



Town of Lexington

Community Preservation Committee

Report to

2019 Annual Town Meeting

Article 14: Community Preservation Committee,
Community Preservation Act Projects

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Community Preservation Committee

Annual Town Meeting 2019

Summary of Recommended Community Preservation Act Projects under Article 14 for Annual Town Meeting

FY 2020

The Community Preservation Committee (CPC) received 14 projects for review for FY20 funding, and is recommending 10 projects to the 2019 Annual Town Meeting for funding under Article 14. Under Article 14, three projects fall within the area of Historic Resources, one under Open Space, five under Recreational Resources and one under Community Housing. Of the four not recommended, one was withdrawn, one was deemed ineligible for CPA funding by Town Counsel, one was indefinitely postponed, and one was not supported by the CPC.

Described on pages 9 through 22, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all 10 received Town Counsel approval. All FY20 applications were discussed in public CPC meetings and were presented at the Town Meeting Members Association Information Session on March 13, 2019. The total cost of the 10 projects which the CPC is recommending to Annual Town Meeting is \$2,283,367. The \$2,283,367 will be funded by available balances in the Community Preservation Fund. *(Please see page 49 for details.)*

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund. There are four commitments for debt service, which include payments for the Wright Farm Acquisition, the Community Center Acquisition, Cary Memorial Building Upgrades (continuing debt service payments), and the Center Track and Field Reconstruction (initial full debt service payment). The approved Administrative Budget, permitted by the Community Preservation Act, remains constant at \$150,000. *(Please see page 25 for details.)* These Debt Service and Administrative Expenses (Administrative and Debt Service) total \$3,244,680 and are detailed on pages 23 through 25.

2018-19 was the final CPC year for Sandra Shaw, who joined the CPC in 2006 as a founding member representing the Recreation Committee. Sandy was a passionate advocate for Lexington's parks and playgrounds throughout her 12-year tenure on the Committee. The Committee is grateful for her commitment to recreation in Lexington and her advocacy on behalf of its many resources, but especially, her collegiality and good will. We will miss her.

Sandy has been ably replaced by Lisah Rhodes, and we welcome her to the CPC.

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

Lexington elected a 3% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of home value from the surcharge and grant a total exemption from the surcharge to lower income residents. In fiscal year 2019 (FY19), the annual surcharge averaged \$402.67 billed per Lexington household. Our commercial and industrial taxpayers were billed \$946,685 in FY19, representing approximately 19.02% of our billed CPA surcharges.

In its initial year, FY07, the surcharge brought in approximately \$2.5 million, which was fully matched with state funds. Since FY07, annual revenue from the local surcharge has steadily increased. Latest figures are available for FY18, for which the surcharge raised \$4,659,786. However, state matching funds, which come from a surcharge on Registry of Deeds transaction fees, have fallen since FY08. Lexington’s FY19 state match totaled \$922,256 or 19.8% of its surcharge. This included a share of a \$10 million distribution from the 2018 state budget surplus. Surplus funds are not always available, however, and the Trust Fund will likely continue to decline.

The general decrease in state matching funds is due primarily to an increased number of communities passing CPA bylaws and competing for limited funds, and stagnant recording fees collected at the state’s Registries of Deeds. The current transaction fees have not been adjusted since the CPA was signed into law in 2000.

While Lexington’s FY19 state match (not including the \$10 million surplus) is at an all-time low, CPA advocates believe this actually strengthens the argument for a permanent fix to the CPA Trust Fund. Recently reintroduced legislation entitled *An Act to Preserve Community Preservation (S.1618 and H.2463)* calls for a review of the fees collected at the Registries of Deeds (the trust fund’s primary source of funding). If passed, the increased fees would provide all current CPA communities with over a 40% first round distribution in 2020. The bill is now working its way through the legislative process, and the Governor of Massachusetts, Charlie Baker, has promised to sign it if it successfully passes both Houses.

Given the increased number of CPA communities competing for limited funds and the uncertainty of future state budget surplus transfers and pending legislation, the Town projects a conservative 11.5% state match estimate for FY20. 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
TOTAL		\$15,219,800

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By Lexington Bylaw, the CPC comprises nine members, of whom three are appointed by the Board of Selectmen as at-large members and six are appointed by the following boards and committees: Planning Board, Conservation Commission, Historical Commission, Housing Partnership, Housing Authority, and Recreation Committee. Marilyn Fenollosa, the representative from the Historical Commission, currently serves as Chair, with Richard Wolk from the Conservation Commission serving as Vice-Chair. The CPC welcomed one new member in 2018: Lisah Rhodes (Recreation Committee Appointee).

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditures of CPA funds on those projects it supports each year. Committee decisions are made within the framework of a CPC planning document, *Town of Lexington Community Preservation Plan: A Needs Assessment*, which is updated annually after the Committee receives comments at a public hearing. This document can be found on the CPC website at the reference below. The CPC works closely with the Finance Department staff and the Capital Expenditures 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 50 ongoing CPC projects, for which updates are given in this report after the FY20 Project Descriptions.

Since Lexington's adoption of the Community Preservation Act in 2006, the CPC has recommended and Town Meeting has approved a total of \$72,224,115 for 171 CPA projects (exclusive of administrative expenses). These funds have supported 87 historic preservation projects affecting 31 municipal and other public historic resources; preserved 58 acres of open space; created or preserved 46 recreational facilities; and funded or contributed to the creation of 41 units of affordable housing, and supported multiple preservation projects at Greeley and Vynebrooke Villages, which have in total 148 units. Of this total, **\$15,219,800 or 21.07% of the Town's total project costs (exclusive of administrative expenses) 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;
- Preserve the essential character of the Town as described in the Comprehensive Plan;
- Are consistent with other current planning documents that have received wide scrutiny and input and have been adopted by the Town;
- Receive endorsement by other municipal boards or departments;
- Save resources that would otherwise be threatened;
- Benefit a currently under-served population;
- Serve more than one CPA purpose (especially in linking open space, recreation and community housing);
- Demonstrate practicality and feasibility to be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds; and
- Provide long-term contributions to the Town.

Category Specific Criteria

Open space proposals that receive preference are those which:

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

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

Historical Resources proposals that receive preference are those which:

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

Community Housing proposals that receive preference are those which:

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

Recreational Resources proposals that receive preference are those which:

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

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

Community Preservation Fund Allowable Spending Purposes

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

ARTICLE 14 (a)

Project:	Conservation Land Acquisition
CPA Category:	Open Space
Amount Requested:	\$275,000
Amount Recommended:	\$275,000
CPC Vote:	(9-0)

Project Description:

This FY20 request for CPA funds is for the acquisition and preservation of environmentally sensitive lands in Lexington located on Kendall Road (Map 32, Lot 114) and Sherburne Road (Map 32, Lot 135). The Sherburne Road parcel has been on the Conservation Commission's list of highly desirable parcels since 1996 and abuts the Upper Vine Brook conservation area. The Kendall lot is a stand-alone parcel, but the Conservation Commission was offered the opportunity to acquire these properties only as a package deal for both lots. The acquisition of both parcels of land will add an additional 4+ acres to the Town's inventory of conservation land.

Project Goals and Objectives:

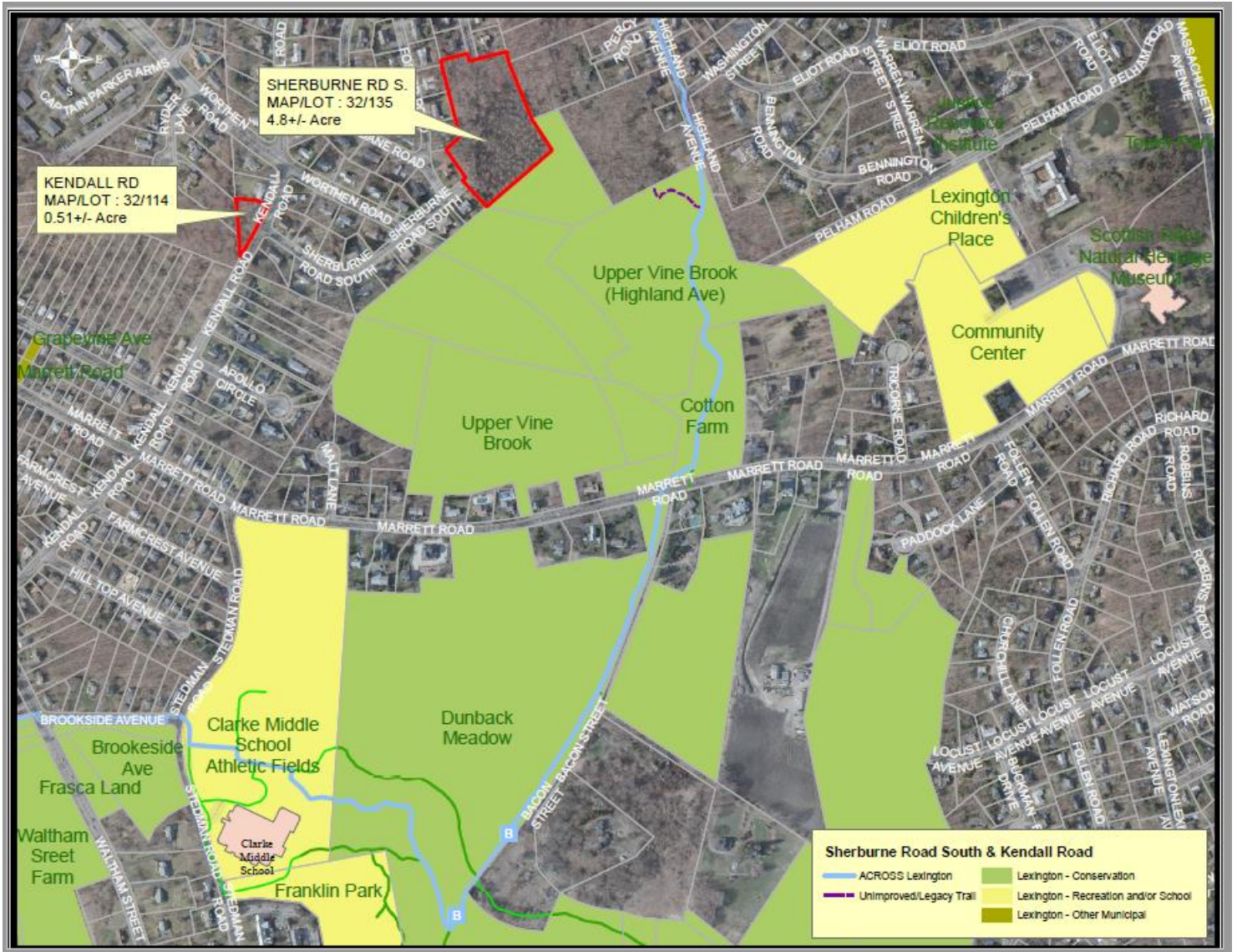
- Acquire two parcels of land;
- Add 4+ acres of land to the Town's inventory of conservation land;
- Remove marginal lots from potential development;
- Preserve and protect valuable open space; and
- Promote environmental educational opportunities.

Project Benefit:

This request will permanently preserve and protect valuable environmentally sensitive open space within Lexington. It will provide for protection of wildlife habitat, flood storage areas, wetland resource areas and environmental education opportunities. It will also remove these marginal lots from the potential development process and costly litigation for the Town when permits are denied. Further, the land on Sherburne Road has the potential to provide a key connection into Upper Vine Brook- Cotton Farm Conservation Area.

Funding Request:

The FY20 funding request is \$ 275,000.



ARTICLE 14 (b)

Project:	Willard's Woods Site Improvements
CPA Category:	Recreational Resources
Amount Requested:	\$138,273
Amount Recommended:	\$138,273
CPC Vote:	(9-0)

Project Description:

Willard's Woods is the largest and most popular conservation area in Lexington, with over 100 acres of open meadow, old-growth pine forest, wetlands, and a historic mill pond. A stone dust bike path runs across the property, connecting North Street with Brent Road and Hathaway Road. This path is part of the Across Lexington trail system, but it is not fully accessible to a mobility-impaired user and it is in need of repair. The Conservation Commission proposes to upgrade and improve this path and to use it as the basis of exploring and creating an expanded trail system that meets the requirements of the Americans with Disabilities Act and the principles of universal design, in order to open some of the experience of Willard's Woods to visitors with a wider range of abilities. The project will also include upgraded and accessible parking and universally designed navigation and interpretive signage, benches and picnic areas that are usable by all visitors, including those with mobility, vision, or other functional limitations.

The project will be completed in two stages. This FY20 funding is for the first stage. It will be used (1) to hire an established natural resources management firm to produce a comprehensive land management plan, which will identify areas of special significance in Willards Woods and develop a plan for long-term maintenance of the property; and (2) to enable design, surveying, engineering, construction planning and permitting for the proposed universally designed enhancements, which will be located, to the extent possible, to take advantage of features identified in the land management plan. The second stage of the project, anticipated for FY21, will be construction of the trail, parking improvements and other elements of the plans developed in stage one.

Project Goals and Objectives:

- Provide funds to complete a comprehensive land management and site plan completed by an established natural resource management firm; and
- Address accessibility issues on the property, the trail, and surrounding site.

Project Benefit:

Willard's Woods provides an important natural oasis for many hikers, dog walkers, cyclists, and nature enthusiasts. The land management and site plan would assist the Conservation Commission with long-term planning and implementation of site improvements in a historically and ecologically sensitive manner. The property supports place-based educational programming for the Diamond Middle School and hosts a half-mile segment of the ACROSS Route A Town-wide trail system.

Funding Request:

\$138,273 is requested for the comprehensive land management and site plan in FY20. A subsequent request for construction funding is anticipated in FY21, preliminarily estimated at approximately \$597,000.

ARTICLE 14 (c)

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

Project Description:

This FY20 request for CPA funds is for the conservation and preservation of historic municipal documents and records. The current request will fund the conservation and preservation of older documents and make them available in the Town's digital archives. Documents to be conserved under this funding request include School Committee Minutes, Board of Registrars Minutes and Records of the Overseers of the Poor, all from the years 1850-1910. In addition, selected financial records of the Selectmen and Assessor's Department during this time period will be included as funding allows.

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 Benefit:

Significant progress has been made in preserving Lexington's historic documents, but there is still a continuing need to preserve records from the 1800s and early 1900s 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:

The FY20 request is \$20,000.

ARTICLE 14 (d)

Project:	Battle Green Master Plan- Phase 3
CPA Category:	Historic Resources
Amount Requested:	\$570,438
Amount Recommended:	\$253,394
CPC Vote:	(9-0)

Project Description:

The Battle Green Master Plan was first presented to the Board of Selectmen in March 2010. The Master Plan Implementation is broken out into three phases. Phase 1 was approved at the 2011 Annual Town Meeting to repair and upgrade the pathways surrounding the existing monuments on the Battle Green. 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 rehabilitation of the granite steps leading to the Obelisk, and the fence at Ye Olde Burying Ground. Phases 1 and 2 have been funded, with work scheduled for fall 2018 and spring 2019. Funding for Phase 3 construction will be used to address site amenities and historical landscaping. This project request was originally in the amount of \$570,438, but due to CPA funding constraints in FY20, the funds requested were reduced to the lower amount, with some of the site improvements deferred to a subsequent fiscal year.

Project Goals and Objectives:

- Provide a safe, accessible, and well maintained outdoor area for community use;
- Restore the Hayes Fountain back to working order;
- Work with the Lexington Field and Garden Club to rework the historical landscaping; and
- Complete the Battle Green renovations before the 250th anniversary of the Battle of Lexington and Concord.

Project Benefit:

There is a community consensus that there needs to be design consistency in the Battle Green area because of the prominence of the site and its national and local historic importance. The elements that exist in the Battle Green need to be maintained, updated and restored in order to keep them viable for current and future generations of residents and tourists. This project reflects the goals, and incorporates the recommendations, of the 2010 Master Plan.

Funding Request:

\$253,394 is requested for FY20 funding. A subsequent request is expected in FY21 for \$317,044.

ARTICLE 14 (e)

Project:	9 Oakland Street- Renovation and Adaptive Re-Use Supplemental Funds
CPA Category:	Historic Resources
Amount Requested:	\$70,000
Amount Recommended:	\$70,000
CPC Vote:	(9-0)

Project Description:

Supportive Living Inc. (SLI), a non-profit organization, provides appropriate, affordable and supportive housing for survivors of brain injury. In 2007, Town Meeting approved \$300,000 of a total project cost of \$6.2 million to help fund the renovation of 7 Oakland Street into 15 units of affordable housing for survivors of brain injury. In 2009, the Town was awarded the Robert Kuehn Community Preservation Award for this adaptive re-use of 7 Oakland Street, now referred to as the “Douglas House”.

The Douglas House site also includes the small building located at 9 Oakland Street. In 2018, Town Meeting approved \$200,000 of a total project cost of \$425,000 to help fund the renovation of 9 Oakland Street to provide an additional common area for residents, for additional meeting and office space for staff from Douglas House, and for the SLI Wellness Center. This FY20 request seeks supplemental funds necessary to complete the renovation of the building. Due to unanticipated engineering requirements that the facility be made structurally safer, the revised structure plan, updated architect plans, and revised construction plan and contract will require an additional \$84,905 to complete.

The entire property, 7-9 Oakland Street, is located within the Battle Green Historic District and is listed on the National Register of Historic Places. Built in 1882 (main facility) and c. 1900 (9 Oakland St.- foreman’s house) for the M.H Merriam Company, a manufacturer of bindings and trimmings for the shoe industry, the complex was later home to the *Lexington Press*, and was one of the earliest industrial facilities in Lexington.

Project Goals and Objectives:

- Promote the adaptive re-use of an historically significant structure;
- Provide additional common area for residents;
- Provide additional space for the SLI’s brain injury health and wellness program; and
- Provide additional meeting and office space for SLI staff.

Project Benefit:

The adaptive re-use of 9 Oakland Street will help preserve a piece of Lexington’s manufacturing history and the new common area will enhance opportunities for community inclusion of Douglas House residents.

Funding Request:

The supplemental project cost is \$84,905, of which \$70,000 is requested from CPA funds. The remaining amount will be obtained through foundation grants, private donations and contributions from SLI's Board of Directors.

ARTICLE 14 (f)

Project:

**Inter Municipal Agreement with Minuteman
Regional Vocational Technical School District**

To Be Indefinitely Postponed

ARTICLE 14 (g)

Project:	Old Reservoir Bathhouse Renovation
CPA Category:	Recreational Resources
Amount Requested:	\$620,000
Amount Recommended:	\$620,000
CPC Vote:	(9-0)

Project Description:

The Old Reservoir Bathhouse was built in 1975 and is in need of a complete renovation. The Old Reservoir is a heavily used recreation facility: attendance at the Old Reservoir averages between 8,000-10,000 people each summer. While the facility continues to operate safely, the Bathhouse was last renovated in 2000. This is the second phase of a two-phase approach; the feasibility study, design and engineering costs associated with the renovation phase were appropriated at the 2018 Annual Town Meeting. Based on the findings of the feasibility study and due to cost implications, the decision has been made to renovate the existing building rather than demolish and construct a brand new bathhouse. The project will include repairs to the plumbing system and installation of all new fixtures (showers, toilets, sinks, and drinking fountain), installation of new aerators, replacement of the existing roof, reconfiguration of the main entrance, addition of small program space, and the installation of a new shade structure. Additionally, based on the findings in the ADA Compliance Study completed in 2017, the Bathhouse is not ADA-compliant in its current condition. This project will address the accessibility issues in the Bathhouse, as well as the walkway and surrounding site, so that the Old Reservoir is a facility that is welcoming to people of all ages and abilities.

Project Goals and Objectives:

- Renovate the existing building to comply with ADA standards;
- Repair the plumbing system and install new fixtures;
- Reconfigure the main entrance;
- Replace walkway to comply with ADA standards; and
- Provide a safer and more attractive environment for patrons.

Project Benefit:

As existing fixtures in the Bathhouse continue to age and deteriorate, more frequent repairs and maintenance will be needed to ensure that the building remains safe for all users. A total renovation will prevent such costly repairs and maintenance. The renovation will ensure the safety and well-being of patrons and staff.

Funding Request:

\$620,000 is requested for FY20.

ARTICLE 14 (h)

Project:	Park Improvements- Hard Court Resurfacing
CPA Category:	Recreational Resources
Amount Requested:	\$70,000
Amount Recommended:	\$70,000
CPC Vote:	(9-0)

Project Description:

This FY20 request will fund the resurfacing, painting and striping of the hard court surfaces located at Adams Park, behind the Waldorf School. The hard court surfaces include the Adams Tennis Courts and the Adams Basketball Courts; the project also includes the installation of a permanent bike rack at the park. The courts were last resurfaced in 2004 (tennis and basketball). This is the latest project in the Recreation Committee's hard court resurfacing program, which includes resurfacing, painting and striping the hard court surfaces (basketball courts, tennis courts, track) and installing new posts, backboards, nets and rims at different recreational facilities throughout the Town.

Project Goals and Objectives:

- Implement the above-mentioned upgrades in order to ensure the successful recreational operation of Adams Park;
- Install a new permanent bike rack at Adams Park;
- Maintain the Town's Recreation infrastructure; and
- Prevent further deterioration of athletic facilities.

Project Benefit:

The improvements proposed in this project will enhance the area's safety and usability while creating a more welcoming atmosphere. Timely renovations are critical to providing safe and playable fields for all user groups.

Funding Request:

\$70,000 is requested for FY20. Subsequent FY21-FY23 requests are anticipated for similar upgrades to the Valley Tennis Courts, Center Basketball Courts, and Gallagher Tennis Courts.

ARTICLE 14 (i)

Project:	Park Improvements- Athletic Fields
CPA Category:	Recreational Resources
Amount Requested:	\$435,000
Amount Recommended:	\$435,000
CPC Vote:	(9-0)

Project Description:

This FY20 request will fund the Diamond Middle School Field renovation, including drainage, laser grading, and new irrigation controls. An ADA Compliance Study, completed in 2017, identified that there is no accessible route between the ball fields and their respective team areas. An accessible route will be installed along the fence on the west side of the site that connects the ball fields to each other and the parking lot. An accessible walk will be installed leading from the parking lot and field area to the portable bathroom facility. This project is part of an ongoing multi-year capital program to address safety and playability concerns and to provide adequate and safe field conditions for neighborhood families, recreation, and school programs at playgrounds and parks throughout the Town. Renovations include the installation of natural turf, drainage and new irrigation systems, and site amenities such as benches and backstops.

Project Goals and Objectives:

- Install an accessible route along the fence on the west side of the Diamond Middle School site that connects the ball fields to each other and the parking lot;
- Install an accessible walk leading from the parking lot and fields to the portable bathroom facility;
- Renovate the fields to a condition where it will be safe, playable, and more easily maintained; and
- Update the fields to comply with ADA standards.

Project Benefit:

The improvements proposed as part of this project will enhance the area's safety and accessibility. The field renovation will allow for continued high use for a wide range of users, including residents and non-residents as well as the Lexington Public Schools.

Funding Request:

\$435,000 is requested for FY20. Subsequent FY21-FY24 requests are anticipated for similar upgrades to the athletic fields at the Harrington School Field, Muzzey Field, Fiske School Field and Bridge School Field.

ARTICLE 14 (j)

Project:	Playground Replacement Program – Bridge School
CPA Category:	Recreational Resources
Amount Requested:	\$302,000
Amount Recommended:	\$302,000
CPC Vote:	(9-0)

Project Description:

This FY20 request will fund the update and replacement of playground equipment and surfacing behind the Bridge Elementary School and playfields. The proposed improvements will renovate and rehabilitate existing safety surfacing and equipment so that the site will be in compliance with the Consumer Product Safety Commission (CPSC), the American Society for Testing and Materials (ASTM) and the American with Disabilities Act (ADA). This project is the second part of a two-year, two-school program to update existing school playground facilities. Part 1, the similar updating of the playground at the Bowman Elementary School, was funded with FY19 CPA funds and is now completed.

Project Goals and Objectives:

- Replace current playground structures and grounds with a new, up-to-date system; and
- Comply with CPSC, ASTM and ADA standards.

Project Benefit:

As existing equipment continues to age and deteriorate, more frequent repairs, maintenance and equipment removal will be needed to ensure that the structures remain safe for all users. A total replacement will prevent such costly repairs and maintenance.

Funding Request:

\$302,000 is requested for FY20.

ARTICLE 14 (k)

Project:	LexHAB: Preservation, Rehabilitation & Restoration of Affordable Housing
CPA Category:	Community Housing
Amount Requested:	\$99,700
Amount Recommended:	\$99,700
CPC Vote:	(9-0)

Project Description:

This FY20 request seeks funding for projects at 11 LexHAB units. There will be four preservation projects, akin to such projects previously supported by CPA funds at the Lexington Housing Authority's Greeley and Vynebrooke Villages. There will be seven rehabilitation projects at units which were secured with CPA funds. The scope of the work varies by property, and includes kitchen and bath renovations as well as roof replacements. Work is anticipated to start on July 1, 2019.

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 Benefit:

The funds will allow for much-needed capital repairs on the 11 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:

\$99,700 is requested for FY20.

ARTICLE 14 (I)

Project:	Debt Service
CPA Category:	Open Space, Historic Resources, Recreational Resources
Amount Requested:	\$3,094,680
Amount Recommended:	\$3,094,680
CPC Vote:	(9-0)

FY20 debt service obligations are shown as an aggregate. They consist of four components totaling \$3,094,680 and are described below:

1) Wright Farm: \$365,800:

Under Article 9 of the 2012 Annual Town Meeting, voters approved the \$3,072,000 acquisition of a substantial portion of the Wright Farm property. Of this appropriation, the Town was authorized to borrow \$2,950,000. In February 2013, the Town sold a \$2.95 million bond anticipation note (BAN) that came due in February 2014. The interest payment on the BAN was \$36,875. The BAN was refinanced in February 2014 through the issuance of \$2.95 million bond for a ten-year term. The first debt service payments of principal and interest on the bond were made in FY15. Debt service on the bond for FY20 is \$365,800, representing \$295,000 of principal and \$70,800 of interest.

2) Community Center Acquisition: \$917,100:

At the Special Town Meeting in March 2013, voters approved an appropriation of \$10,950,000 to fund the acquisition of a portion of the Scottish Rite Property at 39 Marrett Road, to become the Lexington Community Center. The CPA portion of this purchase was \$7,390,000. In November 2013, the Town sold a \$7.39 million bond anticipation note that came due in February 2014. The interest payment on the BAN was \$9,237. In February 2014, a \$7.39 million bond was issued for a ten-year term to retire the BAN. The first debt service payments of principal and interest on the bond were made in FY15. Debt service on the bond for FY20 is \$917,100, of which \$740,000 represents principal and \$177,100 represents interest.

3) Cary Memorial Building Upgrade: \$812,200

Under Article 2 of the Special Town Meeting in March 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 in the amount of \$3,286,000 was issued in June 2014; the note came due in February 2015, at which time a bond of \$6,569,000 was issued, comprised of two components--the conversion of \$2,286,000 of the June 2014 note to long-term debt and new financing of the project in the amount of \$4,283,000. In February 2015, the residual portion of 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. FY20 debt service is \$812,200, of which \$655,000 represents principal and \$157,200 represents interest.

4) Center Track Project: \$999,580:

At the Annual Town Meeting in March 2018, voters approved an appropriation of \$3,340,000 to fund the cost of the Center Track and Field Reconstruction. Under Article 10 the CPA portion of this purchase was \$2,289,000, to be financed through the issuance of CPA debt, with the remainder being financed from the General Fund. It is anticipated that the CPA portion of this project will be financed with short-term Bond Anticipation Notes (BANs) that will be paid-down over a period of three years. The first BAN will be issued in June of 2019 for \$2,289,000 and will come due in February of 2020. The Town will owe interest of \$56,580 and will pay down \$943,000, for a total debt service payment of \$999,580 in FY2020. It is also anticipated that the remaining principal amount of \$1,346,000 will be refinanced and paid-down in even increments over the next two fiscal years.

Projected CPA debt service totals through FY2026 for existing obligations are listed below.

	Community Preservation Fund Debt Service Projections						
	FY2020 Projected	FY2021 Projected	FY2022 Projected	FY2023 Projected	FY2024 Projected	FY2025 Projected	FY2026 Projected
Wright Farm - from Open Space	\$ 365,800	\$ 351,050	\$ 339,250	\$ 324,500	\$ 309,750	\$ -	\$ -
Marrett Rd. Purchase - from Historic Resources & Unbudgeted Reserves	\$ 917,100	\$ 880,100	\$ 850,500	\$ 808,500	\$ 771,750	\$ -	\$ -
Cary Memorial Building Construction - from Unbudgeted Reserves	\$ 812,200	\$ 786,000	\$ 759,800	\$ 733,600	\$ 707,400	\$681,200	\$ -
Center Track and Field Reconstruction - from Unbudgeted Reserves	\$ 999,580	\$ 999,580	\$ 971,290	\$ -	\$ -	\$ -	\$ -
Total CPA Debt Service	\$3,094,680	\$3,016,730	\$2,920,840	\$1,866,600	\$1,788,900	\$681,200	\$ -

ARTICLE 14 (m)

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

Project Description:

The Community Preservation Act permits up to 5% of annual CPA funds to be spent on the operating and administrative costs of the Community Preservation Committee. The Committee is allowed to use this money to pay for staff salaries, mailings, public notices, overhead, legal fees, membership dues and other miscellaneous expenses related to CPA projects. Five percent of anticipated FY20 revenue from the surcharge and the state supplemental match is \$292,850; however, the CPC only requests \$150,000. This money will be used to fund the Committee's part-time administrative assistant, member dues to the non-profit Community Preservation Coalition, administrative expenses, legal and miscellaneous expenses and land planning, appraisals and legal fees for open space proposed to be acquired using CPA funds.

The CPC's administrative assistant tracks and monitors all Town Meeting-approved CPA projects, monitors draw-downs and financial transactions in conjunction with the Finance Department, drafts and reviews grant agreements, drafts and updates CPA reports and correspondence, completes state-mandated reporting, oversees the annual CPA project application process, posts meetings and schedules public hearings, takes minutes of all CPC public meetings and hearings, works with numerous 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. The three-day a week, FY19 cost for the administrative position totals approximately \$24,750 including health and dental benefits carried by the Town.

Membership dues of \$7,900 (unchanged since FY15) are paid to the Community Preservation Coalition (www.communitypreservation.org). A non-profit statewide organization, 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 continues to be a strong advocate for a long-term funding solution for 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 Board of Selectmen or Conservation Department to complete, in a timely manner, the due diligence required to prepare for a potential CPA land acquisition.

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

Funding Request: The FY20 request for the CPA administrative budget is \$150,000.

Status Report on FY 2019 CPA Projects

Community Center Sidewalk (Art. 10 (b))

\$365,000 was approved by the 2018 Annual Town Meeting to install a new 435' cement concrete sidewalk to connect the existing sidewalk along the Community Center driveway. The project would also include the installation of pedestrian-level solar LED lights and two handicapped-accessible ramps at the entrance on Marrett Road. Construction is anticipated to commence in the summer of 2019.

Archives & Records Management/ Records Conservation & Preservation (Art. 10 (c))

The 2018 Annual Town Meeting appropriated \$20,000 in CPA funds for the conservation and preservation of historic municipal documents and records. The current request would fund the conservation and preservation of older documents and make them available on the Town's digital archives. Documents to be conserved include the remaining Old Town Papers, dating from 1722 to 1923. The project is ongoing.

9 Oakland Street- Renovation and Adaptive Re-Use (Art. 10 (d))

2018 Annual Town Meeting approved an appropriation of \$200,000 to Supportive Living Inc. (SLI) for renovations to 9 Oakland Street, part of the Douglas House complex. The renovations would include an additional common area for resident use and wellness programs on the first floor and additional meeting and office space for SLI staff on the top floor. Construction was delayed due to a design change for structural work. (Supplemental CPA funding of \$70,000 is being requested at the 2019 Annual Town Meeting (see Art. 14 (e), pg. 15) to pay for this revised scope of work.) In addition, three large trees on the property needed to be removed which caused an additional delay. Actual work on the building did not start until December 2018. Further renovations are now on hold because a high-pressure gas line still needs to be removed from the building. The work was delayed by the lockout of National Grid. Assuming work can resume in March of 2019, the project will be complete by the end of June 2019.

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

\$40,000 was approved by the 2018 Annual Town Meeting for updates and improvements to the existing irrigation systems on the Town's public grounds. The updates to the system would allow irrigation to be targeted on turf areas while conserving water. The targeted areas are the Battle Green, Hastings Park, Emery Park, Cary Memorial Building, and the Town Office building. The project is expected to go out to bid in late January 2019. Work is anticipated to commence in early spring 2019 and is scheduled for completion in late summer 2019.

Athletic Facility Lighting (Art. 10 (g))

\$975,000 was approved by the 2018 Annual Town Meeting to replace the existing lighting system and structures at the Center Recreation Complex #1 Baseball Field, #2 Softball Field and the Basketball Courts with more cost efficient fixtures and illuminants. The existing lighting

system and structures at the Gallagher Tennis Courts, Center Basketball Courts, and the Irving H. Mabee Pool Complex were also to be replaced. The lighting replacement at the Center #1 baseball field and Center #2 softball field is currently ongoing and the anticipated completion date is tentatively scheduled for April 1, 2019. The lighting upgrades at the Gallagher Tennis Courts, Center Basketball Courts, and Irving H. Mabee Town Pool Complex will not be completed within this project, however, due to the high bids that were received and budgetary constraints. A portion of the tennis court construction will be able to be completed, including the underground conduit for future installation of poles and fixtures. The improvements that could not be included with this project will be incorporated in future capital improvement projects.

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

The 2018 Annual Town Meeting approved \$3,340,000 for renovations to the Center Track and Field. Of this \$3,340,000, \$2,829,000 was CPA-eligible. The FY19 funding request was for the complete reconstruction of the track and the addition of two lanes, as well as a complete renovation of the athletic field, the installation of a new lighting system and the replacement of existing bleachers and fencing. The planning and design for this project is nearing completion. A series of four public meetings was held in the fall and winter of 2018/2019 to receive input and feedback and answer questions from stakeholders and community members. The project is scheduled to go out to bid in February 2019 and the anticipated start date is approximately June 3, 2019. Construction will take place throughout the summer of 2019; completion is dependent on the playing surface that is ultimately chosen.

Old Reservoir Bathhouse Design (Art. 10 (i))

\$75,000 was approved by the 2018 Annual Town Meeting for a feasibility study for renovations to the Old Reservoir Bathhouse. The feasibility study was intended to provide a detailed list of recommended upgrades and repairs. The feasibility study was completed in the fall of 2018. Based on the findings of the study and due to cost considerations, the decision has been made to renovate the existing building rather than demolishing and building a new bathhouse. Design development is ongoing and the project will move into the construction phase this summer, pending CPA funding approval at 2019 Annual Town Meeting. (See Art. 14 (g), pg.18).

Lowell Street/ Farmview Affordable Housing Supplemental Funds (Art. 10 (j))

This \$1,400,000 2018 Annual Town Meeting appropriation supplemented the 2014 Annual Town Meeting appropriation of \$1,284,653 for the development of community housing on the former Busa Farm site off Lowell Street. With this funding, LexHAB would construct two free-standing structures, each containing three units of affordable housing. Each building would have a basement-level unit (1 bedroom), a ground floor unit (2 bedrooms) and a top unit (2 bedrooms). Both ground floor units would be fully handicapped-accessible. (See Art. 8 (g), pg.38).

Several factors necessitated this supplemental request. The results of engineering and architectural work revealed that the initial construction cost estimate, the basis for the 2014 request, was too low. Also, the current plan includes providing full handicapped-accessibility to the ground floor units instead of just partial accessibility and purchasing solar panels for the two

buildings instead of leasing them. Most importantly, in 2017 the Town, relying on the advice of Town Counsel, informed LexHAB that it must adhere to Massachusetts public bidding requirements, including adhering to prevailing wage standards. The prevailing wage element has increased the cost of construction by approximately 30 percent. LexHAB recently completed work on a triplex on Fairview Avenue prior to implementation of the public bidding and prevailing wage requirements; its cost was \$875,000. The Lowell Street project is for two such structures on a more challenging site. Construction costs have been increasing, currently at a rate of four percent per year (as stated by the Town Engineer at the March 19, 2018 Board of Selectmen meeting). The recently completed bidding process yielded only one bid, and the bid came in over budget. The project will go out to re-bid in spring 2019.

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

1. Art. 10 (f) Playground Replacement Program- Bowman School. \$302,000/ 297,066

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. Work at Wright Farm is to commence in the winter of 2019 and has been delayed from 2018 due to weather and contractor equipment issues; portions of the meadow to be restored are very wet and thus there is a narrow window each season in which to complete the work. Work at Willard's Woods has been postponed pending completion of a comprehensive land management and site design process to be completed ahead of any meadow preservation work. CPA funding for this process is being requested for FY20 under Art. 14 (b), pg.11.

Cotton Farm Conservation Area Improvements (Art. 10 (f))

2017 Annual Town Meeting approved an appropriation of \$301,300 to fund the design and construction work needed to address several long-term goals at the Cotton Farm, a Town-owned property. The project would include removal and naturalization of a major portion of the existing driveway and parking area, relocation and construction of a new expanded parking area and installation of an ADA accessible trail and pond viewing platform. To date, the survey and wetland delineation work is complete. The RFP for design work was issued in the winter of 2018. This project is currently on schedule. Design and permitting is expected to be completed in late February 2019 with final construction documents available for a spring 2019 bid process and construction commencing in late spring 2019.

Wright Farm Supplemental Funds (Art. 10 (g))

This \$87,701 appropriation supplemented the legal work, site assessment work and land management originally associated with the 2015 purchase of the second parcel of the Wright Farm property. The contaminated soil discovered during an environmental site assessment was transported from the site in 2017. Remaining funds will cover legal costs, assist with the preparation and filing of the affordable housing deed restriction and fund the monitoring of the restriction by the grantee and allow the Conservation Commission to prepare the conservation deed restriction. Once anticipated transfers to LexHAB are executed the remaining legal work and required deed restriction and Conservation Restriction will be completed. (See Art. 9, pg.34).

Munroe School Window Restoration (Art. 10 (i))

\$675,000 of FY18 CPA funds were requested for the restoration of the existing windows at the former Munroe School Building, based on a study funded with previously appropriated CPA funds (see Art. 8 (b), pg.33). The scope of the planned restoration necessitated partial accessibility upgrades to the building, including building access from the rear entrance and

renovations to an existing bathroom to make it handicapped-accessible. To date, bids and re-bids received have been over budget. The Department of Public Facilities has currently put the project on hold pending receipt of grant money which will allow both the window and accessibility aspects of the project to move forward, as planned.

Park Improvements-Athletic Fields (Art. 10 (l))

This appropriation of \$125,000 funded improvements to the current irrigation systems at the Town’s athletic fields. The system was upgraded to a web-based system focused on efficiency and water conservation, allowing irrigation to be targeted on playing areas. The funding request covered the cost of implementing the technology at 14 athletic fields and included the purchase and installation of valves, plumbing, controllers and all installation costs at each site. The project will be completed in the spring of 2019.

Town Pool Renovation (Art. 10 (m))

This FY18 appropriation of \$2,154,350 was approved for the construction phase of the Town Pool Renovation project, including the replacement of the existing filtration systems and the implementation of numerous facility upgrades. The majority of the construction was completed in 2018 with only minor punch list items left to be completed in the spring of 2019.

Park and Playground Improvements (Art. 10 (n))

This FY18 appropriation of \$60,000 funded the replacement and update of the swing sets at Bow Street Park, Franklin Park and Munroe Park. Funding was also approved for the installation of bike racks at all three locations. During the removal of the existing swing sets, it was determined that a new swing set could not be installed at Bow Street due to safety concerns at the site. The swing set that was scheduled to be installed at Bow Street was installed at the Center Recreation Complex next to the Center Playground. Due to the bids coming in higher than projected, bike racks were not installed as a part of this project. This project was completed in the spring of 2018.

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

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) STM Busa Farm- Affordable Housing.
5. Art. 12 (b) STM Property Purchase- Adams Street Lot at Chiesa Farm.

Status Report on FY 2017 CPA Projects

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

CPA funds were appropriated by the 2016 Annual Town Meeting for construction of a park within Tower Park, commemorating Lexington's sister city, Antony, France. \$60,000 in CPA funds were approved to supplement existing private donations received by the Tourism Committee to complete the project. The proposed design would rehabilitate a section of Tower Park to include a space reflective of French gardens and species and will include a sitting wall, pathways, landscaping and a memorial linking the two cities. The sitting wall, water line, stone steps and large shade tree have been installed. Work will begin again in spring 2019 with an anticipated completion date in the fall of 2019.

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 will be used to install larger signs and informational kiosks at key points along the trail in the near future.

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

This FY17 request provided partial funding for Phase III of the Town Pool Renovation project. \$166,000 was approved to fund the design and engineering costs for replacement of the existing filtration system and additional work required to ensure the successful operation of the pool complex. The design and engineering work associated with the Town Pool Renovation project will be completed in May 2019. (See Art. 10 (m), pg.30).

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

\$30,000 was approved by the 2016 Annual Town Meeting for construction of a pocket park within Lincoln Park, creating a greenway corridor that would connect the lower park to the upper park. Design plans call for the installation of granite benches and fixtures. This is a public/private partnership between the Town and the Lincoln Park Sub-Committee. Excavation is anticipated to commence in the winter/spring of 2019, depending on the weather.

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

Funds were approved for renovations to the Adams Park multipurpose athletic field located behind the Waldorf School. The athletic field is used by Lexington youth organizations on weekends and evenings and by the Waldorf School during the day. Renovations would include laser grading the athletic field, grading for proper drainage and adding permanent park benches. The renovation of the Adams Park multi-purpose field was completed in

summer 2017. The accessible path portion of the project was completed in the summer of 2018 and the park benches are tentatively scheduled to be installed in the spring of 2019.

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

The FY17 appropriation for the Grain Mill Alley project funded the development of the ‘bookends’ of the alley that runs between Mass Ave and the Minuteman Bikeway. Improvements to the Mass Ave end of the alley will include brick paving, plantings and fixed seating. An alternative transportation node is envisioned for the space adjacent to the bikeway which will include the installation of bike racks, fixed seating, a bike repair station, plantings and a raised pedestrian crossing to improve safety. The Historical Society owns a parcel of land that is needed to implement the alternative transportation node, as designed. A surveyor conducted the necessary field work in the spring of 2018. In December 2018, the Town Manager held a meeting with members of the Historical Society to discuss a small irregularly shaped parcel that intersects with the bike node design. The Town and the Historical Society are currently in negotiations over the best way to proceed.

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 (k) Park Improvements- Hard Court Resurfacing. \$61,000/ \$59,959
7. Art. 8 (n) Park and Playground Improvements. \$75,000/ \$57,559

FY 2017 Projects Indefinitely Postponed, 2016 ATM

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

Status Report on FY 2016 CPA Projects

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

The 2015 Annual Town Meeting approved \$140,000 in CPA funds for the next phase of an ongoing program to improve the Battle Green Streetscape. The 2014 Annual Town Meeting approved \$63,000 in CPA funds to hire an architect/engineering firm to take concept plans to the 25% design stage and develop cost estimates for the recommended improvements. That phase of the project has progressed to nearly 25% but it is currently on hold while the Center Streetscape project is being finalized. If needed, additional design funding will be requested for 2020 Town Meeting. A subsequent request for construction funding is anticipated for FY22.

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

\$50,000 was approved by the 2015 Annual Town Meeting for additional design funds for the Community Center Sidewalk project. Two sidewalk concepts were previously developed by the Town with CPA funds appropriated by the November 2013 Special Town Meeting but neither design was approved by the proprietors of the adjacent Scottish Rite property. The FY16 request provided funds for an outside firm to develop appropriate design alternatives. The Town continues to work with the proprietors of the Scottish Rite land and the design is near completion. Funding for construction was requested and approved at the 2018 Annual Town Meeting. (See Art. 10 (b), pg.26).

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

\$18,000 was approved by the 2015 Annual Town Meeting for continuing design for improvements to Grain Mill Alley. \$21,500 was initially approved by the 2013 Annual Town Meeting for the design project but it was determined that this additional appropriation was needed to continue the process of designing a safe, welcoming, aesthetically appropriate and cost-effective public space. \$214,114 was requested in FY17 to fund the design and construction of one third of the initial project- the creation of an alternative transportation node in the space adjacent to the Minuteman Bikeway. A balance of \$5,000 from this FY16 appropriation remains unspent and will be used to supplement the FY17 request. (See Art. 8 (o), pg.33).

Property Purchase- 241 Grove Street (Art. 9)

At the 2012 Annual Town Meeting, voters approved the purchase of 12.6 acres of the Wright Farm, a significant portion of the 13.6 acre parcel of land located on Grove Street. The 2015 Annual Town Meeting approved the purchase of the remaining Wright Farm parcel (approximately one acre) with \$618,000 in CPA funds which included an existing farmhouse and barn. LexHAB subsequently determined that the farmhouse was suitable for affordable housing purposes and requested \$200,000 in CPA funds under Article 5 at the November 2015 Special Town Meeting # 2 for renovations to the farmhouse (see below-Property Improvements-241 Grove Street, Art. 5). The acquisition of the remaining property will allow the Conservation Commission to incorporate the barn, driveway and parking area into the existing conservation parcel and adjacent open spaces. Debt service payments are ongoing.

The Town closed on the property on February 11, 2016. A purchase and sale agreement was drafted in order to transfer a portion of the parcel to LexHAB while the remaining portion will be transferred to the Conservation Commission for incorporation into the 13.6 acre conservation land 2012 purchase. The transfers are expected to be executed in 2019 pending completion of the Zoning Chapter 40B Local Initiative Planning Process (LIPP) and the final recording of the Approval Not Required Plan dividing the lot into two lots and execution of the two deeds to transfer the applicable portions of the lots to LexHAB and the Conservation Commission. Once the transfers are executed, the remaining legal work and required deed restriction and Conservation Restriction will be completed.

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

The November 2015 Special Town Meeting authorized \$200,000 in CPA funds to be used by LexHAB for renovations necessary to convert the farmhouse on the Wright Farm property into affordable housing. The Town completed the purchase of the property on February 11, 2016. LexHAB has initiated procurement of a general contractor for the necessary renovations to the house on this property. It will submit a Comprehensive Permit application to the state and the Zoning Board of Appeals in order to create the unit of affordable housing, as approved by Town Meeting in Article 9. Construction is currently under contract and is in progress. Demolition of the interior is ongoing and students from Minuteman Technical High School will commence carpentry, electrical, and plumbing work when demolition is complete.

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

\$8,241,350 in CPA funds for renovations to the Cary Memorial Building was approved by the 2014 March Special Town Meeting. At the time of the 2014 STM request, the sidewalk accessibility design had not been decided. This request for \$194,200 was approved by the 2015 March Special Town Meeting #2 for the construction of safe, accessible and aesthetically appropriate sidewalks in front of the Cary Memorial Building. This project is currently on hold, pending completion of the Center Streetscape design.

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 (h) Community Center Preservation Restriction Endowment. \$25,000/ \$0 (Agreement has been recorded at Registry of Deeds. Enforcement funds remain available).
6. Art. 8 (i) Park and Playground Improvements. \$68,000/ \$68,000
7. Art. 8 (j) Park Improvements- Athletic Fields. \$85,000/ \$81,141
8. Art. 8 (k) Park and Playgrounds ADA Accessibility Study. \$78,000/ \$76,621

9. Art. 8 (l) Park Improvements- Hard Court Resurfacing. \$55,000/ \$54,937
10. Art. 8 (m) Lincoln Park Field Improvements- Phase 3. \$220,000/ \$219,968
11. Art. 8 (n) Minuteman Bikeway Culvert Rehabilitation. \$290,000/ \$155,366
12. Art. 8 (p) Minuteman Bikeway Wayfinding Signs. \$39,000/ \$39,000
13. Art. 8 (q) Lower Vine Brook Paved Recreation Path Reconstruction. \$369,813/
\$342,053

FY 2016 Projects Indefinitely Postponed, 2015 ATM

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

Status Report on FY 2015 CPA Projects

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

The 2014 Special Town Meeting appropriated \$8,677,400, of which \$8,241,350 was CPA-eligible, to upgrade the Cary Memorial Building. The project reached substantial completion and a grand re-opening and re-dedication was held on October 24, 2015. The project has reached final completion but it is anticipated that the remainder of the appropriation (\$112,175) will be used for sidewalk construction once design for the Center Streetscape project is finalized. Debt service payments for the financed portion of the project are ongoing.

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

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

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

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

The 2014 June STM approved a further amendment to Article 5 (as amended at the March 2014 STM) which appropriated a new total of \$6,720,000 for renovations to the Community Center. Of this amount, \$6,297,184 was CPA-eligible. This amendment authorized \$451,000 in borrowing with the remainder of the appropriation paid in cash from the CPF. The renovations reached substantial completion with the transfer of several town departments to the facility during 2015. The Grand Opening was held on October 17, 2015. Only minor punch list items remain, including the creation and installation of a permanent Community Center entry sign. Work is expected to be completed in the spring of 2019.

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

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

request is anticipated for FY21 with a subsequent request in FY22 for construction costs. (See description of Art. 8 (e), pg.34).

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

2014 Annual Town Meeting approved a total of \$1,284,653 to be used by LexHAB for the development of community housing at the former Busa Farm site off Lowell Street, a Town property acquired with CPA funds in 2009. This amount included use of remaining fund balances from previous appropriations for community housing by the 2011 and 2012 Annual Town Meetings to enable the creation of six units of affordable housing. LexHAB submitted a supplemental request for funding to 2018 Annual Town Meeting (see Art. 10 (j) pg.27).

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

This project, a collaboration between the Recreation Committee, the Conservation Commission, the Commission on Disability and other interested citizens and land stewards, requested \$34,500 in CPA funding to design and create a universally accessible passive recreational trail system for Parker Meadow. An existing limited survey and wetland delineation is underway while design and permitting are currently scheduled for spring/summer 2019. It is anticipated that an FY21 CPA request will fund construction of the trail.

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

1. Art. 8 (b) Visitor Center- Design Phase. \$59,332/ \$10,220
2. Art. 8 (c) Hastings Park Gazebo Renovation. \$120,000/ \$120,000
3. Art. 8 (d) Historical Commission Inventory Forms for Priority Buildings. \$35,000/ \$34,040
4. Art. 8 (f) Vynebrooke Village Renovations. \$300,551/ \$231,725
5. Art. 8 (h) Lincoln Park Field Improvements- Phase 2. \$200,000/ \$200,000
6. Art. 8 (i) Park and Playground Improvements. \$65,000/ \$64,828
7. Art. 8 (j) Park Improvements- Athletic Fields. \$100,000/ \$92,435
8. Art. 8 (k) Park Improvements- Hard Court Resurfacing. \$85,000/ \$85,000
9. Art. 3 STM Land Acquisition- Off Concord Road. \$220,000/ \$0

FY 2015 Projects Indefinitely Postponed, 2014 ATM

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

Status Report on FY 2014 CPA Projects

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

This FY14 request marked the transition from the five-year CPA-funded preservation program addressing the major backlog of conservation and preservation needs. The 2013 Annual Town Meeting approved \$20,000 for the Archives and Records Management/Conservation initiative which concentrated on the preservation needs of smaller and ‘newly historic’ collections. These included Fire Book Records and the General Register of Voters Records from 1884-1932. The project will be completed by March 2019 and documents will be uploaded to the Town’s digital archives.

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 (CRs) on five CPA-funded conservation lands purchased in the last several years. Since a conservation entity separate from the Town Conservation Commission must hold the restriction, funding included nominal monies to ensure that such an organization would be able to complete the baseline and documentation work and long term monitoring necessary to responsibly hold the restriction. Town staff is currently collaborating with Conservation Land Stewards and the Citizens for Lexington Conservation Commission (CLC) to prepare the restrictions for acceptance by the Conservation Commission, Board of Selectmen and the State Department of Conservation and Recreation. Documentation for the Cotton Farm and Leary property is complete and awaiting approval from the state. Conservation staff and volunteers from the CLC are currently working on documentation for the Goodwin parcels as of fall/winter 2018/2019 for initiating the state approval process. Documentation of Wright Farm is scheduled for fall/winter 2019/2020. Once the state approves each CR, each CR will be executed with CLC and invoices paid through this CPA authorization to CLC for the one-time approved administrative and enforcement costs for holding each CR on behalf of the Town.

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

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

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

❖ (See Article 10, 2014 June STM/ FY15 CPA Project Updates pg. 37).

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

1. Art. 8 (c) Cary Memorial Building Upgrades- Design Funds. \$550,000/ \$550,000
2. Art. 8 (f) Park and Playground Improvements. \$147,500/ \$140,110
3. Art. 8 (g) Park Improvements- Athletic Fields. \$65,000/ \$58,485
4. Art. 8 (h) Lincoln Park Field Improvements. \$150,000/ \$149,999
5. Art. 8 (i) Lexington Center Pocket Park Design and Ancillary Costs. \$21,500/
\$21,500
6. Art. 8 (j) Merriam Hill Preservation Project. \$6,000/ \$6,000
7. Art. 8 (k) Moon Hill Preservation Project. \$3,000/ \$3,000
8. Art. 8 (l) Greeley Village Front Doors. \$172,734/ \$172,734
9. Art. 8 (n) ACROSS Lexington Pedestrian/Bicycle Route System. \$5,000/ \$5,000
10. Art. 8 (o) Buckman Tavern Restoration and Renovation. \$650,000/ \$616,838

FY 2014 Projects Indefinitely Postponed, 2013 ATM

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

FY 2014 Projects Not Adopted, 2013 ATM

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

Status Report on FY 2013 CPA Projects

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

The 2012 Annual Town Meeting appropriated \$150,000 in CPA funds for the fifth year of the 5-Year Archives and Records Management/Conservation initiative. This work included preservation, conservation and digitization of 1854-1895 Tax Books, 1906-1915 Valuation Lists, 1866 Lexington Liquor Agency Records, 1815-1850 Selectmen Records, and 1677-1844 Register of Births, Marriages and Deaths. Efforts also involved the cataloging of collections through the collection management software, Past Perfect. This CPA project will be completed in 2019 and records will be uploaded to the Town's digital archives.

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

This project was approved for \$143,845 at the 2012 Annual Town Meeting for repairs and upgrades to the pathways surrounding the Battle Green and Belfry Hill and for rehabilitation of the granite steps leading to the Obelisk and the fence at Ye Olde Burying Ground. An architect is currently developing plans and specifications. This project will go out to bid in spring 2019. (See also Battle Green Master Plan Implementation Phase 1, FY12 Article 8 (f), pg.43, and Phase 3, being requested for FY20 CPA funding Art. 14 (d), pg.14)

Land Purchase- Off Grove Street (Art. 9)

2012 Annual Town Meeting approved \$3,072,000 in CPA funding for the purchase of 12.6 acres of open space at the Wright Farm property 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. (Article 9).

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

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

1. Art. 8 (b) Paint Mine Barn Preservation. \$34,770/ \$34,454
2. Art. 8 (c) Muzzey Senior Center Upgrades. \$561,518/\$561,518
3. Art. 8 (d) Cary Memorial Building Upgrades. \$75,000/ \$73,133
4. Art. 8 (e) Center Playfields Drainage, Phase 3. \$605,718/ \$605,718
5. Art. 8 (g) LexHAB Set-Aside Funds for Housing Acquisition. \$450,000/ \$0 (2014 ATM-approved appropriation be used for development of community housing on the Busa property).

6. Art. 8 (h) Buckman Tavern HS Report/ Needs Assessment. \$65,000/ \$65,000
7. Art. 8 (i) Historical Society- Historical Records Preservation. \$77,268/ \$77,268
8. 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 have been completed. The other monuments are being reviewed.

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 the spring of 2019. (See also Battle Green Master Plan Implementation Phase 2, FY13 Article 8 (f), pg. 41, and Phase 3, being requested for FY20 CPA funding Article 14 (d), pg.14.)

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. \$365,000/ \$280,347 (2014 ATM approved remainder be used for development of community housing on the Busa property).
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) STM Cary Library Archives Preservation. \$35,000/ \$35,000

FY 2012 Projects Indefinitely Postponed, 2011 ATM

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

FY 2012 Projects Not Adopted, 2011 ATM

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

Status Report on FY 2011 CPA Projects

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

The 2010 Annual Town Meeting approved \$150,000 for the third year of the on-going preservation of the Town's historical records. The conservation and digitization of nearly all of the following bound volumes have been completed: Birth Records (1898-1937); Selectmen Records (1863-1873), Books of Licenses and Perambulation (1850-1924); Annual Town Reports (1875-1999); Historic Districts Commission records of historical importance; Assessors' Records of Tax and Valuations from the 1800s and early 1900s; and the records of the Overseers of the Poor (1855-1870). This project will be completed in the spring of 2019. Historic documents will be available in the Town's digital archives after preservation/conservation.

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

1. Art. 8 (a) Minuteman Bikeway Preservation. \$320,000/ \$308,733
2. Art. 8 (b) Old Reservoir Project Stormwater Mitigation, Phase 2. \$190,047/ \$168,413
3. Art. 8 (c) Center Playfields Drainage, Phase 1. \$875,173/ \$872,595
4. Art. 8 (d) Greeley Village Siding Replacement. \$386,129/ \$378,027
5. Art. 8 (e) Vynebrooke Village Drainage Study. \$10,000/ \$9,999
6. Art. 8 (f) LexHAB Purchase of Two Properties. \$695,000/ \$695,000
7. Art. 8 (h) Cary Memorial Library Archives Preservation. \$100,000/ \$94,950
8. Art. 8 (i) Cary Memorial Building Improvements/Upgrades Study. \$60,000/ \$60,000
9. Art. 8 (j) Cary Memorial Building Signage. \$25,000/ \$25,000
10. Art. 8 (k) Municipal Building Envelope. \$73,000/ \$34,000
11. Art. 8 (l) Town Office Building Renovation. \$1,500,000/ \$1,385,169
12. Art. 8 (m) Cary Memorial Building HVAC. \$35,000/ \$33,274
13. Art. 8 (n) Police Station Ventilation. \$31,700/ \$28,361
14. Art. 8 (o) Muzzey Senior Center Improvements Study. \$45,100/ \$45,100
15. Art. 8 (p) White House Historic Structure Report. \$18,000/ \$18,000
16. Art. 8 (q) Stone Building Exterior Stabilization. \$202,933/ \$202,927
17. Art. 8 (r) Munroe Tavern Capital Improvements. \$400,000/ \$400,000
18. Art. 8 (s) Comprehensive Cultural Resources Survey. \$5,300/ \$5,161
19. Art. 8 (t) Battle Green Master Plan. \$25,000/ \$25,000
20. 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/ \$70,000
2. Art. 11 (b) Storm Water Mitigation at the Old Reservoir and Marrett Road, Phase 1. \$569,000/ \$525,198
3. Art. 11 (c) Pond Drainage Improvements to Pine Meadows 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/ \$2,727,291
13. Art. 6 (a) STM Land Purchase off Lowell Street (the Busa Farm). \$4,197,000/ \$4,192,903

FY 2010 Projects Indefinitely Postponed, 2009 ATM

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

Status Report on FY 2009 CPA Projects

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

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

FY 2009 Projects Indefinitely Postponed, 2008 ATM

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

Status Report on FY 2008 CPA Projects

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

The 2007 Annual Town Meeting voted \$367,000 in CPA funds to hire a qualified stone conservator and a qualified stone preservation contractor to preserve and repair the grave markers at Ye Olde Burial Ground and Munroe Cemetery. Ivan Myjer, of Building Monument Conservation, was hired as the stone conservator and project overseer. ConservArt LLC was hired to perform preservation and restoration work at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery. Based upon reports from Ivan Myjer, a majority of markers and stones at Ye Olde Burial Ground, Munroe Cemetery and Robbins Cemetery have been repaired and restored. Attention has now turned to the final phase of the project. This includes any final restoration work at these cemeteries, and the development of a GIS map of each cemetery. This final phase of work is expected to be conducted during the summer of 2019.

Tourism Signs (Art. 26 (i))

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

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

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

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) 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) STM Lexington Depot – Elevator Project. \$44,000/ \$44,000
6. Art. 4 (d) Cary Vault Shelving. \$60,000/ \$60,000

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

CPF ACCOUNT BALANCES 2019 Annual Town Meeting

APPROPRIATED TO DATE	
(by category as of March 1, 2019)	
CATEGORY	
COMMUNITY HOUSING	\$11,269,812
HISTORIC RESOURCES	\$33,012,863
OPEN SPACE	\$14,829,841
RECREATIONAL RESOURCES	\$13,111,599
TOTAL	\$72,224,115
ADMINISTRATIVE EXPENSES	<u>\$1,650,000</u>
TOTAL APPROPRIATIONS TO DATE	
\$73,874,115	

AVAILABLE FOR APPROPRIATION AT ANNUAL TOWN MEETING, MARCH 2019	
AVAILABLE BALANCES*	
COMMUNITY HOUSING RESERVE	\$217,191
HISTORIC RESOURCES RESERVE	\$37,559
OPEN SPACE RESERVE	\$675,498
UNBUDGETED RESERVE	\$947,113
UNDESIGNATED FUND BALANCE	\$1,959,332
TOTAL	\$3,836,693
ESTIMATED REVENUES FY 2020	
PROPERTY SURCHARGE	\$5,105,000
STATE MATCH (11.5% est.)	\$561,000
INVESTMENT INCOME	\$20,000
TOTAL	\$5,686,000
OBLIGATED FY2020 DEBT AND NOTE PAYDOWN	
TOTAL	(\$3,094,680)
TOTAL ESTIMATED CPF FUNDS AVAILABLE FOR NEW PROJECTS IN FY20 EXCLUSIVE OF DEBT	
\$6,428,013	
<i>* Available balances reflect FY19 budgeted CPA surcharge revenues and the FY19 actual state match of \$922,256.</i>	

FY20 CPA PROJECT COSTS AND SUMMARY			
	ANNUAL TOWN MEETING- ARTICLE 14	VOTE	AMOUNT
	OPEN SPACE		
Art. 14(a)	Conservation Land Acquisition	9-0	\$275,000
	Subtotal		\$275,000
	HISTORIC RESOURCES		
Art. 14(c)	Archives and Records Management/ Records Conservation and Preservation	9-0	\$20,000
Art. 14(d)	Battle Green Master Plan-Phase 3	9-0	\$253,394
Art. 14(e)	9 Oakland Street- Renovation and Adaptive Re-Use	9-0	\$70,000
	Subtotal		\$343,394
	COMMUNITY HOUSING		
Art. 14(k)	LexHAB- Preservation, Rehabilitation, and Restoration of Affordable Housing	9-0	\$99,700
	Subtotal		\$99,700
	RECREATION		
Art. 14(f)	Inter Municipal Agreement with Minuteman Regional Vocational Technical School District	9-0	I.P
Art. 14(g)	Old Reservoir Bathhouse Renovation	9-0	\$620,000
Art. 14(h)	Park Improvements- Hard Court Resurfacing	9-0	\$70,000
Art. 14(i)	Park Improvements- Athletic Fields	9-0	\$435,000
Art. 14(J)	Playground Replacement Program- Bridge	9-0	\$302,000
Art. 14(b)	Willard's Woods Site Improvements	9-0	\$138,273
	Subtotal		\$1,565,273
TOTAL ATM PROJECTS ARTICLE 14 (a-k)			\$2,283,367
Art. 14(l)	CPA Debt Service	9-0	\$3,094,680
Art. 14(m)	Administrative Budget	9-0	\$150,000
	Subtotal		\$3,244,680
TOTAL FY20 COSTS FOR ARTICLE 14 (a-m)			\$5,528,047
FY20 TOTAL TO BE TAKEN FROM CPF CASH			\$5,528,047

SUMMARY

FINANCING SOURCES

AVAILABLE CASH BALANCES	\$3,836,693
ESTIMATED FY20 REVENUE	\$5,686,000
TOTAL AVAILABLE FOR FY20	\$9,522,693

FY20 COSTS (Annual Town Meeting)

PROJECT COSTS TO BE TAKEN FROM CPF CASH	\$2,283,367
ADMINISTRATIVE EXPENSES AND DEBT SERVICE	\$3,244,680
TOTAL	\$5,528,047

NET BALANCE (AVAILABLE FOR FY21)	\$3,994,646
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