



Town of Lexington

Community Preservation Committee

Report to

2014 Special Town Meeting

Article 2: Cary Memorial Building Upgrades

Article 3: Amendment of Article 5 of November, 2013 Special Town Meeting, Renovations to the Community Center

and

2014 Annual Town Meeting

Article 8: Community Preservation Committee, Community Preservation Act Projects

Submitted by:

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Released March 20, 2014

Community Preservation Committee Annual Town Meeting 2014

Changes in CPC Membership

The CPC bid farewell to long-time member Joel Adler in August of 2013. The Committee is grateful for Joel's no-nonsense approach and dry wit that enlivened many CPC discussions over the years. Joel was replaced by David Horton as one of three Selectmen's at-large appointees. The CPC welcomes David who brings an extensive knowledge of the Town to his "job" as a CPC member.

Richard Canale, who temporarily replaced Wendy Manz as the Planning Board's representative, has become the Board's permanent designee to the CPC.

The Community Preservation Report this spring includes **two** reports from the Committee: its **Report to the 2014 Special Town Meeting** and its **Report to the 2014 Annual Town Meeting**. Below are summaries of the important CPA-related articles in each meeting.

Summary of Recommended Community Preservation Act Funding under Articles 2 and 3, for Special Town Meeting FY 2015

Under **Article 2, Cary Memorial Building Upgrades**, the Community Preservation Committee is recommending the appropriation of \$8,241,350 in CPA funding for building renovations. This project is described on pages 9 and 10 and involves the rehabilitation and preservation of this important historic building including structural, electrical, mechanical, plumbing, acoustic and accessibility renovations. The CPC voted (9-0) to support the renovations to the Cary Memorial Building, a decision which followed on their FY14 decision to support the design work for the project. The current proposal is to fund the CPA portion of the project with a ten-year bond.

Article 3, Renovations to the Community Center, is described on pages 11 and 12 and is recommended by the CPC for \$5,797,184 in CPA funding. Total renovation costs will be presented to Special Town Meeting in the amount of \$6,220,000, of which \$5,797,184 in CPA funds has been approved by a (9-0) vote of the Committee. This project addresses the renovations needed to make the 39 Marrett Road property suitable for use as a Community Center and to house the offices of the Human Services and Recreation Departments. Article 3 seeks an amendment to the CPA funding of \$2,846,184 (total funding of \$3,169,000) that was approved on November 4th at the Fall 2013 Special Town Meeting. It has been determined that additional funding will be needed to make the building suitable for its intended use.

Both historic rehabilitation projects under Articles 2 and 3 have been evaluated by the CPC in light of the articulated criteria for eligibility and appropriateness under the Community Preservation Act (CPA) and have been vetted by Town Counsel. Discussions of the two projects were held in public meetings throughout the fall of 2013 and during the winter/early spring of 2014. All votes on the projects were conducted in public meetings with attendance of interested parties and stakeholders. These two projects were presented by the CPC Chair at the Town Meeting Members Association Information Session on March 20, 2014.

Summary of Recommended Community Preservation Act Projects under Article 8 for Annual Town Meeting FY 2015

The Community Preservation Committee (CPC) is recommending 12 projects to the 2014 Annual Town Meeting for funding under Article 8. Five projects fall within the area of Historic Preservation, two under Community Housing and five under Recreation.

Described on pages 15 through 27, 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 FY15 applications were discussed in public CPC meetings, and those receiving approval for Town Meeting were presented at the Town Meeting Members Association Information Session on March 20, 2014. The total cost of the 12 projects which the CPC is recommending to *Annual Town Meeting* is \$1,912,383. Not all FY15 project applications were approved; two applications for CPA funding were denied and are described on page 30.

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, Renovations to the Community Center and Upgrades to the Cary Memorial Building. The approved Administrative Budget remains constant at \$150,000. These Administrative and Debt Service costs total \$1,701,807 and are detailed on pages 27 through 29.

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 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 2013, the annual surcharge averaged \$282 per Lexington household. Our commercial taxpayers contributed \$800,766 last year, representing over one-fifth of our CPA surcharge revenue.

The State match, originally 100%, has declined since 2006 as additional communities have adopted the statute and joined the funding pool, and as registry fees which feed the State fund have suffered in a weak economy. However, the match is currently estimated at 25% for FY15, still a healthy return on investment. The chart on the following page shows the State Matching Funds to date. In FY13, the State Legislature voted to transfer \$25 million in surplus funds to the State Community Preservation Fund. This was distributed to CPA communities, and in Lexington’s case resulted in a \$1.9 million disbursement, over twice the disbursement received in FY12. Whether this additional \$25 million will be distributed to CPA towns for FY14 is unknown at this time.

CPA STATE MATCHING FUNDS TO DATE		
FISCAL YEAR	PERCENTAGE	AMOUNT
2007	100.00	\$2,556,362
2008	69.40	\$1,927,708
2009	36.17	\$1,060,390
2010	28.22	\$858,729
2011	27.62	\$885,463
2012	27.79	\$929,507
2013	54.09	\$1,932,347
TOTAL		\$10,150,506

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

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By Lexington By-law, 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 is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditure 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. CPC Administrator Nathalie Rice currently tracks 30+ ongoing CPC projects, for which updates are given in this report after the FY15 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 \$41,235,336 for CPA projects. These funds have supported 57 historic preservation projects, preserved 65.1 acres of open space, created or preserved 12 recreational facilities, and created or supported 173 units of affordable housing. Of this total, **\$10,150,506 or 23.2% of the Town’s total project costs (exclusive of Administrative expenses) has been received from the State as matching funds.**

Through its membership in the statewide non-profit Community Preservation Coalition, the CPC supported legislation in 2012 that amended the Community Preservation Act. In July of that year, the Governor signed legislation which allowed, among other changes, the restoration and rehabilitation of recreational resources, the clarification of certain definitions, and the transfer of \$25 million to the Statewide CPA Trust Fund from the FY13 State budget surplus. At the time of passage, there was legislative intent to authorize transfer of \$25 million in funds each fiscal year for disbursement to CPA communities in the form of the State match. It is possible, therefore, that Lexington's State "match" may again be in the 50% range in FY15, but the Town will still maintain a conservative estimate of 25% for planning purposes.

For further information about the CPC, visit the CPC's page of the Town's website, <http://lexingtonma.gov/committees/cpc.cfm>.

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, and preservation of land or resources for recreational use;
- The acquisition, creation, preservation, and support of community housing (including items such as annual payments to the housing authority, or to programs that provide grants, loans, rental assistance, security deposits interest-rate write-downs or other forms of assistance);
- The rehabilitation and restoration of open space and community housing that is acquired or created with CPA funding; and
- The rehabilitation and restoration of recreational resources, irrespective of their purchase source.

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

Community Housing proposals that receive preference are those which:

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

Recreational Resources proposals that receive preference are those which:

- Support multiple active and passive recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities to serve Lexington residents of all ages;
- Jointly benefit Conservation Commission and Recreation Committee initiatives;
- Maximize the utility of recreational resources and land already owned by Lexington; and
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

Community Preservation Fund Allowable Spending Purposes

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
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

Adapted from information provided by Massachusetts Department of Revenue, Division of Local Services

Special Town Meeting CPA Report

Article 2: Cary Memorial Building Upgrades

Article 3: Amendment to Article 5 of 2013
November Special Town Meeting,
Renovations to Community Center

ARTICLE 2

Project:	Cary Memorial Building Upgrades
CPA Category:	Historic Resources
Amount Requested:	\$8,241,350
Amount Recommended:	\$8,241,350
CPC Vote:	(9-0)

Project Description:

The Cary Memorial Building is one of the most significant and historic buildings in Lexington. It was a gift from the Cary family, who sought to have the building used for storage and display “of historic treasures and the improvement of the moral, intellectual and educational advancement of the community”. Since its dedication in 1928, it has hosted a range of community events including Town Meeting, Town Elections, the Cary Lecture Series and a wide variety of performances.

A 2011 Building Evaluation concluded that although the building is well-maintained, improvements were recommended in several areas: accessibility, support spaces, structural, electrical, mechanical, plumbing, stage and acoustical/audiovisual. At the 2012 Annual Town meeting, \$75,000 in Community Preservation Funds were appropriated to further the schematic design process and receive public input on the recommendations. This task was completed, and the Ad hoc Cary Memorial Building Program Committee (AhCMBPC) issued a Final Report to the Board of Selectmen on January 18, 2013 (<http://www.lexingtonma.gov/committees/CaryMemBldgPlngCom/CaryMemBldgCom-Final%20Report-011813.pdf>). The report recommended a design and construction document budget of \$550,000, which was subsequently approved at the 2013 Annual Town Meeting.

The design and construction document was presented to the AhCMBPC in November 2013 and included \$686,750 in cost increases from the previous schematic level estimate. These costs were deemed important to the renovation, and therefore the AhCMBPC recommended a revised budget to the Board of Selectmen (BOS) of \$8,677,400. At their December 16, 2013 meeting, the BOS reviewed and endorsed the project, requesting that it be forwarded to the CPC for approval for the 2014 Town Meeting at the revised cost of \$8,677,400. The project total remains \$8,677,400, with \$8,241,350 requested in CPA funding. Ineligible costs, including audiovisual work, fixtures/furniture/equipment and exterior storage, will be appropriated from the General Fund and PEG Access Revolving Fund.

This project will renovate structural, electrical, mechanical, and plumbing systems throughout the Cary Memorial Building. The variety of improvements will make it possible for participants at Town meeting, graduations, lectures and other meetings to be able to hear more clearly in Battin Hall. New HVAC systems, improved hall acoustics, and a new audiovisual system (part of the tax levy portion of the project) will substantially improve speech intelligibility and musical performances. In addition, renovations will reduce HVAC noise and improve audio visual technology in Estabrook Hall and the Ellen Stone, Legion and Bird Rooms.

The project will also improve accessibility to and within the Cary Memorial Building. All of the life safety systems will be upgraded to comply with current fire and building codes, and the 1928 public restrooms will be renovated with new fixtures which meet the gender unit count and accessibility standards for public buildings.

Project Goals and Objectives:

- Implement life safety improvements.
- Implement accessibility improvements.
- Implement building system renovations.
- Implement usability improvements.

Project Benefit:

The benefit of this \$8,241,350 CPA project is the preservation and restoration of a unique historic and iconic building in the heart of Lexington Center. Honoring its architectural and aesthetic integrity, renovations will enable the Cary Memorial Building to be used safely and comfortably by all residents, performers and guests for the uses intended by the Cary family in their 1928 gift to the Town.

Funding Request:

The funding request for the CPA portion of this renovation project is \$8,241,350. An additional \$235,230 will come from the General Fund and \$200,820 from the PEG Access Revolving Fund to cover the non-CPA eligible costs.

ARTICLE 3

Project:	Renovations to the Community Center
CPA Category:	Historic Resources
Amount Requested:	\$5,797,184
Amount Recommended:	\$5,797,184
CPC Vote:	(9-0)

Project Description:

The Town of Lexington completed the purchase of the 39 Marrett Road property from the Scottish Rite on December 5th, 2013. The Board of Selectmen subsequently appointed an Ad Hoc Community Center Advisory Committee (AHCCAC) to make recommendations as to the services and programs that should be delivered to enable the building to be used as a Community Center. The AHCCAC has finalized their recommendations and is continuing to meet on the remainder of their charge.

Special Town Meeting on November 4, 2013 appropriated \$3,169,000 (\$2,845,184 in CPA funding) to fund renovations that would support an interim occupancy of the building by the Human Services and Recreation Departments while the full design of the Community Center was being completed. As the AHCCAC continued to discuss the design of the Community Center, the Board of Selectmen (BOS) informed the Committee that any new structure would likely not be funded for an additional three to five years.

With this additional information, the AHCCAC recommended to the BOS that the plan for an interim occupancy should be re-evaluated for cost and schedule impact of performing the renovation work in only one phase instead of two successive phases. The BOS agreed with this recommendation, and an analysis was completed.

The analysis concluded that the complete renovation scope of work could be completed with an anticipated opening of the Community Center in March of 2015. Performing all of the work in one phase reduced the overall cost by nearly \$500,000 by avoiding additional material expenses and management fees to complete the same renovation in two phases. The complete renovation is now budgeted at \$6,220,000. This will require a supplemental appropriation of \$3,051,000 (bringing the total CPA funding to \$5,797,184 under this Article). (An additional \$100,000 will be requested under Article 8(a) for sidewalk construction.)

The majority of the additional funding is to provide heating, ventilation, and air conditioning to the program and office areas adequate to meet the environmental requirements of the space. The assembly and fitness areas require significantly more ventilation than the previous office and educational use.

Project Goals and Objectives:

- Renovate the building from office use to assembly use for Community Center programming.
- Relocate the Human Services and Recreation Departments into the newly renovated building.
- Design the renovation to be consistent with applicable codes and the Town standards for energy use.

Project Benefit:

The renovated building will benefit all those who use the Community Center and its services, as well as the Human Services and Recreation Departments who will also occupy the building.

Funding Request:

The funding request for this CPA project is \$5,797,184. This amount represents \$2,951,000 in addition to the amount of \$2,846,184 that was appropriated at the November 2013 Special Town Meeting under Article 5. The difference of \$2,951,000 is to be paid from CPF cash (\$2,500,000) and CPA bonding (\$451,000).

Annual Town Meeting CPA Report

Article 8 (a-n)

ARTICLE 8 (a)

Project:	Sidewalk Construction for the Community Center
CPA Category:	Historic Resources
Amount Requested:	\$100,000
Amount Recommended:	\$100,000
CPC Vote:	(9-0)

Project Description:

The Town of Lexington purchased the 39 Marrett Road property from the Scottish Rite and will complete renovations to the new Community Center building as described in this CPC Report under Article 3. An extension of the existing sidewalk was part of the amended scope of work but is being considered separately under this article. The new sidewalk will extend from the parking lot to the existing sidewalk on Marrett Road.

As part of the Special Town Meeting appropriation on November 4, 2013 voters approved \$20,000 to design options for adding pedestrian access to the Community Center. Lexington's Department of Public Works, Engineering Division, developed two sidewalk concepts, both of which will require obtaining an easement from the Scottish Rite. Discussion has begun with the Scottish Rite to determine which orientation is preferred. Discussions with the Scottish Rite and finalizing the easement are anticipated in time for sidewalk construction to begin late summer of 2014.

Project Goals and Objectives:

- Provide a pedestrian connection to the new Community Center from Marrett Road.
- Construct the sidewalk before the Community Center opens to the public.

Project Benefit:

Currently the building is not accessible for pedestrians from the closest sidewalk on Marrett Road. The Marrett Road sidewalk ends just before the driveway gate and there are brick walls on either side of the gate. A sidewalk, through a new opening in the wall, will allow pedestrian access to the building and grounds without having to walk in the driveway.

Funding Request:

The request for CPA funds under this project is \$100,000. Any unused portion of this money will be returned to the CPF "bucket" from which it was appropriated.

ARTICLE 8 (b)

Project:	Visitor Center – Design Phase
CPA Category:	Historic Resources
Amount Requested:	\$59,332
Amount Recommended:	\$59,332
CPC Vote:	(7-0-2)

Project Description:

This project is requesting \$59,332 in CPA funds (total project cost, \$220,500) for design development and construction documents for the rehabilitation of the Visitor Center. Proposed improvements may include a redesigned rear entry to the Minuteman Bikeway, an orientation room for groups, a multi-lingual self-service kiosk, customer service counter space for welcoming and assisting multiple visitors simultaneously, a contemplative area for honoring veterans with a visual connection to exterior memorials, retail space, indoor seating tables, a vending machine area, accessible rest rooms, and an administrative office space. Part of the project may also include design of a custom exhibit depicting Lexington's unique place in American history. An interpretive design consultant will be hired to formulate a plan and construction documents for all of these improvements. The Center is proposed to be enlarged from 2,591 square feet to 6,566 square feet, with full ADA accessibility. Work associated with the addition is not CPA eligible, however, since it is new construction.

Project Goals and Objectives:

- Inform and orient visitors to maximize their desire to “Linger in Lexington”.
- Create a welcoming environment for residents and visitors.
- Promote economic opportunities to generate income for the Town, attractions, local businesses and organizations, thereby benefitting Lexington taxpayers.
- Educate visitors, especially during the six months when attractions are closed.
- Capitalize on the rapidly expanding international market.

Project Benefit:

Opened in 1970 in anticipation of the nation's bicentennial, the Visitor Center has served as an information hub to Lexingtonians and millions of national and international guests. On an annual basis, this building sees more foot traffic than any other Town-owned building, with over 100,000 visitors annually. This project will fund design upgrades to the Center so that it can better meet the needs of its many visitors.

The anticipated benefits to the Town from this project include: 1) improved programming space, 2) improved retail displays, 3) an upgraded entrance to the Bikeway, 4) improved customer service counters, 5) new interpretive displays, 6) upgraded accessible restrooms, 7) weather protection for visitors in inclement weather, and 8) amenities for Minuteman Bikeway users. These benefits will help to increase foot traffic not only to the Visitor Center, but to local restaurants, businesses and organizations, thereby increasing revenue to the Town.

Funding Request:

The total cost for this design project is \$220,500, of which \$59,332 is being sought in CPA funds. The remaining \$161,168 will be requested from the tax levy. (CPA funds cannot be used for the design work associated with new construction proposed in this project.)

ARTICLE 8 (c)

Project:	Hastings Park Gazebo Renovations
CPA Category:	Historic Resources
Amount Requested:	\$120,000
Amount Recommended:	\$120,000
CPC Vote:	(9-0)

Project Description:

The Hastings Park Gazebo is a central feature in Lexington and is used for concerts, weddings, carnivals, and numerous other gatherings. The Gazebo is in need of substantial capital repair and lacks ADA access. The railings, stairs and electrical system have deteriorated over the past few years, creating unsafe conditions. To address these problems, Colin Smith Architecture, Inc. was hired to assess the current conditions of the Gazebo and to develop plans and specifications for renovation and universal access. This project will rehabilitate/restore the rails, bollards, stairs and electrical system. It will also address ADA accessibility to the structure. It is anticipated that an earthen berm and compacted pathways will be constructed to provide handicapped access to the Gazebo.

Project Goals and Objectives:

- Rehabilitate deteriorated rails, bollards and stairway.
- Rehabilitate faulty electrical system.
- Install ADA ramp and pathways to provide universal access to the Gazebo.
- Enhance the safety and use of the structure.

Project Benefit:

The benefit of this project is that the Hastings Park Gazebo will be restored to its original safe and usable condition and will be accessible by individuals with physical challenges. The Gazebo is heavily used by the Town groups and out-of-town users; upon completion of this project, it will be easier to access, safer to use and aesthetically pleasing to view.

Funding Request:

The CPA funding request for this project is \$120,000.

ARTICLE 8 (d)

Project:	Historical Commission Inventory Forms for Priority Buildings
CPA Category:	Historic Resources
Amount Requested:	\$35,000
Amount Recommended:	\$35,000
CPC Vote:	(9-0)

Project Description:

This project requests \$35,000 in CPA funding to secure funds to hire a professional preservation consultant to complete Massachusetts Historical Commission-approved inventory forms on 157 properties that are listed as “priority” on the Lexington Historical Commission’s master list of architecturally and historically significant buildings. These 157 properties are priority-listed by the Lexington Historical Commission as “significant buildings to preserve” based on visual review, but are awaiting completion of full research and documentation. Prior to final listing on the Historical Commission’s Comprehensive Cultural Resources Survey (the Inventory), notice will be given to property owners and public hearings will be conducted to review the consultant’s findings.

Project Goals and Objectives:

The goal of this project is to complete the necessary research and documentation to complete the required Massachusetts Historical Commission inventory forms regarding architectural and historical significance of the 157 priority-listed buildings.

Project Benefit:

- Improve customer service to property owners and/or potential buyers of buildings currently listed on the Inventory by providing them with detailed documentation of architectural and historical significance.
- Provide a permanent detailed record of architecturally and historically significant buildings that existed in the Town (even after demolition) to preserve the Town's unique architectural history.
- Provide accurate historical data on 157 properties, thereby eliminating the list of provisional properties on the Inventory.

Funding Request:

The funding request for this CPA project is \$35,000 to hire a professional preservationist consultant to research and complete required inventory forms and to cover associated administrative costs related to notifications, postings and outreach.

ARTICLE 8 (e)

Project:	Battle Green Streetscape Improvements
CPA Category:	Historic Resources
Amount Requested:	\$63,000
Amount Recommended:	\$63,000
CPC Vote:	(9-0)

Project Description:

The Battle Green Master Plan (funded by CPA funds in FY 2011 and the guiding document for this design project) suggested that a study be conducted to analyze the vehicular and pedestrian traffic flow in and around the Battle Green to better preserve this National Historic Landmark. Beta Engineering was hired to develop a concept plan for the area, and to this end the firm has performed traffic, pedestrian and bike counts, conducted on-site observations of pedestrian and vehicle flow, and examined access to the various historic sites. The firm has also examined ways to enhance visitor experience and taken comments from various stakeholder groups. A preliminary concept plan for improvements is in the process of development and will be subject to review and approval this spring.

This project seeks \$63,000 in CPA monies to hire an architect/engineering firm to take the concept plan to a 25% design stage and develop cost estimates for the recommended improvements to visibility and access in the vicinity of the Green and its associated parking. The firm will also examine how the Battle Green improvements relate to the larger Center Streetscape project. The entire project cost is \$90,000, of which \$63,000 is being sought in CPA funding.

Project Goals and Objectives:

- To develop a design plan and construction estimates that focus on efficient and safe pedestrian and vehicular flow in and around the Battle Green.
- To develop a plan that will enhance the experience of those visiting Lexington, its historic monuments and its Town Center.

Project Benefit:

This project will enable the development of a 25% design plan and cost estimates to enhance pedestrian and vehicular traffic flow in and around the historic Battle Green with the goal of increasing safety and enhancing visibility and access for all users. The improvements will benefit those who visit Lexington and enjoy its historic resources and unique Town Center.

Funding Request:

The total cost of this project is \$90,000, of which \$63,000 is being sought in CPA funding.

ARTICLE 8 (f)

Project:	Vynebrooke Village Renovations
CPA Category:	Community Housing
Amount Requested:	\$300,551
Amount Recommended:	\$300,551
CPC Vote:	(9-0)

Project Description:

The Lexington Housing Authority (LHA) is applying for CPA funding for a portion of the preservation of buildings at Vynebrooke Village, one of Lexington's affordable housing developments. Under this project, CPA funds will be used for the replacement of exterior front entrance doors, siding and roofs. The entire project cost is \$901,653, of which \$300,551 is sought in CPA funding. The remaining \$601,102 will be provided through a grant from the Department of Housing and Community Development (DHCD), as confirmed in a letter to the Housing Authority dated October 25, 2013. DHCD funds will supplement the approved CPA project components, and will specifically be used for lighting, doorbells and repositioning of handrails to meet current building codes.

Vynebrooke Village consists of 48 one-bedroom apartments for low-income seniors and individuals aged 21-59 with disabilities. All 48 of the units will be preserved through this CPA grant.

Project Goals and Objectives

The goal of this project is to preserve 48 units of community housing that has great benefit to low-income seniors and "young" disabled residents of Lexington. To reach this goal, the Housing Authority obtained a grant from DHCD for two-thirds funding of this preservation project. LHA concurrently applied for CPA funding for the remaining third, making the \$900,000 project possible. It is the intention of LHA to complete this project within two years of receiving funding. This project will preserve the Vynebrooke Village buildings and the entire development as the LHA fulfills its goal of providing affordable housing to residents of Lexington.

Project Benefit:

Vynebrooke Village was constructed in 1973, and the lifespan of the exterior components of the units has clearly been outlived. This has caused numerous problems and has compromised the effectiveness and safety of the buildings. By preserving the doors, siding and roofs, these buildings will continue to serve as an important option available to low income citizens wishing to maintain their residency in Lexington. Average rent for residents in Vynebrooke Village is \$307 including utilities. Without such options for affordable housing, residents of this development would be unable to remain in Lexington.

Funding Request:

LHA is requesting funding in the amount of \$300,551 to move forward with this project. The Housing Authority will use CPA funding in conjunction with a \$601,102 leverage grant from the Department of Housing and Community Development to complete this \$901,653 project.

ARTICLE 8 (g)

Project:	LexHAB Set-Aside Funds for Development of Community Housing at the Busa Property
CPA Category:	Community Housing
Amount Requested:	\$750,000
Amount Recommended:	\$750,000
CPC Vote:	(9-0)

Project Description:

LexHAB seeks \$750,000 in CPA funding to support its development of community housing on the Busa Property on Lowell Street. In the FY12 and FY13 funding cycles, Town Meeting voters approved the appropriation of \$450,000 each year for the acquisition of community housing. \$535,000 from these two previous appropriations remains unspent in Town accounts. LexHAB proposes to supplement these unused funds with an additional grant of \$750,000 in FY15 to complete the \$1.285 million dollar construction of two affordable homes on Lowell Street, each containing three units. CPA funds will not be used for upkeep or maintenance.

Units will be designed to meet zero energy consumption status through passive measures including insulation, sealing and weatherproofing. *Full* net-zero status requires the installation of photo-voltaic panels, which the buildings will be designed to accommodate. There will be one curb-cut for the buildings, located as far as possible from the intersection of Lowell and Winchester Streets. Handicapped access will be provided from the single driveway to the ground level of both buildings.

The community housing at the Busa property will be subject to specific standards (listed on the following page) set in place by the CPC and agreed upon by LexHAB and the Board of Selectmen. All affordable units created (and acquired) with CPA funds are protected through permanent deed restrictions, and become part of the Town's Subsidized Housing Inventory (SHI).

Project Goals and Objectives:

The goal of this project is to develop community housing at the Busa property.

Project Benefit:

CPA funding enables LexHAB to create and acquire affordable units in compliance with Guidelines set forth by the CPC and Board of Selectmen. LexHAB units range from 4-bedroom scattered site homes to one-bedroom condominiums. Housing is provided to persons making up to 60% of the median income for the Boston area as set by the Federal government. LexHAB's rents are no more than 30% of the family income as verified by the previous year's income tax returns. Housing on the Busa property has the benefit of increasing diversity in Lexington, enabling families who would otherwise not be able to live in Town the opportunity to take advantage of the benefits available to residents.

Funding Request:

This FY15 request for CPA funds for the construction of community housing at the Busa property is \$750,000. This grant is proposed to be used in conjunction with \$535,000 in previously unspent CPA funds appropriated to LexHAB to further its goal of providing community housing in Lexington.

ARTICLE 8 (g) (con't.)

Guidelines for the Use of CPA Funding by LexHAB

The following are guidelines agreed upon by the Community Preservation Committee, LexHAB and the Board of Selectmen for the acquisition of affordable units with Town CPA funds.

- 1.) All units purchased with CPA funds shall be submitted for inclusion on the Subsidized Housing Inventory (SHI).
- 2.) Each acquisition shall increase the affordable housing stock. Monies shall be spent only on acquisition or rehabilitation of a unit that results in an addition to the pool of affordable units.
- 3.) Dwellings to be purchased shall be one or two family (single, duplex or condominium unit).
- 4.) The size of the units may be up to 1,500 square feet of habitable space.
- 5.) If LexHAB builds the unit, the size may be 3 bedrooms, expandable to 4.
- 6.) LexHAB shall try to purchase dwellings on public bus routes, including Lexpress Routes.
- 7.) Total CPA funds expended for a unit of housing, including legal and professional services, whether built new on purchased land or purchased and renovated, shall not exceed \$525,000.
- 8.) Efforts shall be made to maximize energy efficiency in each unit.
- 9.) As a general policy, CPA funds shall not be expended for the demolition of any houses listed on the Cultural Resources Inventory.
- 10.) When LexHAB identifies a housing unit or land for acquisition, it shall submit a proposal to the CPC and the Capital Expenditures Committee for comment prior to submittal to the Board of Selectmen. Approval by the Board of Selectmen is required for any LexHAB purchase of a unit or of land.
- 11.) Any property or properties acquired by LexHAB for the creation, preservation or support of community housing with total or partial funding from the CPA shall be subject to a permanent deed restriction limiting its use to the stated acquisition purpose. Such deed restrictions shall be in a form approved by the Massachusetts Department of Housing and Community Development and shall be timely recorded at the appropriate Registry of Deeds.
- 12.) CPA funds appropriated to LexHAB by Town Meeting shall be identified in a specific MUNIS account. Expenditures against the account shall be submitted to the Town Manager, with a copy to the CPC Administrative Assistant.
- 13.) Funds remaining in the LexHAB account may be carried over from year to year for subsequent acquisitions of affordable housing units.

(Approved February 17, 2011; amended February 20, 2013)

ARTICLE 8 (h)

Project:	Lincoln Park Field Improvements – Phase 2
CPA Category:	Recreational Resources
Amount Requested:	\$200,000
Amount Recommended:	\$200,000
CPC Vote:	(9-0)

Project Description:

This CPA project represents partial funding for Phase 2 of a three-phase capital improvement program to preserve and rehabilitate the recreational resources at Lincoln Park Field. The project will fund site work in preparation for the replacement of the synthetic turf on Field #2 at Lincoln Park. Last year in Phase 1, CPA funds were used to rehabilitate the subsurface of Field #1 prior to the installation of synthetic turf. The amendment of the CPA law in 2012 allows CPA monies to be spent on design, drainage and site preparation for such projects, but not for the synthetic turf itself.

In FY15, the Recreation Department proposes to use \$200,000 in CPA funds to do the site preparation work and \$420,000 from other sources to purchase and install the new synthetic playing surface. The surface of Field #2 will be removed, partially recycled, and replaced with a similar carpet and in-fill to provide for a safer and more uniform surface. The drainage will be inspected and repaired if necessary and the subsurface will be laser-graded prior to the carpet installation. The project also includes rehabilitation of the walkways around the field and replacement of the edging. It is expected that Field #3 will be rehabilitated in FY16 at a similar cost and that CPA funds will be requested for the work.

Project Goals and Objectives:

- Provide a safe playing surface by replacing the worn, turf surface.
- Inspect and repair the subsurface drainage lines to allow for proper drainage.
- Laser grade the subsurface to create level grades prior to replacement of the carpet.
- Rehabilitate the walkways and replace edging to address and reduce erosion.
- Improve overall playing conditions and safety.

Project Benefit:

The two remaining synthetic fields at Lincoln Park are past their 10-year warranty and useful life. There are several areas that have settled, creating an uneven playing surface. The fibers have begun to break down due to extensive use and the infill is becoming unevenly distributed. The synthetic fields have been very successful and take a large amount of wear off the Town's natural grass fields. The synthetic surface allows users to play in unfavorable weather conditions, particularly in the early spring and late fall. The rehabilitation of Field #2 (the second year in the 3-phase project) will enable continued safe use of the field by its many user groups. These include Lexington High School, Lexington United Soccer Club, Lexington Youth Lacrosse, recreation programs, adult users, unstructured neighborhood play and participants in formalized soccer and lacrosse tournaments.

Funding Request:

The total project cost for the replacement of the turf on Field #2 is \$620,000 of which \$200,000 is being requested in CPA funds. The remaining balance of \$420,000 is being requested from the General Fund (Free Cash, \$231,000) and from the Recreation Enterprise Fund (Retained Earnings, \$189,000).

ARTICLE 8 (i)

Project:	Park and Playground Improvements
CPA Category:	Recreational Resources
Amount Requested:	\$65,000
Amount Recommended:	\$65,000
CPC Vote:	(9-0)

Project Description:

The Recreation Committee requests \$65,000 to preserve the recreational resources at Garfield Park, located on Garfield Street, 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 also planned.

Project Goals and Objectives:

- Replace the playground structure at Garfield Park.
- Replace the safety surface with accessible wood fiber.
- Replace the park benches with permanently installed benches.
- Provide an accessible modular play structure.
- Replace the playground equipment with handicapped-accessible components that comply with current regulations and standards.

Project Benefit:

The play equipment at Garfield is outdated and has a sand safety surface which needs to be replaced. It is used by neighborhood families and by children visiting the park while their siblings play nearby in Little League games. The current equipment, use zones, and surfacing do not comply with Consumer Product Safety Commission (CPSC), American Society for Testing and Materials (ASTM) or the Americans with Disability Act (ADA) standards. This project would bring the Garfield Park playground into compliance with these standards and provide a safe, usable recreational facility.

Funding Request:

This funding request from the Recreation Committee is for \$65,000 in CPA funds to rehabilitate Garfield Park. This funding request is part of an ongoing playground improvement program for Lexington's neighborhood parks and playgrounds.

ARTICLE 8 (j)

Project:	Park Improvements – Athletic Fields
CPA Category:	Recreational Resources
Amount Requested:	\$100,000
Amount Recommended:	\$100,000
CPC Vote:	(9-0)

Project Description:

This is an ongoing multi-year capital program to preserve and rehabilitate Town athletic fields, addressing safety and playability concerns and providing adequate, safe field conditions for neighborhood families, recreation groups and school programs. This FY15 project request is for \$100,000 to renovate the multipurpose field at the Clarke Middle School. The field will be laser graded, crowned and seeded to address drainage concerns, thereby making it safer and more usable.

The Public Works Department oversees the maintenance of the school and Town athletic facilities. The Town athletic fields see excessive use, and timely renovations and replacement are critical to provide safe and playable fields for all user groups.

Project Goals and Objectives:

- Bring the field into a more safe and playable condition.
- Correct the surface and sub-surface drainage at the multipurpose field at Clarke.
- Re-grade to proper elevations to insure proper drainage.
- Reduce costly maintenance repairs and the use of drying agents.
- Reduce need to frequently reschedule games.

Project Benefit:

The primary benefit of this FY15 project at the Clark Middle School multipurpose field is to improve safety for all participants and to improve the usability of the field. Town athletic fields are constantly used by recreation, school, youth, and adult groups and are in need of major repairs that cannot be completed within the Recreation operating budget. Correcting the safety issues related to uneven turf and drainage at the Clark Middle School field will increase its safety, playability and ease of future maintenance (the latter not covered by CPA funding).

Funding Request:

The request for CPA funds to rehabilitate the multipurpose field at the Clark Middle School is \$100,000. This request represents the FY15 costs to restore Town athletic fields – an ongoing project conducted by the Recreation Committee with help from the Department of Public Works.

ARTICLE 8 (k)

Project:	Park Improvements – Hard Court Resurfacing
CPA Category:	Recreational Resources
Amount Requested:	\$85,000
Amount Recommended:	\$85,000
CPC Vote:	(9-0)

Project Description:

This FY 2015 request by the Recreation Committee for \$85,000 is to rehabilitate the Gallagher Tennis Courts located at the Center Recreation Complex and the Clarke Middle School Tennis Courts. Funding will be used to resurface, paint and restripe the facilities, as well as to replace the posts and center anchors as necessary.

Project Goals and Objectives:

- Provide a safe playing surface.
- Rehabilitate the court surface.
- Paint and restripe the court surface.
- Improve overall playing conditions.

Project Benefit:

The Gallagher and the Clarke Middle School Tennis Courts are the most heavily used courts in Lexington. The hard court resurfacing program is designed to rehabilitate the court surface. The program will include resurfacing and striping the court surface and installing new posts and anchors. It is important to rehabilitate these valuable assets in the community to ensure their usability and safety. This project benefits all who use these two tennis court facilities.

Funding Request:

This FY15 request for CPA funding for Hard Court Resurfacing is \$85,000.

ARTICLE 8 (I)

Project:	Parker Meadow Accessible Trail D&E
CPA Category:	Recreational Resources
Amount Requested:	\$34,500
Amount Recommended:	\$34,500
CPC Vote:	(9-0)

Project Description:

This project seeks CPA funding to rehabilitate the recreational resources at Parker Meadow through the design and construction of a universally accessible passive recreational trail system for Parker Meadow. Parker Meadow is a 17-acre Town-owned property located near Lexington Center between Revere Street and Hancock Street, with access off the Minuteman Bikeway. Parker Meadow Conservation Area was acquired in the 1970s by the Town in cooperation with the Commonwealth of Massachusetts and is an ideal property for a universally accessible passive recreational trail. It has a number of interesting habitat types, is easily reached from the Bikeway, is near the center of Town, possesses few grade changes, is near the Douglas House (which serves brain-injured adults) and has a nearby parking lot that can be easily upgraded.

The project is a collaborative two-phase effort involving private citizens, land stewards and representatives of the Commission on Disability, the Conservation Commission and the Recreation Committee. Phase I will include the development of contract document level design plans and details to solicit bids for construction of a universally accessible trail system and related disability aids. Phase II will cover construction of the accessible trail system and its disability aids as designed in Phase I.

Project Goals and Objectives:

This FY15 request is to secure funding for Phase I of the project to develop the design and construction plans for the Parker Meadow accessible trail. Phase I funds will be used to engage the services of a consultant to develop contract document level plans and details to solicit bids for construction of the trail and related disability aids. Deliverables for the project will include Schematic Design, Contract Documents for 60% and 100% phases (including technical specifications and detailed costs) and final Bid Documents.

Project Benefit:

This project will create barrier-free access to one of Lexington's popular open space properties for members of the public with physical, vision and auditory limitations. It also implements Goal 3, Section 8.1 of Lexington's Open Space and Recreation Plan (2009) - to promote public use of recreational and open space among a wide variety of user types with an objective for providing access to programs and facilities for residents with disabilities in compliance with ADA standards.

Funding Request:

The funding request for this CPA project is \$34,500 for the Phase I Design Plan and Construction Documents. This project is Phase I of a two-phase project. It is difficult to estimate the FY16 Phase II construction costs due to site conditions and design alternatives for the accessible trail.

ARTICLE 8 (m)

Project:	Debt Service – Combined costs
CPA Category:	Historic Resources, Open Space
Amount Requested:	\$1,600,807
Amount Recommended:	\$1,600,807
CPC Vote:	(9-0)

In FY15 debt service obligations are shown as an aggregate. They consist of four components totaling \$1,600,807 and are described below:

(1) Wright Farm: \$434,633

Under Article 9 of the 2012 Annual Town Meeting, voters approved the \$3,072,000 acquisition of the Wright Farm property. Of this appropriation, the Town was authorized to borrow \$2,950,000. On February 6, 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. On February 5, 2014, a \$2.95 million bond was issued for a ten year term to retire the BAN. The first debt service payment on the bond will be made in FY15 in the amount of \$434,633.

(2) Community Center Acquisition: \$1,089,774

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. The CPA portion of this purchase was \$7,390,000. On November 13, 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. On February 5, 2014, a \$7.39 million bond was issued for a ten year term to retire the BAN. The first debt service payment on the bond will be made in FY15 in the amount of \$1,089,774.

(3) Community Center Renovation: \$9,300

At the November 2013 Special Town Meeting, voters approved \$3,169,000 in renovation costs to ready the former Scottish Rite building as a Community Center and enable Town Departments to move into the building. Since that time, the work of the Selectmen-appointed Ad Hoc Community Center Advisory Committee has resulted in a revised scope of renovations at the Community Center. The revised cost is \$6,320,000, an increase of \$3,151,000 from the appropriation voted under Article 5 of the November 4, 2013 Special Town Meeting. The bulk of this cost will be taken up under Article 3 of the upcoming March 24, 2014 Special Town Meeting (\$100,000 will be taken up under Article 8(a) of the 2014 Annual Town Meeting for costs of sidewalk construction on the property). Of this revised amount, it is recommended that \$451,000 be financed through the issuance of debt with annual debt service to be funded with CPA funds. A bond anticipation note in this amount may need to be issued this June to finance a portion of renovation costs. The note would come due in February 2015 at which time it would be converted to long-term debt for a projected term of ten years. The estimated FY15 interest payment on the bond anticipation note is \$9,300.

(4) Cary Memorial Building Upgrades: \$67,100

Under Article 2 of the upcoming Special Town Meeting on March 24, 2014, town meeting voters will be asked to approve and appropriation of \$8,677,400 to fund the costs of renovations to the Cary Memorial Building. Of this amount, \$8,241,350 is requested in CPA funding to be financed through the issuance of debt. Based on a preliminary cash flow for the project, a bond anticipation note of approximately \$3.3 million would need to be issued in June 2014. The note would come due in February 2015 at which time it would be converted to long-term debt for a projected term of 10 years. The estimated FY15 interest payment on bond anticipation note is \$67,100.

ARTICLE 8 (n)

Project:	Administrative Expenses
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 FY15 revenue from the surcharge and the State supplemental match is \$241,746; the CPC requests only \$150,000, however. This money will be used to fund the Committee's part-time Administrative Assistant, membership 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 part-time Administrative Assistant tracks and monitors all Town Meeting approved CPA projects; monitors draw-downs and financial transactions in conjunction with the Finance Department ; reviews 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 the CPC public meetings and hearings; works with numerous departments; communicates with project applicants; and assists the CPC and others, as needed, with all CPA related activities and agreements. The three-day a week FY14 cost for the administrative position totaled \$45,882, including health and dental benefits carried by the Town.

Membership dues of \$7,900 (a \$400 increase since FY14), 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 was instrumental in securing the recent distribution to CPA communities of \$25 million from the state budget surplus and continues to advocate for this supplemental funding.

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 Selectmen or Conservation Department to timely complete the due diligence required to prepare for a land acquisition.

Funding Request:

The FY15 funding request for CPC administrative costs is \$150,000. Funds appropriated for administrative expenses but not spent in a given fiscal year revert to the CPA Undesignated Fund Balance at year's end.

Additional Applications for FY 2015 CPA Funding

Two applications for Community Preservation Act funding failed to receive a majority vote from the Community Preservation Committee:

(1) Hennessey Field Conservation Extension, \$250,000 - \$300,000. This request was made by the Friends of Hennessey Woods, a group of concerned citizens who live in the area of 7 Mountain Road. 7 Mountain Road is a privately owned parcel which is currently under agreement for development. The neighbors and abutters of the parcel submitted an application to the CPC for part of the purchase price of a wooded portion of the lot, which borders Hennessey Conservation Area, a Town-owned parcel of conservation land. The wooded portion of the lot is home to nesting Great Horned Owls and provides a measurable conservation benefit to the area. The CPC was unable to consider the application because the property was under agreement with a developer. The agreement was in effect not only at the time of the application in November, but through April, 2014, ruling out any further CPC discussion before March Town Meeting. The Committee denied the application with a vote of **0-9**, but encouraged the Friends of Hennessey Woods to continue to pursue other alternatives for preservation of the important section of land. The CPC added that it would reconsider the application without prejudice should the encumbrances on the land be released by the FY16 funding round.

(2) Hastings Park Overhead Wires, \$3,000,000. This application from the Public Works Department requested funding for the underground placement of overhead wires in Hastings Park from Worthen Avenue to the Gazebo. Currently, the overhead wires prevent certain functions, such as the Carnival, from maximizing the space in Hastings Park. The CPC did not feel that the removal of approximately three utility poles and the associated installation of underground wiring to the Gazebo at a cost of \$3 million was a justifiable use of CPA funds. This project was rejected unanimously with a **0-9** vote.

Status Report on FY 2014 CPA Projects

Archives and Records Management/Conservation, Year 6

The 2013 Annual Town Meeting approved \$20,000 under Article 8(a) for the sixth year of the Archives and Records Management/Conservation initiative, concentrating on the preservation needs of smaller and “newly historic” collections. These include: minutes of the Board of Assessors and School Committee meetings of the early 1900s, fire records from 1884 to 1932, and General Register of Voters records of the early and mid 1900s. Filming and digital imaging of conserved records was also included in the FY14 appropriation.

Through the six years of CPA-funded preservation initiatives, significant progress has been made in the preservation and management of Lexington’s historic records. They are now properly protected through digitization/microfilming, restriction physical access, and properly retained in secure and controlled repositories, including the climate controlled vault located in the lower level of the Cary Memorial Building.

CPA Conservation Restriction Enforcement Funds

This \$25,000 project was funded at 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 has to hold the restriction, funding included nominal monies to insure that such an organization would be able to complete the baseline and documentation work and long term monitoring necessary to responsibly hold the restriction. To date, the Conservation Commission has engaged the services of a consultant to assist with long range land planning on several of the properties in order to incorporate recommended management plans and goals into the Conservation Restriction documents before finalization.

Cary Memorial Building Upgrades – Design Funds

The 2013 Annual Town Meeting approved \$550,000 in CPA funds for a design and construction document budget for renovations to the Cary Memorial Building. This estimate was based upon work funded at the 2012 Annual Town Meeting (\$75,000) which found that although the building had been well maintained, it required significant renovations including: accessibility upgrades, interior structural repairs, fire protection improvements, plumbing improvements, HVAC updates, acoustical treatments, and enhancements for performances. This FY14 CPA project for design and construction documents is the basis of the current estimate for renovations to the Cary Memorial Building. Proposed for FY15, the proposed renovations work is currently estimated at \$8,677,400 of which \$8,241,350 is CPA-eligible. The renovations for this proposal will be considered under Article 2 of a Special Town Meeting prior to the spring Annual Town Meeting in 2014. (The signage project approved for \$25,000 at the Annual Town Meeting in 2010 has been incorporated into the scope of this project.)

Park and Playground Improvements

The 2013 Annual Town Meeting appropriated \$147,500 to rehabilitate the rubber playground safety surface at the Lincoln Park Playground located on Lincoln Street (\$70,000), and to purchase and install equipment for the Skate Park located at the Center Playfields on Worthen Road (\$77,500). The playground safety surface was completed in September of 2013, and the Skate Park project will begin in the spring of 2014.

Park Improvements – Athletic Fields

The 2013 Annual Town Meeting appropriated \$65,000 to renovate the baseball field at Sutherland Park. The contract has been awarded and the work will begin in the spring of 2014 once the weather conditions are favorable for construction. Sutherland Park will receive a new backstop, permanent player benches, signage and permanently installed trash receptacles. The infield of the baseball field will be reconstructed adding proper drainage and a safer playing surface.

Lincoln Park Field Improvements

The 2013 Annual Town Meeting appropriated \$150,000 for the design, drainage and site preparation work associated with the turf replacement in Lincoln Field #1. The remaining balance for the project, \$415,000 was appropriated through a combination of tax levy funds and Recreation Enterprise monies. The project went out to bid in the fall of 2013 and Northeast Turf was awarded the contract. Work began in November and included the following: the surface of Field #1 was removed and recycled; the drainage was inspected with minor repair; and the subsurface was laser-graded prior to the new carpet installation. The carpet (synthetic turf) which was not CPA funded was put down prior to inclement weather. Work will resume in the spring once weather permits. The rehabilitation of Field #1 of the Lincoln Park Fields is the first phase of a three-phase, multi-year project.

Lexington Center Pocket Park Design and Ancillary Costs

At the 2013 Annual Town Meeting, \$21,500 was approved for this CPA-funded design project. The proposal envisions a “pocket park” in the linear area between 1761 and 1775 Massachusetts Avenue, adjacent to the Bank of America. The project is currently underway, and a preliminary cost estimate has been received. Legal work associated with the project is ongoing as easements may be necessary. There will be a public hearing on design concepts in the spring of 2014, and it is the intention of the applicant to submit a FY16 CPA application for construction funds.

Merriam Hill Preservation Project

This \$3,000 project was funded at the 2013 Annual Town Meeting to conduct additional research on homes in the Merriam Hill neighborhood that may be significant, but are not yet listed on the Historical Commission’s Cultural Resources Inventory. A consultant was hired in the fall of 2013, and by early January she had completed a list of all undocumented properties in the Merriam Hill area with images, presumed date of construction, properties recommended

for further research, and preliminary identification of properties requiring Massachusetts Historical Commission Form B preparation. The consultant expects to complete all documentation by June, 2014.

Moon Hill National Register Nomination Project

Voters at the 2013 Annual Town Meeting approved \$6,000 in CPA funding to complete a National Register nomination of the Moon Hill Neighborhood, supplementing the FY11 partially CPA-funded documentation of the Mid-Century Modern Movement in Lexington and the Peacock Farm Neighborhood. A consultant was hired in the fall of 2013 to conduct the research and prepare the nomination forms for submission to the Massachusetts Historical Commission and National Park Service. A public meeting to discuss the project was held in the neighborhood in early November, and the consultant expects to complete his research and produce a draft nomination form for review by early 2014.

Greeley Village Front Doors

This request by the Lexington Housing Authority (LHA) for \$172,734 was approved at the 2013 Annual Town Meeting to replace 25 forty-year old front entrance doors, door frames, sidelights and flooring at Greeley Village. Greeley Village is a multi-age low income public housing complex with 100 apartments, first occupied in 1968. The firm of Richard Alvord Architects is currently under contract with the LHA to draft the bid documents for this project for review and approval by the Housing Authority and Department of Housing and Community Development (DHCD). Once this step is completed, LHA will bid the project in the spring of 2014 and seek to complete the project by the fall.

ACROSS Lexington Pedestrian/Bicycle Route System

Voters approved \$5,000 of CPA funding requested by the Greenway Corridor Committee (GCC) for this project at the 2013 Annual Town Meeting for the purchase and installation of signage for the ACROSS Lexington network. The ACROSS network encompasses approximately 40 miles of trail and provides a series of walking routes which join conservation trails, the Minuteman Bikeway, and sidewalks, all to give the public a variety of long and short hikes and bike routes throughout Lexington.

To date, Route A and B, totaling approximately 10 miles of route, have been posted with signs and mapped. Approximately half the budget has been expended to purchase these signage materials, with the remainder being reserved for signage materials for additional routes. Route C is scheduled to be complete by the fall of 2014.

The GCC continues to receive excellent feedback from the community about the ACROSS Lexington Route System. For more information about ACROSS Lexington, go to:
www.acrosslexington.org

Buckman Tavern Restoration and Renovation

This CPA project for partial funding of the restoration of the Buckman Tavern was passed by the 2013 Annual Town Meeting. The entire project cost is \$952,000, of which \$650,000 is funded with CPA dollars. Restoration work includes repair and restoration of historic fabric, providing handicapped access to both floors of the building, life safety improvements (sprinkler, fire detection, etc.), and systems upgrades (electrical, HVAC). As of the end of 2013, the project was 50% complete, with final completion projected for April 1, 2014.

Wright Farm Debt Service

Under Article 9 of the 2013 Annual Town Meeting, voters approved \$36,875 in debt service for the interest on a bond anticipation note (BAN) for the borrowing of \$2,950,000 for the purchase of the Wright Farm property on Grove Street. The note came due in February of 2014, when the bond was sold. The 2015 bond payment on Wright Farm will be \$434,633.

Status Report on FY 2013 CPA Projects

Archives and Records Management/Conservation, Phase 5

The Annual Town Meeting of 2012 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 completing the backlog of microfilming of previously treated records and the cataloging of collections through the collection management software. This project remains ongoing.

Paint Mine Barn Preservation

This \$34,770 project was funded at the 2012 Annual Town Meeting for the preservation of the historic barn located at the end of Mountain Road abutting the Hennessey Field. The barn will be used as an equipment shed for land management needs and materials storage for conservation operations. A majority of the project is now complete including the roof, window, and door restoration work. Only a few minor punch list items remain, including organizing the equipment and tool area. Completion of the project is expected this year.

Cary Memorial Building Upgrades

The 2012 Annual Town Meeting approved \$75,000 for further review of the recommended improvements for Cary Memorial Building. Mills Whitaker Architects issued a report in June, 2011 (funded at 2010 Annual Town Meeting) and the report concluded that although the building is well maintained, it requires several important improvements including: accessibility upgrades, interior structural repairs, fire protection improvements, plumbing improvements, HVAC updates, acoustical treatments, and enhancements for performances. The Board of Selectmen appointed an Ad hoc Cary Memorial Building Program Committee to review the recommendations and report back with a recommended scope of work and budget for the FY14 budget process. The Committee issued its Final Report to the Board of Selectmen on January 18, 2013 and the project is considered complete.

As of this writing, the renovation of the Cary Memorial Building will be considered under Article 2 of a Special Town Meeting prior to the Annual Town Meeting in 2014. The renovation cost is estimated at \$8,241,350 and is proposed to be funded with CPA monies. (The signage project approved at the Annual Town Meeting in 2010 has been incorporated into the scope of this project.)

Center Playfields Drainage, Phase 3

This project was approved for \$605,718 at the 2012 Annual Town Meeting to address drainage issues at the practice field area along Worthen Road, the little league/JV softball field, and the Center Track area. The project includes re-grading the areas, installing subsurface drainage structures and restoration work. Stantec has developed plans and specifications for this work and construction is anticipated to begin in the fall of 2014.

Battle Green Master Plan Implementation, Phase 2

This project was approved for \$143,845 at the 2012 Annual Town Meeting to repair and upgrade the pathways around the Battle Green and Belfry Hill, to rehabilitate granite at the Obelisk and to rehabilitate the fence at Ye Olde Burying Ground. Final design work for this project is anticipated in the fall of 2014, with construction anticipated in the spring of 2015.

LexHAB Set-Aside Funds for Housing Acquisition

The 2012 Annual Town Meeting approved the set-aside of \$450,000 to be used by LexHAB for the purchase of one or more units of affordable housing. This was the second year that LexHAB had requested “Set-Aside” funds of \$450,000 for the acquisition or development of community housing. In 2011, LexHAB purchased a single family home at 1 Wilson Road, but since that time LexHAB has chosen to reserve its remaining CPA funding (presently totaling \$535,000) for the construction of affordable units at the Busa property on Lowell Street. In the FY15 funding cycle, LexHAB submitted an application for construction funds for community housing at the Busa property.

In purchasing or constructing homes, LexHAB complies with Guidelines approved by the CPC and Board of Selectmen in February of 2011, and amended in February of 2013 (see page 21 of this report.). The Guidelines establish restrictions on size and purchase price, and require all units acquired with CPA funds to be deed-restricted and placed on the Town’s Subsidized Housing Inventory (SHI).

Historical Society – Historical Records Preservation

Approved at the Annual 2012 Town Meeting, this \$77,268 CPA project involves three components of record preservation. The first, the conservation of Paul Revere documents, has been completed. The second, the conservation of Historical Society documents, has also been completed, leaving the third and final phase of the project. This final phase of the project involves the conservation and preservation of the fragile and important Church Records Book owned by the First Parish Church. An agreement was reached this year regarding the Church Records Book, and the work to conserve it is nearing completion.

Greeley Village Accessible Housing Project

The Greeley Village (four-unit) Accessible Housing Project approved for \$810,673 at the 2012 Annual Town Meeting is moving forward. The Lexington Housing Authority went into designer selection on February 19, 2014 (for a second time, due to a technical delay). The current project is approximately at 95% architectural design development. Completed construction documents are expected six weeks after an architectural firm is reselected by the Designer Selection Board. The formal public bidding process should take place in the spring of 2014.

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

1. Art. 8 (h) ATM Buckman Tavern HS Report/Needs Assessment. \$65,000/\$65,000

Status Report on FY 2012 CPA Projects

LexHAB Set-Aside for Housing Acquisition

The 2011 Annual Town Meeting approved the set-aside of \$450,000 to be used by LexHAB for the purchase of one or more units of affordable housing. This appropriation was approved by the CPC with the agreement that LexHAB would comply with Guidelines approved by the Committee and Board of Selectmen in February of 2011 (and since amended in February of 2013). The Guidelines establish restrictions on size and purchase price, and require all units acquired by LexHAB with CPA funds to be placed on the Town's Subsidized Housing Inventory (SHI). All properties acquired with CPC funds must also be protected by deed restrictions to insure their long-term use as affordable housing.

In 2011, LexHAB purchased a single family dwelling at 1 Wilson Road for \$365,000, and completed the necessary upgrades and repairs. The home is now occupied and is on the SHI. Approximately \$85,000 remains out of the initial \$450,000 FY12 appropriation. This money will be carried forward, and can be used by LexHAB for future creation/acquisition of community housing in Lexington.

Battle Green Monument Restoration

This project was approved for \$50,000 at 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. This project is in the design phase, with final preservation plans to be approved in the spring of 2014. Work is expected to begin in the summer of 2014.

Battle Green Master Plan Implementation, Phase 1

This project was approved for \$50,000 at the 2011 Annual Town Meeting to repair and upgrade the pathways leading up to and in the immediate area around 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 summer of 2014.

Center Playfields Drainage Implementation, Phase 2

This project was approved for \$911,863 at the 2011 Annual Town Meeting to address the drainage issues at the football field and JV baseball field areas. It included re-grading the area, installing subsurface drainage structures and restoration work. This project is now complete.

Vynebrooke Village Drainage Improvements, Phase 2

This project which was funded at the 2011 Annual Town Meeting for \$364,800 is in its final submission phase at the Department of Housing and Community Development (DHCD) engineering department. The required Notice of Intent (for work near wetlands) has been

recorded at the Registry of Deeds and the contracted civil engineer is proceeding on schedule. The first phase of the project, which includes all exterior work, is 95% complete. Any remaining exterior work will be completed in the spring when final grading can be conducted in favorable weather. The second phase of the project, consisting of the installation of the pumping systems in the building basements, has been submitted to the Department of Housing and Community Development by LHA's engineer. Project documents have been formally reviewed and a notice to proceed to bid will occur in early spring of 2014. If the bid is acceptable, the second phase of the project will move forward in the spring, with estimated completion in the summer of 2014.

Completed FY 2012 Projects, 2011 ATM: 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

Status Report on FY 2011 CPA Projects

Old Reservoir Project Stormwater Mitigation, Phase 2

Funding for Phase 2 of this project in the amount of \$190,047 was approved at the 2010 Annual Town Meeting. Phase 2 addressed the water quality from runoff in the southwest corner of the Old Reservoir. This work was combined with the proposed Phase 1 work, which addressed three outfalls along Marrett Road. This project is now complete.

Archives and Records Management/Records Conservation

The 2010 Annual Town Meeting approved \$150,000 for the third year of this project for further preservation, conservation, microfilming and digitization of Town record books. This project is ongoing and includes preserving vital records and Selectmen records along with books of licenses, perambulation, Annual Town Reports and Historic Districts Commission records of historical importance. Additional Assessors' records of tax and valuations from the 1700s and 1800s and the records of the Overseers of the Poor will be treated, filmed and digitized. Digitization and migration to Laserfiche is underway and will continue for eventual access at the culmination of this historic documents preservation project.

Cary Memorial Building Signage

The \$25,000 Cary Memorial Building Signage project, approved by the 2010 Annual Town Meeting, has been incorporated into the Cary Memorial Building Improvements Project due to come before Annual Town Meeting in 2014 for CPA funding. The signage work is included in the scope of work for the renovation project; this smaller project is therefore considered closed. (Should the renovation work not be approved by voters at the 2014 Annual Town Meeting, the Department of Public Facilities will reconsider implementing the project in 2014.)

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

1. Art. 8 (e) ATM Vynebrooke Village Drainage Study. \$10,000/\$9,999
2. Art. 8 (f) ATM LexHAB Purchase of Two Properties. \$695,000/\$695,000
3. Art. 8 (i) ATM Cary Memorial Building Improvements/Upgrades Study. \$60,000/\$60,000
4. Art. 8 (k) ATM Municipal Building Envelope. \$73,000/\$34,000
5. Art. 8 (m) ATM Cary Memorial Building HVAC. \$35,000/\$33,274
6. Art. 8 (o) ATM Muzzey Senior Center Improvements Study. \$45,100/\$45,100
7. Art. 8 (p) ATM White House Historic Structure Report. \$18,000/\$18,000
8. Art. 8 (q) ATM Stone Building Exterior Stabilization. \$202,933/\$202,927
9. Art. 8 (r) ATM Munroe Tavern Capital Improvements. \$400,000/\$400,000
10. Art. 8 (s) ATM Comprehensive Cultural Resources Survey. \$5,300/\$5,161
11. Art. 8 (t) ATM Battle Green Master Plan. \$25,000/\$25,000
12. Art. 9 ATM Cotton Farm Land Acquisition. \$3,857,000/\$2,846,793 (\$28,146 land management expenses yet to be exhausted)

12. Art. 8(a) ATM Minuteman Bikeway Preservation. \$320,000/\$308,733
13. Art. 8(d) ATM Greeley Village Siding Replacement. \$386,129/\$378,027
14. Art. 8(n) ATM Police Station Ventilation. \$31,700/\$28,361
15. Art. 8(l) ATM Town Office Building Renovation. \$1,500,000/\$1,385,169
16. Art. 8(h) ATM Cary Memorial Library Archives Preservation. \$100,000/\$94,950
Supplemental appropriation at 2011 November STM. \$35,000/\$0
17. Art. 8(c) ATM Center Playfields Drainage, Phase 1. \$875,173/\$872,595

Status Report on FY 2010 CPA Projects

Storm Water Mitigation at the Old Reservoir and Marrett Road, Phase 1

At the 2008 Town Meeting, \$55,000 was approved for the reconstruction of the gate control structure and the dredging of the large existing retention basin at the Old Reservoir. The reconstruction work was completed, and the remaining \$20,000 in project funds was returned to the CPA fund in favor of this FY10 Phase 1 project. The Phase 1 Storm Water Mitigation Project of \$569,000 funded the dredging work as well as the reconstruction of three outfalls along Marrett Road to improve water quality. The project was managed by the Louis Berger Group and was successfully completed in 2013.

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

1. Art. 11 (a) ATM Center Playfields Drainage Study. \$70,000/\$70,000
2. Art. 11 (c) ATM Pond Drainage Improvements to Pine Meadows GC. \$200,000/\$200,000
3. Art. 11 (d) ATM Archives and Records Management Preservation. \$150,000/\$150,000
4. Art. 11 (f) ATM Town Office Building Renovation Design. \$30,000/\$30,000
5. Art. 11 (g) ATM Police Station Space Needs Study. \$45,000/\$39,115
6. Art. 11 (h) ATM Stone Building Renovation. \$180,000/\$52,093
7. Art. 11 (i) ATM Fire Headquarters Renovation and Redesign. \$29,700/\$27,261
8. Art. 11 (j) ATM Greeley Village Roof Replacement. \$320,828/\$320,828
9. Art. 11 (k) ATM Munroe Tavern Historic Structure Report. \$50,000/\$40,000
10. Art. 11 (l) ATM Purchase of Three Properties by LexHAB. \$845,000/\$845,000
11. Art. 12 ATM Purchase of the Leary Property off Vine Street. \$2,763,100/\$2,727,291
(land management expenses yet to be fully expended)
12. Art. 6 (a) STM Purchase of Land off Lowell Street (the Busa Farm).
\$4,197,000/\$4,192,903
13. Art. 6 (b) STM Short term bonding costs for purchase of the Busa Farm. \$98,000/\$0
14. Art. 11(c) ATM Pond Drainage Improvements to Pine Meadows Golf Course.
\$200,000/\$200,000

Status Report on FY 2009 CPA Projects

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

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

Status Report on FY 2008 CPA Projects

Historic Preservation at Ye Olde Burial Ground and Munroe Cemetery

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 Cemeteries. Ivan Myjer, of Building Monument Conservation, was hired as the stone conservator and project overseer. He also performed repairs to the tabletop markers at Ye Olde Burial Ground. ConservArt LLC was hired to perform preservation and restoration work at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery. A total of \$136,443 has been spent or is encumbered to date. 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 will be put out to bid in the summer of 2014.

Tourism Signs

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 \$3,500 in available funding for the completion of this FY08 project, but work has been put on hold pending possible improvements to the Battle Green. It is important that the ultimate placement of the storytelling sign properly relates to future improvements.

West Lexington Greenway Corridor

The 2007 Annual Town Meeting voted \$125,000 in CPA funds to hire an engineering firm to create a Master Plan for the entire West Lexington Greenway Corridor with a focus on creating a new pedestrian and bicycle trail through conservation land by connecting the Minuteman Bikeway with the Battle Road Trail. Vanasse Hangen Brustlin, Inc. (VHB) completed a Final Master Plan and 25% Design Plans. This project is complete, with only final billing issues to resolve.

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

1. Art. 26 (a) ATM Center Playfields Drainage Engineering Study. \$40,000/\$40,000
2. Art. 26 (c) ATM Approved Fire Monitoring/Historic Houses. \$18,120/\$17,175
3. Art. 26 (d) ATM Boiler and Oil Tank for Buckman Tavern. \$10,685/\$9,900
4. Art. 26 (e) ATM Comprehensive Cultural Resources Survey. \$90,000/\$90,000

5. Art. 26 (f) ATM Greeley Village Window Replacement. \$228,404/\$221,115
6. Art. 26 (g) ATM East Lexington Branch Library (Stone Building) - Historic Structure Report. \$43,000/\$43,000
7. Art. 26 (h) ATM Cary Hall Restoration and Rehabilitation (Assessment of Cary Hall as a Performance Center). \$147,130/\$68,257
8. Art. 26 (j) ATM 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 (l) ATM Muzzey High Condominium Building Study. \$53,500/\$53,500

Report on FY 2007 CPA Projects

Cary Vault Shelving

Special Town Meeting appropriated \$60,000 under Article 4(d) for shelving for the main vault in the Cary Memorial Building in furtherance of its rehabilitation for its intended use. A new Kardex Shelving System was installed and there remains \$1,000 in unspent funds which will be used for additional minor shelving costs.

Completed FY 2007 Projects: Amount Appropriated/Amount Spent

1. Art. 25 Open Space and Recreation Plan. \$20,000/\$20,000
2. Art. 28(c) ATM Fire Station/Bedford Street Renovations. \$100,000/ \$100,000
3. Art. 28(g) ATM Police Station - Interior Renovations. \$100,000/\$100,000
4. Art. 28 (i) ATM 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

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

CPF ACCOUNT BALANCES 2014 Annual Town Meeting

APPROPRIATED TO DATE	
(by category as of 11/5/13)	
CATEGORY	
Community Housing	\$6,985,848
Historic Resources	\$19,167,763
Open Space	\$9,643,517
Recreational Resources	\$3,717,892
Pending assignment to proper category (Busa Property and its related expenses)	<u>\$4,319,000</u>
TOTAL	\$43,834,020
Administrative Expenses	<u>\$880,000</u>
TOTAL APPROPRIATIONS TO DATE	\$44,714,020

AVAILABLE FOR APPROPRIATION at ANNUAL TOWN MEETING, MARCH 2014	
AVAILABLE BALANCES	
Community Housing Reserve	\$388,485
Historic Resources Reserve	\$82,427
Open Space Reserve	\$504,730
Unbudgeted Reserve ¹	\$576,991
Undesignated Fund Balance	<u>\$1,875,730</u>
TOTAL	\$3,428,363
ESTIMATED REVENUES FY 2015	
Property Surcharge	\$3,907,000
State Match (est. at 25%)	\$927,310
Investment Income	<u>\$14,000</u>
TOTAL	\$4,848,310
TOTAL ESTIMATED CPF FUNDS	
AVAILABLE FOR FY 15²	\$8,276,673

¹ If this balance is unspent as of 6/30/14 at the close of the fiscal year, it will become part of the year-end surplus and will be available for appropriation in FY15 as a portion of the Undesignated Fund Balance calculated as of 7/1/14.

² Does not include approximately \$1,631,467 in premium payments from bond sales due to be returned to CPF.

FY15 CPA PROJECT COSTS AND SUMMARY

SPECIAL TOWN MEETING, Articles 2 and 3		VOTE	AMOUNT
	HISTORIC RESOURCES		
Art. 2	Cary Memorial Building Upgrades	9-0	\$8,241,350
Art. 3	Amendment of Art. 5 of 2013 Nov. Special Town Meeting, Renovations to the Community Center	9-0	\$5,797,184
	Sub Total ¹		\$14,038,534
ANNUAL TOWN MEETING - Article 8			
	HISTORIC RESOURCES		
Art. 8(a)	Sidewalk Construction for Community Center	9-0	\$100,000
Art. 8(b)	Visitor Center - Design Phase	7-0-2	\$59,332
Art. 8(c)	Hastings Park Gazebo Renovations	9-0	\$120,000
Art. 8(d)	HC Inventory Forms for Listed Buildings	9-0	\$35,000
Art. 8(e)	Battle Green Streetscape Improvements	9-0	\$63,000
	Sub Total		\$377,332
	COMMUNITY HOUSING		
Art. 8(f)	Vynebrooke Village Renovations	9-0	\$300,551
Art. 8(g)	LexHAB Set-Aside Funds for Development of	9-0	\$750,000
	Sub Total		\$1,050,551
	RECREATION		
Art. 8(h)	Lincoln Park Field Improvements	9-0	\$200,000
Art. 8(i)	Park and Playground Improvements	9-0	\$65,000
Art. 8(j)	Park Improvements - Athletic Fields	9-0	\$100,000
Art. 8(k)	Park Improvements - Hard Court Surfacing	9-0	\$85,000
Art. 8(l)	Parker Meadow Accessible Trail	9-0	\$34,500
	Sub Total		\$484,500
Total ATM Projects Art. 8 (a-l)			\$1,912,383
Art. 8(m)	DEBT SERVICE	9-0	\$1,600,807
Art. 8(n)	ADMINISTRATIVE BUDGET	9-0	\$150,000
	Sub Total		\$1,750,807
TOTAL FY15 COSTS for Articles 2 and 3 of STM and Article 8(a-m) of ATM²			\$17,701,724
SUMMARY			
FINANCING SOURCES			
	AVAILABLE CASH BALANCES		\$3,428,363
	ESTIMATED FY15 REVENUE		\$4,848,310
TOTAL AVAILABLE FOR FY 15			\$8,276,673
FY15 COSTS (Special Town Meeting and Annual Town Meeting)			
	PROJECT COSTS TO BE TAKEN FROM CPF CASH		\$4,412,383
	ADMINISTRATIVE EXPENSES AND DEBT SERVICE		\$1,750,807
TOTAL			\$6,163,190
NET BALANCE (Available for FY16)³			\$2,113,483
¹ Obligations for payment of this total will be met through a combination of cash and debt. This total includes \$2,845,184 appropriated in CPA funds at Nov. 2013 Special Town Meeting,			
² This amount represents total project costs for STM and ATM including bonding and cash payment.			
³ Does not include \$1,631,467 in premium payments from bond sales in February 2014 due to be returned to CPF.			