and functionality and preserve the architectural integrity and historical significance of the building.

Project Benefit:

The Munroe Center for the Arts is an historic building located near Lexington Center and a major cultural resource for town residents. Approximately 1,180 people, mostly children and youth, subscribe to its programs on an annual basis. This project will ensure restoration of an historic town asset and improve the safety, comfort, environmental efficiency and aesthetic appeal of the facility for continued optimal use by tenants and the public. Potential demonstration workshops conducted during the restoration will educate Lexington homeowners about the feasibility and importance of restoring their own historic windows.

Funding Request:

\$620,000 is requested to fund the window restoration.

ARTICLE 10 (j)

Project:

Center Streetscape Improvements

Indefinitely Postponed

ARTICLE 10 (k)

Project:

Community Center Sidewalk

Indefinitely Postponed

ARTICLE 10 (I)

Project:	Park Improvements- Athletic Fields
CPA Category:	Recreational Resources
Amount Requested:	\$125,000
Amount Recommended:	\$125,000
CPC Vote:	(9-0)

Project Description:

This is an ongoing, multi-year capital program designed to preserve and rehabilitate Town athletic fields, address safety and playability concerns and provide safe, adequate field conditions for neighborhood families, recreation groups and school programs. This FY18 request seeks to fund improvements to the current irrigation systems. The Town has met with a consulting company in order to conduct an irrigation audit and seeks to make changes to the current systems for more efficient water usage and repairs. The updated irrigation system would be a web-based system focused on efficiency and water conservation and allow irrigation to be more targeted on the playing areas.

This funding request would cover the cost of implementing the technology at 14 athletic fields. Implementation would include the purchase and installation of valves, plumbing, controllers and all installation costs at each site.

Project Goals and Objectives:

- Implement a web-based irrigation system at 14 athletic fields; and
- Increase efficiency while decreasing water consumption.

Project Benefit:

Updates to the existing systems will allow irrigation to be targeted on the playing areas and result in less water usage. Timely renovations and replacement are critical to providing safe and playable fields for all user groups.

Funding Request:

The FY18 CPA request is \$125,000.

ARTICLE 10 (m)

Project:	Town Pool Renovation
CPA Category:	Recreational Resources
Amount Requested:	\$1,620,000
Amount Recommended:	\$1,620,000
CPC Vote:	(9-0)

Project Description:

The Irving H. Mabee Pool Complex is a heavily used recreation facility during the summer with an average of 75,000 people utilizing the complex each year. While the facility continues to operate safely, a phased renovation approach was identified in an engineering consultant's study completed in FY2008 by Bargmann Hendrie and Archetype. The consultant's report provided the Town with a detailed list of recommended upgrades and repairs, as needed, allowing the Town to plan and budget for the improvements effectively and responsibly.

\$25,000 was approved for Phase I by the 2010 Annual Town Meeting and included replacement of the hot water heater, ventilation and exhaust systems and completion of top priority projects to address compliance and safety concerns. \$165,000 was approved by the 2011 Annual Town Meeting for Phase II and covered interior repairs and environmental and energy efficiency enhancements, including the replacements of toilets, showers and sinks with water conserving systems in the men's and women's locker rooms. Phases I and II are complete. Both phases were funded through the Recreation Enterprise Fund Retained Earnings since CPA funding was not then available for this type of recreation project.

Due to the scope and complexity of the phased renovation project, it was determined that Phase III should be divided into two parts in order to obtain a more accurate cost estimate for the project. \$166,000 in CPA funds were approved by the 2016 Annual Town Meeting for partial Phase III funding. These funds provided construction/bid documents and design and engineering costs which included a mini-audit of the facility. The mini-audit provided the Town with an updated cost estimate for the construction phase of the renovation project. The FY18 request seeks \$1,620,000 for the remainder of Phase III which includes the replacement of the filtration systems, which were installed in 1980 and have far exceeded their life expectancy of 15 years, and the following recommended upgrades:

- Reconfiguration of the wading pool and installation of new water spray features
- Replacement of the existing roof
- Re-plastering of the wading, main and dive pools
- Replacement of the three diving boards
- Reconfiguration of the three one-meter diving board rails
- Installation of new lifeguard chairs
- Replacement of the fencing with new black vinyl-coated chain link fencing and gates
- Resetting of the copings for the wading pool
- Installation of a new shade structure

Project Goals and Objectives:

- Replace existing filtration systems which are beyond their life expectancy;
- Enlarge the building which houses the filtration system in order to accommodate the new systems; and
- Implement the above-mentioned upgrades in order to ensure the successful operation of the Town Pool complex.

Project Benefit:

The Town Pool Renovation project will ensure the complex's continued successful operation by addressing priority needs and reducing impacts to the operating budget due to continued repairs. This FY18 CPA request will fund the implementation of a new filtration system and additional upgrades to the facility.

Funding Request:

The FY18 CPA request is \$1,620,000.

ARTICLE 10 (n)

Project:	Park and Playground Improvements
CPA Category:	Recreational Resources
Amount Requested:	\$60,000
Amount Recommended:	\$60,000
CPC Vote:	(9-0)

Project Description:

This FY18 requests seeks funding to replace and update the swing sets at Bow Street Park, Franklin Park and Munroe Park. Funding would also be used to install bike racks at all three locations. Swing sets were last replaced at Franklin and Munroe Parks in 1989 and last replaced at Bow Street Park in 1986. The existing structures do not comply with current compliance standards and pose a safety risk to users.

Project Goals and Objectives:

- Replace outdated swing structures at three locations in order to improve safety and comply with safety and accessibility standards; and
- Install bike racks at the three locations.

Project Benefit:

The installation of new structures at these locations will help reduce frequent repairs, inspections and equipment removal due to deteriorating equipment. Safety and accessibility will also be improved through the implementation of the proposed upgrades.

Funding Request:

The FY18 CPA request is \$60,000.

ARTICLE 10 (o)

Project:	Debt Service
CPA Category:	Open Space, Historic
Amount Requested:	\$2,390,998
Amount Recommended:	\$2,390,998
CPC Vote:	(6-0)

FY18 debt service obligations are shown as an aggregate. They consist of four components totaling \$2,390,998 and are described below:

1) Wright Farm: \$395,300

Under Article 9 of the 2012 Annual Town Meeting, voters approved the \$3,072,000 acquisition of a substantial portion of the Wright Farm property. Of this appropriation, the Town was authorized to borrow \$2,950,000. In February 2013, the Town sold a \$2.95 million bond anticipation note (BAN) that came due in February 2014. The interest payment on the BAN was \$36,875. The BAN was refinanced in February 2014 through the issuance of a \$2.95 million bond for a ten year term. The first debt service payments of principal and interest on the bond were made in FY15. Debt service on the bond for FY18 is \$395,300, representing \$295,000 of principal and \$100,300 of interest.

2) Community Center Acquisition: \$991,100

At the Special Town Meeting in March 2013, voters approved an appropriation of \$10,950,000 to fund the acquisition of a portion of the Scottish Rite Property at 39 Marrett Road, to become the Lexington Community Center. The CPA portion of this purchase was \$7,390,000. In November 2013 the Town sold a \$7.39 million bond anticipation note that came due in February 2014. The interest payment on the BAN was \$9,237. In February 2014 a \$7.39 million bond was issued for a ten year term to retire the BAN. The first debt service payments of principal and interest on the bond were made in FY15. Debt service on the bond for FY18 is \$991,100 of which \$740,000 represents principal and \$251,100 represents interest.

3) Cary Memorial Building Upgrade: \$966,120 (\$869,800 + \$96,320)

Under Article 2 of the Special Town Meeting in March 2014, Town Meeting voters approved an appropriation of \$8,677,400 to fund the costs of renovations to the Cary Memorial Building. Of this amount, \$8,241,350 was requested in CPA funding to be financed through the issuance of debt. A bond anticipation note in the amount of \$3,286,000 was issued in June 2014; the note came due in February 2015 at which time a bond of \$6,569,000 was issued, comprised of two components: the conversion of \$2,286,000 of the June 2014 note to long-term debt and new financing of the project in the amount of \$4,283,000. In February 2015, the residual portion of the 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 CPA fund. 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. FY18 debt service is \$869,800 of which \$660,000 represents principal and \$209,800 represents interest.

It is projected that the final piece of the financing for the project will be issued as a note in an amount not to exceed \$96,000 (the remaining unissued portion of the original debt authorization) in June 2017, coming due in July 2017 at which time it is proposed that the note be retired from funds on-hand. The projected FY18 debt service payment for the BAN will be \$96,320, representing \$96,000 of principal and \$320 of interest.

4) Community Center Renovations: \$38,478

At the November 2013 Special Town Meeting, voters approved \$3,169,000 in initial renovation costs to prepare the former Scottish Rite building for use as a Community Center and to enable Town Departments to move into the building. Subsequent to that time, the recommendations of the Selectmen-appointed Ad hoc Community Center Advisory Committee resulted in an accelerated construction schedule and modifications to the scope of renovations at the Community Center. The revised total cost of the project was \$6,720,000 of which \$6,297,184 was CPA eligible. The bulk of this cost was financed from cash on hand under Article 3 of the March 24, 2014 and Article 10 of the June 16, 2014 Special Town Meetings. Of the revised amount, the Town was authorized to borrow \$451,000. \$315,000 was issued as a bond anticipation note in February 2016 which came due in July 2016. An FY17 debt service payment in the amount of \$317,432 was authorized to pay for the retirement of the note plus accrued interest.

It is projected that the final piece of financing for the project will be issued as a note in an amount not to exceed \$38,350 (the remaining unissued portion of the original debt authorization) in June 2017, coming due in July 2017 at which time it is proposed that the note will be retired from funds on-hand. The projected FY18 debt service payment for the BAN will be \$38,478, representing \$38,350 of principal and \$128 of interest.

ARTICLE 10 (p)

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

Project Description:

The Community Preservation Act permits up to 5% of annual CPA funds to be spent on the operating and administrative costs of the Community Preservation Committee. The Committee is allowed to use this money to pay for staff salaries, mailings, public notices, overhead, legal fees, membership dues and other miscellaneous expenses related to CPA projects. Five percent of anticipated FY18 revenue from the surcharge and the state supplemental match is \$272,109; however the CPC only requests \$150,000. This money will be used to fund the Committee's part-time administrative assistant, member dues to the non-profit Community Preservation Coalition, administrative expenses, legal and miscellaneous expenses and land planning, appraisals and legal fees for open space proposed to be acquired using CPA funds.

The CPC's administrative assistant tracks and monitors all Town Meeting-approved CPA projects, monitors draw-downs and financial transactions in conjunction with the Finance Department, drafts and reviews grant agreements, drafts and updates CPA reports and correspondence, completes state-mandated reporting, oversees the annual CPA project application process, posts meetings and schedules public hearings, takes minutes of all CPC public meetings and hearings, works with numerous departments, communicates with project applicants, updates and maintains the Committee's webpage and assists the CPC and others as needed with CPA related activities and agreements. The three-day a week, FY17 cost for the administrative position totals \$36,518, including health and dental benefits carried by the Town.

Membership dues of \$7,900 (unchanged since FY15) are paid to the Community Preservation Coalition (www.communitypreservation.org). A non-profit statewide organization, it responds to legal and technical questions, provides CPA news and information to participating communities and engages in legislative advocacy and lobbying. The Community Preservation Coalition continues to be a strong advocate for a long-term funding solution for the CPA Trust Fund, especially after the addition of 11 new CPA communities in 2016.

The CPC designates \$50,000 of its administrative budget for the planning, conceptual plan development, legal, survey and appraisal work associated with the proposed acquisition of open space. Such funds enable the Board of Selectmen or Conservation Department to complete, in a timely manner, the due diligence required to prepare for a potential CPA land acquisition.

While total expenditures from the administrative budget can vary from year to year, the Committee continues to endorse \$150,000 as a conservative budget amount for the adequate coverage of all anticipated costs. Funds appropriated for administrative expenses but not spent in a given fiscal year revert to the CPA Undesignated Fund Balance at year's end.

Funding Request: The FY18 request for the CPA administrative budget is \$150,000.

Status Report on FY 2017 CPA Projects

Munroe Center for the Arts Window Study (Art. 8 (b))

\$30,000 was appropriated by the 2016 Annual Town Meeting to fund an engineering study (overseen by the Department of Public Facilities) that recommended the replacement or functional restoration of all windows at the Munroe Center for the Arts. The existing windows are believed to be original to the 110 year-old building and are in poor condition. The study was completed in 2016 and recommended the functional restoration of the windows. The 2017 Annual Town Meeting will consider a funding request for the window restoration under Article 10 (i).

Lexington Arts & Crafts Society Parsons Gallery Lighting Renovation (Art. 8 (c))

The Lexington Arts and Crafts Society (LACS) requested \$24,280 in FY17 CPA funds for the renovation of the lighting system in its Parsons Gallery space. Funds were used to replace the existing light system with an LED system designed to provide optimal light in an art gallery. LACS utilized the CPA allocation in conjunction with \$12,000 of privately-raised funds. The new lighting system was implemented in 2016 and this project is considered complete.

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

The 2016 Annual Town Meeting appropriated \$185,000 in CPA funds to enable LexHAB to purchase one unit of affordable housing in the Keeler Farm housing development. The single-family residence consists of two bedrooms, one bathroom and is approximately 1,024 square feet. LexHAB expects to receive Home Investment Partnership (HOME) funds to off-set the total purchase price. The Community Preservation Fund (CPF) will be reimbursed with the total HOME fund grant, once received. LexHAB and the developer have signed a purchase and sale agreement and hope to close on the property by May 2017.

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

The Lexington Housing Authority (LHA) requested \$263,250 in FY17 CPA funds to help finance a portion of the preservation of all rear exit doors and porches at Greeley Village. The failing doors and porches were identified by LHA as priority needs and CPA funds are being used in conjunction with LHA's allocation from the Department of Housing and Community Development (DHCD). To-date, LHA has received 100% construction documents from the architect and the project went out to bid in January 2017. Construction is anticipated to begin in April 2017.

LHA submitted a subsequent FY18 request for an additional \$56,712 in CPA funds for this project (Article 10 (c)). If approved, this amount will fund the replacement of the porch decking, which was not included in the original scope of work. While LHA hopes to

obtain the additional CPA funding in the FY18 funding cycle, the entire project is not contingent on the supplemental request and LHA plans to move ahead with the construction schedule outlined above regardless of the outcome at the 2017 Town Meeting.

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

\$35,000 was appropriated by the 2016 Annual Town Meeting to fund a feasibility study for the barn located on the Wright Farm property. The feasibility study will consist of a structural stability analysis, educational programming needs assessment and architectural design assessment. Due to issues regarding remediation of the site surrounding the barn, this project has remained on hold but is now set to proceed as an environmental site assessment is nearing completion.

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

CPA funds were appropriated by the 2016 Annual Town Meeting for construction of a park within Tower Park, commemorating Lexington's sister city, Antony, France. \$60,000 in CPA funds were approved to supplement existing private donations received by the Tourism Committee to complete the project. The proposed design will rehabilitate a section of Tower Park to include a space reflective of French gardens and species and will include a sitting wall, pathways, landscaping and a memorial linking the two cities. A purchase order is in place and the project is scheduled to begin in late spring 2017.

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. This FY17 appropriation remains unspent, pending completion of the final design which was funded by an FY15 appropriation. Once the final design is complete, FY17 funds will be used to fund the procurement of a contractor to fabricate and install the signage. Upon completion of the wayfinding signs design, funds will also be used to hire a designer to develop interpretive signs and kiosks.

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

This FY17 request provided partial funding for Phase III of the Town Pool Renovation project. \$166,000 was approved to fund the design and engineering costs for replacement of the existing filtration system and additional work required to ensure the successful operation of the pool complex. The design and engineering work began in October 2016 and remains ongoing. The construction phase of the project (for which \$1,620,000 is being requested under Article 10 (m) at the 2017 Annual Town Meeting) is scheduled to go out to bid in February/March 2017. Pending a favorable decision by Town Meeting, construction is expected to begin in September 2017.

Park Improvements- Hard Court Resurfacing (Art. 8 (k))

This FY17 request will fund the rehabilitation of the basketball courts at Rindge Park and Kinneens Park, last resurfaced in 2004. The project includes the full reconstruction of the courts due to extensive cracks and frost heaves and the installation of new backboards and poles. Funding will also be used to purchase and permanently install a bike rack at each site. The project is in progress and work is expected to be completed in the spring/summer of 2017.

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

\$30,000 was approved by the 2016 Annual Town Meeting for construction of a pocket park within Lincoln Park, creating a greenway corridor that will connect the lower park to the upper park. Design plans call for the installation of granite benches and fixtures. This is a public/private partnership between the Town and the Lincoln Park Sub-Committee. The anticipated completion date for the project is summer 2017.

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

This FY17 request will fund renovations to the Adams Park multipurpose athletic field located behind the Waldorf School. The athletic field is used by Lexington youth organizations on weekends and evenings and by the Waldorf School during the day. Renovations will include laser-grading the athletic field, grading for proper drainage and adding permanent park benches. The project will go out to bid in February 2017 and construction is set to commence in the spring/summer of 2017.

Park and Playground Improvements (Art. 8 (n))

This project involves replacing the safety fencing at the Center Recreation Complex and the Muzzey multipurpose athletic field. Frost heaves have caused the fence posts to uproot, resulting in fencing that has fallen over. Improvements include the removal, disposal and installation of new chain link fence at both locations and the replacement of a four-foot fence with an eight-foot fence at the Center Recreation Complex. A contract was awarded in December 2016 and the project is scheduled to commence in the winter/spring of 2017.

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

The FY17 appropriation for the Grain Mill Alley project funded the development of an alternative transportation node for the Town-owned space adjacent to the Minuteman Bikeway. The project will include the installation of bike racks, fixed seating, a bike repair station, plantings and a raised pedestrian crossing to improve safety. To-date, FY17 funds remain unspent due to the DPW's recommendation to wait until the Board of Selectmen have decided on the ground surface material for the Center Streetscape Project, in the event the decision conflicts with the approved plan.

**Amend FY2017 Operating, Enterprise Fund and Community Preservation Budgets
(Art. 6, 2016 Special Town Meeting #5)**

An additional \$40,000 was approved by the 2016 Special Town Meeting #5 to supplement the existing debt service appropriation approved by the 2016 Annual Town Meeting. In June, 2016, a bond anticipation note (BAN) was issued for the final stages of renovations to the Community Center. Available CPA funds were identified that enabled the retirement of the \$40,000 note instead of converting it to a bond in February 2017, resulting in the avoidance of issuance costs for the bond and long-term interest costs.

FY 2017 Projects Indefinitely Postponed, 2016 ATM

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

Status Report on FY 2016 CPA Projects

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

The 2015 Annual Town Meeting approved \$26,400 in CPA funds for the first phase of a multi-phase meadow preservation project. Approximately 65 acres of Lexington's conservation land are upland meadows that require extensive annual management measures to maintain their open and natural condition. This FY16 appropriation funded the preservation of Hennessey Field and Joyce Miller's Meadow. The Hennessey Field preservation is complete. The first phase of preservation work at Joyce Miller's Meadow was completed during the spring and summer of 2016 and the final phase of work is expected to be completed during the spring and summer of 2017.

Cary Memorial Building Records Center Shelving (Art. 8 (d))

The 2015 Annual Town Meeting appropriated \$75,398 in CPA funds to install shelving units in the Cary Record Center. The new shelving units will provide standard size archival and record storage shelving as well as improved access to records. The installation of the new storage system in the Records Room is complete. The room is now well equipped to hold the Town's records for permanent and temporary retention.

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

The 2015 Annual Town Meeting approved \$140,000 in CPA funds for the next phase of an ongoing program to improve the Battle Green Streetscape. The 2014 Annual Town Meeting approved \$63,000 in CPA funds to hire an architect/engineering firm to take concept plans to the 25% design stage and develop cost estimates for the recommended improvements. That phase of the project is still ongoing and this FY16 appropriation remains unspent as the project is currently on hold.

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

\$50,000 was approved by the 2015 Annual Town Meeting for additional design funds for the Community Center Sidewalk project. Two sidewalk concepts were previously developed by the Town with CPA funds appropriated by the November 2013 Special Town Meeting but neither design was approved by the proprietors of the adjacent Scottish Rite property. The FY16 request provided funds for an outside firm to develop appropriate design alternatives. The Town continues to work with the proprietors of the Scottish Rite land regarding the location and design of the sidewalk. A conceptual plan has been presented to the Board of Selectmen and the 2017 Annual Town Meeting will consider a request for sidewalk construction funding under Article 10 (k).

Community Center Preservation Restriction Endowment (Art. 8 (h))

The Community Center at 39 Marrett Road was purchased by the Town of Lexington from the Scottish Rite in December, 2013 using CPA funds. The Community Preservation Act requires that any property purchased using CPA historic resource funding be subject to a preservation restriction, deeded in perpetuity and approved by the Massachusetts Historical Commission. The Lexington Historical Society has agreed to hold the Historic Preservation Restriction (HPR) on the Community Center property and has requested that an endowment account of \$25,000 be established to cover its expenses under the Historic Preservation Restriction. (The HPR must be held by an entity other than the Town). The Town and Historical Society drafted a restriction acceptable to both parties and sent it to the Massachusetts Historical Commission (MHC) in December 2015 for review. MHC requested a number of changes (which have been made) and forwarded them for review and approval. Once finalized, the HPR will be recorded at the Registry of Deeds and the Town will reimburse the Historical Society, from this Endowment Account, for its costs to monitor and enforce the HPR.

Park and Playground Improvements (Art. 8 (i))

The 2015 Annual Town Meeting approved \$68,000 to preserve the recreational resources at Marvin Park by replacing the playground equipment and playground surface. The improvements will include the installation of a new modular play structure, a new swing set and an appropriate safety surface. New site amenities such as signage and permanently anchored park benches are planned. The new playground was installed in December 2016. The project is in progress and work is expected to be completed in spring/summer 2017.

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

\$85,000 was approved by the 2015 Annual Town Meeting for renovations to the natural grass softball field at Lincoln Park. This project is part of an ongoing, multi-year capital program to preserve and rehabilitate Town athletic fields. Plans call for the softball field to be laser-graded for improved drainage, a new irrigation system installed and the installation of a new backstop, player benches and amenities at the site. The project is in progress and work is expected to be completed in spring/summer 2017.

Park and Playgrounds ADA Accessibility Study (Art. 8 (k))

This project requested \$78,000 in funding to hire a consultant to complete a study of the Town's recreation areas to determine areas of deficiencies. The Lexington Recreation Facilities and ADA Compliance Study will develop recommendations and cost estimates for appropriate remediation. A draft of the ADA Accessibility Study has been received and Town staff are currently reviewing the study.

Lincoln Park Field Improvements- Phase 3 (Art. 8 (m))

\$220,000 in CPA funds were approved by the 2015 Annual Town Meeting to partially fund Phase III of a three-phase capital improvement program to preserve and rehabilitate the recreational resources at Lincoln Park. The FY16 CPA amount was used along with \$430,000 from other funding sources for the purchase and installation of a new synthetic playing surface at Lincoln Park. This project also included rehabilitation of the walkways around the field, replacement of the edging and the addition of a guardrail near the restroom facility to prevent vehicles from driving on the synthetic turf. The project is nearing completion and the contractor is working on punch list items.

Minuteman Bikeway Culvert Rehabilitation (Art. 8 (n))

\$290,000 in CPA funds were approved by the 2015 Annual Town Meeting to fund the replacement of the Minuteman Bikeway culvert located just north of Camellia Place near the headwaters of the North Lexington Brook. The new culvert has been installed and final inspections will be completed in spring 2017.

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

\$18,000 was approved by the 2015 Annual Town Meeting for continuing design for improvements to Grain Mill Alley. \$21,500 was initially approved by the 2013 Annual Town Meeting for the design project but it was determined that this additional appropriation was needed to continue the process of designing a safe, welcoming, aesthetically appropriate and cost-effective public space. \$127,838 was requested in FY17 to fund Phase I of the project which focuses solely on the development of the space adjacent to the Minuteman Bikeway. A balance of \$5,000 from the FY16 appropriation remains unspent and will be used to supplement the FY17 appropriation. To-date, funds remain unspent pending a decision by the Board of Selectmen regarding ground surface material for the Center Streetscape Project in the event it poses a conflict with the approved plan.

Minuteman Bikeway Wayfinding Signs (Art. 8 (p))

\$39,000 was approved by the 2015 Annual Town Meeting to fund the design of wayfinding and etiquette signage relating to the Minuteman Bikeway in Lexington. This was considered the next necessary step following a report entitled *Navigating the Minuteman Bikeway* which was completed with the cooperation of the Bicycle Advisory Committee and representatives from Arlington and Bedford. The consultant hired to perform the work is completing the final design which includes the location and number of wayfinding and regulatory signage to be placed along the bikeway. Design plans are expected to be complete by the end of February 2017. The 2016 Annual Town Meeting approved a subsequent request for FY17 CPA funds for the construction and implementation of the proposed signage.

Lower Vine Brook Paved Recreation Path Reconstruction (Art. 8 (q))

The 2015 Annual Town Meeting approved \$369,813 in CPA funds to repair and replace the paved recreation path that runs along Lower Vine Brook. The project proposed full reconstruction of the 4,600-foot path due to surface degradation over the years. The reconstruction of the trail was completed during the summer and fall of 2016. Final completion work, including grading and stabilization activities are expected to be completed during the spring of 2017.

Property Purchase- 241 Grove Street (Art. 9)

At the 2012 Annual Town Meeting, voters approved the purchase of a significant portion of the Wright Farm, a 13.6 acre parcel of land located on Grove Street. The 2015 Annual Town Meeting approved the purchase of the remaining parcel (approximately one acre) with \$618,000 in CPA funds which included an existing farmhouse and barn. LexHAB subsequently determined that the farmhouse was suitable for affordable housing purposes and requested \$200,000 in CPA funds under Article 5 at the November 2015 Special Town Meeting # 2 for renovations to the farmhouse (see below-Property Improvements-241 Grove Street, Art. 5). The acquisition of the remaining property allows the Conservation Commission to incorporate the barn, driveway and parking area into the existing conservation parcel and adjacent open spaces.

The Town closed on the property on February 11, 2016 and Town staff is working on the division of the property into two parcels (for Conservation and Community Housing purposes). The clean-up of pesticides in the soil surrounding the barn was recently completed and is awaiting final regulatory approval by the Department of Environmental Protection.

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

The November 2015 Special Town Meeting authorized \$200,000 in CPA funds to be used by LexHAB for renovations necessary to convert the farmhouse on the Wright Farm property into affordable housing. The Town completed the purchase of the property on February 11, 2016. An environmental site assessment revealed high concentrations of lead in the soil near the adjacent barn (which requires remediation) but the Town recently cleared the property on which the farmhouse sits of any environmental issues. The Town will now prepare a plan of the house lot prior to LexHAB proceeding with the Local Initiative Program (LIP), a state program that encourages the creation of affordable housing by providing technical assistance to communities.

Cary Memorial Building Sidewalk (Article 4/ 2015 March Special Town Meeting #2)

\$8,241,350 in CPA funds for renovations to the Cary Memorial Building was approved by the 2014 March Special Town Meeting. At the time of the 2014 STM request, the sidewalk accessibility design had not been decided. This request for \$194,200 was approved by the 2015 March Special Town Meeting #2 for the construction of safe, accessible and aesthetically appropriate sidewalks in front of the Cary Memorial Building. Samples of the new sidewalk were installed several times but work was put on hold because the design (concrete with brick banding) was no longer preferred. \$108,000 for the installation of the sidewalk remains unspent.

The Department of Public Facilities recommends bidding the sidewalk work concurrent with the work being performed on Mass. Ave. in front of the Cary Memorial Building and applying the remaining funds to the installation of the sidewalk.

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

1. Art. 8 (b) Parker's Revenge Site Restoration. \$36,790/ \$36,790
2. Art. 8 (c) First Parish Church Restoration Historic Structures Report. \$40,000/
\$40,000
3. Art. 8 (l) Park Improvements- Hard Court Resurfacing. \$55,000/ \$54,937

FY 2016 Projects Indefinitely Postponed, 2015 ATM

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

Status Report on FY 2015 CPA Projects

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

The 2014 Special Town Meeting appropriated \$8,677,400, of which \$8,241,350 was CPA-eligible, to upgrade the Cary Memorial Building. The project reached substantial completion and a grand re-opening and re-dedication were held on October 24, 2015. The project has reached final completion but it is anticipated that the remainder of the appropriation (\$108,139) will be used for sidewalk construction once a decision on the materials has been made. Debt service payments for the financed portion of the project are ongoing. (See FY18 CPA Project Summaries, Art. 10 (o) (3)).

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

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

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

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

The 2014 June STM approved a further amendment to Article 5 (as amended at the March 2014 STM) which appropriated a new total of \$6,720,000 for renovations to the Community Center. Of this amount, \$6,297,184 was CPA-eligible. This amendment authorized \$451,000 in borrowing with the remainder of the appropriation paid in cash from the CPF. An FY17 debt service payment was authorized to pay for the retirement of the note plus accrued interest. The 2017 Annual Town Meeting will consider an FY18 debt service request for an amount to retire a note issued for the final piece of financing. (See FY18 Project Summaries, Art 10 (o) (4)).

The renovations have reached substantial completion with the transfer of several town departments to the facility during 2015. The Grand Opening was held on October 17, 2015 and the project has reached substantial completion with only minor punch list items remaining.

Visitor Center - Design Phase (Art. 8 (b))

The 2014 Annual Town Meeting appropriated \$220,608, of which \$59,332 is CPA-eligible, for design improvements to the Visitor Center. The bulk of the design funds remain

unspent. A study has been completed but the direction of the project is on hold, pending a decision by the Board of Selectmen. If the Board of Selectmen recommends plans that will entail the construction of a new facility instead of rehabilitating the existing building, the project will not be CPA-eligible and all unspent funds will be returned to the applicable CPA reserve.

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

This project was the next step in an ongoing program to improve the Battle Green Streetscape, focusing on efficient and safe pedestrian and vehicular flow in and around the Battle Green. 2014 Annual Town Meeting approved \$63,000 in CPA funding to hire an architect/engineering firm to take the concept plan to the 25% design stage and develop cost estimates for the recommended improvements. The total project cost was \$90,000, the remainder being financed through the tax levy. A consultant was hired in 2015 to provide plans and specifications at 25% design but the project is currently on hold.

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

2014 Annual Town Meeting approved a total of \$1,284,653 to be used by LexHAB for the development of community housing at the former Busa Farm site off Lowell Street, a Town property acquired with CPA funds in 2009. This amount included use of remaining fund balances from previous appropriations for community housing by the 2011 and 2012 Annual Town Meetings. LexHAB has hired Metrowest Development to provide guidance with the Department of Housing and Community Development (DHCD) application process. LexHAB is also in the process of requesting proposals for architectural design and construction drawings. Once the DHCD application is complete, LexHAB will appear before the Board of Selectmen for approval prior to submission.

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

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

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

This project, a collaboration between the Recreation Committee, the Conservation Commission, the Commission on Disability and other interested citizens and land stewards, requested \$34,500 in CPA funding to design and create a universally accessible passive

recreational trail system for Parker Meadow. Cost estimates for this phase are currently being received with the goal of awarding the contract to a professional consultant to prepare design and engineering plans and final bid documents for the construction of the trail. A subsequent FY19 request for construction funds is expected.

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

At the June, 2014 Special Town Meeting, Town Meeting Members approved the acquisition of 12 acres of "back land" at 430 Concord Avenue; \$180,000 of this amount was for acquisition or taking, with the remaining \$40,000 for associated legal expenses. To-date, the parties have not yet resolved issues concerning the legal ownership of the property. The matter is still subject to potential litigation and is being discussed by the Board of Selectmen in Executive Session.

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

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

FY 2015 Projects Indefinitely Postponed, 2014 ATM

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

Status Report on FY 2014 CPA Projects

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

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

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

This \$25,000 project was funded by the 2013 Annual Town Meeting to draft and record Conservation Restrictions on five CPA-funded conservation lands purchased in the last several years. Since a conservation entity separate from the Town Conservation Commission must hold the restriction, funding included nominal monies to ensure that such an organization would be able to complete the baseline and documentation work and long term monitoring necessary to responsibly hold the restriction. Town staff is currently collaborating with Conservation Land Stewards and the Citizens for Lexington Conservation Commission (CLC) to prepare the restrictions for acceptance by the Conservation Commission, Board of Selectmen and the State Division of Conservation Services. \$5,000 from the fund will be paid to the CLC upon the recording of each restriction at the Registry of Deeds to cover the administrative and enforcement costs in perpetuity.

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. (See FY18 Project Summaries, Art. 10 (o) (2)).

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

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

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

1. Art. 8 (c) Cary Memorial Building Upgrades- Design Funds. \$550,000/ \$550,000
2. Art. 8 (f) Park and Playground Improvements. \$147,500/ \$140,110
3. Art. 8 (g) Park Improvements- Athletic Fields. \$65,000/ \$57,736
4. Art. 8 (h) Lincoln Park Field Improvements. \$150,000/ \$149,999
5. Art. 8 (i) Lexington Center Pocket Park Design and Ancillary Costs. \$21,500/
\$21,500
6. Art. 8 (j) Merriam Hill Preservation Project. \$3,000/ \$3,000
7. Art. 8 (k) Moon Hill Preservation Project. \$3,000/ \$3,000
8. Art. 8 (l) Greeley Village Front Doors. \$172,734/ \$172,734
9. Art. 8 (n) ACROSS Lexington Pedestrian/Bicycle Route System. \$5,000/ \$5,000
10. Art. 8 (o) Buckman Tavern Restoration and Renovation. \$650,000/ \$616,838

FY 2014 Projects Indefinitely Postponed, 2013 ATM

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

FY 2014 Projects Not Adopted, 2013 ATM

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

Status Report on FY 2013 CPA Projects

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

The 2012 Annual Town Meeting appropriated \$150,000 in CPA funds for the fifth year of the 5-Year Archives and Records Management/Conservation initiative. This work included preservation, conservation and digitization of 1854-1895 Tax Books, 1906-1915 Valuation Lists, 1866 Lexington Liquor Agency Records, 1815-1850 Selectmen Records, and 1677-1844 Register of Births, Marriages and Deaths. Efforts also involved the cataloging of collections through the collection management software, Past Perfect. The conservation and digitization of these historical records are complete. Microfilming and migration to Laserfiche will continue in 2017.

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

This project was approved for \$143,845 at the 2012 Annual Town Meeting for repairs and upgrades to the pathways surrounding the Battle Green and Belfry Hill and for rehabilitation of the granite steps leading to the Obelisk and the fence at Ye Olde Burying Ground. An architect has been hired to develop plans and specifications and work is anticipated to begin in spring 2018.

LexHAB Set-Aside Funds for Housing Acquisition (Art. 8 (g))

The 2012 Annual Town Meeting approved \$450,000 in set-aside funds to be used by LexHAB for the purchase of one or more units of affordable housing. Due to the escalation of housing costs, LexHAB was unable to secure a suitable residence in Lexington with the approved amount. The 2014 Annual Town Meeting approved an appropriation of \$750,000 for development of community housing on the Busa property. The unspent \$450,000 and a remaining fund balance from a previous community housing appropriation was also approved by the 2014 Annual Town Meeting to supplement the \$750,000. The total appropriation was \$1,284,653 to be used for development of community housing on the Busa property.

LexHAB has hired Metrowest Development to provide guidance with the Department of Housing and Community Development (DHCD) application process. LexHAB is also in the process of requesting proposals for architectural design and construction drawings. Once the DHCD application is complete, LexHAB will appear before the Board of Selectmen for approval prior to submission.

Greeley Village Accessible Housing Project (Art. 8 (j))

The 2012 Annual Town Meeting approved \$810,673 to be used by the Lexington Housing Authority (LHA) for construction of four one-bedroom handicapped accessible units at Greeley Village, one of Lexington's affordable housing developments. As of April 2016, the

units were occupied, marking substantial completion of the project. Final landscaping work is expected to be completed in spring 2017.

Land Purchase- Off Grove Street (Art. 9)

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

The purchase of the first portion of land was completed on December 20, 2012, financed with a short term bond anticipation note issued in February, 2013 in the amount of \$2,950,000. In February, 2014, the BAN was converted to a \$2,950,000 ten-year bond, with the first debt service coming due in FY15. Debt service payments are ongoing. (See FY18 Project Summaries, Art. 10 (o) (1)).

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

1. Art. 8 (b) Paint Mine Barn Preservation. \$34,770/ \$34,454
2. Art. 8 (c) Muzzey Senior Center Upgrades. \$561,518/\$561,518
3. Art. 8 (d) Cary Memorial Building Upgrades. \$75,000/ \$73,133
4. Art. 8 (e) Center Playfields Drainage, Phase 3. \$605,718/ \$605,718
5. Art. 8 (h) Buckman Tavern HS Report/ Needs Assessment. \$65,000/ \$65,000
6. Art. 8 (i) Historical Society- Historical Records Preservation. \$77,268/ \$77,268

Status Report on FY 2012 CPA Projects

LexHAB Set-Aside for Housing Acquisition (Art. 8 (d))

The 2011 Annual Town Meeting approved \$450,000 in set-aside funds to be used by LexHAB for the purchase of one or more units of affordable housing. In 2011, LexHAB purchased a single family dwelling at 1 Wilson Road for \$365,000, and completed the necessary upgrades and repairs. A tenant was selected and the house included on the Town's SHI. The unspent balance was subsequently approved by the 2014 Annual Town Meeting for development of community housing on the Busa property. An additional appropriation of \$750,000 and the unspent balance from an FY13 housing appropriation were also authorized in 2014 for this purpose. The total amount appropriated was \$1,284,653.

LexHAB has hired Metrowest Development to provide guidance with the Department of Housing and Community Development (DHCD) application process. LexHAB is also in the process of requesting proposals for architectural design and construction drawings. Once the DHCD application is complete, LexHAB will appear before the Board of Selectmen for approval prior to submission.

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 include the Obelisk, Minuteman Statue, Minuteman Monument and the Common flagpole. Final preservation plans have been approved, and work is expected to begin in August 2017.

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. A conservator has been hired to develop plans and specifications for this project. Construction is anticipated to begin in the fall of 2017.

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

1. Art. 8 (a) ATM Archives and Records Management/Conservation. \$150,000/ \$150,000
2. Art. 8 (b) ATM East Lexington Fire Station Doors Replacement. \$60,000/ \$60,000
3. Art. 8 (g) Center Playfields Drainage Implementation, Phase 2. \$911,863/ \$911,863
4. Art. 8 (i) Vynebrook Village Drainage Improvements, Phase 2. \$364,800/ \$261,578
5. Art. 7 (a) STM Cary Library Archives Preservation. \$35,000/ \$35,000

FY 2012 Projects Indefinitely Postponed, 2011 ATM

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

FY2012 Projects Not Adopted, 2011 ATM

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

Status Report on FY 2011 CPA Projects

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

The 2010 Annual Town Meeting approved \$150,000 for the third year of the on-going preservation of the Town's historical records. The conservation and digitization of the following bound volumes have been completed: Vital Records (1898-1937); Selectmen Records (1863-1873), Books of Licenses and Perambulation (1850-1924); Annual Town Reports (1875-1999); Historic Districts Commission records of historical importance; Assessors' Records of Tax and Valuations from the 1800s and early 1900s; and the records of the Overseers of the Poor (1855-1870). As of February 2017, the Laserfiche migration project is proceeding. It is anticipated that full migration of Lexington's preserved historic documents will be complete by the end of 2017.

Cary Memorial Building Signage (Art. 8 (j))

The \$25,000 Cary Memorial Building Signage project, approved by the 2010 Annual Town Meeting, is being coordinated with the Cary Memorial Building Upgrade. This appropriation will be used to implement appropriate exterior signage. Signs are currently on order and the Department of Public Facilities hopes to install the signage in the spring of 2017.

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

1. Art. 8 (a) Minuteman Bikeway Preservation. \$320,000/ \$308,733
2. Art. 8 (b) Old Reservoir Project Stormwater Mitigation, Phase 2. \$190,047/ \$168,413
3. Art. 8 (c) Center Playfields Drainage, Phase 1. \$875,173/ \$872,595
4. Art. 8 (d) Greeley Village Siding Replacement. \$386,129/ \$378,027
5. Art. 8 (e) Vynebrooke Village Drainage Study. \$10,000/ \$9,999
6. Art. 8 (f) LexHAB Purchase of Two Properties. \$695,000/ \$695,000
7. Art. 8 (h) Cary Memorial Library Archives Preservation. \$100,000/ \$94,950
8. Art. 8 (i) Cary Memorial Building Improvements/Upgrades Study. \$60,000/ \$60,000
9. Art. 8 (k) Municipal Building Envelope. \$73,000/ \$34,000
10. Art. 8 (l) Town Office Building Renovation. \$1,500,000/ \$1,385,169
11. Art. 8 (m) Cary Memorial Building HVAC. \$35,000/ \$33,274
12. Art. 8 (n) Police Station Ventilation. \$31,700/ \$28,361
13. Art. 8 (o) Muzzey Senior Center Improvements Study. \$45,100/ \$45,100
14. Art. 8 (p) White House Historic Structure Report. \$18,000/ \$18,000
15. Art. 8 (q) Stone Building Exterior Stabilization. \$202,933/ \$202,927
16. Art. 8 (r) Munroe Tavern Capital Improvements. \$400,000/ \$400,000
17. Art. 8 (s) Comprehensive Cultural Resources Survey. \$5,300/ \$5,161
18. Art. 8 (t) Battle Green Master Plan. \$25,000/ \$25,000
19. Art. 9 Cotton Farm Land Acquisition. \$3,857,000/ \$3,857,00

Status Report on FY 2010 CPA Projects

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

1. Art. 11 (a) Center Playfields Drainage Study. \$70,000/ \$70,000
2. Art. 11(b) Storm Water Mitigation at the Old Reservoir and Marrett Road, Phase 1. \$569,000/ \$525,198
3. Art. 11 (c) Pond Drainage Improvements to Pine Meadows GC. \$200,000/ \$200,000
4. Art. 11 (d) Archives and Records Management Preservation. \$150,000/ \$150,000
5. Art. 11 (f) Town Office Building Renovation Design. \$30,000/ \$30,000
6. Art. 11 (g) Police Station Space Needs Study. \$45,000/ \$39,115
7. Art. 11 (h) Stone Building Renovation. \$180,000/ \$52,093
8. Art. 11 (i) Fire Headquarters Renovation and Redesign. \$29,700/ \$27,261
9. Art. 11 (j) Greeley Village Roof Replacement. \$320,828/ \$320,828
10. Art. 11 (k) Munroe Tavern Historic Structure Report. \$50,000/ \$40,000
11. Art. 11 (l) Purchase of Three Properties by LexHAB. \$845,000/ \$845,000
12. Art. 12 Purchase of the Leary Property off Vine Street. \$2,763,100/ \$2,727,291
13. Art. 6 (a) STM Land Purchase off Lowell Street (the Busa Farm). \$4,197,000/ \$4,192,903

FY 2010 Projects Indefinitely Postponed, 2009 ATM

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

Status Report on FY 2009 CPA Projects

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

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

FY 2009 Projects Indefinitely Postponed, 2008 ATM

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

Status Report on FY 2008 CPA Projects

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

The 2007 Annual Town Meeting voted \$367,000 in CPA funds to hire a qualified stone conservator and a qualified stone preservation contractor to preserve and repair the grave markers at Ye Olde Burial Ground and Munroe Cemetery. Ivan Myjer, of Building Monument Conservation, was hired as the stone conservator and project overseer. ConservArt LLC was hired to perform preservation and restoration work at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery. Based upon reports from Ivan Myjer, a majority of markers and stones at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery have been repaired and restored. Attention will now turn to the final phase of the project. This will include any final restoration work at these cemeteries, and the development of a map of each cemetery. This final phase of work is expected to be conducted during the fall of 2017.

Tourism Signs (Art. 26 (i))

At the 2007 Annual Town Meeting, \$18,360 was voted for directional and storytelling signage in Lexington. The directional signage from local highways to the Town's historic sites has been created and installed. One remaining sign is still in the design phase, a storytelling sign about April 19th, 1775, planned for the Battle Green. The Tourism Committee applied for FY14 funding for three other signs; two for Buckman Tavern and one for Belfry Hill to use some of the available funds from this project. The CPC voted to authorize the use of up to \$3,000 of the \$6,500 remaining Sign Project funds for the FY14 request. Currently, there is \$3,850 in available funding for the completion of this FY08 project, but work has been put on hold pending possible improvements to the Battle Green and Visitors Center.

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

1. Art. 26 (a) Center Playfields Drainage Engineering Study. \$40,000/ \$40,000
2. Art. 26 (c) Approved Fire Monitoring/Historic Houses. \$18,120/ \$17,175
3. Art. 26 (d) Boiler and Oil Tank for Buckman Tavern. \$10,685/ \$9,900
4. Art. 26 (e) Comprehensive Cultural Resources Survey. \$90,000/ \$90,000
5. Art. 26 (f) Greeley Village Window Replacement. \$228,404/ \$221,115
6. Art. 26 (g) East Lexington Branch Library (Stone Building) - Historic Structure Report. \$43,000/ \$43,000
7. Art. 26 (h) Cary Hall Restoration and Rehabilitation (Assessment of Cary Hall as a Performance Center). \$147,130/ \$68,257
8. Art. 26 (j) Douglas House - Rehabilitation of 7 Oakland Street (Rehabilitation of the former Minuteman Press Building for affordable housing for brain-injured adults). \$300,000/ \$300,000
9. Art. 26 (k) West Lexington Greenway Corridor \$125,000/ \$124,670
10. Art. 26 (l) Muzzey High Condominium Building Study. \$53,500/ \$53,500

Report on FY 2007 CPA Projects

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

1. Art. 25 Open Space and Recreation Plan. \$20,000/ \$20,000
2. Art. 28 (c) Fire Station/Bedford Street Renovations. \$100,000/ \$100,000
3. Art. 28 (g) Police Station - Interior Renovations. \$100,000/ \$100,000
4. Art. 28 (i) Cary Memorial Building Vault Climate Control. \$60,000/ \$56,437
5. Art. 4 (b) STM Hancock-Clarke House Pre-Restoration Project (Historic Structure Report, Building Usage Study, Accessibility Evaluation and Construction Specifications). \$25,000/ \$25,000
6. Art. 4 (c) STM Lexington Depot – Elevator Project. \$44,000/ \$44,000
7. Art. 4 (d) Cary Vault Shelving. \$60,000/ \$60,000

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

CPF ACCOUNT BALANCES 2017 Annual Town Meeting

APPROPRIATED TO DATE	
(by category as of March 1, 2017)	
CATEGORY	
COMMUNITY HOUSING	\$8,765,100
HISTORIC RESOURCES	\$31,788,113
OPEN SPACE	\$14,420,360
RECREATIONAL RESOURCES	\$6,551,249
TOTAL	\$61,524,822
ADMINISTRATIVE EXPENSES	<u>\$1,355,000</u>
TOTAL APPROPRIATIONS TO DATE	\$62,879,822

AVAILABLE FOR APPROPRIATION AT ANNUAL TOWN MEETING, MARCH 2017	
AVAILABLE BALANCES	
COMMUNITY HOUSING RESERVE	\$138,824
HISTORIC RESOURCES RESERVE	\$563,633
OPEN SPACE RESERVE	\$538,903
UNBUDGETED RESERVE	\$108,529
UNDESIGNATED FUND BALANCE	\$2,008,756
TOTAL	\$3,358,645
ESTIMATED REVENUES FY 2018	
PROPERTY SURCHARGE	\$4,498,110
STATE MATCH (21% est.)	\$923,370
INVESTMENT INCOME	\$20,700
TOTAL	\$5,442,180
TOTAL ESTIMATED CPF FUNDS AVAILABLE FOR FY18	\$8,800,825

FY18 CPA PROJECT COSTS AND SUMMARY			
ANNUAL TOWN MEETING- ARTICLE 10		VOTE	AMOUNT
	HISTORIC RESOURCES		
Art. 10(a)	Interpretive Signage Project	9-0	\$38,400
Art. 10(b)	Parker's Revenge Interpretive and Public Education Signage and Displays	8-0-1	\$41,350
Art. 10(h)	Stone Building Feasibility Study	7-1-1	\$25,000
Art. 10(i)	Munroe School Window Restoration	9-0	\$620,000
Art. 10(j)	Center Streetscape Improvements		I.P
Art. 10(k)	Community Center Sidewalk		I.P
	Subtotal		\$724,750
	COMMUNITY HOUSING		
Art. 10(c)	Greeley Village Rear Door and Porch Supplemental Request	9-0	\$56,712
Art. 10(d)	Affordable Units Preservation- Judges Road/ Pine Grove	6-0	\$1,048,000
	Subtotal		\$1,104,712
	OPEN SPACE		
Art. 10(e)	Willard's Woods and Wright Farm Meadow Preservation	9-0	\$40,480
Art. 10(f)	Cotton Farm Conservation Area Improvements	9-0	\$301,300
Art. 10(g)	Wright Farm Supplemental Funds	9-0	\$37,900
	Subtotal		\$379,680
	RECREATION		
Art. 10(l)	Park Improvements- Athletic Fields	9-0	\$125,000
Art. 10(m)	Town Pool Renovation	9-0	\$1,620,000
Art. 10(n)	Park and Playground Improvements	9-0	\$60,000
	Subtotal		\$1,805,000
	Total ATM Projects Art. 10 (a-n)		\$4,014,142
Art. 10(o)	CPA Debt Service	6-0	\$2,390,998
Art. 10(p)	Administrative Budget	9-0	\$150,000
	Subtotal		\$2,540,998
TOTAL FY18 COSTS FOR ARTICLE 10 (a-p)			\$6,555,140

SUMMARY

FINANCING SOURCES

AVAILABLE CASH BALANCES	\$3,358,645
ESTIMATED FY18 REVENUE	\$5,442,180
TOTAL AVAILABLE FOR FY18	\$8,800,825

FY18 COSTS (Annual Town Meeting)

PROJECT COSTS TO BE TAKEN FROM CPF CASH	\$4,014,142
ADMINISTRATIVE EXPENSES AND DEBT SERVICE	\$2,540,998
TOTAL	\$6,555,140

NET BALANCE (AVAILABLE FOR FY19)	\$2,245,685
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