



Town of Lexington

Community Preservation Committee

Report to

2024 Annual Town Meeting

Article 10: Community Preservation Committee,
Community Preservation Act Projects

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Community Preservation Committee

2023 Annual Town Meeting

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

Fiscal Year 2025

The Community Preservation Committee (CPC) received 10 projects for review for fiscal year 2025 (FY25) funding and is recommending nine projects to the 2024 Annual Town Meeting for funding under Article 10. Under Article 10, two projects fall within the area of Historic Resources, four under Recreational Resources, and three under Community Housing. The one project that is not recommended was withdrawn by the applicant.

Described on pages 12 through 21, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all nine received Town Counsel approval. All FY25 applications were discussed in public CPC meetings. The total cost of the nine projects which the CPC is recommending to Annual Town Meeting is \$8,444,365. The \$8,444,365 will be funded by available balances in the Community Preservation Fund. (*Please see page 53 for details.*)

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund. There is one commitment for debt service, which includes the final payment for the Cary Memorial Building Upgrades. The approved Administrative Budget, permitted by the Community Preservation Act, remains constant at \$150,000. These Debt Service and Administrative Expenses total \$831,200 and are detailed on pages 22 through 24.

Change in CPC Membership

The CPC said goodbye to long-time member David Horton, Select Board appointee. We thank him for his enthusiastic commitment to the CPC and all his valuable contributions in bringing to Town Meeting the very best projects for its approval.

We also welcome Kathryn Roy, Select Board appointee, as our newest member to the Committee.

Community Preservation Act

The Community Preservation Act (CPA) is a State statute which individual communities in the Commonwealth may choose to adopt; Lexington adopted the statute by a vote of Town Meeting in 2005 and ratification by Lexington voters in 2006. CPA communities impose a surcharge on their own property taxes up to 3%. Funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space, and recreation. To support expenditures in these areas, the State “matches” the funds raised by the community surcharges annually at a certain percentage.

Lexington elected a 3% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town of Lexington also adopted provisions which exempt the first \$100,000 of home value from the surcharge and grant a total exemption of the surcharge to lower income residents. In fiscal year 2024 (FY24), the annual surcharge averaged \$518.30 billed per Lexington single family dwelling. Our commercial and industrial taxpayers were billed \$1,419,589.41 in FY24, representing approximately 21.4% of the total billed CPA surcharge.

In its initial year, FY07, the surcharge brought in approximately \$2.56 million, which was fully matched with State funds. Since FY07, annual revenue from the local surcharge has steadily increased. Latest figures are available for FY23, for which the total surcharge reported to the State was \$6,216,085. Lexington’s FY24 State match totaled \$1,354,935 or 21.8% of its surcharge, below the anticipated 30%.

The general decrease in state matching funds from FY09- FY20 was due primarily to an increased number of communities passing CPA bylaws, thereby increasing competition for limited funds. In recent years, state matching funds saw a relative increase due to increased fees at the Registry of Deeds, as part of the FY2020 Budget signed into law by Governor Baker, raising the fee for municipal lien certificates from \$10 to \$25 and raising most other documents from \$20 to \$50. This year’s state matching decrease is the result of a significant decrease in CPA Trust Fund revenue due to a 25% decrease in home sales in 2023 and the virtual disappearance of mortgage refinancing with rising interest rates.

In recent years the State legislature has frequently approved an additional appropriation of funds from the State Budget surplus to the CPA Trust Fund. This year, the legislature has elected not to provide surplus revenue to the CPA Trust Fund, due in large part to declining revenues falling below FY2024 benchmarks.

Given the decrease in CPA Trust Fund revenues, and the contributing economic factors, the Town projects a conservative State match estimate for FY25 at a 15% rate. The chart below shows the State matching funds received to date.

Record of Lexington’s CPA State Matching Funds

(Source: Massachusetts Department of Revenue)

CPA STATE MATCHING FUNDS TO DATE		
FISCAL YEAR	PERCENTAGE	AMOUNT
2008	100.00	\$2,556,362
2009	69.40	\$1,927,708
2010	36.17	\$1,060,390
2011	28.22	\$858,729
2012	27.62	\$885,463
2013	27.79	\$929,507
2014	54.09	\$1,932,347
2015	32.56	\$1,230,116
2016	30.70	\$1,229,774
2017	21.30	\$897,243
2018	17.80	\$789,905
2019	19.80	\$922,256
2020	24.80	\$1,219,950
2021	29.70	\$1,549,955
2022	45.52	\$2,500,261
2023	39.96	\$2,323,956
2024	21.80	\$1,354,935
TOTAL		\$24,168,857

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By Lexington Bylaw, the CPC is comprised of nine members, of whom three are appointed by the Select Board as at-large members and six are appointed by the following committees: Planning Board, Conservation Commission, Historical Commission, Housing Partnership, Housing Authority, and Recreation Committee. Marilyn Fenollosa, the representative from the Historical

Commission, currently serves as chair with Jeanne Krieger, Select Board appointee, serving as Vice-Chair.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditures of CPA funds on those projects it supports each year. Committee decisions are made within the frameworks of a CPC planning document, *Town of Lexington Community Preservation Plan: A Needs Assessment*, which is updated annually after the Committee receives comments at a public hearing. This document can be found on the CPC website at the reference below. The CPC works closely with the Finance Department staff and the Capital Expenditures and Appropriation Committees in tracking CPA fund balances and expenditures, projecting available funding for future years and planning fund allocations for each of the areas eligible for CPA funding. The CPC Administrative Assistant currently tracks over 44 ongoing CPC projects, for which updates are given in this report after the FY25 Project Descriptions.

Since Lexington's adoption of the Community Preservation Act in 2006, the CPC has recommended and Town Meeting approved \$101,321,293 for 238 CPA projects (excluding administrative expenses and debt payments). These funds have supported 102 historic preservation projects; acquired over 68 acres of open space and preserved many more through CPA-funded conservation programs; created or preserved 73 recreational resources; funded or contributed to the creation of 43 units of affordable housing; and supported multiple preservation projects at Greeley and Vynebrooke Villages, which have in total 152 units. Of this total, **\$24,168,857 or 23.85% of the Town's total project costs (exclusive of administrative expenses and debt service) has been received from the State as matching funds.**

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

**TOWN OF LEXINGTON
COMMUNITY PRESERVATION COMMITTEE**

General Criteria for Project Selection

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

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

Preference will be given to proposals that:

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

Category Specific Criteria

Open space proposals that receive preference are those which:

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

- Provide flood control/storage;
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones; and
- Preserve priority parcels identified in the Open Space Plan.

Historical Resources proposals that receive preference are those which:

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

Community Housing proposals that receive preference are those which:

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

Recreational Resources proposals that receive preference are those which:

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

COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)

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

COMMUNITY PRESERVATION COMMITTEE'S 5-YEAR ANTICIPATED REQUESTS FOR FUNDING

Applicant	Project Name	FY25 Actual Projects	FY26* Possible Projects	FY 27* Possible Projects	FY28* Possible Projects	FY29* Possible Projects
Town Departments Sources: Department CIP submissions and LexingtonNext Comprehensive Plan						

Dept. of Public Facilities	Cary Library Renovation	\$2,300,000	---	---	----	---
	Cary Library Upper Floors HVAC	---	---	---	---	TBD
	Stone Building Renovation and Addition	---	\$5,150,000	\$2,400,000	\$2,400,000	---
	Total Request	\$2,300,000	\$5,150,000	\$2,400,000	\$2,400,000	TBD

Land Use, Housing & Development Dept.	Wright Farm Barn Preservation and Rehabilitation	---	TBD	---	TBD	---
	Cotton Farm/Community Center Connector	---	\$200,000	---	TBD	---
	Land Acquisition	TBD	TBD	TBD	TBD	TBD
	Simonds Brook Conservation Area Trail Design & Engineering	---	\$75,000	---	---	---
	Other LexNext initiatives	---	TBD	TBD	TBD	TBD
	Total Request	TBD	\$275,000	---	---	---

Applicant Cont.	Project Name Cont.	FY25 Actual Projects Cont.	FY26* Possible Projects Cont.	FY27* Possible Projects Cont.	FY28* Possible Projects Cont.	FY29* Possible Projects Cont.
Recreation and Community Programs	Park and Playground Improvements	---	\$1,041,000	\$1,840,000	---	---
	Park Improvements – Athletic Fields	\$545,000	\$4,180,000	---	---	---
	Park Improvements – Site Amenities	---	---	\$36,000	---	\$36,000
	Outdoor Pickleball Courts Construction	---	---	\$870,000	---	---
	Lincoln Park Fitness Stations Equipment	\$160,000	---	---	---	---
	Park Improvements – Hard Court Surfaces	\$492,000	---	---	---	---
	Lincoln Park Field Improvements	\$1,145,000	\$1,235,000	---	---	---
	Total Request	\$2,342,000	\$6,456,000	\$2,746,000	---	\$36,000

Town Clerk	Archives & Records Management	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
	Total Request	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

Applicant Cont.	Project Name Cont.	FY25 Actual Projects Cont.	FY26* Possible Projects Cont.	FY27* Possible Projects Cont.	FY28* Possible Projects Cont.	FY29* Possible Projects Cont.
Community Housing Source: Applicant organizations						

Affordable Housing Trust Request	AHT Pre-funding	\$3,200,000	TBD	TBD	TBD	TBD
	Total Request	\$3,200,000	---	---	---	---

Lexington Housing Authority	Preservation/ Rehabilitation Projects	\$100,000	TBD	TBD	TBD	TBD
	Total Request	\$100,000	---	---	---	---

Lexington Housing Assistance Board (LexHAB)	Preservation/ Rehabilitation/ Restoration/ Decarbonization	\$366,625	TBD	TBD	TBD	TBD
	Rental Assistance	\$115,740	TBD	TBD	TBD	TBD
	Total Request	\$482,365	---	---	---	---

Lexington Housing Partnership		---	TBD	TBD	TBD	TBD
	Total Request	---	---	---	---	---

Applicant Cont.	Project Name Cont.	FY25 Actual Projects Cont.	FY26* Possible Projects Cont.	FY27* Possible Projects Cont.	FY28* Possible Projects Cont.	FY29* Possible Projects Cont.
Other Potential Non-profit Applicants Source: Prior year applications	Munroe Center for the Arts	---	TBD	TBD	TBD	TBD
	Lexington Historical Society	---	TBD	TBD	TBD	TBD
	Lexington Arts and Crafts Society (LexArt)	---	TBD	TBD	TBD	TBD
	Religious properties	---	TBD	TBD	TBD	TBD
	Other	---	TBD	TBD	TBD	TBD
	Total Request	---	---	---	---	---

Debt Service		\$681,200	Munroe TBD	Munroe TBD	Munroe TBD	Munroe TBD
Administrative		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
	Total	\$831,200	\$150,000	\$150,000	\$150,000	\$150,000

Grand Totals: FY25 Projects and 4-year known potential projects		\$9,275,565	\$12,051,000	\$5,316,000	\$2,570,000	\$206,000
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*These preliminary projections are subject to change based on multiple factors, such as: the CPA funds available for allocation in FY26 and thereafter, the project applications received in this period, and any decisions regarding the use of debt financing.

ARTICLE 10 (a)

Project:	Cary Memorial Library Renovation
CPA Category:	Historic Resources
Amount Requested:	\$2,300,000
Amount Recommended:	\$2,300,000
CPC Vote:	(9-0)

Project Description:

This FY25 request will fund the Cary Memorial Library Children's Room, Large Meeting Room, and Lower Level HVAC Renovation Project. Children's spaces in public libraries have changed significantly since the Cary Library was designed in the late 1990s. Several factors drive these changes - advances in technology, the need for more flexible programming spaces, evolving standards in accessibility/Universal Design, and an increasing urgency regarding the safety of children in public spaces. The renovation of the Children's Room will provide a larger programming space, updated restrooms (including one with a universal changing table), and better sight lines throughout the room.

The Large Meeting Room across from the Children's Room will also be renovated as part of this project. This space will receive a full technology update for hybrid programming, a new cochlear hearing loop, and better kitchen facilities designed for cooking, science, and craft programming.

Approximately half of the project cost will go toward installing a new all electric HVAC system for the lower level. The library's HVAC system is nearing its end of life, and this project presents an opportunity to convert the Lower Level to a more environmentally-friendly system. This is an extensive project that will require replacement of ceilings throughout the Lower Level.

Additional capital needs that will be completed during this project include renovation of the Lower Level restrooms, new carpeting for the lower level hallway, and replacement of the stairway treads connecting the South Lobby and the Main Level.

Project Goals and Objectives:

- Improve Children's Room safety via space reconfiguration and clear sightlines;
- Renovate the Lower Level to better accommodate modern programming needs;
- Improve space accessibility by embracing the principles of Universal Design; and
- Transition the HVAC from a fossil fuel system to an all-electric system.

Project Benefits:

It has been nearly 20 years since the Children's Room and Lower Level have received any significant renovations. This project will allow for the continuation and expanded use of the Library's most used space with improved safety, accessibility, and capabilities.

Funding Request: The total cost of this project is \$5,500,000, of which \$2,300,000 is requested in CPA funds for FY25. The remaining amount will be covered with a \$1,500,000 grant from the Cary Memorial Library Trust and \$1,700,000 from General Fund debt.

ARTICLE 10 (b)

Project:	Archives and Records Management
CPA Category:	Historic Resources
Amount Requested:	\$20,000
Amount Recommended:	\$20,000
CPC Vote:	(9-0)

Project Description:

This FY25 request is for the continuing conservation and preservation of historic municipal documents and records. This project will allow for the conservation and preservation of Fire Department Journals from 1927-1929, Marriage Intentions from 1850-1897 and 1889-1908, and Planning Board Records, Vol. 1 from 1918-1930. These documents have been determined to be “Historic Resources” by the Lexington Historical Commission. Once preserved, the historic paper documents and records will be digitized and entered into the Town’s digital archives. The documents will be sent to the Northeast Document Conservation Center in North Andover for preservation and digitization.

Project Goals and Objectives:

- Preserve older documents and make them available in the Town’s digital archives; and
- Ensure retention and accessibility for current and future access.

Project Benefits:

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

Funding Request:

\$20,000 is requested for FY25.

ARTICLE 10 (c)

Project:	Park Improvements – Athletic Fields – Bowman School
CPA Category:	Recreational Resources
Amount Requested:	\$545,000
Amount Recommended:	\$545,000
CPC Vote:	(9-0)

Project Description:

The Bowman Field renovation is the next project in the Park Improvements Athletic Fields Capital Program, which is led in collaboration with the Parks Division of the Department of Public Works. This includes an ongoing systematic inspection, review, and scheduling of renovation projects to maintain the safety and playability of the 35 athletic fields in Lexington. This renovation will include a complete reconstruction with the installation of a new natural grass Little League field, new irrigation system, new backstops, signage, and park benches. Additionally, the trail that leads to the abutting Dunback Meadow conservation area will be restored, and based on the recommendations in the 2017 Recreation and ADA (Americans with Disabilities Act) Compliance Study, the end curb that runs parallel to the dugouts will be cut back to allow access to the ball field from the parking lot and an accessible path will be installed from the dugout on the parking lot side of the field behind the backstop to provide access to the dugout closest to the playground.

Project Goals and Objectives:

- Install natural grass, a new irrigation system, backstops, signage, and park benches;
- Renovate the field to a condition where it will be safe, playable, and more easily maintained; and
- Update the fields to comply with ADA standards.

Project Benefits:

The improvements proposed as part of this project will improve playing conditions and accessibility in addition to reducing the cancellation of games. The field renovation will allow for continued permitted and community use of the Park by students, athletes, and community members of all ages and abilities.

Funding Request:

\$545,000 is requested for FY25.

ARTICLE 10 (d)

Project:	Lincoln Park Fitness Stations Equipment
CPA Category:	Recreational Resources
Amount Requested:	\$160,000
Amount Recommended:	\$160,000
CPC Vote:	(9-0)

Project Description:

The Lincoln Park Fitness Stations Equipment was installed along the Teresa and Roberta Lee Fitness/Nature Path in 2003. This request is to upgrade and replace the equipment for the fitness stations at Lincoln Park with new, accessible stations. The fitness stations along the nature path provide free, outdoor health and wellness opportunities for all park visitors.

Project Goals and Objectives:

- Install new fitness equipment that is safe and accessible; and
- Provide continued access to outdoor health and wellness opportunities.

Project Benefits:

This project will address unmet fitness and wellness needs for Lexington households, ensure the continuation of outdoor recreation options available in the Town, and is consistent with long-term goals in the draft 2024 Lincoln Park Master Plan.

Funding Request:

\$160,000 is requested for FY25.

ARTICLE 10 (e)

Project:	Park Improvements – Hard Court Surfaces – Valley Road Tennis Courts
CPA Category:	Recreational Resources
Amount Requested:	\$492,000
Amount Recommended:	\$492,000
CPC Vote:	(9-0)

Project Description:

The Hard Courts Capital Program entails ongoing systematic inspection, review, and scheduling of renovation projects to maintain the safety and playability of the 11 hard court facilities in Lexington. This request is to replace the hard court surfaces at the Valley Road Recreation Area. The project will include the construction of two post-tension concrete court surfaces. In addition to new courts, the project will provide new fencing, athletic equipment, and site amenities. The asphalt substrate of the current Valley Courts was installed in 2008 with an estimated life of 10-15 years. In 2021, the courts were resurfaced, as an interim measure to address superficial cracking and prolong the life of the courts. The substrate has now deteriorated to the point that resurfacing is not a financial or sustainable option to address the cracks and ensure safety. Post-tension concrete is more durable than asphalt courts and will come with a 25-year warranty.

Project Goals and Objectives:

- Replace the courts for safe and accessible play;
- Prevent taking the facility offline for the community; and
- Install new fencing, equipment, and amenities.

Project Benefits:

The improvements proposed in this project will enhance the facility's safety, usability, and accessibility. Additionally, the post-tension concrete will ensure an increased life expectancy for the courts.

Funding Request:

\$492,000 is requested for FY25.

ARTICLE 10 (f)

Project:	Lincoln Park Field Improvements
CPA Category:	Recreational Resources
Amount Requested:	\$1,145,000
Amount Recommended:	\$1,145,000
CPC Vote:	(7-2)

Project Description:

This request is to conduct a turf replacement for Lincoln Field #2 at Lincoln Park. The field is approaching its end of life and must be replaced if safe and anticipated use is to continue. These improvements will allow for continued usage of the fields, alleviating the shortfall in availability now experienced by the Town. This deficit is expected to become far more acute with the loss of fields at the Center Recreation Complex associated with the Lexington High School construction. Lincoln Field #1 was similarly replaced last year, and Field #3 will be replaced in FY26.

The project includes a professional evaluation to determine if subsurface/base “pad” can be reused or if a replacement is required for safe function of the field. The project then comprises removal of the existing surface turf “carpet” at Lincoln Field #2, laser grading of the subsurface, inspection and repair (as needed) of the drainage system, replacement of the base “pad” if indicated by the aforementioned study, replacement/recycling of the infill material, replacement of the surface turf, replacement of the (wood) anchors and edging around the immediate field perimeter, and restoration of the walkways, guardrails, and plantings surrounding the field.

In accordance with the Community Preservation Act’s requirements and recent case law, no CPA funds will be used for the installation of synthetic turf material or related site preparations.

Project Goals and Objectives:

- Evaluate the subsurface infrastructure for construction and drainage of Lincoln Field #2;
- Design, engineer, and complete construction and landscaping/site improvements at Lincoln Field #2; and
- Allow the Town to continue to offer a safe, well maintained, and high-quality amenity for use by the community.

Project Benefits:

This field replacement will allow Lexington’s residents to safely use the Lincoln Park Fields and will prevent the Town from having to take this recreation resource offline.

Funding Request:

The total cost of this project is \$1,810,000, of which \$1,145,000 is requested in CPA funds for FY25. The remaining amount will be covered with \$665,000 from the General Fund.

ARTICLE 10 (g)

Project:	LexHAB Affordable Housing Support, Restoration, Preservation, and Decarbonization
CPA Category:	Community Housing
Amount Requested:	\$482,365
Amount Recommended:	\$482,365
CPC Vote:	(9-0)

Project Description:

This FY25 request seeks funding for the preservation, rehabilitation, and restoration of 26 Lexington Housing Assistance Board (LexHAB) affordable housing units. The scope of the work at these units varies by property. There will be preservation, rehabilitation, and restoration projects at seven units which were acquired with CPA funds, including kitchen and bath renovations, floor replacements, exterior painting, water and HVAC replacements, and new appliances; and decarbonization initiatives at three properties, including the installation of solar panels and gas to electric conversions. This funding request will also cover preservation projects at 19 LexHAB-operated units not acquired with CPA funds. These include door replacements, exterior painting, retaining wall replacement, and driveway and walkway replacements. All improvements are intended to ensure the continued safety and functionality of the units. This request also seeks funding support to subsidize the rents of LexHAB's lowest income tenants: LexHAB tenants pay 30% of their income towards rent, but other than a few tenants with rental vouchers, LexHAB must subsidize the rents for tenants with below-minimum rent requirements to make the units affordable. Of the total amount requested by LexHAB, \$115,740 will be allocated to these subsidies.

Project Goals and Objectives:

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

Project Benefits:

The funds will allow for much-needed capital repairs on the 26 dwellings. Natural deterioration requires periodic preservation and rehabilitation to maintain a habitable structure. Funding support from the CPC will help LexHAB maintain lower rents and continue affordability for tenants.

Funding Request:

The total cost of this project is \$1,282,365, of which \$482,365 is requested in CPA funds for FY25. The remaining amount will be covered with \$400,000 from Mass Save and \$400,000 from LexHAB.

ARTICLE 10 (h)

Project:	Lexington Housing Authority Exterior Preservation
CPA Category:	Community Housing
Amount Requested:	\$100,000
Amount Recommended:	\$100,000
CPC Vote:	(9-0)

Project Description:

This request is to finance the siding, windows, and exterior door replacement at a Lexington Housing Authority (LHA) duplex on Massachusetts Avenue. These improvements are intended to ensure the continued safety and functionality of the units. The exterior of this duplex is wood siding that has been repaired and painted throughout the years. It currently requires additional repairs and has reached its end of life. This project will replace the wood siding with a similar, more cost-effective material, as allowed per possible historic district requirements. The windows and exterior doors are original and are experiencing wear and tear and loss of efficiency. Replacing the windows and doors would add to the duration of the building itself and protect the property from harm and continued destruction.

Project Goals and Objectives:

- Preserve the exterior of the property from destruction and harm;
- Improve energy efficiency, functionality, and safety features of the building; and
- Support Lexington's goal to maintain attractive and livable affordable housing facilities.

Project Benefits:

This project will allow for much-needed exterior improvements for the LHA duplex. As one of the few fully handicapped-accessible buildings in the community, CPC funding will help preserve a valuable affordable housing resource.

Funding Request:

\$100,000 is requested for FY25.

ARTICLE 10 (i)

Project:	Affordable Housing Trust Funding
CPA Category:	Community Housing
Amount Requested:	\$3,200,000
Amount Recommended:	\$3,200,000
CPC Vote:	(9-0)

Project Description:

The Lexington Affordable Housing Trust (AHT), authorized by Article 12 of Special Town Meeting 2022-3, is a critical tool in the ongoing effort to increase the stock of affordable housing in Lexington. As of 2023, the average sales price for a single-family home in Lexington was over \$1.7 million, and the Town only has just over 10% of units being designated as ‘affordable.’ Lexington’s long-time funder of affordable housing, LexHAB, faces challenges in making competitive offers on properties with the current system of waiting for approval from the Annual Town Meeting for funding. Funding the AHT allows Lexington to become far more flexible in being able to take advantage of the current real estate market for the express purpose of increasing the affordable housing stock in Lexington.

Project Goals and Objectives:

- Fund the AHT to provide funds for affordable housing acquisitions and development, including funds for the purchase price, holding, pre-development, and other associated costs to increase Lexington’s stock of affordable housing;
- Allow the AHT greater flexibility to respond to opportunities and requests in real time;
- Allow the AHT to buy-down market rate units to provide greater affordability;
- Give the AHT the potential to build the Trust Fund balance to operate at a scale necessary to meet housing needs; and
- Give the AHT the capacity to develop resident support programs.

Project Benefits:

The AHT gives Lexington another tool in its efforts to create more affordable housing. Funding of the AHT will allow the Trust to nimbly compete in the real estate market against for-profit developers.

Funding Request:

\$3,200,000 is requested for FY25.

ARTICLE 10 (j)

Project:	Projected Debt Service
CPA Category:	Historic Resources
Amount Requested:	\$681,200
Amount Recommended:	\$681,200
CPC Vote:	(9-0)

1) Cary Memorial Building Upgrade: \$681,200

Under Article 2 of the Special Town Meeting in 2014, Town Meeting approved an appropriation of \$8,677,400 to fund the cost of renovations to the Cary Memorial Building. Of this amount, \$8,241,350 was requested in CPA funding to be financed through the issuance of debt. A Bond Anticipation Note (BAN) in the amount of \$3,286,000 was issued in June 2014; the note came due in February 2015, at which time a bond of \$6,569,000 was issued, comprised of two components: the conversion of \$2,286,000 of the June 2014 note to a long-term debt, and new financing of the project in the amount of \$4,283,000. In February 2015, the residual portion of that June 2014 note, \$1,000,000, was refinanced as a note with a term of four months, at which time it was proposed that it be retired with cash from the Community Preservation Fund (CPF). An appropriation of \$1,000,000 for this purpose, plus \$960 for the interest due on that note, was approved under Article 30 of the 2015 Annual Town Meeting. The first debt service payments of principal and interest on the \$6,569,000 bond were made in FY16. FY25 debt service is \$681,200, of which \$655,000 represents principal and \$26,200 represents interest. The debt will be fully repaid in FY25.

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

2) Munroe Center for the Arts: N/A

Under Article 10(b) of the 2023 Annual Town Meeting, voters approved \$6,635,191 for ADA compliance and HVAC improvements to the Munroe Center for the Arts. Of this, \$2,000,000 was authorized to be funded via debt service under M.G.L. Chapter 44, Section 7, as amended or under M.G.L. Chapter 44B, as amended, or any other enabling authority.

As of January 2024, the debt for this project is not expected to be issued in FY25.

Projected CPA debt service totals through FY29 for existing obligations are listed below.

	FY2025	FY2026	FY2027	FY2028	FY2029
Cary Memorial Building Upgrade	\$681,200	\$ -	\$ -	\$ -	\$ -
Munroe Center for the Arts	N/A	TBD	TBD	TBD	TBD
Total CPA Debt Service	\$681,200	TBD	TBD	TBD	TBD

ARTICLE 10 (k)

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

Project Description:

The Community Preservation Act permits up to 5% of annual CPA funds be spent on the operating and administrative costs of the Community Preservation Committee. The Committee is allowed to use this money to pay for staff salaries, mailings, public notices, overhead, legal fees, membership dues and other miscellaneous expenses related to CPA projects. Five percent of anticipated FY25 revenue from the surcharge and State supplemental match is \$402,000; however, the CPC only requests \$150,000. This money will be used to fund the Committee's administrative assistant, member dues to the non-profit Community Preservation Coalition, administrative expenses, legal and miscellaneous expenses and land planning, appraisal and legal fees for open space proposed to be acquired using CPA funds.

The CPC's administrative assistant tracks and monitors all Town Meeting-approved CPA projects, monitors draw-downs and financial transactions in conjunction with the finance department, drafts and reviews grant agreements, drafts and updates CPA reports and correspondence, completes State-mandated reporting, oversees CPA project application process, posts meetings and schedules public hearings, takes minutes of all CPC public meetings and hearings, works with numerous Town departments, communicates with project applicants, updates and maintains the Committee's webpage and assists the CPC and others as needed with CPA-related activities and agreements.

Membership dues of \$10,000 are paid to the Community Preservation Coalition (www.communitypreservation.org). A non-profit Statewide organization, the Coalition responds to legal and technical questions, provides CPA news and information to participating communities and engages in legislative advocacy and lobbying. The Community Preservation Coalition was the key advocate for the increase in the State's Registries of Deeds fees which contribute to the CPA trust fund.

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

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

Funding Request:

The FY25 request for the CPA administrative budget is \$150,000.

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

Status Report on FY24 Projects

Stone Building Design and Unexpected Repairs (Art. 10 (a))

The 2023 Annual Town Meeting approved \$400,000 for the first phase of the renovation and new addition at the Ellen Stone Building. The design will restore the original floor plan, modified to accommodate future tenants and their specific uses, as outlined in the 2009 Stone Building Historic Structures Report. Future renovations are expected to rehabilitate the historic part of the structure as well as to add accessible restrooms, an elevator, and fire protection, in all cases flexible enough to best suit the needs of future tenants. Subsequent funds were not requested for FY25, but there are anticipated requests for FY26, FY27, and FY28. As of January 2024, an architect has been hired for the project and they are beginning their evaluation of the facility.

Munroe Center for the Arts (Art. 10 (b))

\$6,635,191 was approved by the 2023 Annual Town Meeting to enable the Munroe Center for the Arts to become ADA-compliant via elevator installation and bathrooms remodeling. Additionally, the project includes the installation of a new, energy-efficient HVAC system. Of the project's total, \$2,000,000 was authorized by ATM as debt, which is not expected to be issued in FY2025. The Munroe Center for the Arts and the architect are currently working on a design that falls within budget.

Hancock-Clarke Barn Stabilization & Restoration (Art. 10 (c))

The 2023 Annual Town Meeting approved \$118,419 to stabilize and restore the barn on the Hancock-Clarke House site. As of January 2024, the project has replaced the existing temporary supports and columns in the cellar of the barn with concrete footings and pressure treated posts, installed two beams for barn floor joist support, installed a concrete buttress wall for collapsing field stone rear wall, installed joist hangers, installed a sump pump and concrete floor in the cellar, installed a transom window above the entry door, replaced damaged siding with custom milled #2 pine, removed two large trees causing root interference with the foundation, installed a new roof and copper drip edge, and installed copper gutters and downspouts on each side of the building.

The project is in the process of receiving proposals for ground penetrating radar to ensure that any trenching for electrical and data lines will not intrude on items of archeological importance. Once completed, excavation will begin to make electrical improvements and improve drainage around the barn area. This project is expected to be completed by October 2024.

Archives and Records Management (Art. 10 (d))

\$35,000 was approved by the 2023 Annual Town Meeting for the conservation and preservation of historic municipal documents and records, consisting of three map books belonging to the Engineering Department, that include schematic drawings, cemetery plot information, and other engineering and urban layout plans spanning from 1856-1912. The conservation and digitization of these documents is currently underway at the Northeast Document Conservation Center in Andover, and is expected to be completed by spring 2024.

First Parish Church Clock Restoration (Art. 10 (e))

The 2023 Annual Town Meeting approved \$12,000 for the repair of the 1868 E. Howard clock located in the steeple of the First Parish Church, across from the Lexington Battle Green. Restoration and repairs of the clock are complete and the reinstallation is expected to be finalized in 2024.

East Village Clock at Follen Church Restoration (Art. 10 (f))

\$9,600 was approved by the 2023 Annual Town Meeting for the restoration of the 1914 E. Howard Clock located in the steeple of Follen Church in East Lexington. The project includes repairs and restorations to the clock's strike trip lever, time and striking gears, vertical shaft and bevel gear transmission, escapement arbor, frame, and dials. Work is expected to begin in February 2024.

Willard's Woods Site Improvements (Art. 10 (g))

The 2023 Annual Town Meeting approved \$1,211,675 to construct a Universal Accessibility (UA) trail. The proposed trail would be approximately 1.1 miles in length connecting the North Street parking lot down through the old bike path and connecting to Brent Road and Hathaway Road entrances. The proposed North Street parking area would have 17 spaces, two of which will be ADA accessible. Starting from the parking lot, the path would be comprised of stone dust leading to a fire pit area. From the fire pits, the path would continue through the meadows to join and continue to the old bike path. An observation platform, with a wayside interpretive panel, will overlook the millpond with a stone dust path loop around the pond, including a stone bench seat. The bike path would continue to the Brent Road and Hathaway Road entrances with one ADA parking space along the roadside at Hathaway. This phase of the project is on hold until the final bid documents have been received. The final design and engineer plans, the Notice of Intent Conservation permitting, and the completion of full bid documents is expected by June 2024.

Whipple Hill Trail Repair, Fire Access (Art. 10 (h))

\$300,000 was approved by the 2023 Annual Town Meeting to reconstruct a wetland crossing at the Whipple Hill trail system. The existing crossing also serves as an emergency fire access and has been evaluated as being unfit for its purpose by the Conservation Division, Engineering and Fire Department staff. Conservation staff have hired Woodard and Curran to design the crossing and the project is anticipated to go out to bid for construction by fall of 2024.

Lincoln Park Field Improvements Including Lighting (Art. 10 (i))

The 2023 Annual Town Meeting approved \$2,475,000 for the construction and preparation to replace the turf for Field #1 at Lincoln Park, as well as the installation of lighting at Lincoln Fields #1 and #3. This project is going out to bid at the beginning of 2024, and construction is expected to begin June 3, 2024.

Park and Playground Improvements – Bridge School (Art. 10 (j))

\$285,000 was approved by the 2023 Annual Town Meeting for improvements to be made to the playing fields at Bridge Elementary School, including the installation of new natural grass and necessary upgrades to allow the fields to become ADA compliant. Other improvements include upgraded irrigation and drainage of the fields, and the installation of new backstops, signage, and park benches. This project is expected to begin summer 2025.

Park and Playground Improvements – Justin Park (Art. 10 (k))

The 2023 Annual Town Meeting approved \$155,000 to update and replace the playground equipment, signage and safety surfacing at Justin Park. This project is expected to begin late-spring / early-summer 2024.

Public Grounds Irrigation Improvements (Art. 10 (l))

\$200,000 was approved by the 2023 Annual Town Meeting in supplemental funds for updates and improvements to the existing irrigation systems on the Town's public grounds. Of this \$200,000, \$80,000 was funded through CPA and the remaining \$120,000 was funded through the General Fund. The 2018 Annual Town Meeting approved \$100,000 under Article 10 (e) (see pg. 39) for updates to the system that would allow irrigation to be targeted on turf areas while conserving water. The targeted areas are the lawns at Buckman Tavern, the Town Hall Complex, Cary Hall, Hastings Park, and the Battle Green. This funding will help supplement the original project and add the Cary Library and Visitors Center to the targeted areas. This project is expected to go out to bid in April 2024 and be completed in the summer.

Affordable Housing Trust Funding (Art. 10 (n))

The 2023 Annual Town Meeting approved \$1,500,000 to provide seed money for the Lexington Affordable Housing Trust for acquisitions of affordable housing and to allow the Town greater flexibility to make purchases of property to increase the stock of affordable housing. As of January 2024, \$550,000 of the funds were used to supplement LexHAB's purchase of a duplex on Massachusetts Ave. (see Article 10 (o) below).

LexHAB Property Acquisition Prefunding (Art. 10 (o))

The 2023 Annual Town Meeting approved \$400,000 to provide the Lexington Housing Assistance Board funding, in order to purchase and convert a property from a market rate to an affordable unit

of housing. In fall 2023, LexHAB used these funds, along with a \$550,00 award from the AHT (see Art. 10 (n) above), to purchase a duplex on Massachusetts Ave.

LexHAB Rehabilitation/Preservation and Installation of Solar Panels (Art. 10 (p))

\$345,000 was approved by the 2023 Annual Town Meeting for the preservation, rehabilitation and restoration of 14 LexHAB affordable housing units. The scope of the work varies by property, but includes kitchen and bath renovations, new appliances, furnace and water heater replacement, fence replacement, roof replacement, replacement of doors, porches, decks, stairs and retaining walls, chimney repairs, electrical work, exterior painting, and the installation of solar panels at two of the properties. This project is ongoing.

FY 2024 Projects Not Adopted, 2023 ATM

1. Art. 10 (m) Transforming Trees into Art: Birds of New England

Status Report on FY23 Projects

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

\$155,000 was requested to stabilize the barn at the Wright Farm conservation area, allowing the barn to be utilized as a year-round multi-purpose building. \$15,000 of this request was to be allocated to conduct hazardous material testing while the remaining \$140,000 was for the design and implementation of a stabilization and mothballing plan. Unfortunately, the two designated architect contacts are not able to support the Conservation Department with this project. After meeting with Facilities, it was determined that the end scope of the project needs to be identified before stabilization activities take place. Staff are re-convening the Wright Farm Barn subcommittee to identify a potential partner for the project and identify the end vision for the building.

West Farm Meadow Preservation (Article 10 (c))

This request for \$28,175 was for the preservation of the West Farm meadow. This project will allow the Town to manage invasive species while promoting the health of the meadow as an ecosystem for a variety of plant, insect, bird and mammal species. Work on this project commenced in fall 2022. The majority of the work has been completed with spot treatments and restoration planting/ seeding to remain. The project is expected to be completed by fall 2024.

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

This request for \$1,459,591 was to resurface the playgrounds at Bowman, Estabrook and Fiske Elementary Schools, replacing the existing engineered wood fiber fill with a Poured-in-Place rubber/urethane surface that is safer, longer lasting and requires less maintenance. All playground work is complete and final signage will be installed in spring 2024.

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

This request for \$680,000 (increased by \$400,000 at STM 2022-3) was for the construction phase of the renovation of the Center Recreation Complex Bathrooms. This project changed the layout of the bathrooms to six individual restrooms, including two fully accessible family restrooms, and improved storage area for DPW equipment that is stored in half of the building. The STM 2022-3 project requested supplemental funding in the amount of \$400,000 due to the increased cost of construction materials and labor. This project was put out to bid in February 2023 with anticipated construction beginning March 2023 and completion by fall 2023. The project is substantially complete. The building is expected to open in late winter/early spring 2024. There are a few remaining punch list items that the Department of Public Facilities is managing, such as finish work, overhead garage door work, and installation of an Emergency Call Box.

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

This request for \$2,500,000 was to fund the resurfacing, striping, and painting of the surfaces at the Gallagher Tennis Courts and Farias Basketball Courts, including the striping of tennis court surfaces to accommodate pickleball. The project was put out to bid in early January 2023 and construction took place from late June through November 2023. The project is substantially complete with punch list items remaining. The courts will reopen in Spring 2024. It should also be noted that the Recreation Committee voted during their September 2023 meeting to not line the Gallagher Courts for pickleball and to not permit the Gallagher Courts for pickleball use. A ribbon cutting event will take place in the early Spring 2024.

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

This request for \$200,000 allowed for the installation of Poured-in-Place (PIP) surfaces at certain areas of Kinneens Park, along with new equipment, signage and park benches, to enhance safety and accessibility at the park. The design was voted on at the February 2023 Recreation Committee meeting and the playground replacement took place in Fall 2023. The Playground was installed and has reopened for the community. The signage and park benches remain to be ordered and installed. It is expected that this will occur in the early Spring 2024. A ribbon cutting event was held November 17, 2023 to celebrate the reopening.

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

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

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

This \$100,000 request is to complete a master plan for Lincoln Park, as identified in the 2020 Community Needs Assessment Report. This plan will allow the park to properly coordinate annual capital project upgrades identified by the Recreation and Community Program Department and desired by the community. The kick-off meeting for this project took place in December 2022 and it was anticipated that it would take approximately 4-6 months for the master plan to be completed. The project is now in its final stages. A draft of the Plan has had one review by the Recreation Committee with another expected in March 2024.

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

This request for \$234,000 was for the funding of preservation, rehabilitation and restoration of 18 units of affordable housing owned and operated by the Lexington Housing Assistance Board (LexHAB). The work associated with this request is ongoing in 2024.

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

This request for \$160,790 was to fund improved fire and safety system upgrades at Vynebrooke Village, a state public housing development. Through a competitive application process, the Lexington Housing Authority received a “ModPHASE” award from the Department of Housing and Community Development (DHCD). The project includes a complete interior renovation of the kitchens and bathrooms at Vynebrooke Village and the conversion of three units to ‘fully handicap accessible housing.’ As of January 2024, work is approximately 75% complete. Work has begun on the fully accessible units including the fire and safety system upgrades. Anticipated completion date is around April 2024, with final items wrapped up in the late spring.

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

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

FY23 Projects Indefinitely Postponed

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

Status Report on FY 2022 CPA Projects

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

The 2021 Annual Town Meeting approved \$110,000 in CPA funds for the installation of a durable concrete sidewalk and patio along the mansion side of the Community Center. At the March 18, 2013 Special Town Meeting, CPA funds were approved for the eligible portion for the purchase of the property at 39 Marrett Road, to be preserved and used as a multi-generational community center for the Town of Lexington (see Art. 2 pg. 44). In 2014, Special Town Meeting appropriated \$6,720,000 for renovations to the Community Center. Of this amount, \$6,297,184 was CPA-eligible (see Art. 10 pg. 43). The accessible pathway to be financed with FY22 funds will begin at the parking lot, continue around the perimeter of the building and connect to the rear parking lot where the newly established raised sensory garden beds were installed. The project was anticipated to take place in 2022; it is still ongoing as of winter 2023, although the project is substantially complete. There is one remaining item to be completed at the rear entrance to the building.

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

The 2021 Annual Town Meeting approved \$170,000 for the update and replacement of playground equipment and safety surfacing at the park on South Rindge Avenue. Signage, park benches, trash receptacles and a bike rack would be updated or replaced in addition to the installation of fencing around the playground. The walkway leading to the playground would also be renovated to meet minimum width regulations, and an accessible path leading to the Arlington Reservoir Trail and a connection to the basketball courts would also be installed. The proposed improvements would ensure that the site is compliant with standards set by the Consumer Product Safety Commission (CPSC), the American Society for Testing and Materials (ASTM) and the Americans with Disabilities Act (ADA). At the recommendation of the 2017 ADA Compliance Study, community engagement took place during Fall 2021/Winter 2022; the Recreation Committee approved the playground design at its January 2022 meeting. The new playground was installed in Spring 2022 and the ribbon cutting ceremony was held on June 2, 2022. The timeline for the ADA improvements is still to be determined.

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

\$155,000 was approved at the 2021 Annual Town Meeting for irrigation upgrades, laser grading and the installation of new natural grass at Muzzey Field. This project is anticipated to begin in Spring 2024.

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

The 2021 Special Town Meeting approved \$235,750 in supplemental funds that would fund the increased construction costs for the Parker Meadow Accessible Trail. The 2020 Annual Town Meeting appropriated \$551,026 under Article 10 (k) (pg. 36) for the construction phase of the universally accessible passive recreation trail system project at Parker Meadow Conservation Area. This request brought the total Parker Meadow Accessible Trail Construction project cost to \$786,776. Phase 1 design funds were approved at the 2014 Annual Town Meeting under Article 8

(l) (see pg. 43). The bid was reissued in December 2021 and a contract was finalized. Construction began in the spring of 2022 and in October 2022 a grand opening was held. The trail includes creation of 1,697 feet of accessible loop trail, parking area improvements, and creation of a viewing platform and wayside interpretive panel. Only vegetation monitoring remains.

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

The 2021 Special Town Meeting approved a revised project scope that included the installation of a precast concrete building providing accessible restrooms, showers and custom features to meet the programmatic needs of the building and park (see Article 14 (g) on pg. 38). Accessible pathways and parking spaces would be installed from the Bridge School entrance. A new shade structure might be installed and the accessible mat to the water might be replaced, creating a facility that is welcoming to people of all ages and abilities. No additional funds were requested. The current facility will remain in place and be repurposed for programmatic use unless the budget allows for demolition and removal of the bathhouse. The construction phase of the Old Reservoir bathhouse renovation went out to bid in June 2020, but the bids came in substantially higher than budgeted. This project was put out to bid in Spring 2023 and the results again came in over budget. The Recreation Committee will have a staff presentation on the Reservoir during the February 2024 meeting to review next steps.

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

1. Art. 10 (d) Playground Enhancements - Poured-in-Place Surfaces at Harrington Elementary School. \$150,000/\$150,000
2. Art. 6 (a) STM Park and Playground Improvements – Sutherland Park Supplemental Funds. \$75,000/\$75,000

Status Report on FY 2021 CPA Projects

Wright Farm Site Access Planning and Design (Art. 10 (f))

The 2020 Annual Town Meeting approved \$69,000 for planning and design funds for Wright Farm. Wright Farm is an approximately 13.6-acre parcel on Grove Street purchased by the Town of Lexington from the Wright Family with CPA funds in 2012 (Art. 9 pg. 46) and 2015 (Art. 9 pg. 42) for conservation land and community housing. The property contains a farmhouse, barn and garage. The farmhouse was transferred to LexHAB to be renovated as a single-family affordable housing unit. The barn is to be managed by the Conservation Commission alongside the larger Wright Farm conservation land. The project proposes to build on the existing planning that had been done for the Wright Farm barn property by engaging a consultant to develop a site access and design plan with cost estimates for conservation land access, parking and trail access. The plan will also consider proposed uses for the barn and property that have come out of an ongoing educational needs assessment and a 2017 barn architectural and structural assessment. The Conservation Commission, with the support from their February 2020-appointed Wright Farm Advisory Subcommittee, is currently engaged in long-term planning for the entire facility with the possibility of converting the barn into an environmental education center; possibilities exist to use the renovated space for events or to house the offices of local conservation organizations. Since appointed, the Wright Farm Advisory Subcommittee has followed up with the hired consultant, the Ecological Extension Service (EES) of Mass Audubon, to complete the Land Management and Design Plan for Wright Farm. Comments from the Advisory Committee were provided to the consultant in August 2021. Once a final plan has been submitted, it will be presented to the Conservation Commission for review and approval. As a part of this process, estimates were received for various stages of proposed work on the barn. The Advisory Committee provided materials to Conservation staff to present their recommendations regarding proposed work to the Conservation Commission during their August 30, 2021 meeting. Based on adopted recommendations by the Conservation Commission, staff planned to engage a consultant to provide an engineered design plan during spring of 2022 (see also FY23 Art. 10 (b) pg. 29). This project is on hold until the on-going planning and final vision and goals for the barn/site have been identified by the Conservation Commission.

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

\$100,000 was approved by the 2020 Annual Town Meeting for the resurfacing, painting and striping of the hard-court surfaces at the Valley Tennis Courts located off Valley Road. Based on a recommendation of a 2017 ADA Compliance Study, the parking area would be formalized by paving; the project also included the installation of a permanent bike rack at the park. The existing overgrown stone dust path would also be paved as well as the areas around the bench and trash receptacles. The surfaces would be painted and striped to accommodate both tennis and pickleball courts. The project went to bid and came in over budget. The resurfacing work was completed in Summer 2021 but the parking lot and ADA improvements have not yet begun construction. Since the resurfacing in 2021, the courts have required continuous maintenance. During the Summer 2023, an industry consultant assessed the courts and advised that any additional maintenance to the courts to patch the cracking would not be a good investment. Annual Town Meeting 2024 is requesting funding to fully reconstruct the courts (see Art. 10 (e) pg. 17).

Park Improvements - Athletic Fields - Harrington, Bowman and Franklin Fields (Art. 10 (j))

\$370,000 was approved by the 2020 Annual Town Meeting for the Harrington School Field renovation, including excavating the infield areas and laser grading. A new in-ground irrigation system would be installed at the Harrington, Bowman and Franklin Fields. Based on the recommendations in the 2017 ADA Compliance Study, the gravel driveway from Lowell Street into the site would be paved to allow for the provision of additional accessible parking and a formal entrance at the Harrington Field. A route from the school drive to the softball and baseball team areas would also be created and the team areas would be renovated to provide more appropriate wheelchair space. Renovations would include the installation of natural turf, drainage and new irrigation systems and site amenities such as benches and backstops. The project has been put on hold until the status of the proposed storm water mitigation project through the Engineering Department has been determined. Staff from DPW and Recreation & Community Programs are currently reviewing the scope of this project and determining whether to proceed now or wait until there is more clarity on the timeframe for any potential relocation of the Lexington Public Schools Central Administration offices. Although the Harrington Project remains on hold, the Bowman and Franklin fields are expected to begin construction in 2024 and 2025. The Recreation Committee goal is to have all playing fields completed prior to the Center Recreation Complex loss of fields due to the impacts associated with the LHS construction project.

Conservation Land Acquisition (Art. 7 STM 2020-03)

\$3,560,000 was approved by the 2020 Fall Special Town Meeting for the acquisition and preservation of approximately 4.48 acres of environmentally sensitive open space located at 39 Highland Avenue (Map 40, Lot 233) adjacent to existing conservation land within the Town of Lexington. The agreed purchase price for the parcel of land was \$3,500,000. An additional \$60,000 was requested in ancillary costs including legal, survey, land management and environmental assessment fees. A required conservation restriction, approved by the Select Board and the State Executive Office of Energy and Environmental Affairs and recorded with the Registry of Deeds, will be executed to ensure that the protected land will remain open and undeveloped in perpetuity. The due diligence activities for the purchase were completed and the Approval Not Required Plan was endorsed by the Planning Board to divide off the house lot to be retained by the sellers from the 4.47-acre portion of the lot to be purchased by the Town. The Conservation Commission closed on the 4.47-acre parcel on April 2, 2021. Remaining funds will be used for legal costs and administration/enforcement costs related to execution of the conservation restriction, as well as minor land management activities, such as signage installation.

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

1. Art. 10 (a) Archives and Records Management/Records Conservation & Preservation. \$20,000/\$20,000.
2. Art. 10 (b) Restoration of Margaret, Lady Lexington Portrait. \$9,000/\$9,000
3. Art. 10 (c) Battle Green Master Plan Phase 3. \$317,044/\$317,044
4. Art. 10 (e) Daisy Wilson Meadow Preservation. \$22,425/\$22,100

5. Art. 10 (g) Athletic Lighting - Center Recreation Complex. \$450,000/\$443,949.80
6. Art. 10 (i) Park and Playground Improvements - Sutherland Park. \$95,000/\$94,900
7. Art. 10 (k) Parker Meadow Accessible Trail Construction. \$551,026/\$551,026
8. Art. 10 (l) Lexington Housing Authority: Greeley Village Community Center Preservation. \$130,000/\$124,395
9. Art. 10 ((m) (1)) LexHAB: 116 Vine Street Design Funds. \$75,000/\$75,000

FY 2021 Projects Indefinitely Postponed, 2020 ATM

1. Art. 10 (d) Conservation Land Acquisition

FY 2021 Projects Not Adopted, 2020 ATM

1. Art. 10 ((m) (2)) LexHAB - 116 Vine Street Design Funds

Status Report on FY 2020 CPA Projects

Conservation Land Acquisition (Art. 14 (a))

\$275,000 was approved by the 2019 Annual Town Meeting for the acquisition and preservation of environmentally-sensitive lands in Lexington located on Kendall Road and Sherburne Road. The acquisition of both parcels of land added an additional four + acres to the Town's inventory of conservation land. The Town, acting by and through the Conservation Commission, purchased these two parcels on October 31, 2019. Preparation of the required Conservation Restrictions (CRs), including the baseline documentation, with Citizens for Lexington Conservation as the intended grantee, is in process. Remaining funds will be used for legal costs and administration/enforcement costs related to execution of the CRs as well as minor land management activities, such as signage installation.

Willard's Woods Site Improvements (Art. 14 (b))

\$138,273 was approved by the 2019 Annual Town Meeting to complete two tasks: first, to engage an established natural resources management firm to produce a comprehensive ecological land management plan (LMP), which would identify areas of special significance in Willard's Woods and develop a plan for long-term management and maintenance recommendations and assess and identify a conceptual Universal Access (UA) trail route, and second, to engage a qualified landscape architect/professional engineer to progress the conceptual UA trail by completing detailed design and engineering plans for UA trail and site improvements at Willard's Woods and complete any permitting and final bid documents for construction. The Conservation Division engaged Land Stewardship, Inc. (LSI) to develop a comprehensive ecological land management plan for the property; LSI began work on the project in November 2019 and completed their work in fall 2021. After strong turn-out and participation by the neighborhood and volunteer stewards and the closing of an open comment period, the Commission voted to approve the plan at their December 20, 2021 hearing. Next, the Conservation Division engaged Kyle Zick Landscape Architect (KZLA) in April 2022 to plan for and prepare the detailed design and engineering plans for the UA trail and site improvements for Willard's Woods. After strong turn-out and participation by the neighborhood, stakeholder communication meetings, and public comment period, the Conservation Commission voted to approve the UA trail layout and improvements for final design at their 12/14/2022 meeting. The final design and engineer plans, the Notice of Intent Conservation permitting, and the completion of full bid documents is expected by June 2024. A subsequent request was funded in FY24 for the construction of the universally accessible-designed enhancements at Willard's Woods (see Art. 10 (g) pg. 26).

Battle Green Master Plan - Phase 3 (Art. 14 (d))

\$253,394 was approved by the 2019 Annual Town Meeting for part of Phase 3 of the Battle Green Master Plan Implementation. Phase 1 was approved at the 2011 Annual Town Meeting to repair and upgrade the pathways surrounding the existing monuments on the Battle Green (Art. 8 (f) pg. 47). Phase 2 was approved at the 2012 Annual Town Meeting for repairs and upgrades to the pathways surrounding the Battle Green itself and Belfry Hill and for the rehabilitation of the granite steps leading to the Obelisk and the fence at Ye Olde Burying Ground (Art. 8 (f) pg. 46).

Phase 3 was to address site amenities, the Old Belfry and historic monuments. The FY20 project request was originally in the amount of \$570,438, but due to CPA funding constraints in FY20, the funds requested were reduced to \$253,394. The remaining Phase 3 funds were requested at the spring 2020 ATM (see Art. 10 (c) pg. 35). The pathways on the Battle Green, the monument access on the Battle Green and for the Minuteman Monument near Buckman Tavern, site amenities and fountain have all been completed. Plans and specifications are being developed for the remaining pathway work near the Visitors Center, work on the access to Belfry Hill and other site amenities. Bids will be prepared in the spring of 2024 for construction later that summer.

Old Reservoir Bathhouse Renovation (Art. 14 (g))

\$620,000 was approved by the 2019 Annual Town Meeting to renovate the Old Reservoir bathhouse. Based on the finding of a 2018 feasibility study, the project would include renovation of the bathhouse, including installation of all new fixtures, replacement of the existing roof and plumbing system and reconfiguration of the main entrance. The project would also address accessibility issues in the bathhouse, as well as the walkway and surrounding site. The construction phase of the Old Reservoir bathhouse renovation went out to bid in June 2020, but the bids came in substantially higher than budgeted (see Fall 2021 Special Town Meeting Art. 6 (c) pg. 33). The project was put out to bid again in early 2023. The project went out to bid and the results came in still over budget. The Recreation Committee will have a staff presentation on the Reservoir during the February 2024 meeting to review next steps.

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

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

FY 2020 Projects Indefinitely Postponed, 2019 ATM

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

Status Report on FY 2019 CPA Projects

Public Grounds Irrigation Improvements (Art. 10 (e))

\$100,000 was approved by the 2018 Annual Town Meeting for updates and improvements to the existing irrigation systems on the Town's public grounds. Of this \$100,000, \$40,000 was funded through CPA and the remaining \$60,000 was funded through the General Fund. The updates to the system would allow irrigation to be targeted on turf areas while conserving water. The targeted areas are Buckman Tavern, the Battle Green, Hastings Park, Emery Park, Cary Memorial Building and the Town Office building. This project had been on hold due to the COVID-19 pandemic and because the original company contracted to complete the project no longer provides this service. This project is expected to go out to bid in April 2024 and be completed in the summer. Supplemental funds for this project were approved at the 2023 Annual Town Meeting (See also FY2024 Art. 10 (l) pg. 27).

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

1. Art. 10 (b) Community Center Sidewalk. \$365,000/\$339,805
2. Art. 10 (c) Archives & Records Management/Records Conservation & Preservation. \$20,000/\$19,028
3. Art. 10 (d) 9 Oakland Street Renovation and Adaptive Re-Use. \$200,000/\$200,000
4. Art. 10 (f) Playground Replacement Program - Bowman School. \$302,000/\$297,066
5. Art. 10 (g) Athletic Facility Lighting - Center Recreation Complex. \$975,000/\$975,000
6. Art. 10 (h) Center Track and Field Reconstruction. \$2,829,000/\$2,829,000
7. Art. 10 (i) Old Reservoir Bathhouse Design. \$75,000/\$64,405
8. Art. 10 (j) Lowell Street/Farmview Affordable Housing Supplemental Funds. \$1,400,000/\$1,400,000

FY 2019 Projects Indefinitely Postponed, 2018 ATM

1. Art. 10 (a) Conservation Land Acquisition.

Status Report on FY 2018 CPA Projects

Willard's Woods and Wright Farm Meadow Preservation (Art. 10 (e))

\$40,480 was approved by the 2017 Annual Town Meeting for the restoration, preservation and protection of approximately 20 acres of conservation meadow at Willard's Woods and Wright Farm. The FY18 appropriation was to further the goals of the multi-year Conservation Meadow Preservation Program which has funded the restoration and preservation of the land at both Hennessey Field and Joyce Miller's Meadow. The Wright Farm portion of the project is complete. The Willards Woods portion is on hold to allow meadow restoration at the same time as the Universally Accessible trail if the project proceeds forward (see Art. 14 (b) pg. 37 and Art. 10 (g) pg. 26).

Completed FY 2018 Projects, 2017 ATM: Amount Appropriated/Amount Spent

1. Art. 10 (a) Interpretive Signage Project. \$38,400/\$0 (project withdrawn)
2. Art. 10 (b) Parker's Revenge Interpretive and Public Education Signage and Displays. \$41,350/\$41,350
3. Art. 10 (c) Greeley Village Rear Door and Porch Supplemental Request. \$56,712/\$55,629
4. Art. 10 (d) Affordable Units Preservation - Judge's Road/Pine Grove. \$1,048,000/\$1,038,122
5. Art. 10 (f) Cotton Farm Conservation Area Improvements. \$265,409/\$264,486
6. Art. 10 (g) Wright Farm Supplemental Funds. \$87,701/\$86,377
7. Art. 10 (i) Munroe School Windows Restoration. \$675,000/\$602,951
8. Art. 10 (l) Park Improvements - Athletic Fields - Irrigation at 14 Town Fields. \$125,000/\$104,046
9. Art. 10 (m) Town Pool Renovation. \$2,154,350/\$2,116,031
10. Art. 10 (n) Park and Playground Improvements – Bow Street, Franklin, Munroe Parks. \$60,000/\$59,932

FY 2018 Projects Indefinitely Postponed, 2017 ATM and STM

1. Art. 10 (h) Stone Building Feasibility Study.
2. Art. 10 (j) Center Streetscape Improvements.
3. Art. 10 (k) Community Center Sidewalk.
4. Art. 12 (a) 2017 STM Busa Farm - Affordable Housing.
5. Art. 12 (b) 2017 STM Property Purchase - Adams Street Lot at Chiesa Farm.

Status Report on FY 2017 CPA Projects

Minuteman Bikeway Wayfinding Signs Implementation (Art. 8 (i))

\$120,000 was appropriated by the 2016 Annual Town Meeting for the purchase and installation of approximately 220 signs containing information on proper etiquette, bikeway access, nearby attractions and regulatory signage. The first phase of the work, which included sign installation and pavement markings, is complete. The remaining balance is to be used to install larger signs and informational kiosks at key points along the trail. An architect is finalizing design work and the project should be bid in the summer of 2024.

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

1. Art. 8 (b) Munroe Center for the Arts Window Study. \$30,000/\$29,550
2. Art. 8 (c) Lexington Arts and Crafts Society Parsons Gallery Lighting Renovation. \$24,280/\$24,280
3. Art. 8 (e) Keeler Farm Community Housing Acquisition. \$185,000/\$49,916
4. Art. 8 (f) Greeley Village Rear Door and Porch Preservation. \$263,250/\$263,250
5. Art. 8 (g) Wright Farm Barn Needs Assessment and Feasibility Study. \$35,000/\$35,000
6. Art. 8 (h) Anthony Park Construction Funds. \$60,000/\$59,698
7. Art. 8 (j) Town Pool Design and Engineering Costs. \$166,000/\$112,000
8. Art. 8 (k) Park Improvements - Hard Court Resurfacing - South Rindge, Kinneens Parks. \$61,000/\$59,959
9. Art. 8 (l) Granite Forest Pocket Park Construction at Lincoln Park. \$30,000/\$29,980
10. Art. 8 (m) Park Improvements - Athletic Fields - Adams Field. \$120,000/\$119,707
11. Art. 8 (n) Park and Playground Improvements - Center Recreation Complex, Muzzey Field. \$75,000/\$54,334
12. Art. 8 (o) Grain Mill Alley Design Implementation. - \$127,838/\$119,360

FY 2017 Projects Indefinitely Postponed, 2016 ATM

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

Status Report on FY 2016 CPA Projects

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

1. Art. 8 (a) Conservation Meadow Preservation Program. \$26,400/\$24,957
2. Art. 8 (b) Parker's Revenge Site Restoration. \$36,790/\$36,790
3. Art. 8 (c) First Parish Church Restoration Historic Structures Report. \$40,000/\$40,000
4. Art. 8 (d) Cary Memorial Building Records Center Shelving. \$75,398/\$33,221
5. Art. 8 (e) Battle Green Streetscape Improvements \$140,000/\$140,000
6. Art. 8 (f) Community Center Sidewalk Design. \$50,000/\$27,578
7. Art. 8 (h) Community Center Preservation Restriction Endowment. \$25,000/\$0
(Agreement has been recorded at Registry of Deeds. Enforcement funds remain available).
8. Art. 8 (i) Park and Playground Improvements - Marvin Park. \$68,000/\$68,000
9. Art. 8 (j) Park Improvements - Athletic Fields - Lincoln Park. \$85,000/\$81,041
10. Art. 8 (k) Park and Playgrounds ADA Accessibility Study. \$78,000/\$76,207
11. Art. 8 (l) Park Improvements - Hard Court Resurfacing - Sutherland, Marvin Parks.
\$55,000/\$55,000
12. Art. 8 (m) Lincoln Park Field Improvements - Phase 3. \$220,000/\$219,968
13. Art. 8 (n) Minuteman Bikeway Culvert Rehabilitation. \$290,000/\$155,366
14. Art. 8 (o) Grain Mill Alley Design Funds. \$18,000/\$13,000
15. Art. 8 (p) Minuteman Bikeway Wayfinding Signs. \$39,000/\$39,000
16. Art. 8 (q) Lower Vine Brook Paved Recreation Path Reconstruction. \$369,813/\$342,053
17. Art. 9 Property Purchase 241 Grove St. \$615,916/\$614,000
18. Art. 4 2015 STM Cary Memorial Sidewalk. \$194,200/\$194,200
19. Art. 5 2015 STM Property Improvements - 241 Grove Street. \$200,000/\$200,000

FY 2016 Projects Indefinitely Postponed, 2015 ATM

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

Status Report on FY 2015 CPA Projects

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

1. Art. 8 (b) Visitors Center- Design Phase. \$59,332/\$10,220
2. Art. 8 (c) Hastings Park Gazebo Renovation. \$120,000/\$117,586
3. Art. 8 (d) Historical Commission Inventory Forms for Priority Buildings. \$35,000/\$34,040
4. Art. 8 (e) Battle Green Streetscape Improvements. \$63,000/\$63,000
5. Art. 8 (f) Vynebrooke Village Renovations. \$300,551/\$253,425
6. Art. 8 (g) LexHAB Set-Aside Funds for Development of Community Housing at the Busa Property. \$1,284,653/\$1,284,653
7. Art. 8 (h) Lincoln Park Field Improvements - Phase 2. \$200,000/\$196,521
8. Art. 8 (i) Park and Playground Improvements - Garfield Park. \$65,000/\$64,828
9. Art. 8 (j) Park Improvements - Athletic Fields - Clarke Middle School Field. \$100,000/\$99,820
10. Art. 8 (k) Park Improvements - Hard Court Resurfacing - Gallagher, Clarke Middle School Tennis Courts. \$85,000/\$85,000
11. Art. 8 (l) Parker Meadow Accessible Trail D&E. \$34,500/\$34,281
12. Art. 3 STM Land Acquisition - Off Concord Road. \$220,000/\$0
13. Art. 2 March 2014 STM Cary Memorial Building Upgrades. \$8,241,350/\$8,203,000
14. Art.10 2014 June STM (Amend Art. 3 of March 2014 STM, Amend Art. 5 of November 2013 STM) Community Center Renovations. \$6,720,000/\$6,720,000

FY 2015 Projects Indefinitely Postponed, 2014 ATM

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

Status Report on FY 2014 CPA Projects

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

This \$25,000 project was funded by the 2013 Annual Town Meeting to draft and record Conservation Restrictions on five CPA-funded conservation lands purchased in the last several years. Since a conservation entity separate from the Town Conservation Commission must hold the restriction, funding included nominal monies to ensure that such an organization would be able to complete the baseline and documentation work and long-term monitoring necessary to responsibly hold the restriction. Town staff is currently collaborating with Conservation Land Stewards and the Citizens for Lexington Conservation (CLC) to prepare the conservation restrictions (CRs) for acceptance by the Conservation Commission, Select Board and the State Executive Office of Energy and Environmental Affairs (EEA) Division of Conservation Services (DCS). Due to the submission forms being updated before the CRs were submitted to the State for review, staff have needed to reformat the CRs using the updated template. To date, Cotton Farm has been submitted to the State, Leary is ready for initial review by town counsel, and staff are in the process of drafting the Goodwin Parcel CR. Each CR will be executed with CLC and invoices paid through this CPA authorization to CLC for the one-time approved administrative and enforcement costs for holding each CR on behalf of the Town. Once the CRs are executed and recorded, these funds will be transferred to CLC for in-perpetuity administration and enforcement of the CRs. It is anticipated that these CRs will receive final State approval and be executed and funds paid to CLC. Delay in the process has been due to several factors, including the pandemic, State process updates requiring revisions to documents, and staff vacancies.

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

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

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

1. Art. 8 (a) Archives and Records Management/Conservation. \$20,000/\$20,000
2. Art. 8 (c) Cary Memorial Building Upgrades - Design Funds. \$550,000/\$550,000
3. Art. 8 (f) Park and Playground Improvements - Lincoln Park, Skate Park.
\$147,500/\$140,110
4. Art. 8 (g) Park Improvements - Athletic Fields - Sutherland Park. \$65,000/\$58,486
5. Art. 8 (h) Lincoln Park Field Improvements. \$150,000/\$149,999
6. Art. 8 (i) Lexington Center (Grain Mill Alley) Pocket Park Design and Ancillary Costs.
\$21,500/\$21,500
7. Art. 8 (j) Merriam Hill Preservation Project. \$3,000/\$3,000

8. Art. 8 (k) Moon Hill Preservation Project. \$6,000/\$6,000
9. Art. 8 (l) Greeley Village Front Doors. \$172,734/\$172,734
10. Art. 8 (n) ACROSS Lexington Pedestrian/Bicycle Route System. \$5,000/\$5,000
11. Art. 8 (o) Buckman Tavern Restoration and Renovation. \$650,000/\$616,838
12. Art. 5 Nov. 2013 STM Renovations to Buildings to be acquired at 39 Marrett Road. See Art. 10 June STM/FY15 pg.43.

FY 2014 Projects Indefinitely Postponed, 2013 ATM

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

FY 2014 Projects Not Adopted, 2013 ATM

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

Status Report on FY 2013 CPA Projects

Land Purchase- Off Grove Street (Art. 9)

The 2012 Annual Town Meeting approved \$3,072,000 in CPA funding for the purchase of 12.6 acres of open space at the Wright Farm property at 241 Grove Street, plus related expenses, to be dedicated as conservation land. At the time of purchase, the Town retained a future option to purchase the remaining .99 acre of the property, containing a farmhouse, barn and garage. The 2015 Annual Town Meeting approved \$618,000 in CPA funds for the purchase of the remaining parcel (see Art. 9, pg. 42).

The purchase of the first portion of land was completed on December 20, 2012, financed with a short-term bond anticipation note issued in February, 2013 in the amount of \$2,950,000. In February, 2014, the BAN was converted to a \$2,950,000 ten-year bond and the first debt service payments of principal and interest on the bond were made in FY15. This debt was fully repaid in FY2024.

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

1. Art. 8 (a) Archives and Records Management/Conservation, Phase 5. \$150,000/ \$147,019
2. Art. 8 (b) Paint Mine Barn Preservation. \$34,770/\$34,454
3. Art. 8 (c) Muzzey Senior Center Upgrades. \$561,518/\$0
4. Art. 8 (d) Cary Memorial Building Upgrades. \$75,000/\$73,133
5. Art. 8 (e) Center Playfields Drainage, Phase 3. \$605,718/\$596,876
6. Art. 8 (f) Battle Green Master Plan Implementation, Phase 2. \$143,845/\$136,345
7. Art. 8 (g) LexHAB Set-Aside Funds for Housing Acquisition. \$450,000/\$0
(2014 ATM approved that the appropriation could be used for development of community housing on the Busa property (see Art. 8 (g), pg. 43)).
8. Art. 8 (h) Buckman Tavern Historic Structures Report/Needs Assessment.
\$65,000/\$65,000
9. Art. 8 (i) Historical Society - Historical Records Preservation. \$77,268/\$77,268
10. Art. 8 (j) Greeley Village Accessible Housing Project. \$810,673/\$759,729

Status Report on FY 2012 CPA Projects

Battle Green Monument Restoration (Art. 8 (e))

\$50,000 was approved by the 2011 Annual Town Meeting to address the rehabilitation and repair of existing monuments in and around the Battle Green. Monuments to be restored and repaired included the Obelisk, Minuteman Statue, Minuteman Monument and the Common flagpole. Repairs and conservation of the Minuteman Statue by Daedalus, Inc. have been completed. The other monuments are being reviewed and will go out to bid in 2024.

Battle Green Master Plan Implementation, Phase 1 (Art. 8 (f))

This project was approved for \$50,000 at the 2011 Annual Town Meeting to repair and upgrade the pathways surrounding the existing monuments on the Battle Green. An architect is currently developing plans and specifications. The project will go out to bid in 2024 (see also Battle Green Master Plan Implementation Phase 2, FY13 Art. 8 (f), pg. 46; and Phase 3, FY20 Art. 14 (d), pg. 37 and FY21 Art. 10 (c), pg. 35).

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

1. Art. 8 (a) Archives and Records Management/Conservation. \$150,000/\$150,000
2. Art. 8 (b) East Lexington Fire Station Doors Replacement. \$60,000/\$60,000
3. Art. 8 (d) LexHAB Set-Aside for Housing Acquisition. \$450,000/\$365,347 (2014 ATM approved that the remainder be used for development of community housing on the Busa property (see Art. 8 (g), pg. 43)).
4. Art. 8 (g) Center Playfields Drainage Implementation, Phase 2. \$911,863/\$911,863
5. Art. 8 (i) Vynebrooke Village Drainage Improvements, Phase 2. \$364,800/\$261,578
6. Art. 7 (a) 2012 STM Cary Library Archives Preservation. \$35,000/\$19,540

FY 2012 Projects Indefinitely Postponed, 2011 ATM

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

FY 2012 Projects Not Adopted, 2011 ATM

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

Status Report on FY 2011 CPA Projects

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

1. Art. 8 (a) Minuteman Bikeway Preservation. \$320,000/\$308,733
2. Art. 8 (b) Old Reservoir Project Stormwater Mitigation, Phase 2. \$190,047/\$168,413
3. Art. 8 (c) Center Playfields Drainage, Phase 1. \$875,173/\$872,595
4. Art. 8 (d) Greeley Village Siding Replacement. \$386,129/\$378,027
5. Art. 8 (e) Vynebrooke Village Drainage Study. \$10,000/\$9,999
6. Art. 8 (f) LexHAB Purchase of Two Properties. \$695,000/\$695,000
7. Art. 8 (g) Archives and Records Management/Records Conservation. \$150,000/\$149,862
8. Art. 8 (h) Cary Memorial Library Archives Preservation. \$100,000/\$94,950
9. Art. 8 (i) Cary Memorial Building Improvements/Upgrades Study. \$60,000/\$60,000
10. Art. 8 (j) Cary Memorial Building Signage. \$25,000/\$25,000
11. Art. 8 (k) Municipal Building Envelope. \$73,000/\$71,183
12. Art. 8 (l) Town Office Building Renovation. \$1,500,000/\$1,385,169
13. Art. 8 (m) Cary Memorial Building HVAC. \$35,000/\$33,274
14. Art. 8 (n) Police Station Ventilation. \$31,700/\$28,361
15. Art. 8 (o) Muzzey Senior Center Improvements Study. \$45,100/\$45,100
16. Art. 8 (p) White House Historic Structure Report. \$18,000/\$18,000
17. Art. 8 (q) Stone Building Exterior Stabilization. \$202,933/\$202,927
18. Art. 8 (r) Munroe Tavern Capital Improvements. \$400,000/\$400,000
19. Art. 8 (s) Comprehensive Cultural Resources Survey. \$5,300/\$5,161
20. Art. 8 (t) Battle Green Master Plan. \$25,000/\$25,000
21. Art. 9 Cotton Farm Land Acquisition. \$3,857,000/\$3,857,000

Status Report on FY 2010 CPA Projects

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

1. Art. 11 (a) Center Playfields Drainage Study. \$70,000/\$69,198
2. Art. 11 (b) Storm Water Mitigation at the Old Reservoir and Marrett Road, Phase 1. \$569,000/\$525,198
3. Art. 11 (c) Pond Drainage Improvements to Pine Meadows Golf Club. \$200,000/\$200,000
4. Art. 11 (d) Archives and Records Management Preservation. \$150,000/\$150,000
5. Art. 11 (f) Town Office Building Renovation Design. \$30,000/\$30,000
6. Art. 11 (g) Police Station Space Needs Study. \$45,000/\$39,115
7. Art. 11 (h) Stone Building Renovation. \$180,000/\$52,093
8. Art. 11 (i) Fire Headquarters Renovation and Redesign. \$29,700/\$27,261
9. Art. 11 (j) Greeley Village Roof Replacement. \$320,828/\$320,828
10. Art. 11 (k) Munroe Tavern Historic Structure Report. \$50,000/\$40,000
11. Art. 11 (l) Purchase of Three Properties by LexHAB. \$845,000/\$845,000
12. Art. 12 Purchase of the Leary Property off Vine Street. \$2,763,100/\$2,748,411
13. Art. 6 (a) STM Land Purchase off Lowell Street (the Busa Farm). \$4,197,000/\$4,194,886

FY 2010 Projects Indefinitely Postponed, 2009 ATM

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

Status Report on FY 2009 CPA Projects

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

1. Art. 9 (a) Survey and Define Affordable Housing Study - LexHAB and Lexington Housing Authority. \$25,000/\$13,204
2. Art. 9 (b) Belfry Hill Restoration Project. \$9,850/\$9,362
3. Art. 9 (c) Hancock-Clarke House Restoration. \$600,000/\$600,000
6. Art. 9 (d) Reconstruction of the Gatehouse/Pond Dredging at the Old Reservoir. \$55,000/\$21,947
7. Art. 9 (e) Window Replacement at Vynebrooke Village. \$158,686/\$155,155
8. Art. 9 (f) Archives and Records Management/Records Conservation. \$150,000/\$150,000
9. Art. 9 (g) Purchase of Three Condominium Units at Parker Manor- LexHAB. \$652,800/\$652,800.
10. Art. 9 (i) Harrington School Playground. \$75,000/\$75,000
11. Art. 9 (j) Building Upgrades to the Old Harrington School. \$330,000/\$330,000
12. Art. 9 (k) Town Office Building Complex Building Envelope. \$95,000/\$95,000
13. Art. 9 (l) East Lexington Fire Station - Storm Window and Central Air Conditioning. \$47,500/\$46,287
14. Art. 9 (m) ADA Accessible Bathrooms and Appropriate Signage at the Town Office Building. \$70,000/\$20,434
15. Art. 9 (n) Town Office Building Use Study and Renovation Design. \$80,000/\$80,000
16. Art. 9 (q) Replacement of Munroe School Fire Prevention System. \$579,550/\$344,803
17. Art. 5 2008 STM Acquisition of the Goodwin Parcels. \$181,517/\$180,343
18. Art. 6 2008 STM Harrington Preschool Playground Supplemental Appropriation. \$35,135/\$19,278

FY 2009 Projects Indefinitely Postponed, 2008 ATM

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

Status Report on FY 2008 CPA Projects

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

1. Art. 26 (a) Center Playfields Drainage Engineering Study. \$40,000/\$40,000
2. Art. 26 (b) Historic Preservation at Ye Olde Burial Ground and Munroe Cemetery. \$367,000/\$359,055
3. Art. 26 (c) Approved Fire Monitoring/Historic Houses. \$18,120/\$17,175
4. Art. 26 (d) Boiler and Oil Tank for Buckman Tavern. \$10,685/\$9,900
5. Art. 26 (e) Comprehensive Cultural Resources Survey. \$90,000/\$90,000
6. Art. 26 (f) Greeley Village Window Replacement. \$228,404/\$221,115
7. Art. 26 (g) East Lexington Branch Library (Stone Building) - Historic Structure Report. \$43,000/\$43,000
8. Art. 26 (h) Cary Hall Restoration and Rehabilitation (Assessment of Cary Hall as a Performance Center). \$147,130/\$68,257
9. Art. 26 (i) Tourism Signs. \$6,500/\$6,500
10. Art. 26 (j) Douglas House - Rehabilitation of 7 Oakland Street (Rehabilitation of the former Minuteman Press Building for affordable housing for brain-injured adults). \$300,000/\$300,000
11. Art. 26 (k) West Lexington Greenway Corridor. \$125,000/\$121,943
12. Art. 26 (l) Muzzey High Condominium Building Study. \$53,500/\$53,500

Status Report on FY 2007 CPA Projects

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

1. Art. 28 (c) Fire Station/Bedford Street Renovations. \$100,000/\$100,000
2. Art. 28 (g) Police Station - Interior Renovations. \$100,000/\$100,000
3. Art. 28 (i) Cary Memorial Building Vault Climate Control. \$60,000/\$56,437
4. Art. 4 (b) 2006 STM Hancock-Clarke House Pre-Restoration Project (Historic Structure Report, Building Usage Study, Accessibility Evaluation and Construction Specifications). \$25,000/\$25,000
5. Art. 4 (c) 2006 STM Lexington Depot – Elevator Project. \$44,000/\$44,000
6. Art. 4 (d) 2006 STM Cary Vault Shelving. \$60,000/\$60,000

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

**CPF ACCOUNT BALANCES
2024 ANNUAL TOWN MEETING**

APPROPRIATED TO DATE by category as of February 1, 2024		
CATEGORY		
	COMMUNITY HOUSING	\$14,214,427
	HISTORIC RESOURCES	\$41,197,511
	OPEN SPACE	\$20,296,116
	RECREATIONAL RESOURCES	\$25,613,239
	TOTAL	\$101,321,293
	ADMINISTRATIVE EXPENSES	\$2,400,000
	TOTAL APPROPRIATIONS TO DATE	\$103,721,293

AVAILABLE FOR APPROPRIATION AT ANNUAL TOWN MEETING March 2024		
AVAILABLE BALANCES (Projected as of 6/30/2024)		
	COMMUNITY HOUSING RESERVE	\$1,063,559
	HISTORIC RESOURCES RESERVE	\$109,263
	OPEN SPACE RESERVE	\$36,684
	UNBUDGETED RESERVE	\$0
	UNDESIGNATED FUND BALANCE	\$2,331,828
	TOTAL	\$3,541,335
ESTIMATED REVENUES FY 2025		
	PROPERTY SURCHARGE	\$6,950,000
	STATE MATCH (15% est.)	\$940,000
	INVESTMENT INCOME	\$150,000
	TOTAL¹	\$8,040,000
	OBLIGATED 2025 DEBT	(\$681,200)
	TOTAL ESTIMATED CPF FUNDS AVAILABLE FOR NEW PROJECTS IN FY25 EXCLUSIVE OF DEBT²	\$10,900,135

¹ Per the CPA, 10% of revenues will be allocated each to the Community Housing, Historic Resource, and Open Space reserves. The remaining 70% of revenue will be allocated to Unbudgeted Reserve.

² The CPC strives to maintain a balance of approximately \$2,000,000 for revenue shortfalls, supplemental funding requests, or other unanticipated funding opportunities

FY25 PROJECT COSTS AND SUMMARY			
	ANNUAL TOWN MEETING - ARTICLE 10	VOTE	AMOUNT
	HISTORIC RESOURCES		
Art. 10(a)	Cary Memorial Library Renovation	9-0	\$2,300,000
Art. 10(b)	Archives and Records Management	9-0	\$20,000
	Subtotal		\$2,320,000
	OPEN SPACE		
	Subtotal		\$0
	RECREATIONAL RESOURCES		
Art. 10(c)	Park Improvements – Athletic Fields – Bowman School	9-0	\$545,000
Art. 10(d)	Lincoln Park Fitness Stations Equipment	9-0	\$160,000
Art. 10(e)	Park Improvements – Hard Court Surfaces – Valley Rd	9-0	\$492,000
Art. 10(f)	Lincoln Park Field Improvements	7-2	\$1,145,000
	Subtotal		\$2,342,000
	COMMUNITY HOUSING		
Art. 10(g)	LexHAB Affordable Housing Support, Restoration, Preservation and Decarbonization	9-0	\$482,365
Art. 10(h)	Lexington Housing Authority Exterior Preservation	9-0	\$100,000
Art. 10(i)	Affordable Housing Trust Funding	9-0	\$3,200,000
	Subtotal		\$3,782,365
	TOTAL ATM PROJECTS ARTICLE 10 (a) – (i)		\$8,444,365
Art. 10(j)	Projected Debt Service	9-0	\$681,200
Art. 10(k)	Administrative Budget	9-0	\$150,000
	Subtotal		\$831,200
	TOTAL FY25 COSTS FOR ARTICLE 10 (a)-(k)		\$9,275,565
	FY25 TOTAL TO BE TAKEN FROM CPF CASH		\$9,275,565

SUMMARY

FINANCING SOURCES

AVAILABLE CASH BALANCES	\$3,541,335
ESTIMATED FY25 REVENUE	\$8,040,000
TOTAL AVAILABLE FOR FY25	\$11,581,335

FY25 COSTS (Annual Town Meeting)

PROJECT COSTS TO BE TAKEN FROM CPF CASH	\$8,444,365
ADMINISTRATIVE EXPENSES AND DEBT SERVICE	\$831,200
TOTAL	\$9,275,565

NET BALANCE (AVAILABLE FOR FY26)	\$2,305,770
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