



Town of Lexington

Community Preservation Committee

Report to

2020 Annual Town Meeting

Article 10: Community Preservation Committee,
Community Preservation Act Projects

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Community Preservation Committee

Annual Town Meeting 2020

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

FY 2021

The Community Preservation Committee (CPC) received 15 projects for review for FY21 funding, and is recommending 12 projects to the 2020 Annual Town Meeting for funding under Article 10. Under Article 10, three projects fall within the area of Historic Resources, two under Open Space, five under Recreational Resources and one under Community Housing. One project falls under both Historic Resources and Community Housing. Of the three projects not recommended, one was deemed ineligible for CPA funding by Town Counsel, one was indefinitely postponed, and one was withdrawn.

Described on pages 8 through 23, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all 12 received Town Counsel approval. All FY21 applications were discussed in public CPC meetings and were presented at the Town Meeting Members Association Information Session on March 10, 2020. The total cost of the 12 projects which the CPC is recommending to Annual Town Meeting is \$2,233,495. The \$2,233,495 will be funded by available balances in the Community Preservation Fund. *(Please see page 53 for details.)*

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund. There 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. The approved Administrative Budget, permitted by the Community Preservation Act, remains constant at \$150,000. *(Please see page 27 for details.)* These Debt Service and Administrative Expenses (Administrative and Debt Service) total \$4,118,594 and are detailed on pages 25 through 27.

2019 was the final CPC year for Dick Wolk, Vice Chair, who joined the CPC in 2006 as a founding member representing the Conservation Committee. Dick was a passionate advocate for Lexington's conservation land throughout his 13-year tenure on the Committee. The Committee is grateful for his commitment to conservation in Lexington and his advocacy on behalf of its many resources, but especially, his collegiality and good will. We will miss him.

Dick has been ably replaced by David Langseth, and we welcome him 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 2020 (FY20), the annual surcharge averaged \$424.29 billed per Lexington household. Our commercial and industrial taxpayers were billed \$997,439 in FY20, representing approximately 18.97% 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 FY19, for which the surcharge raised \$4,911,223. However, state matching funds, which come from a surcharge on Registry of Deeds transaction fees, have fallen since FY08. Lexington’s FY20 state match totaled \$1,219,950 or 24.8% of its surcharge. This included a share of a \$20 million distribution from the 2019 state budget surplus. Surplus funds are not always available.

While higher than the initial estimate of 11.57%, the FY20 state match did not initially include the 2019 state budget surplus of \$20 million dollars, as had been anticipated. The surplus funds were not included in the CPA Trust Fund payments that were distributed in November 2019 because of a delay in the State legislature’s passage of the FY19 budget closeout bill. As a result, the Division of Local Services processed the November 2019 distribution to Lexington only in the amount of \$716,858, a 14.6% match, based on the money available in the CPA Trust Fund at the time. In January 2020, however, the DOR recalculated the state match to include the 2019 State budget surplus of \$20 million, increasing Lexington’s distribution by an additional \$503,092 to a total of \$1,219,950 for FY20.

The general decrease in state matching funds is due primarily to an increased number of communities passing CPA bylaws and therefore competing for limited CPA Trust Fund payments, and stagnant recording fees collected at the State’s Registries of Deeds. Until recently, transaction fees at the Registries of Deeds had not been adjusted since the CPA was signed into law in 2000. The Governor of Massachusetts, Charles Baker, signed the Fiscal Year 2020 budget into law on July 31, 2019 which included a permanent increase to the CPA Trust Fund. On December 31, 2019 the increased fees went into effect at the Registries of Deeds. The fee for municipal lien certificates was increased from \$10 to \$25 and for most other documents the filing fee was increased from \$20 to \$50. In the past, approximately \$24 million had been collected annually and distributed to the CPA Trust Fund. Once the new fees are fully implemented, it is anticipated that the CPA Trust Fund will increase by an additional \$36 million

dollars in revenue, totaling \$60 million annually to be distributed to CPA communities. The November 2020 distribution will be calculated based on of two months at the old fee rate (November-December 2019) and ten months at the new fee rate (January- October 2020). The first distribution to CPA communities that will include a full year of revenue at the new rate will be made on October 31, 2021.

Given the increased number of CPA communities competing for limited funds and the uncertainty of future state budget surplus transfers, the Town projects a conservative state match estimate for FY21, calculated using two months at a 12% rate and 10 months at a 30% rate. The chart below shows the state matching funds received to date.

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

CPA STATE MATCHING FUNDS TO DATE		
FISCAL YEAR	PERCENTAGE	AMOUNT
2008	100.00	\$2,556,362
2009	69.40	\$1,927,708
2010	36.17	\$1,060,390
2011	28.22	\$858,729
2012	27.62	\$885,463
2013	27.79	\$929,507
2014	54.09	\$1,932,347
2015	32.56	\$1,230,116
2016	30.70	\$1,229,774
2017	21.30	\$897,243
2018	17.80	\$789,905
2019	19.80	\$922,256
2020	24.80	\$1,219,950
TOTAL		\$16,439,750

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 Charles Hornig from the Planning Board serving as Vice-Chair. The CPC welcomed one new member in 2019: David Langseth (Conservation 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 FY21 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 \$74,507,482 for 181 CPA projects (exclusive of administrative expenses). These funds have supported 90 historic preservation projects affecting 31 municipal and other public historic resources; acquired or preserved 64 acres of open space; created or preserved 50 recreational facilities; and funded or contributed to the acquisition or creation of 41 units of affordable and low-income housing, and supported multiple preservation projects at Greeley and Vynebrooke Villages, which have in total 152 low-income housing units. Of this total, **\$16,439,750 or 22.06% 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 10 (a)

Project:	Archives and Records Management/ Records Conservation & Preservation
CPA Category:	Historic Resources
Amount Requested:	\$ 20,000
Amount Recommended:	\$ 20,000
CPC Vote:	(7-0)

Project Description:

This FY21 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 but are not limited to selected Colonial Tax Warrants, an 1873 Tax Book, Police Department Journals from 1874-1909 and Valuation Books from 1916-1918. The Historical Commission determined these documents to be "Historic Resources" by unanimous vote at their meeting on December 18, 2019.

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:

\$20,000 is requested for FY21.

ARTICLE 10 (b)

Project:	Restoration of Margaret, Lady Lexington Painting
CPA Category:	Historic Resources
Amount Requested:	\$ 9,000
Amount Recommended:	\$ 9,000
CPC Vote:	(7-0)

Project Description:

This FY21 request seeks funding for the restoration of “Margaret, Lady Lexington” oil on canvas painting, painted in 1867 by an unknown artist. The painting was given to the Trustees of the Cary Memorial Building by Mr. Elwyn G. Preston, and has been on display inside the Cary Memorial Building since October, 1928. Margaret, Lady Lexington (1673 - 1712) was the wife of Robert Lord Lexington (1662-1723), of the House of Sutton, a Lord of the Bedchamber of King William and ambassador to Spain under Queen Anne and the possible namesake of the Town. The Historical Commission determined that the painting is a “Historic Resource” at a public meeting held on February 20, 2019.

The painting is in fair to poor condition, both aesthetically and structurally, based on a Condition Report prepared by conservator Elizabeth Leto-Fulton dated April 28, 2019. The painting suffers from a layer of atmospheric grime and degraded varnish layer overall, actively flaking paint in approximately 50% of the surface which is in danger of being lost, and planar distortions in the canvas. The treatment proposal would include consolidation of loose flaking of painting and frame, vacuuming loose dirt and dust from the front and reverse of both painting and frame, humidifying and flattening the painting as needed, surface cleaning of grime from the painting and frame, reduction/ removal of yellowed varnish, and filling in of areas of paint loss. Restoration work is anticipated to commence in January 2021 and be complete by June 2021.

Project Goals and Objectives:

- Hire a qualified conservator to restore a “Historic Resource” back to premier/ pristine condition;
- Protect and prolong the life of the painting and frame; and
- Support Lexington’s goal in preserving the Town’s rich history and its historic resources.

Project Benefit:

The funds will allow for much-needed repairs to a Town Historic Resource. If funding for the restoration is not secured, the painting will gradually suffer paint loss, tears, and a weakening canvas and frame. The original conservator’s quote was \$6,700 in 2016; a total restoration in FY21 will mitigate the escalating restoration and labor costs.

Funding Request:

The FY21 funding request is \$9,000.

ARTICLE 10 (c)

Project:	Battle Green Master Plan- Phase 3
CPA Category:	Historic Resources
Amount Requested:	\$ 317,044
Amount Recommended:	\$ 317,044
CPC Vote:	(7-0)

Project Description:

The Battle Green Master Plan was first presented to the Board of Selectmen in March, 2010, and the Master Plan Implementation has been 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. Phase 3 was approved at the 2019 Annual Town Meeting to address site amenities, the Old Belfry, and historic monuments. The FY20 project request was originally in the amount of \$570,438, but due to CPA funding constraints in FY20, the funds requested were reduced to \$253,394, with some of the site improvements deferred to FY21. This request funds that deferred work. Phases 1, 2 and half of Phase 3 have been funded, with work scheduled for fall 2019 and spring 2020. Funding for Phase 3 construction will be used to address site amenities and remaining pathways, monument restoration, lighting installation and historical landscaping.

Project Goals and Objectives:

- Provide a safe, accessible, and well maintained outdoor area for community use;
- Work with the Lexington Field and Garden Club to restore 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:

\$317,044 is requested for FY21.

ARTICLE 10 (d)

Project:

Conservation Land Acquisition

To Be Indefinitely Postponed

ARTICLE 10 (e)

Project:	Daisy Wilson Meadow Preservation
CPA Category:	Open Space
Amount Requested:	\$ 22,425
Amount Recommended:	\$ 22,425
CPC Vote:	(7-0)

Project Description:

This FY21 request for CPA funds is a continuation of the Conservation Commission's Conservation Meadow Preservation Program to preserve approximately five acres of meadow at the Daisy Wilson Meadow. The preservation will improve passive recreation opportunities, enhance wildlife and plant habitat, and create a renewed connection to Lexington's history through the recovery and restoration of stone walls and scenic vistas. In FY15 and FY16, Hennessey Field and Joyce Miller's Meadow were restored as part of this program. In FY20, Wright Farm was restored as well.

The Conservation Commission owns and manages approximately 1,400 acres of conservation land, approximately 65 acres of which are upland meadows. These conservation meadows provide important wildlife habitat as well as recreational opportunities, scenic enjoyment, and a connection to Lexington's agricultural history. The Massachusetts Division of Fisheries and Wildlife Natural Heritage and Endangered Species program has identified open grassland and meadow improvement as a statewide priority for land management. Meadows pose a land management challenge because they require annual mowing and maintenance to remain open and free of invasive species; when left untended for even short periods of time, they quickly revert to shrub-land and forest and become difficult to maintain, particularly along the edges.

Project Goals and Objectives:

- Reclaim meadow land that has been overgrown by shrubs, trees, and vines;
- Restoration of stone walls and their viewscapes, which serve as historic resources of Lexington's agricultural past; and
- Manage invasive species encroachment on the field edges and throughout the meadow.

Project Benefit:

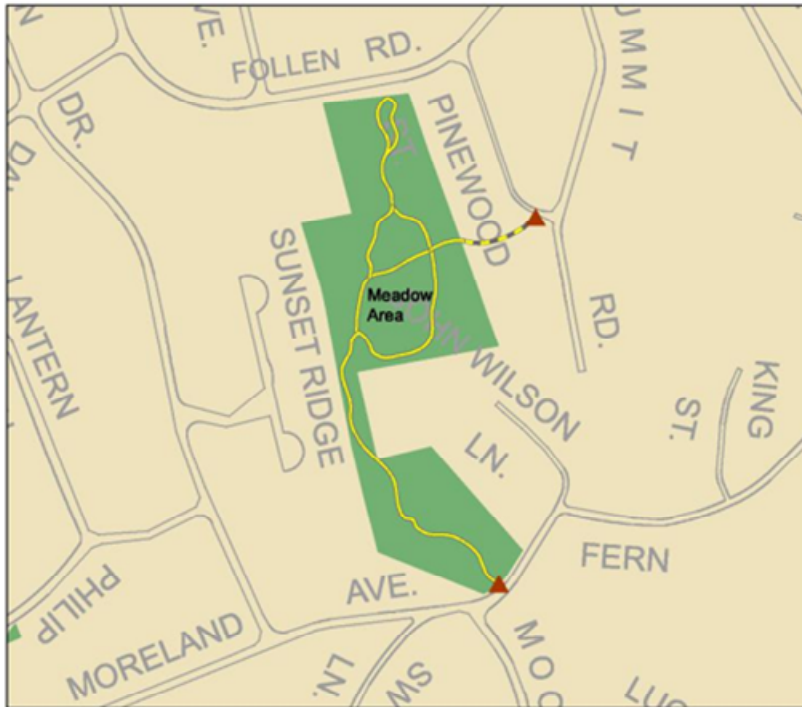
Managing invasive species and promoting natural meadow species will improve habitats for mammals, butterflies, and other invertebrates as well. A statewide habitat assessment conducted by the Massachusetts Natural Heritage and Endangered Species Program has identified a decline in open grassland and mature forest habitats. Daisy Wilson Meadow provides both of these habitat elements. Meadows offer important local recreational opportunities, such as bird-watching, walking, cross-country skiing, and picnicking.

Funding Request:

\$22,425 is requested for FY21.

Lexington Conservation Lands

Town of Lexington Conservation Division • 1625 Massachusetts Avenue • Lexington, MA 02420 • 781.862.0500

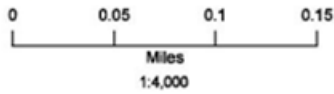


Daisy Wilson Meadow

8 acres, 0.5 miles of trails. An old farm, Daisy Wilson Meadow was saved from development by the hard work of a neighborhood association and the Conservation Commission in the 1980's. The meadow itself is home to bluebirds, many butterfly species, and foxes and coyotes on the hunt. Neighbors continue to tend the property by mowing, maintaining trails, and removing invasive species.

Access is from Moreland Avenue and Pinewood

Data provided by the Town of Lexington and the Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs





ARTICLE 10 (f)

Project:	Wright Farm Site Access Planning and Design
CPA Category:	Open Space
Amount Requested:	\$ 69,000
Amount Recommended:	\$ 69,000
CPC Vote:	(7-0)

Project Description:

This FY21 request is for planning and design funds for Wright Farm. Wright Farm is an approximately 13.6 acre parcel purchased by the Town of Lexington from the Wright Family with CPA funds in 2012 and 2015 for conservation land and community housing. The property contains a farmhouse, barn and garage. The farmhouse was transferred to LexHAB to be renovated as a single-family affordable housing unit. The barn is to be managed by the Conservation Commission alongside the larger Wright Farm property.

The project proposes to build on the existing planning that has been done for the Wright Farm barn property by engaging a consultant to develop a site access and design plan with cost estimates for conservation land access, parking and trail access. The plan will take into account proposed uses for the barn and property that have come out of an ongoing educational needs assessment and a 2017 barn architectural and structural assessment. The Conservation Commission is currently engaged in long-term planning for the entire facility with the possibility of converting the barn into an environmental education center; possibilities exist to use the renovated space for events or to house the offices of local conservation organizations.

Project Goals and Objectives:

- Engage a consultant to develop a site access and design plan;
- Recommend uses for the barn and property;
- Create safe and universal access to an open space property in a planned and environmentally sensitive way; and
- Promote public use of recreational facilities and open space.

Project Benefit:

This request will identify planned uses for the barn and property, to include environmental education and community gardening. Undergoing professional planning for parking, trail access and preferred siting will ensure the protection of the scenic beauty and preservation of the pastoral character of the property.

Funding Request:

The FY21 funding request is \$69,000. A subsequent request is anticipated for permitting, bid-documents and construction.

ARTICLE 10 (g)

Project:	Athletic Facility Lighting- Gallagher Tennis Courts, Center Basketball Courts, Town Pool Complex
CPA Category:	Recreational Resources
Amount Requested:	\$ 450,000
Amount Recommended:	\$ 450,000
CPC Vote:	(7-0)

Project Description:

The FY21 supplemental request is to complete the Athletic Facility Lighting project at the Gallagher Tennis Courts, Center basketball courts, and Town Pool Complex. Funding for this project was approved at the 2018 Annual Town Meeting and the scope called for (1) the replacement of lights at the Center #1 Baseball Field and Center #2 Softball Field; (2) lighting upgrades to the Center Basketball Courts and the Irving H. Mabee Town Pool Complex; and (3) replacement of existing lighting on four courts and installation of new lighting for the remaining six unlit courts at the Gallagher Tennis Courts. The new lighting systems were installed at the Center #1 and Center #2 diamonds in May 2019 along with the electrical upgrades, including new and larger transformers and the underground conduit work, were completed for the 10 tennis courts. However, the upgrades were not completed at the other facilities because the bid for these components came in over-budget.

The current lighting system is outdated and does not operate efficiently. The lighting system at the Town Pool was last updated in 1980 and the lighting system at the tennis and basketball courts were last upgraded in 1986. The system now proposed to be utilized would be Musco LED at the pool, basketball courts and the 10 tennis courts. The system offers a comprehensive product assurance and warranty which would cover 100% of maintenance costs, including parts and labor, for 25 years, and the control and monitoring system would provide flexible control and management of the lighting systems.

Project Goals and Objectives:

- Create a safer environment in which to participate in night activities;
- Implement a less obtrusive and more efficient lighting system;
- Increase the number of lighted Gallagher Tennis Courts from four to ten;
- Install a Musco LED system to reduce light spillage by 50%; and
- Provide financial savings to the Town with the installation of a newer energy-and-cost-efficient system.

Project Benefit:

The new lighting systems will allow for a safer environment in which to participate in night activities as well as increase the playability throughout the season. The specification will include a 25-year warranty and maintenance program. This will eliminate maintenance costs for 25 years including labor and materials. Additionally, new energy efficient fixtures and bulbs will result in an operating cost savings.

Funding Request:

The FY21 funding request is \$450,000.

ARTICLE 10 (h)

Project:	Park Improvements- Hard Court Resurfacing- Valley Tennis Courts
CPA Category:	Recreational Resources
Amount Requested:	\$100,000
Amount Recommended:	\$100,000
CPC Vote:	(7-0)

Project Description:

This FY21 request will fund the resurfacing, painting and striping of the hard court surfaces at the Valley Tennis Courts located off Valley Road. Based on a recommendation of an ADA Compliance Study that was completed in 2017, the parking area will be formalized by paving; the project also includes the installation of a permanent bike rack at the park. The existing overgrown stone dust path will also be paved as well as the areas around the bench and trash receptacles. The courts were last resurfaced in 2008. 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 the Valley Tennis Courts;
- Install a new permanent bike rack at the Valley Tennis Courts; and
- Prevent further deterioration of athletic facilities.

Project Benefit:

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

Funding Request:

\$100,000 is requested for FY21. A subsequent request is anticipated for similar upgrades to the Center Basketball Courts and Gallagher Tennis Courts in FY23.

ARTICLE 10 (i)

Project:	Park and Playground Improvements- Sutherland Park
CPA Category:	Recreational Resources
Amount Requested:	\$ 95,000
Amount Recommended:	\$ 95,000
CPC Vote:	(7-0)

Project Description:

This FY21 request will fund the update and replacement of playground equipment and installation of a bike rack at Sutherland Park. 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 Americans with Disabilities Act (ADA). Additionally, at the recommendation of the ADA Compliance Study that was completed in 2017, the surfacing tiles at the entrance of the playground will be reset, an accessible route to the dugouts at the baseball field will be created, and an accessible path will be extended from the existing asphalt path to the water fountain near the entrance of the park.

Project Goals and Objectives:

- Update and replace current playground equipment with new, up-to-date systems;
- Create an accessible route and path;
- Install a new permanent bike rack at Sutherland Park; 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:

The FY21 request is \$95,000. Subsequent FY22-FY25 requests are anticipated for similar playground replacements at Rindge Park, Kinneens Park, Justin Street Park, and the Center Playground as well as replacement of the poured-in-place safety surfacing at the Lincoln Park playground.

ARTICLE 10 (j)

Project:	Park Improvements- Athletic Fields- Harrington, Bowman and Franklin School Fields
CPA Category:	Recreational Resources
Amount Requested:	\$370,000
Amount Recommended:	\$370,000
CPC Vote:	(7-0)

Project Description:

This FY21 request will fund the Harrington School Field renovation, including excavating the infield areas and laser grading. A new in-ground irrigation system will be installed at the Harrington, Bowman and Franklin Fields. Based on the recommendations in the ADA Compliance Study, completed in 2017, the gravel driveway from Lowell Street into the site will be paved to allow for the provision of additional accessible parking and a formal entrance at the Harrington Field. A route from the school drive to the softball and baseball team areas will also be created and the team areas will be renovated to provide more appropriate wheelchair space. 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:

- Pave the gravel driveway from Lowell Street into the site to allow for additional accessible parking and a formal entrance;
- Renovate the team areas to provide more appropriate wheelchair space;
- Create a route from the school drive to the softball and baseball team areas;
- 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:

\$370,000 is requested in FY21. Subsequent FY22-FY24 requests are anticipated for similar upgrades to the athletic fields at the Muzzey Field, Fiske School Field and Bridge School Field.

ARTICLE 10 (k)

Project:	Parker Meadow Accessible Trail Construction
CPA Category:	Recreational Resources
Amount Requested:	\$ 551,026
Amount Recommended:	\$ 551,026
CPC Vote:	(7-0)

Project Description:

This FY21 request will fund the construction phase of the universally accessible passive recreation trail system project at Parker Meadow Conservation Area, a Town-owned property that was acquired in cooperation with the Commonwealth of Massachusetts in the 1970s. Parker Meadow is a 17-acre parcel located near Lexington Center with access off the Minuteman Bikeway. Phase 1 was approved at the 2014 Annual Town Meeting for design funds.

Lexington currently provides very limited ADA passive recreational access to its open space. A universally accessible passive recreation trail system will create barrier-free access to one of Lexington's popular open space properties for members of the public with physical, vision and auditory limitations. Parker Meadow is an ideal Town-owned property for universally accessible upgrades because it is located near the center of Town, easily accessible from the Minuteman Bikeway, includes an existing parking area and trail system and possesses little in the way of grade changes. In addition, Parker Meadow is within close proximity to the Douglas House, a non-profit organization that provides appropriate, affordable and supportive housing for survivors of brain injury.

Project Goals and Objectives:

- Construct a universally accessible passive recreation trail system at Parker Meadow;
- Create a barrier-free access to open space via a passive recreational trail system;
- Promote public use of recreational and open space among a wide variety of user types; and
- Provide access to programs and facilities for residents with disabilities in compliance with ADA standards.

Project Benefit:

The proposed construction of a universally accessible passive recreational trail system will allow Lexington to offer open space opportunities that possess barrier-free passive recreational access to members of the public with physical, vision, auditory or other limitations.

Funding Request:

\$551,026 is requested for FY21.

ARTICLE 10 (I)

Project:	Lexington Housing Authority: Greeley Village Community Center Preservation
CPA Category:	Community Housing
Amount Requested:	\$130,000
Amount Recommended:	\$130,000
CPC Vote:	(7-0)

Project Description:

The Lexington Housing Authority (LHA) seeks funding for the preservation of the community building at Greeley Village from destruction and harm. LHA is an important provider of low- and moderate-income housing for residents of Lexington. The project consists of replacing the windows and exterior doors as well as preserving the ramp, decking structures and the second level porch at the community building. The wood railings and planks of the walking surface of the balcony are splintered and rotted by moisture trapped by the waterproof deck below. The ramp deck is worn and splintered by wear and UV solar degradation and the steel structure supporting the ramp is rotting. The windows and exterior doors are original to the building and do not open and close properly, which allows for moisture to seep into the building. Rotting is prevalent along all window and door trim.

The community building is a two-story wood and steel frame building that provides TV, Wi-Fi, and kitchen use for residents as well as housing laundry units and an emergency generator. Both floors are wheelchair accessible, with an on-grade approach to a concrete apron around the building foundation and a ramp leading to an open balcony surrounding the second-floor meeting room. The LHA is a public entity and must abide by public procurement laws. This increases project costs by approximately 15-20% due to prevailing wage rates and the value of labor and materials.

Project Goals and Objectives:

- Promote the preservation of aging properties from destruction and harm;
- Replace the windows and exterior doors and preserve the ramp and decking structures;
- Preserve safe and sanitary facilities for the residents living at Greeley Village; and
- Support Lexington's goal to maintain attractive and livable affordable housing facilities.

Project Benefit:

The current waiting time for a unit at Greeley Village is five years or more. Ensuring these units are kept online through proper preservation procedures is imperative to continue to serve a needy population.

Funding Request:

The project cost is \$205,000, of which \$130,000 is requested from CPA funds. The remaining amount will be obtained through the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD).

ARTICLE 10 (m)

Project:	LexHAB: 116 Vine Street Design Funds
CPA Category:	Community Housing, Historic Resources
Amount Requested:	\$100,000
Amount Recommended:	\$100,000
CPC Vote:	(7-0)

Project Description:

Lexington Housing Assistance Board (LexHAB) seeks funding to design affordable housing at 116 Vine Street (the “Leary Farm”) as well as funding for considering the possibility of reusing the Hosmer House at the site. 2009 Annual Town Meeting authorized \$2,763,100 in CPA funds under Article 12 to purchase a 14.2 acre parcel for conservation land and affordable housing. The housing parcel consists of a 30,000 square foot lot (0.7 acres) with frontage on Vine Street. The Leary Property Community Housing Task Force, appointed by the Select Board in 2010, was charged with recommending a plan for developing community housing on the property. A report issued in May 2011, entitled “The Final Report of the Leary Property Community Housing Task Force”, recommended that five or six units of affordable housing be built in one or two structures, with LexHAB as the developer.

The Hammond A. Hosmer House, sometimes referred to as the White House, is located at 1557 Massachusetts Avenue, at the easternmost end of the Battle Green Historic District. The wood frame Greek revival building was constructed in the 1840s as the residence of Hammond Hosmer, a gentleman farmer. At one point ending in 2009, the building served as the School Administration offices. A Historic Structure Report issued in November 30, 2010, entitled “The Hammond A. Hosmer House” identified stabilization work which was completed in order to preserve the structure. Currently the building is unoccupied, and one element of the proposed study is to address rehabilitation needs. Disposition of the Hosmer House is critical, as it is located within the footprint of the planned new police station.

This request is the first phase of a three-phase public construction project. Funding for Phase 1 will be used to select a design team, meet with neighbors and stakeholders, and develop the project scope, budget and schedule. The plans will be developed with intent to reach a reasonable consensus solution of community, stakeholder and affordable housing needs. A recommendation will then be made for moving the project into Phase 2 construction documentation and Phase 3 construction.

Project Goals and Objectives:

- Engage a consultant to develop a site access and design plan;
- Support Lexington’s goal to maintain attractive and livable affordable housing facilities; and
- If feasible, create six units of community housing to be included on the Town’s Subsidized Housing Inventory (SHI).

Project Benefit:

The design funds are the first phase in a three-phase approach that will enable the creation of six units of affordable housing that will promote economic diversity and provide much needed housing within Lexington.

Funding Request:

\$100,000 is requested for FY21. \$25,000 will be funded through Historic Resources to enable study of the possibility of reusing the Hosmer House at the site. \$75,000 will be funded through Community Housing. A subsequent request is expected in FY22 for an estimated \$3,500,000 for the design, construction and contingency for a six-unit affordable housing project.

Guidelines for the Use of CPA Funding by LexHAB

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

- 1.) Projects must be eligible for funding as Community Housing under the CPA.
- 2.) All housing units acquired or created with CPA funds shall be submitted for inclusion on the Subsidized Housing Inventory (SHI), if eligible.
- 3.) Total CPA funds expended for a housing unit, including legal and professional services, whether new construction or renovations of an existing housing unit, shall not exceed \$700,000, adjusted for inflation from January 2019.
- 4.) Efforts shall be made to maximize energy efficiency in each housing unit.
- 5.) Buildings on the Cultural Resources Inventory should not be acquired with CPA funds for the purposes of total demolition except in cases where the existing structure has been determined by a qualified professional to be unsound or unsafe and said condition cannot economically be remediated.
- 6.) Approval by the Board of Selectmen is required for any LexHAB purchase of a housing unit or of land.
- 7.) Property acquired by LexHAB with CPA funds shall be subject to a permanent deed restriction limiting its use to the stated acquisition purpose. Such deed restrictions shall be in a form approved by the Massachusetts Department of Housing and Community Development and shall be timely recorded at the appropriate Registry of Deeds.
- 8.) CPA funds appropriated to LexHAB by Town Meeting shall be identified in a specific MUNIS account. Expenditures against the account shall be submitted to the Town Manager, with a copy to the CPC Administrative Assistant.
- 9.) Funds remaining in the LexHAB account may not be carried over from year to year for subsequent acquisitions of affordable housing units.

(Approved February 17, 2011; amended February 20, 2013 and October 31, 2019)

ARTICLE 10 (n)

Project:	Debt Service
CPA Category:	Open Space, Historic, Recreational Resources
Amount Requested:	\$3,968,594
Amount Recommended:	\$3,968,594
CPC Vote:	(7-1)

FY21 debt service obligations are shown as an aggregate. They consist of four components totaling \$3,968,594 and are described below:

1) Wright Farm: \$351,050:

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 FY21 is \$351,050, representing \$295,000 of principal and \$56,050 of interest.

2) Community Center Acquisition: \$880,100:

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 FY21 is \$880,100, of which \$740,000 represents principal and \$140,100 represents interest.

3) Cary Memorial Building Upgrade: \$786,000

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. FY21 debt service is \$786,000, of which \$655,000 represents principal and \$131,000 represents interest.

4) Center Track Project: \$1,951,444:

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 project was \$2,289,000, to be financed through the issuance of CPA debt, with the remainder being financed from the General Fund. It was originally planned that the CPA portion of this project would be financed with short-term Bond Anticipation Notes (BANs) that would be paid-down over a period of three years. Given the state’s surplus budget allocation, the BAN will now be paid off in two years. The first BAN was issued in June of 2019 for \$943,000, and was fully paid down in February 2020. In June 2020 the Town will issue a BAN for the remaining amount of the authorization, \$1,886,000, which will come due in February 2021. In February 2021 the Town will pay down the remaining principal of \$1,886,000 and interest of \$65,444.

Projected CPA debt service totals through FY2027 for existing obligations are listed below.

	Community Preservation Fund Debt Service Projections						
	FY2021 Projected	FY2022 Projected	FY2023 Projected	FY2024 Projected	FY2025 Projected	FY2026 Projected	FY2027 Projected
Wright Farm - from Open Space	\$ 351,050	\$ 339,250	\$ 324,500	\$ 309,750	\$ -	\$ -	\$ -
Marrett Rd. Purchase - from Historic Resources & Unbudgeted Reserves	\$ 880,100	\$ 850,500	\$ 808,500	\$ 771,750	\$ -	\$ -	\$ -
Cary Memorial Building Construction - from Unbudgeted Reserves	\$ 786,000	\$ 759,800	\$ 733,600	\$ 707,400	\$ 681,200	\$ -	\$ -
Center Track and Field Reconstruction - from Unbudgeted Reserves	\$ 1,951,444		\$ -	\$ -	\$ -	\$ -	\$ -
Total CPA Debt Service	\$ 3,968,594	\$ 1,949,550	\$ 1,866,600	\$ 1,788,900	\$ 681,200	\$ -	\$ -

ARTICLE 10 (o)

Project:	Administrative Budget
CPA Category:	Administrative
Amount Requested:	\$150,000
Amount Recommended:	\$150,000
CPC Vote:	(7-0)

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 FY21 revenue from the surcharge and the state supplemental match is \$340,000; 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, FY21 cost for the administrative position totals approximately \$42,072 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 was the key advocate for the recent increase in State's Registries of Deeds fees which comprise 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 FY21 request for the CPA administrative budget is \$150,000.

Status Report on FY 2020 CPA Projects

Conservation Land Acquisition (Art. 14 (a))

\$275,000 was approved by the 2019 Annual Town Meeting for the acquisition and preservation of environmentally sensitive lands in Lexington located on Kendall Road and Sherburne Road. The acquisition of both parcels of land have added an additional 4+ acres to the Town's inventory of conservation land. The purchase and sale agreements were executed in August of 2019 for both properties. The Town, acting by and through the Conservation Commission, purchased these two parcels on October 31, 2019. The baseline documentation is in process in preparation of the required Conservation Restrictions (CRs), with Citizens for Lexington Conservation being the intended grantee of the CRs. Remaining funds will be used for legal costs and administration/enforcement costs related to execution of the CRs as well as minor land management activities, such as signage installation.

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

\$138,273 was approved by the 2019 Annual Town Meeting to 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. A subsequent request is anticipated in FY22 for the second stage of the project which will focus on design, surveying, and engineering, construction planning and permitting for the proposed universally accessible-designed enhancements. The Conservation Division has engaged Land Stewardship, Inc. (LSI) to develop a comprehensive land management plan for the property; LSI began work on the project in November 2019 and is anticipated to complete work in late spring 2020. The first of two public forums to present findings to and solicit feedback from the public was held on January 30th, 2020; with strong turn-out and participation by the neighborhood and volunteer stewards. The second stage of the project, which involves the design phase of universally accessible improvements to the property, will commence once land management planning has been completed.

Archives and Records Management/ Records Conservation & Preservation (Art. 14 (c))

The 2019 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 School Committee Minutes, Board of Registrars Minutes and Records of the Overseers of the Poor, all from 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. The project will be completed in the spring of 2020.

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

\$253,394 was approved by the 2019 Annual Town Meeting for part of Phase 3 of the Battle Green Master Plan Implementation. Phase 1 was approved at the 2011 Annual Town Meeting to repair and upgrade the pathways surrounding the existing monuments on the Battle Green. Phase 2 was approved at the 2012 Annual Town Meeting for repairs and upgrades to the pathways surrounding the Battle Green itself and Belfry Hill, and for the rehabilitation of the granite steps leading to the Obelisk, and the fence at Ye Old Burying Ground. Phase 3 will address site amenities, the Old Belfry, and historic monuments. The FY20 project request was originally in the amount of \$570,438, but due to CPA funding constraints in FY20, the funds requested were reduced to \$253,394. The remaining Phase 3 funds will be requested at the spring 2020 ATM (see Art. 10(c), pg. 10). An architect is developing plans and specifications for all of the work as funded and outlined to date. Bids will be sent out during spring 2020 and construction is anticipated to commence in the summer/ fall 2020.

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

\$620,000 was approved by the 2019 Annual Town Meeting to renovate the Old Reservoir Bathhouse. Based on the finding of a feasibility study conducted in 2018, 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. The project will address accessibility issues in the Bathhouse, as well as the walkway and surrounding site. The construction phase of the Old Reservoir bathhouse renovation will go out to bid in February/March 2020. It is anticipated that the contractor will begin initial mobilization in early June 2020 and the renovation will begin in late June once the Bridge School is out for the summer. Once the renovation begins, it is anticipated that will take approximately three months to complete the project.

Park Improvements- Hard Court Resurfacing (Art. 14 (h))

2019 Annual Town Meeting appropriated \$70,000 in CPA funds for the resurfacing, painting and striping of the hard court surfaces located at Adams Park, behind the Waldorf School. The hard court surfaces included the Adams Tennis Courts and the Adams Basketball Courts; the project also includes the installation of a permanent bike rack at the park and the installation of new posts, backboards, nets and rims. This project will go out to bid winter 2020. Work is anticipated to commence in June 2020 once the Waldorf School is out for the school year, and is scheduled for completion in August 2020.

Park Improvements- Athletic Fields (Art. 14 (i))

\$435,000 was approved by the 2019 Annual Town Meeting to fund the Diamond Middle School Field renovation, including drainage, laser grading, natural turf, and new irrigation controls. Site amenities such as benches and backstops will also be included. 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 has been delayed until spring and summer of 2021. This delay is based on the timeline of the Center Track & Field project extending into May 2020. It is not feasible to have both the Center Track and Diamond fields closed at the same time. The Diamond project would be compromised if the original timeline were minimized by 6-8 weeks.

Playground Replacement Program- Bridge School (Art. 14 (j))

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). The project has reached substantial completion and a ribbon cutting ceremony was held on October 2, 2019. Once the ground thaws a permanent sign will be installed by mid-April 2020.

LexHAB: Preservation, Rehabilitation & Restoration of Affordable Housing (Art. 14 (k))

2019 Annual Town Meeting authorized \$99,700 in CPA funds for the preservation of four LexHAB units and rehabilitation of seven LexHAB units which were acquired with CPA funds. The scope of the work varies by property, and includes kitchen and bath renovations as well as roof replacements. Work commenced during the summer of 2019. The rear deck rehabilitation was performed on two units preserving the historical appearance and integrity of the properties. Bathroom, kitchen, and roof renovations are currently in process and are all expected to be completed during 2020.

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

1. Art. 14 (e) 9 Oakland Street- Renovations and Adaptive Re-Use Supplemental Funds.
\$70,000/ \$70,000

FY 2020 Projects Indefinitely Postponed, 2019 ATM

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

Status Report on FY 2019 CPA Projects

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 also includes the installation of pedestrian-level solar LED lights, work at the entrance and two handicapped-accessible ramps at the entrance on Marrett Road. Construction began in fall 2019 with work expected to be completed in the summer of 2020.

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 but are not limited to the remaining Old Town Papers, dating from 1722 to 1923. The project will be completed in the spring of 2020.

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

\$100,000 was approved by the 2018 Annual Town Meeting for updates and improvements to the existing irrigation systems on the Town's public grounds. Of this \$100,000, \$40,000 was funded through CPA, and the remaining \$60,000 was funded through the General Fund. The updates to the system would allow irrigation to be targeted on turf areas while conserving water. The targeted areas are 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 the winter of 2020. Work is anticipated to commence in early spring 2020 and is scheduled for completion in September 2020.

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 was completed in May 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 Gallagher Tennis Courts construction was 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. (See Art. 10(g), pg. 16).

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. 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. Through the public process, a synthetic surface was chosen for the athletic field, which is not CPA-eligible. The overall project came in under budget, although any fund balances will not be known until spring 2020. The project commenced in June 2019 and it is anticipated that the track surface will be installed in May 2020.

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 was made to renovate the existing building rather than demolishing and building a new bathhouse. 2019 Annual Town Meeting approved \$620,000 to renovate the Old Reservoir Bathhouse. (See Art. 14 (g), pg.29). Design development is at 60% and the construction phase will go out to bid in February/March 2020.

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.42).

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 first two rounds of bidding for this project did not result in a bid within

budget. The project was bid for a third time and Triumph Modular, the sole bidder, proposed a base price which does not include four add-alternates for paving, rooftop solar, landscaping and appliances. LexHAB has committed to utilizing their own resources and funding to cover the add-alternate work and to complete the project. A change order has been submitted to substitute stone countertops with laminate reducing the overall cost. Construction began at the site in October, 2019. Both buildings are erect and weather tight. Exterior trim is presently being done and siding will begin shortly after that. The lower units have both been framed and are awaiting plumbing and electrical rough inspections so that insulation and boarding can be completed as next steps. There have been some cost increases due to ledge and utility lines in the street. Occupancy is expected in late spring 2020.

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

1. Art. 10 (d) 9 Oakland Street Renovation and Adaptive Re-Use. \$200,000/ \$200,000
2. 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 commenced in December 2019 and had 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. The Conservation Division has retained the services of Henderson Striker Conservation Management/Field Services for Wright Farm; work is expected to wrap up in March 2020. Willard's Woods meadow preservation activities are pending final land management planning recommendations. (See Art. 14(b), pg. 28).

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 design phase of the project has been completed in partnership with Kyle Zick Landscape Architects and the Town secured a construction contract with SumCo Eco-contracting. The entire project is substantially complete. It is anticipated that all work will be completed in late March-April 2020 with remaining funds expended upon final invoicing.

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. Now that the transfer to LexHAB is executed, the remaining legal work and required deed restriction and Conservation Restriction may be completed. (See Art. 9, pg. 38).

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. 36). 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. A Cultural Facilities Fund Capital Grant has been received for \$200,000 which will allow both the window and accessibility aspects of the project to move forward, as planned. The project has gone out to bid and work has commenced. It is anticipated to be completed by May 2020.

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 winter of 2020.

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

1. Art. 10 (a) Interpretive Signage Project. \$38,400/ 0 (project withdrawn)
2. Art. 10 (b) Parker's Revenge Interpretive and Public Education Signage and Displays. \$41,350/ \$41,350
3. Art. 10 (c) Greeley Village Rear Door and Porch Supplemental Request. \$56,712/ \$55,629
4. Art. 10 (d) Affordable Units Preservation- Judge's Road/ Pine Grove. \$1,048,000/ \$1,038,122
5. Art. 10 (l) Park Improvements-Athletic Fields. \$125,000/ \$104,046
6. Art. 10 (n) Park and Playground Improvements. \$60,000/ \$59,932

FY 2018 Projects Indefinitely Postponed, 2017 ATM and STM

1. Art. 10 (h) Stone Building Feasibility Study.
2. Art. 10 (j) Center Streetscape Improvements.
3. Art. 10 (k) Community Center Sidewalk.
4. Art. 12 (a) 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

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. An architect will begin design work in the summer of 2020. The project will go out to bid and installed in fall 2020/ spring 2021.

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 (h) Anthony Park Construction Funds. \$60,000/ \$59,697
7. Art. 8 (j) Town Pool Design and Engineering Costs. \$166,000/ \$112,000
8. Art. 8 (k) Park Improvements- Hard Court Resurfacing. \$61,000/ \$59,959
9. Art. 8 (l) Granite Forest Pocket Park Construction at Lincoln Park. \$30,000/ \$29,980
10. Art. 8 (m) Park Improvements- Athletic Fields. \$120,000/ \$119,707
11. Art. 8 (n) Park and Playground Improvements. \$75,000/ \$54,334

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. A subsequent request for construction costs 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. Funding for construction was requested and approved at the 2018 Annual Town Meeting and is expected to be complete in the summer of 2020 (See Art. 10(b), pg. 31).

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. 36).

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, with the remaining portion incorporated into the 2012 12.6 conservation land purchase managed by the Conservation Commission. The MGL Chapter 40B Local Initiative Planning Process (LIPP) is now completed and the final recording of the Approval Not Required Plan that divided the lot into two lots was filed. The Select Board voted on the two deeds transferring the applicable portions of the lots to LexHAB and the Conservation Commission in 2020. Now the remaining legal work and required deed restriction and Conservation Restriction can 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 engaged the Aulson Companies as General Contractor for this project and they are partnering with Minuteman Technical High School to make the necessary improvements. LexHAB has submitted 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. Presently construction is ongoing and expected to be completed by late spring/ early summer 2020.

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/ \$81,041
8. Art. 8 (k) Park and Playgrounds ADA Accessibility Study. \$78,000/ \$76,207
9. Art. 8 (l) Park Improvements- Hard Court Resurfacing. \$55,000/ \$55,000
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. 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 2020.

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. An additional request is anticipated in FY22 for construction costs. (See description of Art. 8(e), pg. 38).

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. 32).

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

This project, a collaboration between the Recreation Committee, the Conservation Commission, the Commission on Disability and other interested citizens and land stewards, \$34,500 was requested in CPA funding to design and create a universally accessible passive recreational trail system for Parker Meadow. Initial survey and wetland delineation work was completed in June 2019. Kyle Zick, Landscape Architects was engaged in August 2019 for design work, which includes permitting and construction bid documents with these subject funds. It is expected that the design phase will be completed by March 2020 pending final approval and permitting from the Conservation Commission. Two public forums and a public site walk were held to share design ideas and solicit feedback from the public, along with direct feedback from and responses with interested neighbors, between October and December 2019. The Conservation Commission has submitted a funding request for construction for FY21. (See Art. 10(k). pg. 20).

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/ \$117,586
3. Art. 8 (d) Historical Commission Inventory Forms for Priority Buildings. \$35,000/ \$34,040
4. Art. 8 (f) Vynebrooke Village Renovations. \$300,551/ \$253,425
5. Art. 8 (h) Lincoln Park Field Improvements- Phase 2. \$200,000/ \$196,521
6. Art. 8 (i) Park and Playground Improvements. \$65,000/ \$64,828
7. Art. 8 (j) Park Improvements- Athletic Fields. \$100,000/ \$99,820
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

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

This \$25,000 project was funded by the 2013 Annual Town Meeting to draft and record Conservation Restrictions on five CPA-funded conservation lands purchased in the last several years. Since a conservation entity separate from the Town Conservation Commission must hold the restriction, funding included nominal monies to ensure that such an organization would be able to complete the baseline and documentation work and long term monitoring necessary to responsibly hold the restriction. Town staff is currently collaborating with Conservation Land Stewards and the Citizens for Lexington Conservation (CLC) to prepare the restrictions for acceptance by the Conservation Commission, Board of Selectmen and the State Department of Conservation and Recreation. Documentation for Wright Farm is being coordinated with land management planning; initial fieldwork was completed in winter 2019 with remaining documentation scheduled for winter 2020. The other four CRs, Cotton Farm, Leary Property and the Goodwin Parcels are still under state review as necessary for final approval. 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. Once CRs are executed and recorded, these funds will be transferred to CLC for in-perpetuity administration and enforcement of the CRs.

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. 41).

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

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

7. Art. 8 (j) Merriam Hill Preservation Project. \$3,000/ \$3,000
8. Art. 8 (k) Moon Hill Preservation Project. \$6,000/ \$6,000
9. Art. 8 (l) Greeley Village Front Doors. \$172,734/ \$172,734
10. Art. 8 (n) ACROSS Lexington Pedestrian/Bicycle Route System. 5,000/ \$5,000
11. Art. 8 (o) Buckman Tavern Restoration and Renovation. \$650,000/ \$616,838

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 2020 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 2020. (See also Battle Green Master Plan Implementation Phase 1, FY12 Art. 8(f), pg. 47, Phase 3 FY20 Art. 14(d), pg. 28, and Phase 3 being requested for FY21 CPA funding Art. 10(c), pg. 10).

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, pg. 38).

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/\$0
3. Art. 8 (d) Cary Memorial Building Upgrades. \$75,000/ \$73,133
4. Art. 8 (e) Center Playfields Drainage, Phase 3. \$605,718/ \$596,876

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 by Daedalus, Inc. have been completed. The other monuments are being reviewed and will go out to bid in the spring/summer of 2020. Restoration work will commence in the fall/spring of 2020/2021.

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 2020. (See also Battle Green Master Plan Implementation Phase 2, FY13 Article 8(f), pg. 45, Phase 3 FY20 Article 14(d), pg. 28, and Phase 3 being requested for FY21 CPA funding Art. 10(c), pg. 10)

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

1. Art. 8 (a) Archives and Records Management/Conservation. \$150,000/ \$150,000
2. Art. 8 (b) East Lexington Fire Station Doors Replacement. \$60,000/ \$60,000
3. Art. 8 (d) LexHAB Set-Aside for Housing Acquisition. \$450,000/ \$365,347 (2014 ATM approved 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/ \$19,540

FY 2012 Projects Indefinitely Postponed, 2011 ATM

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

FY 2012 Projects Not Adopted, 2011 ATM

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

Status Report on FY 2011 CPA Projects

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 2020. 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/ \$71,183
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/ \$69,198
2. Art. 11 (b) Storm Water Mitigation at the Old Reservoir and Marrett Road, Phase 1. \$569,000/ \$525,198
3. Art. 11 (c) Pond Drainage Improvements to Pine Meadows Golf Club. \$200,000/ \$200,000
4. Art. 11 (d) Archives and Records Management Preservation. \$150,000/ \$150,000
5. Art. 11 (f) Town Office Building Renovation Design. \$30,000/ \$30,000
6. Art. 11 (g) Police Station Space Needs Study. \$45,000/ \$39,115
7. Art. 11 (h) Stone Building Renovation. \$180,000/ \$52,093
8. Art. 11 (i) Fire Headquarters Renovation and Redesign. \$29,700/ \$27,261
9. Art. 11 (j) Greeley Village Roof Replacement. \$320,828/ \$320,828
10. Art. 11 (k) Munroe Tavern Historic Structure Report. \$50,000/ \$40,000
11. Art. 11 (l) Purchase of Three Properties by LexHAB. \$845,000/ \$845,000
12. Art. 12 Purchase of the Leary Property off Vine Street. \$2,763,100/ \$2,748,411
13. Art. 6 (a) STM Land Purchase off Lowell Street (the Busa Farm). \$4,197,000/ \$4,194,886

FY 2010 Projects Indefinitely Postponed, 2009 ATM

2. 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/ \$20,434
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. Plans and specifications are being developed and this final phase of work is expected to be conducted during the summer of 2020.

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 final sign design will be completed in the spring/summer of 2020 and installed in the fall/spring of 2020/2021.

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/ \$121,943
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 2020 Annual Town Meeting

APPROPRIATED TO DATE	
(by category as of March 1, 2020)	
CATEGORY	
COMMUNITY HOUSING	\$11,369,512
HISTORIC RESOURCES	\$33,356,257
OPEN SPACE	\$15,104,841
RECREATIONAL RESOURCES	\$14,676,872
TOTAL	\$74,507,482
ADMINISTRATIVE EXPENSES	<u>\$1,800,000</u>
TOTAL APPROPRIATIONS TO DATE	\$76,307,482

AVAILABLE FOR APPROPRIATION AT ANNUAL TOWN MEETING, MARCH 2020	
AVAILABLE BALANCES	
COMMUNITY HOUSING RESERVE	\$729,744
HISTORIC RESOURCES RESERVE	\$127,128
OPEN SPACE RESERVE	\$647,310
UNBUDGETED RESERVE	\$833,918
UNDESIGNATED FUND BALANCE	\$2,458,350
TOTAL	\$4,796,450
ESTIMATED REVENUES FY 2021	
PROPERTY SURCHARGE	\$5,400,000
STATE MATCH*	\$1,380,000
INVESTMENT INCOME	\$20,000
TOTAL	\$6,800,000
OBLIGATED FY2021 DEBT AND NOTE PAYDOWN	
TOTAL	(\$3,968,594)
TOTAL ESTIMATED CPF FUNDS AVAILABLE FOR NEW PROJECTS IN FY21 EXCLUSIVE OF DEBT	
	\$7,627,856
<i>* State Match is estimated at 2 months 12% and 10 months 30% est.</i>	

FY21 CPA PROJECT COSTS AND SUMMARY			
	ANNUAL TOWN MEETING- ARTICLE 10	VOTE	AMOUNT
	HISTORIC RESOURCES		
Art. 10(a)	Archives and Records Management/ Records Conservation and Preservation	7-0	\$20,000
Art. 10(b)	Restoration of Margaret, Lady of Lexington Painting	7-0	\$9,000
Art. 10(c)	Battle Green Master Plan-Phase 3	7-0	\$317,044
Art. 10(m)	LexHAB- 116 Vine Street Design Funds	7-0	\$25,000
	Subtotal		\$371,044
	OPEN SPACE		
Art. 10(d)	Conservation Land Acquisition	7-0	I.P
Art. 10(e)	Daisy Wilson Meadow Preservation	7-0	\$22,425
Art. 10(f)	Wright Farm Site Access Planning and Design	7-0	\$69,000
	Subtotal		\$91,425
	RECREATION		
Art. 10(g)	Athletic Facility Lighting	7-0	\$450,000
Art. 10(h)	Park Improvements- Hard Court Resurfacing- Valley Tennis Courts	7-0	\$100,000
Art. 10(i)	Park and Playground Improvements- Sutherland Park	7-0	\$95,000
Art. 10(j)	Park Improvements- Athletic Fields- Harrington, Bowman and Franklin Fields	7-0	\$370,000
Art. 10(k)	Parker Meadow Accessible Trail Construction	7-0	\$551,026
	Subtotal		\$1,566,026
	COMMUNITY HOUSING		
Art. 10(l)	Lexington Housing Authority- Greeley Village Community Center Preservation	7-0	\$130,000
Art. 10(m)	LexHAB- 116 Vine Street Design Funds	7-0	\$75,000
	Subtotal		\$205,000
TOTAL ATM PROJECTS ARTICLE 10 (a-m)			\$2,233,495
Art. 10(n)	CPA Debt Service	7-0	\$3,968,594
Art. 10(o)	Administrative Budget	7-0	\$150,000
	Subtotal		\$4,118,594
TOTAL FY21 COSTS FOR ARTICLE 10 (a-o)			\$6,352,089
FY21 TOTAL TO BE TAKEN FROM CPF CASH			\$6,352,089

SUMMARY

FINANCING SOURCES

AVAILABLE CASH BALANCES	\$4,796,450
ESTIMATED FY21 REVENUE	\$6,800,000
TOTAL AVAILABLE FOR FY21	\$11,596,450

FY21 COSTS (Annual Town Meeting)

PROJECT COSTS TO BE TAKEN FROM CPF CASH	\$2,233,495
ADMINISTRATIVE EXPENSES AND DEBT SERVICE	\$4,118,594
TOTAL	\$6,352,089

NET BALANCE (AVAILABLE FOR FY22)	\$5,244,361
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