

SELECT BOARD MEETING

Monday, September 8, 2025

Select Board Meeting Room, 1625 Massachusetts Avenue, Lexington, MA 02420 - Hybrid Participation*
6:30 PM

AGENDA

EXECUTIVE SESSION

1. Exemption 3: Discuss Strategy with Respect to Potential Litigation - Lexington High School Project
2. Exemption 3: Discuss Strategy with Respect to Collective Bargaining (LMEA, LMMA, Fire, Police Superior, and Crossing Guard Unions)

PUBLIC COMMENTS

Public comments are allowed for up to 10 minutes at the beginning of each meeting. Each speaker is limited to 2 minutes for comment. Members of the Board will neither comment nor respond, other than to ask questions of clarification. Speakers are encouraged to notify the Select Board's Office at 781-698-4580 if they wish to speak during public comment to assist the Chair in managing meeting times.

SELECT BOARD MEMBER CONCERNS AND LIAISON REPORTS

1. Select Board Member Announcements and Liaison Reports

TOWN MANAGER REPORT

1. Town Manager Weekly Update

CONSENT AGENDA

1. Approve: License for Public Entertainment on Sunday - Lexington Community Farm, 52 Lowell Street
 - Annual Harvest Festival: Sunday, October 5th, 2025
2. Approve: One-Day Liquor License - Lexington Community Farm, 52 Lowell Street
 - Annual Harvest Festival: Sunday, October 5th, 2025
3. Approve: Select Board Committee Reappointments
 - Board of Appeals - Martha C. Wood
 - Board of Appeals Associates:
 - Jeanne K. Krieger
 - Patricia S. Nelson
 - Katheryn A. Roy
 - Thomas Shiple
 - Jennifer L. Wilson
 - Communications Advisory Committee:
 - David J. Buczkowski
 - Kenneth T. Pogran
 - Rita Vachani

- Design Advisory Committee
 - Ian Adamson
 - Hema Bhatt
 - Christopher A Johns
 - Minhaj Kirmani
 - Danit Netzer
 - Steven A Vincent
- Economic Development Advisory Committee
 - Samuel Ang
 - Mitch Tyson
- Fence Viewers:
 - David E. Burns
 - Dawn E. McKenna
- Greenways Corridor Committee:
 - David M. Frohman
 - Keith Ohmart
 - Stephen S. Perkins
 - Michael Tabaczynski
- Housing Partnership Board:
 - Nanette M. Byrnes
 - Harriet J. Cohen
 - Margaret Heitz
 - Ravneet Grewal
- Lexington Bicycle Advisory Committee:
 - David Armstrong
 - Sarah Anne Hews
- Lexington Center Committee:
 - Jeffrey L. Lyon
 - Jonathan Wheeler Wakelin
- Lexington Council for the Arts:
 - Lisa Hebert
 - Claudia A. Lach
- Lexington Human Rights Committee - Rachel K. Levy
- Lexington Scholarship and Education Fund Committee:
 - Julie Hackett
 - Raquel Leder
- Sustainable Lexington Committee:
 - Cynthia E. Arens
 - Andrew S. Joynt
 - Todd A. Rhodes
- Tourism Committee:
 - Melissa Robbins Clifford
 - Margaret E. Coppe
 - Gardy Desrouleaux

- Bebe H. Fallick
 - Marie-Tristan Rago
 - Town Report Committee:
 - Gloria A. Amirault
 - Beverly Liu
 - Susan H. Myerow
 - Ragan Robertson
 - Vicky Sax
 - Karyn Zhao
 - Transportation Advisory Committee:
 - Pamela B. Lyons
 - James Luker
 - Tree Committee - Rachel Summers
 - Vision for Lexington Committee - Margaret E. Coppe
 - Water and Sewer Abatement Board - Loren Wood
4. Accept: Select Board Committee Resignations
 - Town Celebrations Committee - William Glen Bassett
 - Semiquincentennial Commission - Jane Hundley
 5. Approve: Proclamations
 - Daughters of the American Revolution (DAR) Constitution Week
 - Domestic Violence Awareness Month
 - Dyslexia Awareness Week
 - Suicide Prevention Month
 6. Approve: Select Board Minutes
 - June 30, 2025 Joint Meeting
 - July 21, 2025 Select Board
 - August 4, 2025 Select Board
 - August 18, 2025 Select Board
 7. Approve: Water and Sewer Adjustments
 8. Approve: Select Board Report for FY25 Annual Town Report
 9. Approve: Updated Pledge of License and Inventory Document for the Liquor License Transfer Application - Neillio's Wine and Spirits, 55 Bedford Street

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Communications Advisory Committee (CAC) Update: Verizon License Renewal Process 7:35pm
2. Approve: Donation and License Agreement Between Lexington Pickleball Club and Town of Lexington 7:45pm
3. Joint Meeting: Select Board, Appropriation Committee & Capital Expenditures Committee 7:55pm

- Review: Capital Financing Plan for Debt Exclusion Projects
- 4. Discussion: Proposed Select Board FY26-FY27 Goals 8:25pm
- 5. Approve: Town Manager Review Process 8:40pm
- 6. Update: Committee Member Training 8:55pm
- 7. Consideration: Removal of Tree Committee Member for Violating Guidelines for Civil Discourse in the Board/Committee Handbook 9:05pm

ADJOURN

1. Anticipated Adjournment 9:15pm

Meeting Packet: <https://lexington.novusagenda.com/agendapublic/>

*Members of the public can attend the meeting from their computer or tablet by clicking on the following link at the time of the meeting:
<https://lexingtonma.zoom.us/j/82013535294?pwd=mGvKYC9PHOT8ByUHHa0a18jNRhRXpf.1>

Phone +1 646 876 9923

Meeting ID: 820 1353 5294

Passcode: 848540

An Act Relative to Extending Certain State of Emergency

Accommodations: <https://www.mass.gov/the-open-meeting-law>

A work session of the Select Board will be held on Monday, September 15, 2025 at 6:30pm via location TBD.

The next regularly scheduled meeting of the Select Board will be held on Monday, September 29, 2025 at 6:30pm via hybrid participation.

Hearing Assistance Devices Available on Request

All agenda time and the order of items are approximate and subject to change.


Recorded by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Exemption 3: Discuss Strategy with Respect to Potential Litigation - Lexington High School Project

PRESENTER:

Board Discussion

ITEM NUMBER:

E.1

SUMMARY:

Category: Discussion/Informing

SUGGESTED MOTION:

Move to go into Executive Session to discuss strategy with respect to potential litigation related to Lexington High School Project and to reconvene in Open Session.

Further, the Chairman declares that an open meeting discussion may have a detrimental effect on the litigating position of the Town.

FOLLOW-UP:

Select Board Office/ Town Manager's Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Exemption 3: Discuss Strategy with Respect to Collective Bargaining (LMEA, LMMA, Fire, Police Superior, and Crossing Guard Unions)

PRESENTER:

Board Discussion

ITEM NUMBER:

E.2

SUMMARY:

Category: Discussion/Informing

SUGGESTED MOTION:

Move that the Select Board go into Executive Session under Exemption 3 to discuss strategy with respect to collective bargaining for the Lexington Municipal Employees Association, Lexington Municipal Management Association, Fire Department, Crossing Guard and the Police Superior Unions, and to reconvene in Open Session.

Further, as Chair, I declare that an open meeting discussion may have a detrimental effect on the bargaining and litigating position of the Town.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Select Board Member Announcements and Liaison Reports

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

LR.1

SUMMARY:

Please see the attached Select Board Member Announcements and Liaison Report. Under this item, Select Board Members can provide verbal updates, make announcements, as well as comment on any additional points or concerns.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Town Manager Weekly Update

PRESENTER:

Steve Bartha, Town Manager

**ITEM
NUMBER:**

TM.1

SUMMARY:

Under this item, the Town Manager can provide verbal updates, make announcements, as well as comment on any additional points or concerns.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: License for Public Entertainment on Sunday - Lexington Community Farm, 52 Lowell Street

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.1

SUMMARY:

Category: Decision-Making

The Lexington Community Farm has requested a Sunday Entertainment License for the purpose of providing live music for patrons of the Annual 'Harvest Festival' to take place on Sunday, October 5, 2025 from 1:00pm - 4:00pm at 52 Lowell Street.

SUGGESTED MOTION:

Move to approve a Sunday Entertainment License for Lexington Community Farm for the purpose of providing live music for patrons of the annual 'Harvest Festival' on Sunday, October 5, 2025 from 1:00pm - 4:00pm at 52 Lowell Street.

Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: One-Day Liquor License - Lexington Community Farm, 52 Lowell Street

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.2

SUMMARY:

Category: Decision-Making

The Lexington Community Farm has requested a One-Day Liquor License for the purpose of serving beer in a beer garden at the Lexington Community Farm, 52 Lowell Street to participants of the Harvest Festival on Sunday, October 5, 2024 from 1:00pm to 4:00pm.

The request has been reviewed by the Police Department, Fire Department, Town Manager's Office and Department of Public Works with no concerns. Police details will be required for the beer garden.

SUGGESTED MOTION:

To approve a One-Day Liquor License for the Lexington Community Farm for the purpose of serving beer in a beer garden at the Lexington Community Farm, 52 Lowell Street to participants of the Harvest Festival on Sunday, October 5, 2023 from 1:00pm to 4:00pm.

Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Select Board Committee Reappointments

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.3

SUMMARY:

Category: Decision-making

Reappointments:

Each September, the Select Board considers reappointments for members whose terms are set to expire on **September 30, 2025**. Members who have confirmed their interest in continuing service and have met all requirements, including a current State Conflict of Interest Law Online Training Certificate, are eligible for reappointment.

The following boards and committees are ready for reappointment (see attached list for details):

- Board of Appeals
- Communications Advisory Committee
- Design Advisory Committee
- Economic Development Advisory Committee
- Fence Viewers
- Greenways Corridor Committee
- Housing Partnership Board
- Lexington Bicycle Advisory Committee
- Lexington Center Committee
- Lexington Council for the Arts
- Lexington Human Rights Committee
- Lexington Scholarship and Education Fund Committee
- Sustainable Lexington Committee
- Tourism Committee
- Town Report Committee
- Transportation Advisory Committee
- Tree Committee
- Vision for Lexington Committee
- Water and Sewer Abatement Board

SUGGESTED MOTION:

To reappoint the board and committee members with term expirations as indicated on the attached list titled *2025 September Board Committee Reappointments to be* effective on October 1, 2025.
Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

ATTACHMENTS:

Description	Type
<input type="checkbox"/> 2025 September Board Committee Reappointments	Backup Material

<u>Name</u>	<u>Committee</u>	<u>Status</u>	<u>New Term Expiration Date</u>
Martha C Wood	Board of Appeals	REAPPOINT	September 30, 2030
Thomas Shiple	Board of Appeals Associates	REAPPOINT	September 30, 2026
Jeanne K Krieger	Board of Appeals Associates	REAPPOINT	September 30, 2026
Kathryn A Roy	Board of Appeals Associates	REAPPOINT	September 30, 2026
Jennifer L Wilson	Board of Appeals Associates	REAPPOINT	September 30, 2026
Patricia S. Nelson	Board of Appeals Associates	REAPPOINT	September 30, 2026
Rita Vachani	Communications Advisory Committee	REAPPOINT	September 30, 2028
Kenneth T Pogran	Communications Advisory Committee	REAPPOINT	September 30, 2028
David J Buczkowski	Communications Advisory Committee	REAPPOINT	September 30, 2028
Christopher A Johns	Design Advisory Committee	REAPPOINT	September 30, 2028
Danit Netzer	Design Advisory Committee	REAPPOINT	September 30, 2026
Hema Bhatt	Design Advisory Committee	REAPPOINT	September 30, 2027
Ian Adamson	Design Advisory Committee	REAPPOINT	September 30, 2028
Minhaj Kirmani	Design Advisory Committee	REAPPOINT	September 30, 2026
Steven A Vincent	Design Advisory Committee	REAPPOINT	September 30, 2028
Samuel Ang	Economic Development Advisory Committee	REAPPOINT	September 30, 2028
Mitch Tyson	Economic Development Advisory Committee	REAPPOINT	September 30, 2028
David E Burns	Fence Viewers	REAPPOINT	September 30, 2026
Dawn E McKenna	Fence Viewers	REAPPOINT	September 30, 2026
Stephen S Perkins	Greenways Corridor Committee	REAPPOINT	September 30, 2028
David M Frohman	Greenways Corridor Committee	REAPPOINT	September 30, 2028
Michael Tabaczynski	Greenways Corridor Committee	REAPPOINT	September 30, 2028
Keith Ohmart	Greenways Corridor Committee	REAPPOINT	September 30, 2028
Nanette M. Byrnes	Housing Partnership Board	REAPPOINT	September 30, 2028
Harriet J Cohen	Housing Partnership Board	REAPPOINT	September 30, 2028
Margaret Heitz	Housing Partnership Board	REAPPOINT	September 30, 2028
Ravneet Grewal	Housing Partnership Board	REAPPOINT	September 30, 2028
David Armstrong	Lexington Bicycle Advisory Committee	REAPPOINT	September 30, 2028
Sarah Anne Hews	Lexington Bicycle Advisory Committee	REAPPOINT	September 30, 2028
Jonathan Wheeler Wakelin	Lexington Center Committee	REAPPOINT	September 30, 2028
Jeffrey L Lyon	Lexington Center Committee	REAPPOINT	September 30, 2028
Claudia A Lach	Lexington Council for the Arts	REAPPOINT	September 30, 2028
Lisa Hebert	Lexington Council for the Arts	REAPPOINT	June 30, 2027 *Partial Due to Committee Term Limit
Rachel K Levy	Lexington Human Rights Committee	REAPPOINT	September 30, 2028
Julie Hackett	Lexington Scholarship and Education Fund Committee	REAPPOINT	September 30, 2026
Raquel Leder	Lexington Scholarship and Education Fund Committee	REAPPOINT	September 30, 2026
Todd A Rhodes	Sustainable Lexington Committee	REAPPOINT	September 30, 2028
Cynthia E Arens	Sustainable Lexington Committee	REAPPOINT	September 30, 2028
Andrew S Joynt	Sustainable Lexington Committee	REAPPOINT	September 30, 2028
Bebe H Fallick	Tourism Committee	REAPPOINT	September 30, 2026
Gardy Desrouleaux	Tourism Committee	REAPPOINT	September 30, 2026
Melissa Robbins Clifford	Tourism Committee	REAPPOINT	September 30, 2026
Marie-Tristan Rago	Tourism Committee	REAPPOINT	September 30, 2026
Margaret E Coppe	Tourism Committee	REAPPOINT	September 30, 2026
Beverly Liu	Town Report Committee	REAPPOINT	September 30, 2026
Susan H Myerow	Town Report Committee	REAPPOINT	September 30, 2026
Gloria A Amirault	Town Report Committee	REAPPOINT	September 30, 2026
Vicky Sax	Town Report Committee	REAPPOINT	September 30, 2026
Karyn Zhao	Town Report Committee	REAPPOINT	September 30, 2026
Ragan Robertson	Town Report Committee	REAPPOINT	September 30, 2026
James Luker	Transportation Advisory Committee	REAPPOINT	September 30, 2028
Pamela B Lyons	Transportation Advisory Committee	REAPPOINT	September 30, 2028
Rachel Summers	Tree Committee	REAPPOINT	September 30, 2028
Margaret E Coppe	Vision for Lexington Committee	REAPPOINT	September 30, 2028
Loren Wood	Water and Sewer Abatement Board	REAPPOINT	September 30, 2028

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Accept: Select Board Committee Resignations

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.4

SUMMARY:

Category: Decision-Making

Resignation:

Town Celebrations Committee

The Select Board is being asked to accept the resignation of William Glen Bassett from the Town Celebrations Committee, effective September 30, 2025.

Semiquincentennial Commission

The Select Board is being asked to accept the resignation of Jane Hundley from the Semiquincentennial Commission effective September 30, 2025.

On behalf of the Town of Lexington, the Select Board Members would like to extend their many thanks for their time and service to the community.

SUGGESTED MOTION:

To accept the resignation of William Glen Bassett from the Town Celebrations Committee and Jane Hundley from the Semiquincentennial Commission, effective September 30, 2025.

Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

ATTACHMENTS:

Description		Type
📎	2025.08.14 William Glen Bassett - Town Celebrations Committee_Redacted	Backup Material
📎	2025.07.10 Jane Hundley - Semiquincentennial Commission	Backup Material

From: Samantha Lino
Sent: Monday, August 25, 2025 3:05 PM
To: Select Board
Subject: FW: From the Town of Lexington - Town Clerk's Office regarding TCC member William Glen Bassett

From: Shirley & Glen BASSETT
Sent: Tuesday, August 19, 2025 5:19 PM
To: Select Board <selectboard@lexingtonma.gov>
Subject: Re: From the Town of Lexington - Town Clerk's Office regarding TCC member William Glen Bassett

Samantha - yes, I do wish to resign effective Sep 2025. I thought my appointment expired in 2025, but it doesn't really matter. I decided after 3 years as co-chair, and my wife passing in 2022, that my life has changed a lot and I won't be able to support TCC events as well in the future.

Thanks! -Glen

On Aug 19, 2025, at 12:20 PM, Select Board <selectboard@lexingtonma.gov> wrote:

Hello Glen,

I am just following up on your request to end your appointment on the Town Celebrations Committee. I just wanted to confirm because your appointment doesn't expire until September 2027, do you want to resign from the TCC effective September 2025?

Let me know your preferences, I am here to support you in any way!

Samantha Lino

Select Board Department Assistant
Town of Lexington
1625 Massachusetts Avenue
Lexington, MA 02420
781-698-4582

July 9, 2025

Semiquincentennial Commission (Lex250)
Town Office Building
1625 Massachusetts Avenue
Lexington, MA 02420

Dear Esteemed Members of the Semiquincentennial Commission,

Please accept this letter as formal notification of my resignation from the Semiquincentennial Commission (Lex250), effective the day after our September 2025 meeting.

It has been an immense privilege to serve alongside each of you on this commission. My time as the Lexington Public Schools liaison has been incredibly rewarding, and I am particularly proud of the work we have accomplished in facilitating authentic student and staff engagement with the Lex250 initiatives. I am pleased to inform you that the Lexington Public Schools will identify a new representative to fill this role, ensuring a seamless transition and continued collaboration between the schools and the commission.

As you know, a significant amount of my involvement with the 250th centered around town wide events that I enthusiastically supported as a resident. However, my husband and I made the decision to downsize, sold our house, and I no longer reside in Lexington. While my commitment to the historical significance of our town and the monumental task we undertook remains unwavering, my change of residence makes it impractical to continue serving.

I hold the deepest admiration for the dedication, vision, and tireless efforts of every member of this commission. Together, we have embarked on a truly monumental task, successfully elevating our local historical event to a worldwide audience. The friendships forged and the shared sense of purpose throughout this journey have been invaluable.

Thank you for the opportunity to have been a part of such a significant endeavor. I wish the commission continued success in all its future planning.

Sincerely,

Jane D. Hundley

Jane D. Hundley

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Proclamations

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.5

SUMMARY:

Category: Decision-Making

DAR Constitution Week

The Lexington Chapter of the Daughters of the American Revolution is requesting that the Select Board approve and sign a proclamation recognizing the week of September 17-23, 2025 as Constitution Week in accordance with Public Law 915. The proclamation was originally requested in 2010.

Domestic Violence Awareness Month:

The Human Services Department is requesting that the Select Board approve and sign a proclamation annually recognizing the month of October as Domestic Violence Awareness Month. The proclamation recognizes the impact domestic violence can have in our community, as well as acknowledging those who have experienced domestic violence in their own lives. Lexington strives to raise awareness and provide special opportunity to educate the community on prevention.

Dyslexia Awareness Month:

The Lexington Human Rights Committee is requesting that the Select Board approve and sign a proclamation annually recognizing the month of October as Dyslexia Awareness Month. Dyslexia is a language-based learning disability that causes difficulties with reading, writing, spelling, and word pronunciation. Lexington would like to raise awareness and provide special opportunity to educate the community on the disability.

Suicide Prevention Month:

The Human Services Department is requesting that the Select Board approve and sign a proclamation annually recognizing the month of September as Suicide Prevention Month. The proclamation emphasizes the importance of raising awareness about suicide prevention, promoting community education, and encouraging open conversations about mental health. It acknowledges the impact suicide has on individuals, families, and communities, and highlights the role everyone can play in prevention. Lexington strives to foster understanding, provide resources, and create a supportive environment to help save lives.

SUGGESTED MOTION:

To approve and sign a proclamation annually recognizing the month of October as Domestic Violence Awareness Month & Dyslexia Awareness Month. To recognize the month of September as Suicide Prevention Month and the week of September 17-24, 2025 as DAR Constitution Week in the Town of Lexington.

Move to approve the consent.

FOLLOW-UP:

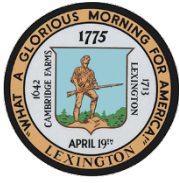
Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

ATTACHMENTS:

Description	Type
<input type="checkbox"/> 09082025 DAR Constitution Week Proclamation	Backup Material
<input type="checkbox"/> 09082025 Domestic Violence Awareness Month Proclamation	Backup Material
<input type="checkbox"/> 09082025 Dyslexia Awareness Month Proclamation	Backup Material
<input type="checkbox"/> 09082025 Suicide Prevention Month Proclamation	Backup Material



Town of Lexington, Massachusetts

SELECT BOARD OFFICE
PROCLAMATION

PROCLAMATION

Whereas: our Nation's Founders, in order to secure the blessings of liberty for themselves and their posterity, did ordain and establish a Constitution for the United States of America; and

Whereas: it is of the greatest importance that all citizens fully understand the provisions and principles contained in the Constitution in order to effectively support, preserve and defend it against all enemies; and

Whereas: the two hundred and thirty eighth anniversary of the signing of the Constitution provides a historic opportunity for all Americans to remember the achievements of the Framers of the Constitution and the rights, privileges, and responsibilities they afforded us in this unique document; and

Whereas: the freedoms guaranteed to American citizens should be celebrated by appropriate ceremonies and activities during Constitution Week, September 17 through 23 as designated by proclamation of the President of the United States of America in accordance with Public Law 915.

NOW, THEREFORE, WE, THE SELECT BOARD of Lexington, Massachusetts, do hereby proclaim the week of September 17 through 23 as

Constitution Week

and urge all citizens to reflect during the week on the many benefits of our Federal Constitution and the privileges and responsibilities of American Citizenship.

IN WITNESS WHEREOF, we have set our hands and caused the seal of Lexington to be affixed herewith on the 8th day of September 2025.

JILL I. HAI, CHAIR

JOSEPH N. PATO

DOUGLAS M. LUCENTE

MARK D. SANDEEN

VINEETA A. KUMAR



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

PROCLAMATION

- Whereas:** domestic violence is a systematic pattern of power and control perpetrated by one intimate partner against another, which includes, but is not limited to: intimidation, physical assault, battery, sexual assault, threats, emotional/psychological abuse or other abusive behavior; and
- Whereas:** in the United States, an average of 20 people experience intimate partner physical violence every minute which equates to more than 10 million abuse victims annually; and
- Whereas:** of those victims, nearly 1 in 4 women and 1 in 7 men have experienced severe physical violence by an intimate partner in their lifetimes; and
- Whereas:** too often, domestic violence touches the lives of children leaving a devastating impact and lifelong repercussions from the emotional and physical trauma; and
- Whereas:** anyone can be a victim of domestic violence regardless of age, race, sex, ability, ethnicity, sexual orientation, socioeconomic status, or religion; and
- Whereas:** in 2019, a Lexington woman died as a result of domestic violence; and
- Whereas:** domestic violence remains a major public health, social justice, and human rights issue requiring particular attention, and its interventions must be with the inclusion of all people at all levels; and
- Whereas:** raising awareness during the month of October provides us with a special opportunity for citizens to learn more about prevention, show support for the numerous organizations and individuals who provide critical services, as well as advance Lexington's efforts to prevent and end domestic violence; and
- Whereas:** it is important to note that one person can make a huge difference in the life of a child or an adult victim of domestic violence, helping them find safety and making them more resilient to the effects of domestic violence.

NOW, THEREFORE, WE, THE SELECT BOARD of the Town of Lexington, Massachusetts, do hereby proclaim the month of October to be annually recognized as

Domestic Violence Awareness Month

in the Town of Lexington as we work together to eliminate domestic violence from our community.

IN WITNESS WHEREOF, we have set our hands and caused the seal of Lexington to be affixed herewith on the 8th of September 2025.

JILL I. HAI, CHAIR

JOSEPH N. PATO

DOUGLAS M. LUCENTE

MARK D. SANDEEN

VINEETA A. KUMAR



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

PROCLAMATION

- Whereas:** dyslexia is a language-based learning disability that causes difficulties with reading, writing, spelling, and word pronunciation; and
- Whereas:** dyslexia is a language-based learning disability affecting approximately one in five people, regardless of race, gender, age, or socioeconomic status; and
- Whereas:** the Commonwealth's most precious resource is its children, and dyslexia affects one in five in the United States, or 20% of our population; and
- Whereas:** neurological in origin, dyslexia affects the way the brain processes information, and is characterized by difficulties with reading, writing and spelling despite normal intelligence; and
- Whereas:** those with dyslexia benefit greatly from specialized assistance from highly trained teachers, multi-sensory learning programs and individualized instruction; and
- Whereas:** early identification, alternative instruction and extra support from teachers, family and friends can contribute to the success dyslexic students enjoy in the classroom, in life and, later on, in employment; and
- Whereas:** dyslexia is distinguished from other learning disabilities by its weakness at the phonological level, and that it is neurobiological in origin; and
- Whereas:** the onset and severity of dyslexia varies in each individual; and
- Whereas:** because it takes individuals with dyslexia longer to process phonemic information, the disability directly affects academic growth, achievement, and self-esteem; and
- Whereas:** dyslexia is an unexpected disability in an individual who is of average to above average intelligence; and
- Whereas:** it is important to provide effective teaching approaches and related clinical educational intervention strategies for individuals with dyslexia; and
- Whereas:** Dyslexia Awareness Month is an opportunity to acknowledge educators specializing in effective teaching strategies, and to celebrate the many achievements of adolescents, students, and adults with dyslexia; and
- Whereas:** in October of 2019, His Excellency; Charles D. Baker, Governor of the Commonwealth of Massachusetts, declared the month of October to be, annually recognized as **Dyslexia Awareness Month**.

NOW, THEREFORE, WE, THE SELECT BOARD of the Town of Lexington, Massachusetts, do hereby proclaim the month of October to be, annually recognized as

Dyslexia Awareness Month

we call this observance to the attention of all our residents.

IN WITNESS WHEREOF, we have set our hands and caused the seal of Lexington to be affixed herewith on the 8th of September 2025.

JILL I. HAI, CHAIR

JOSEPH N. PATO

DOUGLAS M. LUCENTE

MARK D. SANDEEN

VINEETA A. KUMAR



Town of Lexington, Massachusetts

SELECT BOARD OFFICE

PROCLAMATION

- Whereas:** September is known globally as Suicide Prevention Month and throughout the month mental health advocates, prevention organizations, survivors, allies, and community members unite to promote suicide prevention awareness; and
- Whereas:** National Suicide Prevention Week is held the Monday through Sunday surrounding World Suicide Prevention Day which is observed on September 10 and overall, these observances are intended to promote awareness, and highlight resources available in our communities and share stories; and
- Whereas:** the simple goals are to learn how to help those around us and how to talk about suicide without increasing the risk of harm; and
- Whereas:** suicide can affect anyone regardless of age, ability, gender, race, sexual orientation, income level, religion or background; and it is overall the 11th leading cause of death in the United States and the second leading cause of death for people ages 10-34; and
- Whereas:** people in the United States die by suicide at a rate of about one death every 11 minutes resulting in more than 49,000 deaths by suicide each year; and
- Whereas:** suicide is preventable and we all have a role to play in order to save lives and create healthy and strong individuals, families, and communities; and
- Whereas:** many factors can increase the risk for suicide. For example, people who have experienced violence, including child abuse, bullying, and/or sexual violence, are at a higher risk of suicide. Youth who are lesbian, gay, or bisexual also have higher rates of suicidal ideation and behavior compared to their peers who identify as straight; and
- Whereas:** we encourage all residents to take the time to inquire as to the wellbeing of their family, friends, and neighbors during this month and to genuinely convey their appreciation for their existence by any gesture they deem appropriate.

NOW, THEREFORE, WE, THE SELECT BOARD of the Town of Lexington, Massachusetts, do hereby proclaim the month of September to be annually recognized as

Suicide Prevention Month

in the Town of Lexington as we work together to save lives in our community.

IN WITNESS WHEREOF, we have set our hands and caused the seal of Lexington to be affixed herewith on the 8th of September 2025.

JILL I. HAI, CHAIR

JOSEPH N. PATO

DOUGLAS M. LUCENTE

MARK D. SANDEEN

VINEETA A. KUMAR

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Select Board Minutes

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.6

SUMMARY:

Category: Decision-making

The Select Board is being asked to approve the following set of minutes:

- June 30, 2025 Joint Meeting
- July 21, 2025 Select Board
- August 4, 2025 Select Board
- August 18, 2025 Select Board

SUGGESTED MOTION:

To approve and release the following minutes:

- June 30, 2025 Joint Meeting
- July 21, 2025 Select Board
- August 4, 2025 Select Board
- August 18, 2025 Select Board

Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

ATTACHMENTS:

Description	Type
📎 DRAFT 06302025-Joint SB-SC Minutes	Backup Material
📎 DRAFT 07212025 Select Board MInutes	Backup Material
📎 DRAFT 08042025 Select Board Minutes	Backup Material
📎 DRAFT 08182025 Select Board MInutes	Backup Material

JOINT SELECT BOARD AND SCHOOL COMMITTEE MEETING

Monday, June 30, 2025

6:30 PM

Select Board Meeting Room, 1625 Massachusetts Avenue, Lexington, MA 02420 - Hybrid Participation*

A Joint Meeting of the Lexington Select Board and School Committee was called to order at 6:30p.m. on Monday, June 30, 2025, via a hybrid meeting platform, in the Select Board Meeting Room.

Present for the Select Board (SB): Mr. Lucente, Chair; Mr. Pato; Ms. Hai; Mr. Sandeen; and Ms. Kumar, as well as Mr. Bartha, Town Manager; Ms. Axtell, Deputy Town Manager; and Ms. Katzenback, Executive Clerk.

Present for the School Committee (SC): Mr. Freeman, Vice Chair; Ms. Lenihan; Ms. Carter

Also Present: Mr. Cronin, Facilities Director; Mr. Makarious, Town Counsel; Ms. Prestileo, SMMA; Dr. Hackett, Superintendent of Schools; State Representative Ciccolo

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Lexington High School Project Vote Timeline and Article 97 Update

Mr. Bartha explained that it is not uncommon for high school, elementary school, or middle school projects in the Commonwealth to have an Article 97 component. The purpose of this meeting is to provide clarity on what the process is and a timeline. Mr. Cronin explained that the Article 97 group started in 2020 with a collection of 10-12 people who reviewed deeds and restrictions associated with the deeds, including a large amount of legal work. There was also a survey of the full property lines completed at that time.

Erin Prestileo, SMMA, explained that, in order to authorize a change in use for Article 97 lands, the Town must secure a 2/3 vote at Lexington Town Meeting, a 2/3 roll call vote of both houses of the legislator, and a determination in finding from the Executive Office of Energy and Environmental Affairs (EEA). She reviewed the site and planning for different areas of the property. The Public Land Preservation Act (PLPA) was codified fairly recently in November 2022 and establishes a process for the legislator to make these types of changes in protected land. The process includes notifying the public and conducting an alternatives analysis. This would demonstrate that all other options to avoid this type of land swap have been explored and that there is no alternative that exists or is feasible. Secondly, the alternatives analysis is submitted to EEA and made public. Next, the replacement land of equal or greater value as determined by an appraisal is identified. Finally, the land is dedicated in perpetuity. She discussed the timeline for the process.

Ms. Hai stated that the Board has heard questions about the alternatives analysis and the buildable quality of the land. Ms. Prestileo stated that the area proposed for the building is not all wetlands. This area was a former waterbody that was filled in overtime to allow for fields and development. The conditions are not ones that could not be overcome and there are contingencies in the budget to handle potential conditions. Town Counsel Makarious stated that there are three different layers of alternatives analysis which occur in a project like this. Two of them, under the Article 97 process and the Massachusetts Environmental Process Act (MEPA) process, include for an opportunity for the EEA to weigh in and make sure any issues have been mitigated to the greatest degree possible.

Mr. Sandeen asked what experience the team has with other towns having gone through the Article 97 alternatives analysis part of the approval process through the State. Ms. Prestileo stated that SMMA has done Article 97 land swaps before, but not since the 2022 codification of the PLPA. Town Counsel Makarios stated that Anderson-Kreiger is currently in the process with at least two other projects. He explained that the PLPA replaces and codifies a process and provides clarity on a process, which has been roughly the same since the late 1990s, in the form of guidance from EEA. He believes the process is now less complicated.

In answer to a question from Mr. Sandeen, the Town Manager stated that the team will present the LHS schematic design to both the Select Board and the School Committee. In answer to a question from Mr. Sandeen, Ms. Prestileo stated that the schematic design presentation to the Select Board would take place before the MSBA schematic design submittal.

Mr. Lucente asked about the anticipated voting timeframe for the State legislature. Representative Ciccolo stated that the legislature is well-prepared and has been working to educate others on the future bill. The bill will need to go to the floor at a time when roll calls can occur. The hearing will likely be held in the fall or early January, and it will likely then take a couple of months to go to a vote. She does not believe that there will be an issue on this vote.

Mr. Lucente expressed disappointment that the Little League field has been taken off the table for this project. He would like for this issue to be solved prior to bringing this before the voters. Mr. Cronin stated that the Little League field is included in the project, but there are discussions as to where it should best be placed on the site.

Mr. Lucente asked about the proposed timeline for voting on this project. Dr. Hackett explained that part of what drove the decision for the timeline as presented is the legislature. If this waits, it could push out the project for many months, which could be problematic.

Mr. Sandeen asked about the debt exclusion referendum vote. He asked if the debt exclusion vote would be in-person only voting or if there would be early voting opportunities. Mr. Bartha explained that when Board calls for the referendum, the mail-in option would automatically occur. The Town Clerk's suggestion was to complete an early mailing to notify and encourage people to participate in the early mail-in voting, if necessary.

Peter Kelley, 24 Forest Street, expressed concern regarding the engineer reports which state that this is not a wise thing to pursue for the site. There is an opportunity to pursue a reasonable alternative, such as the present campus.

Alan Seferian, 10 Augustus Road, asked about the Article 97 Disposition Policy which states that municipalities that seek to dispose of any Article 97 land must obtain a unanimous vote of the municipal Conservation Commission and a unanimous vote of the municipal Park Commission. He asked when these votes would take place. Town Counsel Makarios stated that typically these votes would come toward the end of the process, as the package is being sent to the legislature.

Olga Gutttag, Emerson Road, expressed concern regarding the cost, size, and proposed location for the project. She is also concerned regarding the Article 97 process approvals. She stated the Conservation Commission was supposed to make a ruling regarding the site for the proposed building, but this has not yet occurred.

Jim Williams, 8 Stratham Road, stated that he believes that MEPA has no legal control to approve or disapprove the proposed transfer of 5,000 s.f. This is under local control and the Conservation

commission decides if the wetlands transfer and other wetlands impacts are acceptable or not. He asked how that vote could come after a Town Meeting vote. Town Counsel Makarious stated that the Conservation Commission needs to review what will actually be built on the site and details of this. There has already been a delineation of where the wetlands are on the site, and this is usually updated closer to when a project occurs. Any complicated project has a series of approvals that are required, including authorizations. Town Meeting could decide that it does not want the project to move forward due to the fields, or due to the proposed size and the debt exclusion. There is no reason for the Conservation Commission to act prior to the Town Meeting vote.

Dawn McKenna, 9 Hancock Street, expressed concern regarding the Little League field. This is part of the Town's history, and the proposal will rip this up as there are supposedly no alternatives. She would like to review potential alternatives to see if they are viable solutions. This field cannot simply be ripped up and replicated elsewhere. As far as the alternative analysis, the fact that the schools are choosing not to use the alternatives could lead to issues at the State level. She is also concerned with rushing the timeline for the process. On August 13, 2025 as people are returning from school vacations, etc., there is supposed to be a public hearing regarding the new cost estimate. The schematics are then proposed to be voted on two weeks later. She would like to see potential alternative timelines.

There was discussion regarding the proposed timeline. Mr. Lenihan stated that, whether the debt exclusion vote occurs in mid-late November or early December, is the Select Board's decision. However, there needs to be some certainty on when the Town-wide debt exclusion vote will happen. The Board agreed to retake this conversation at its July 7, 2025 meeting.

DOCUMENTS: Article 97 Presentation and Project Timeline

ADJOURN

Upon a motion duly made and seconded, the Select Board voted 5-0 by roll call to adjourn the meeting at 8:00p.m. The School Committee followed suit.

A true record; Attest:
Kristan Patenaude
Recording Secretary

SELECT BOARD MEETING
Monday, July 21, 2025

A meeting of the Lexington Select Board was called to order at 6:30p.m. on Monday, July 21, 2025, via a remote meeting platform. Ms. Hai, Chair; Mr. Pato, Mr. Lucente, Mr. Sandeen, and Ms. Kumar, were present, as well as Mr. Bartha, Town Manager; Ms. Axtell, Deputy Town Manager; and Ms. Katzenback, Executive Clerk.

PUBLIC COMMENTS

Jim Williams, 8 Stratham Road, stated he was thankful the vote was rescheduled to next month regarding the Town's submission of an alternatives analysis for the high school project. He commented that there are at least two ways to build a school off the fields that were not considered by the Building Committee, each of which leads to better schools than Bloom that do not come at any educational cost to students. Mr. Williams stated he feels it is not up to the architects to reject viable alternative designs rather it the responsibility of voters and their elected and appointed representatives. The Town is obliged to consider plans that avoid the fields and that are no more disruptive than Bloom would be.

SELECT BOARD MEMBER CONCERNS AND LIAISON REPORTS

1. Select Board Member Announcements and Liaison Reports

Nothing additional at this time.

TOWN MANAGER REPORT

1. Town Manager Weekly Update

Mr. Bartha stated that the new Communications Director started today.

CONSENT AGENDA

1. Accept Fund Terms: Robert J. Rivera Scholarship Fund

To accept the terms of the Robert J. Rivera Memorial Scholarship Fund, which will be managed by the Trustees of Public Trusts.

DOCUMENTS: 07212025 TPT- Robert J. Rivera Memorial Scholarship Fund

2. Approve: One-Day Liquor License - Monroe Center for the Arts – 1403 Massachusetts Avenue
 - Annual Lemonade Social - Friday, August 1, 2025.

To approve a One-Day Liquor License for the Munroe Center for the Arts to serve beer, wine, and limoncello spritz at the Annual Lemonade Social on August 1, 2025, from 6:30 PM to 8:30 PM at 1403 Massachusetts Avenue.

DOCUMENTS: Lemonade_Social__Event_Diagram

3. Approve: One-Day Liquor License - Wilson Farm - 10 Pleasant Street
 - Dinner in the Fields - Thursday, July 31, 2025; Rain date: Friday, August 1, 2025

To approve a One-Day Liquor License for Wilson Farm to serve wine at Dinner in the Fields on July 31, 2025, from 5:30 PM to 9:30 PM, at 10 Pleasant Street, Lexington, with a requested rain date of August 1, 2025.

DOCUMENTS: Dinner_in_the_fields_Event_Map

4. Approve: One-Day Liquor Licenses - Spectacle Management, Inc., 1605 Massachusetts Avenue
 - Summer Concert Series at Cary Memorial Building:
 - Friday, August 1, 2025 - Postmodern Jukebox
 - Saturday, August 9, 2025 - Jane Lynch
 - Wednesday, August 20, 2025 - Jake Shimabukuro

To approve three One-Day Liquor Licenses for Spectacle Management, Inc. to serve beer and wine at Cary Hall, 1605 Massachusetts Avenue, during the Summer Concert Series on August 1, 9, and 20, 2025, from 6:30 PM to 10:00 PM.

5. Approve: One-Day Liquor License - Clearview Dermatology - 450 Bedford Street
 - Grand Opening Celebration: Wednesday, July 30, 2025

To approve a One-Day Liquor License for Clearview Dermatology to serve beer and wine at its Grand Opening Celebration on July 30, 2025, from 5:00 PM to 7:30 PM, at 450 Bedford Street, Unit 1200, in accordance with all applicable regulations.

6. Approve: Entertainment License - Follen Church - 755 Massachusetts Avenue
 - East Village Community Fair - Saturday, October 4, 2025.

To approve an Entertainment License for Follen Church for live musical performances at the East Village Community Fair on October 4, 2025, from 10:00 AM to 3:00 PM, at 755 Massachusetts Avenue, in accordance with all applicable regulations.

7. Accept: Select Board Committee Resignation
 - Julie Miller - Town Celebrations Committee

To accept the resignation of Julie Miller from the Town Celebrations Committee, effective immediately.

DOCUMENTS: 2025.07.10 Julie Miller - Town Celebrations Committee_Redacted

8. Approve: Select Board Committee Appointments

To appoint Thelma L. Goldberg to the Council for the Arts for an unexpired term ending September 30, 2025, to be effective immediately.

To appoint Mitch Tyson to the Economic Development Advisory Committee for an unexpired term ending September 30, 2025, to be effective immediately.

To appoint Robert A. Bellinger and James Carrico to the Historic Districts Committee as associates for an unexpired term ending December 31, 2030, to be effective immediately.

To appoint Ravneet Grewal to the Housing Partnership Board for an unexpired term ending September 30, 2025, to be effective immediately.

To appoint Jason Dearling to the Lexington Bicycle Advisory Committee for an unexpired term ending September 30, 2026, to be effective immediately.

To appoint Joseph Lehar to the Noise Advisory Committee for an unexpired term ending September 30, 2027, to be effective immediately.

To appoint Sudha Balasuryan to the Town Celebrations Committee for an unexpired term ending June 30, 2027, to be effective immediately.

To appoint Seema Badaya, William Keim, and Simon Rubenstein to the Town Celebrations Subcommittee for an unexpired term ending June 30, 2025, to be effective immediately.

To appoint Beverly Liu to the Town Report Committee for an unexpired term ending September 30, 2025, to be effective immediately.

To appoint Jeremy M. Bowman to the Transportation Advisory Committee for an unexpired term ending September 30, 2025, and Keshav G. Krishna for an unexpired term ending September 30, 2027, to be effective immediately.

DOCUMENTS: Thelma Goldberg - Council for the Arts - Application & Resume_Redacted; Mitch Tyson - Economic Development Advisory Committee - Application + Resume_Redacted; Bellinger, Robert 04072025 HDC_Redacted; Carrico, James 03282025 HDC_Redacted; Ravneet Grewal- Housing Partnership Board - Application + Resume_Redacted; Jason Dearling Backup Material; Joseph Lehar - Noise Advisory Committee - Application +Resume_Redacted; S._Balasuryan 2022_Redacted; Seema Badaya - Town Celebrations Subcommittee - Application_Redacted; William Keim - Town Celebrations Subcommittee Application + Resume_Redacted; Simon Rubenstein - Town Celebrations Subcommittee - Application +Resume; Beverly Liu - Town Report Committee - Application + Resume_Redacted; Jeremy Bowman - Transportation Advisory Committee - Application & Resume_Redacted; Keshav Krishna – Transportation Advisory Committee - Application + Backup Material_Resume_Redacted

9. Approve: Water and Sewer Adjustments

To approve Water & Sewer Adjustment per WSAB 6/5/25 \$ 30,627.79.

DOCUMENTS: W & S Adj 7-21-25

VOTE: Upon motion duly made and by roll call, the Select Board voted 5-0 to approve the Consent Agenda.

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Award: Sale of Bond Anticipation Notes

Ms. Hai explained that stated that on Wednesday, July 16, 2025, the Town sold \$15.852M of Bond Anticipation Notes which will mature in February 2026. This issue will fund a variety of construction projects through the summer and fall, including the renovation of 173 Bedford St, design of a new Lexington High School, remaining Police Station and associated Solar Canopy, Pine Meadows Clubhouse renovation, and the Cedar Street sidewalk construction. The BAN was rated a MIG-1 by Moody's which is highest rating available for this issue, and the sale received 5 competitive bids. The low bidder was Jeffries LLC, with a net interest cost (NIC) of 2.78%, including a premium of \$113,816.64.

Dawn McKenna, 9 Hancock Street, asked if the clubhouse renovation portion has its debt being serviced by the Recreation Enterprise Fund. Ms. Kosnoff stated that this has been issued as a General Fund Debt. There have been conversations with the Recreation Department and Committee regarding an annual contribution from the Enterprise Fund to the General Fund to help pay for the debt service. Ms. McKenna stated that it has only been in more recent years that Recreation has not had to fully operate all of these items out of the Recreation Enterprise Fund. In terms of the concerns that people have regarding income versus expenses, it is important to attribute expenses to where they belong. She asked that the Board discuss whether or not Recreation should be asked for the full amount for this item.

VOTE: Upon a motion duly made and seconded, by roll call, the Select Board voted 5-0 that: We hereby determine, in accordance with G.L. c.70B, that the cost of the Lexington High School Feasibility Study authorized by a vote of the Town passed on April 11, 2022 (Article 2) and the High School Feasibility Study and Schematic Design authorized by a vote of the Town passed on April 1, 2024 (Article 26) each being financed with proceeds of a portion of the Notes defined below, together with all other bonds and notes of the Town previously issued to pay costs of this project, if any, does not exceed the portion of the total cost of the project that is not being paid by the school facilities grant and we hereby approve the issuance of notes and bonds to finance this project under G.L. c.70B.

And Further: to approve the sale of \$15,851,900 4.00 percent General Obligation Bond Anticipation Notes (the "Notes") of the Town dated July 25, 2025, and payable February 27, 2026, to Jefferies LLC at par and accrued interest, if any, plus a premium of \$113,816.64.

And Further: that in connection with the marketing and sale of the Notes, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated July 9, 2025, and a final Official Statement dated July 16, 2025, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

And Further: that the Town Treasurer and the Select Board be, and hereby are, authorized to execute and deliver a significant events disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Notes for the benefit of the holders of the Notes from time to time.

And Further: that we authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Notes and to comply with relevant securities laws.

And Further: that any certificates or documents relating to the Notes (collectively, the "Documents"), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a ".pdf" file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures.

And Further: that each member of the Select Board, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

DOCUMENTS: BAN Sale Results, BAN Purposes, Statement Certificate, Tax Certificate, Significant Events Disclosure, Note Form and Opinion

The Board allowed for an additional item under public comment.

Peter Kelley stated that, since November 2022, it has been noted that the new school would be built on the fields, the old school would be torn down, and the fields would be replaced. Ever since that time, it seems to have been more of a marketing process than a collaborative debate and discussion about which alternatives might be appropriate. It was suggested that a phased project would require all the buildings to meet new codes, and that this would cost over \$300M, which is not true. It is not true that a simple 172,000 s.f. rectangular building would cost the same as Bloom. There are good options to complete a project on the present campus, and many have been submitted by SMMA.

ADJOURN

VOTE: Upon a motion duly made and seconded, by roll call, the Select Board voted 5-0 to adjourn the meeting at 6:50p.m.

A true record; Attest:
Kristan Patenaude
Recording Secretary

SELECT BOARD MEETING
Monday, August 4, 2025

A meeting of the Lexington Select Board was called to order at 6:30p.m. on Monday, August 4, 2025, via a remote meeting platform. Ms. Hai, Chair; Mr. Pato, Mr. Lucente, Mr. Sandeen, and Ms. Kumar, were present, as well as Mr. Bartha, Town Manager; Ms. Axtell, Deputy Town Manager; and Ms. Katzenback, Executive Clerk.

Chair Hai called the meeting to order at 6:30p.m.

PUBLIC COMMENTS

Jim Williams, 8 Stratham Road, stated that the architects of SMMA anticipate having a draft Alternatives Analysis for the high school project ready to submit to the EEA portal by August 29, 2025. He feels that over the nearly two years preceding the School Building Committee's selection of a design, the architects never discussed with the Committee how the requirements of the analysis have been met or indicated that the Committee itself was responsible for fulfilling those requirements. He also expressed concern that the requirements of Article 97 or its alternatives have not been properly explained to the public.

Peter Kelley, 24 Forest Street, stated that, in November 2022, it was indicated that the intent was to build the Lexington High School project on the fields. This was long before an analysis was done. During the course of the subsequent years, it was suggested that a phased project was inappropriate or could not be done. He feels there are issues with the Bloom design and there will be challenges in maintaining the building, as there is no access around the perimeter.

Dawn McKenna, 9 Hancock Street, stated that she attended the School Building Committee meeting, and she is concerned that the review of the numbers and alternatives for the High School project is being rushed. She is also concerned about tariffs and if they have been properly analyzed. The skate park was donated to the Town, and she believes it belongs under the responsibility of Recreation, and that the Board should be involved with that decision.

SELECT BOARD MEMBER CONCERNS AND LIAISON REPORTS

1. Select Board Member Announcements and Liaison Reports

Mr. Lucente stated that he would like to hear more information about the high school project financing. The information on the public website for the project is out of date.

Mr. Pato reported that the School Building Committee met today and reviewed the cost estimates that were provided by the technical team. These cost estimates were also presented to the Permanent Building Committee last week. The School Building Committee will be meeting next week after having reviewed in the possibilities in more detail, to settle on the package to be submitted to the MSBA. The final formal vote on that submission will occur on August 18, 2025.

Mr. Sandeen stated that he and Ms. Kumar attended the India flag raising in celebration of Indian Independence Day. There will be another India flag raising day on August 15th. The Select Board wrote a letter of support for the Lowell/North Street project eligibility letter application. The next step of that process occurred on Friday when EOHLC completed a site visit. This process should move forward soon. Also, he, Mr. Pato, and Ms. Kumar attended a Munroe Center event on Friday where the architectural plans for their renovations that are now underway were displayed.

Ms. Kumar noted that India Association of Greater Boston recognized Lexington and awarded the Town with a Flag of Friendship Award. Also, on Friday, a delegation of leaders from Lexington were hosted by MIT Lincoln Labs.

DOCUMENTS: 08042025_Select_Board_Announcements_and_Liaison_Reports

TOWN MANAGER REPORT

1. Town Manager Weekly Update

Mr. Bartha stated that several members of the Board and Staff were given a tour led by the Assistant Director of Operations of Lincoln Labs. Lincoln Labs is the largest employer in Lexington, and the economic benefits of having the labs located in Town go well beyond the number of jobs created. Also, he noted internal candidate, David Pavlick was chosen for the DPW Deputy Director. Regarding the high school project, he stated that the triangulated cost estimate for the project will become the basis for the Town's agreement with the MSBA. That is not the final project number. There is a difference between the project scope and budget number, and the process that the School Building Committee will be engaged in for the next several years, in terms of finalizing the granular costs associated with the project.

CONSENT AGENDA

The Board agreed to table discussion on parts of Consent Agenda item #5 - July 16, 2025 Joint Meeting; and July 17, 2025 Select Board Goals Retreat meeting minutes.

1. Approve: One-Day Liquor License - Craft Food Halls - 10 Maguire Road, Lexington MA 02421
 - Beer Garden at Annual Tour de Cure: New England Charity Bicycle Ride: Sunday, August 17, 2025

To approve a One-Day Liquor License for Craft Food Halls to serve beer and wine in the Beer Garden in the parking lot at 10 Maguire Road during the Tour de Cure: Charity Bicycle Ride on Sunday, August 17, 2025, from 11:00am to 5:00pm.

DOCUMENTS: Tourdecure 25' Event Diagram

2. Approve: One-Day Liquor License - Eastern Massachusetts Association of Community Theatres, Inc. (EMACT) - Cary Memorial Building, 1605 Massachusetts Avenue
 - Annual DASH Gala and Awards Presentation: Sunday, August 24, 2025

To approve a One-Day Liquor License for Eastern Massachusetts Association of Community Theatres, Inc. (EMACT) to serve beer and wine in the lobby and hallway area outside of Battin Hall on the main level and in the lobby outside of Estabrook Hall on the lower level of Cary Memorial Building, 1605 Massachusetts Avenue, for the purpose of their Annual DASH Gala and Awards Presentation on Sunday, August 24, 2025 from 6:00pm to 10:00pm.

DOCUMENTS: EMACT - Event diagram

3. Approve: Battle Green Use Request(s) - Lexington Minute Men
 - 18th Century Military Drills: Saturday, September 6, 2025 & Saturday, November 8, 2025

To approve the request(s) of the Lexington Minute Men to use the Battle Green for 18th-century military drills and musket blank-firing demonstrations on Saturday, September 6, 2025 from 9:00am - 1:00pm & Saturday, November 8, 2025 from 9:00am - 4:00pm.

4. Approve: Appointment of Election Officers 2025-2026

To approve the list of election officers for the period of September 1, 2025 through August 31, 2026 as recommended by the Town Clerk and Board of Registrars as presented in the memo dated July 17, 2025

DOCUMENTS: Request for Appointment of Election Workers

5. Approve Select Board Minutes

To approve and release the following minutes:

- June 23, 2025 Select Board
- July 7, 2025 Select Board
- ~~July 16, 2025 Joint Meeting~~
- ~~July 17, 2025 Select Board Goals Retreat~~

DOCUMENTS: DRAFT 062325 Select Board minute; DRAFT 070725 Select Board minutes; DRAFT 071725 Select Board Retreat minutes; DRAFT 071625 Joint Housing Meeting minutes

6. Approve: Select Board Committee Appointment

- Town Celebrations Subcommittee - Sharon Spaulding

To appoint Sharon Spaulding to the Town Celebrations Subcommittee to the unexpired term ending June 30, 2026, to be effective immediately.

DOCUMENTS: Sharon Spaulding -Town Celebrations Subcommittee_Application_Redacted

7. Accept: Select Board Committee Resignation

- Monuments and Memorials Committee - Mirela Vaso

To accept the resignation of Mirela Vaso from the Monuments and Memorials Committee effective immediately.

DOCUMENTS: 2025.07.31 Mirela Vaso - Monuments and Memorials_Redacted

8. Approve: Proclamation Request

- National Diaper Need Awareness Week - September 15 - 21, 2025

To approve and sign a proclamation recognizing the week of September 15 - 21, 2025 as National Diaper Need Awareness Week in the Town of Lexington.

DOCUMENTS: National Diaper Need Awareness

VOTE: Upon motion duly made and by roll call, the Select Board voted 5-0 to approve the Consent Agenda, with the exception of the July 16, 2025 Joint Meeting; and July 17, 2025 Select Board Goals Retreat meeting minutes.

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Public Hearing: Noise Bylaw Special Permit - Massachusetts Water Resources Authority (MWRA)

The hearing was opened at 7:02pm

Ms. Hai explained that the MWRA requests Select Board approval of a Noise Bylaw Special Permit to allow evening work to be performed outside of the allowable hours under the Noise Bylaw for the month of September 2025, 4 nights each week from Monday nights at 7PM into Friday mornings at 5AM, for the installation of 300 linear feet of pipeline on Massachusetts Avenue from Hibbert Street to 1540 Massachusetts Avenue. The hearing notice was mailed to abutters and was also posted to the Town Website Legal Notice page.

Ms. Hai stated that this appears to be an extensive period of time and hours during each daily period, compared to other, similar approvals the Board has issued.

Mr. Sandeen requested information on the noise levels that would be heard during this work at nearby residences.

Milan Horbaczewski, MWRA, explained that the intent is to perform the work at night due to the narrow corridor and traffic concerns that could arise during the day. He noted that the project will include 140' of work in Lexington and 160' in Arlington. To be transparent, this work may take closer to six weeks of work. The proposed nighttime work would include four 10-hour shifts instead of five 8-hour shifts. Additional information regarding the noise of the work at nearby residences can be submitted.

Alejandro Alvarez, MWRA Construction Coordinator, explained that night work is the best proposal in order to minimize traffic impacts and complete the work in a timely manner. Louder construction activities are proposed earlier in the evenings. The work is proposed to start in Lexington and move towards Arlington, pending approval.

Ms. Hai stated that specific dates of construction will be needed for approval.

Mr. Sandeen stated that he would like to know the decibel levels being proposed for the 12 nights of construction disturbance prior to approval.

Mr. Lucente asked about emergency vehicle access during the proposed full road closure for five hours. It was explained that during this time there would likely be alternating one way traffic.

Ms. Kumar asked what the option will be if the original request is not approval. Mr. Horbaczewski stated that the other option will be to detour through several neighborhoods off Mass Ave. This would lead to larger impacts and a longer time period of construction.

Ms. Hai stated that the imposition on residents seems to be less via the overnight work than through the alternative option.

The hearing was closed at 7:33pm.

Mr. Sandeen asked that the decibel level information be sent along to Staff and Mr. Horbaczewski agreed.

VOTE: Upon motion duly made and by roll call, the Select Board voted 5-0 to approve a Noise Bylaw Special Permit for the MWRA to perform evening/overnight work between 7:00PM to 5:00AM,

Mondays, Tuesdays, Wednesdays & Thursdays between September 2 – 30, 2025, for the installation of 300 linear feet of pipeline on Massachusetts Avenue from Hibbert Street to 1540 Massachusetts Avenue related to the water pipeline improvements for the Northern Extra High (NEH) pressure zone, maintaining emergency vehicular access at all time and utilizing all available means of noise mitigation towards residential impact.

DOCUMENTS: Application for Special Permit Noise Bylaw

2. Public Hearing: Grant of Location - TC Systems Inc. - Hartwell Avenue

The hearing was opened at 7:35pm.

Ms. Hai explained that this hearing deals with a request from TC Systems, Inc., an affiliate of AT&T, submitted by Siena Engineering, for permission from the Town of Lexington to place conduit from the Verizon System to riser poles as shown on plans entitled "*Proposed Cable Placement Plan Lexington Overbuild Lexington, MA*" dated June 30, 2025, prepared for TC Systems, Inc. by Siena Engineering Group. The Engineering Division reviewed the request and had no objection to the petition. There were some comments from Engineering included in the Board's packet regarding their requirements relative to this project's compatibility with upcoming Hartwell Ave redesign and work. The Engineering Division will require plans to be submitted by the applicant when applying for the right of way opening permit. These plans will show the horizontal and vertical limits of the work to allow the Engineering Division to thoroughly review and comment on the plans. A right of way opening permit will not be approved until all comments from Engineering are adequately addressed by the applicant.

Erica Hudson, Siena Engineering, explained that the conduit will be placed at a depth where there will be no impact to the Town's road project. When the widening project begins, the new pole locations will be moved to quickly, with no impact to that construction. The applicant will work with the Engineering Division to finalize all placement prior to beginning work.

The hearing was closed at 7:40pm.

VOTE: Upon motion duly made and by roll call, the Select Board voted 5-0 to award a Grant of Location to TC Systems, Inc., to construct, and a location for, such a line of conduits with the necessary wires and cables therein, to be located, from the Verizon System to riser poles as shown on plans entitled "*Proposed Cable Placement Plan Lexington Overbuild Lexington, MA*" dated June 30, 2025, prepared for TC Systems, Inc. by Siena Engineering Group, subject to any requirements from the Lexington Engineering Division and that any relocation subsequently required would be performed at no cost to the Town of Lexington.

DOCUMENTS: Grant of Location Request, Plans, List of Poles within 500ft provided per regulation

3. Discussion: Town Manager Review Process

Ms. Hai explained that the Board is being asked to review and discuss a proposed process and evaluation form for the annual performance review of the Town Manager. This discussion aims to establish a clear, fair, and constructive approach to assessing the Town Manager's performance in alignment with the Board's goals, expectations, and the responsibilities as outlined in the employment agreement.

Included for the Board's consideration are:

- A draft outline of the proposed evaluation process, including timeline, steps, and roles for Board members.

- A proposed evaluation form designed to capture individual Board member feedback across key areas of performance such as leadership, communication, fiscal management, strategic planning, and community engagement.

The Board's input will help refine both the process and form, with the goal of adopting a final version at an upcoming meeting to ensure a consistent and effective review process.

Mr. Sandeen stated that he would like the Board to comment on not only what is being done, but how it is being done by the Town Manager during the review process. Mr. Lucente stated that he believes the language includes the opportunity to allow those discussions to occur.

Ms. Kumar stated that she would like to discuss the weightages for the included items.

Ms. Katzenback asked that the Board consider how it would like to consider future goals into this process.

DOCUMENTS: Proposed Performance Evaluation Process 2025, Proposed Performance Evaluation Form

ADJOURN

VOTE: Upon a motion duly made and seconded, by roll call, the Select Board voted 5-0 to adjourn the meeting at 7:59p.m.

A true record; Attest:
Kristan Patenaude
Recording Secretary

SELECT BOARD MEETING
Monday, August 18, 2025

A meeting of the Lexington Select Board was called to order at 6:30p.m. on Monday, August 18, 2025, via a hybrid meeting platform. Ms. Hai, Chair; Mr. Pato, Mr. Lucente, Mr. Sandeen, and Ms. Kumar, were present, as well as Ms. Axtell, Deputy Town Manager; and Ms. Katzenback, Executive Clerk.

EXECUTIVE SESSION

1. Exemption 10: Discuss Trade Secrets or Confidential, Competitively-Sensitive, or Other Proprietary Information - Community Choice (Electricity) Low Income Solar

VOTE: Upon motion duly made and by roll call, the Select Board voted 5-0 to enter into Executive Session at 6:33pm. Under Exemption 10: Discuss Trade Secrets or Confidential, Competitively-Sensitive, or Other Proprietary Information - Community Choice (Electricity) Low Income Solar. Further, to declare that an open meeting may adversely affect conducting business relative to other entities making, selling or distributing energy.

The Board returned to open session at 6:45pm

PUBLIC COMMENTS

Peter Kelley, 24 Forest Street, expressed disappointment to see the most significant project Lexington, the Lexington High School Project, is scheduled for a presentation in the third week of August. The Town is currently emptier than it is at the holiday season. As the Board considers these critical issues, he asked that to take all residents across all income status into consideration when making decisions for this project.

Olga Gutttag, former School Committee member and Emerson Road, asked the Board to urge the School Building Committee to propose a more affordable plan for the much needed high school project. She expressed concern that if the debt exclusion vote passes for the bloom design and new family housing is built, the Town will face operating overrides beyond Prop 2 ½ within 4-5 years, and likely beyond. The Town also faces risks from federal policies, inflation, tariffs, delays, and supply issues. She asked that the Board demand a plan B for the project, capped at something around \$400M, that would still deliver excellent education.

Dawn McKenna, 9 Hancock Street, stated that when she served on the Select Board, one of her biggest interests was funding alternative revenues for the Town. She reminded the Board that it has continuously made choices not to invest what it should in tourism in order to fully expand the vision put forward years ago.

SELECT BOARD MEMBER CONCERNS AND LIAISON REPORTS

1. Select Board Member Announcements and Liaison Reports

Mr. Pato noted that the Commission on Disabilities will be seeking a Warrant Article for the Annual Town Meeting. He also announced that the first Sunday T service will begin this Sunday, August 24, 2025.

Mr. Lucente stated that last Saturday morning, Lexington was honored to host the America 250: Our American Story event on the Visitor Center lawn. He thanked Town Staff involved in the event.

Ms. Kumar stated that Council of the Arts is actively working on the next Porch Festival scheduled for September 27, 2025, from 1pm-5pm. Also, the Housing Planning Board is working on a plan to focus on the Select Board's objectives. She, Mr. Pato, and Mr. Sandeen were invited to the Indian Americans of Lexington celebration of India's Independence Day.

Mr. Sandeen stated that the Affordable Housing Trust will meet later this week to finalize their proposed goals, which will then need to be approved by the Select Board. Also, the Bicycle Advisory Committee will be hosting a ceremony honoring Peggy Enders as a LexSeeHer living legend, on Saturday, August 23rd at 1pm, at the LexSeeHer monument.

DOCUMENTS: Liaison Reports-Joe Pato-2025-08-18

TOWN MANAGER REPORT

1. Town Manager Weekly Update

Ms. Axtell thanked the community partners involved with the America 250: Our American Story event.

CONSENT AGENDA

1. Approve: One-Day Liquor License - Off Beat Tap Company, 1403 Massachusetts Avenue
 - Seasonal Suites Tap Dance Event reception: Friday, August 22, 2025

To approve a One-Day Liquor License for the Off Beat Tap Company to serve to serve beer and wine for the purpose of the Seasonal Suites Tap Dance event reception, on Friday, August 22, 2025 from 7:00 pm - 9:00 pm at the Monroe Center for the Arts, 1403 Massachusetts Avenue.

DOCUMENTS: Building Layout

2. Approve: One-Day Liquor License - Spectacle Management, Inc., 1605 Massachusetts Avenue
 - Fall Concert Series at Cary Memorial Building:
 - Thursday, September 18, 2025 - Mother of Comedy Show
 - Friday, October 3, 2025 - Vitamin String Quartet
 - Sunday, October 5, 2025 – Illuminate
 - Friday, October 10, 2025 - Juston McKinney
 - Sunday, October 12, 2025 - Pink Martini
 - Sunday, October 19, 2025 - Colin and Brad

To approve six One-Day Liquor Licenses for Spectacle Management, Inc. to serve beer and wine at Cary Hall, 1605 Massachusetts Avenue, during the Fall Concert Series on September 18, and October 3, 5, 10, 12, and 19, 2025, from 6:00 PM to 10:00 PM.

3. Approve: One-Day Liquor License - Galaray House, 1720 Massachusetts Avenue
 - First Friday Monthly Artist Reception: Friday, September 5, 2025

To approve a One-Day Liquor License for Galaray House to serve beer and wine at 1720 Massachusetts Avenue on September 5, 2025, from 6:00 PM to 8:00 PM.

4. Approve: License for Public Entertainment on Sunday - Friends of Lexington Bikeways

- Bikeway Block Party: Arts, Culture and Music Community Festival - Sunday, September 14, 2025

To approve a License for Public Entertainment on Sunday for the purpose of musical performances during the Bikeway Block Party on Sunday, September 14, 2025 from 10:00 AM - 5:00 PM. There will be musical performances at Emory Park, Bow Street Park & Tower Park.

DOCUMENTS: 2025 Bikeway Blockparty Schedule

5. Approve: Annual Theater License Renewal - Lexington Venue
 - Hastings Cinema Project, Inc d/b/a Lexington Venue, 1794 Massachusetts Avenue (2 theaters)

To approve the application and issue two Theater Licenses to Hastings Cinema Project, Inc. d/b/a Lexington Venue, 1794 Massachusetts Avenue, for Cinema 1 and Cinema 2 to show movies from September 1, 2025 through August 31, 2026.

6. Approve: 'Friends of Lexington Bikeway' Request to Place Signage on Minuteman Bikeway in Advance of the Bikeway Block Party Event

To approve the request from Friends of Lexington Bikeway to place temporary lawn signs along the Minuteman Bikeway beginning on or around September 1, 2025, to promote the Bikeway Block Party on Sunday, September 14, 2025, with the understanding that the signs will be removed promptly following the event.

DOCUMENTS: Bikeway Block Party - Signage Request, Lawn Sign - Bikeway Block Party 2025

7. Approve: Select Board Committee Appointments

To appoint Elizabeth Wenrong Xu to the Town Celebrations Subcommittee, effective immediately.

To appoint Ashley E. Rooney as a full member of the Town Celebrations Committee, effective immediately.

8. Approve: Select Board Committee Appointment Term Correction
 - Transportation Advisory Committee - Jeremy M. Bowman

To accept the correction of Jeremy M. Bowman's term expiration date on the Transportation Advisory Committee from September 30, 2025 to September 30, 2027, effective immediately.

9. Approve: Town Manager Committee Appointment
 - Youth Commission - Anthony Mabardy

To confirm the Town Manager's appointment of Anthony Mabardy to the Youth Commission with a term set to expire April 30, 2028.

DOCUMENTS: Mabardy-application, Mabardy-resume

10. Approve: Select Board Minutes

To approve and release the following minutes:

- July 16, 2025 Joint Meeting
- July 17, 2025 Select Board Goals Retreat

DOCUMENTS: DRAFT 071625 Joint Housing Meeting minutes, DRAFT 071725 Select Board Retreat minutes

VOTE: Upon motion duly made and seconded, the Select Board voted 5-0 to approve the Consent Agenda, as presented.

ITEMS FOR INDIVIDUAL CONSIDERATION

3. Approve: Low Income Community Choice Solar Arrangement – *The Board addressed this item at this time.*

Ms. Hai explained that the Board was presented the details of the agreement for the Low Income Solar for Community Choice during Executive Session. The request is for a Board vote to move forward with the agreement with the ability make minor edits as required by DOER's and DPU's review of the contract. Maggie Peard, Sustainability and Resiliency Officer, explained that this will allow the Town to work with a solar developer who will give the Town a share of the incentive for solar, as it will be attributed to low income residents through the Community Choice Program. This will allow the Town to give a discount on the electricity supply to Lexington residents on the low income electric rate.

VOTE: Upon motion duly made and seconded, the Select Board voted 5-0 to approve and authorize the Town Manager to execute the Low Income Community Shared Solar agreement with the ability make minor edits as required by DOER's and DPU's review of the contract.

DOCUMENTS: Memo to Lexington Select Board re Municipal Aggregation LICSS Agreement

1. Application: Liquor License Change of Manager Amendment - Lexington Lodge #2204B.P.O.E

Ms. Hai explained that the Lexington Lodge of Elks has submitted all the necessary paperwork needed to request a change of manager to be Steven Lydon on their All Alcohol Club Liquor License. The proposed manager, Steven Lydon, has submitted a current Alcohol Awareness Training Certificate and the required CORI check has been completed.

VOTE: Upon motion duly made and seconded, the Select Board voted 5-0 to approve the application from Lexington Lodge #2204 B.P.O.E for a Change of Manager and, once approved by the ABCC, issue the updated 2025 Club Liquor License to Lexington Lodge #2204 B.P.O.E, with Steven Lydon named as Manager.

DOCUMENTS: Elks Change of Manager application

2. Lexington High School Project

- Presentation School Building Committee Vote Regarding Submission to MSBA

Ms. Axtell stated that the Board will hear an update on the vote that occurred at today's School Building Committee meeting. The Board will also hear a presentation as an update to share information from the completed Integrated Building Design Schematic Phase Report. Carolyn Kosnoff, Assistant Town Manager for Finance, will then give an overview regarding how she intends to model the financial impacts as they relate to the high school project. This will require the Board's direction as to whether the

current methodology and assumptions are acceptable. Ms. Kosnoff will then proceed to update the debt projections and taxpayer impacts with the final cost estimates.

The team explained that today was a School Building Committee vote to submit the schematic design package, which was shared on August 4th with members of the School Building Committee. On August 28, 2025, the package will be submitted to the Massachusetts School Building Authority, and the project is on the agenda for the end of October MSBA Board meeting. At that time, the project will be considered by the MSBA and the MSBA grant which the MSBA will use to financially participate in the project. The hope is to then start construction in June 2026, with a move-in date of fall 2029. The existing school will be removed, and other items will be finished by the end of 2030.

- Presentation of Integrated Building Design Schematic Phase Report

The chief civil engineer for the project explained that, regarding Article 97, the anticipation is to upload to the Public Land Preservation Act portal next Friday, August 29th. Regarding the MEPA schedule, last Friday, August 15th, the expanded ENF was filed. This will lead to the project being published in the environmental monitor this Friday, which starts the public comment period. If the State decides to keep with its public comment period timeline, this will close on September 11th, and the Secretary will issue a certificate on the 22nd. The final filing will likely begin at the start of next year. It is likely that the public comment period will be extended.

The project architect and designer reviewed the building and site design.

The Director of Sustainable Design for the project reviewed the Integrated Building Design and Construction Policy. The project is pursuing LEED status under the policy. It is currently at Gold Certification, aspiring for Platinum. As part of the Lexington policy, 4% of the parking spaces will have EV stations installed. The project is designed to have future readiness for up to 50% of EVs. The project is proposed for Net Zero energy use. The site will have all-electric, zero emissions. The plan is to avoid the use of Red List substances on the project, except where no practical alternatives are available.

The preferred schematic report (PSR) showed a total project cost, which is made up of the construction costs and soft costs, of \$662M. At the end of schematic design, this has been reduced approximately 2.4% to \$659.7M. This number includes the increased target for solar. The MSBA grant is approximately \$111M. These numbers are subject to change once the package is submitted on August 28th. A presentation will be made to the School Committee on August 26, 2025, as the MSBA requires a School Committee vote, as well as a School Building Committee vote for the submission. There are two community meetings scheduled on September 18, 2025 and October 14, 2025 at 6:30pm. The dates for Special Town Meeting are November 3 & 4, 2025, and the debt exclusion vote will occur on December 8, 2025.

- Update on Preliminary Financial Modeling

Ms. Kosnoff explained that the total project budget is currently \$659.7M. The MSBA Grant, Mass Save funding, and lab contributions will be coming off the amount that the Town is responsible for. The timing for Mass Save is tricky, as the rebate will likely not be available until after the building is built and occupied. By that time, the Town will have already issued its debt service. In order to model this and be conservative, she plans to not take into account that piece of the rebate. This will lead to modeling the Town's contribution of the project cost at \$547.7M. For the projection of the Capital Stabilization Fund, she would then show the \$4.5M as going back into the fund towards the peak of debt service. In order to do this, she will need to make an assumption regarding how the Town will apply the Capital Stabilization Fund. In presenting a taxpayer impact model, the intention is to show the incremental cost of what the high school will cost the taxpayer over the life of the project. The debt service attributable to the new

growth that the Town has been setting aside will be paid within the tax levy, or \$6.5M of the project, even though the entire amount will be voted as excluded debt. When this is modeled, it will be assumed that the \$6.5M will be paid within the tax levy each year. The intention is to assume that the breakout between the residential and commercial valuation is static over the years, though this may not be reality.

In response to a question from Mr. Sandeen, the team stated that they are not requesting any exemptions from the Integrated Building Design and Construction Policy at this time. Mr. Sandeen noted that the number one priority of the Integrated Building Design and Construction Policy is health. This means delivering excellent indoor air quality which depends on three issues: ventilation, use of healthy materials, and filtration. The design team has set excellent ventilation standards for this project. He stated that he would like to make sure Red List materials are not used in places such as the cafeteria, kitchen, classrooms, hallways, libraries, auditorium, gymnasium, etc. He noted that the plans mention both MERV 8 and MERV 13 filters, but he does not believe MERV 8 complies with the Town policy. The design team noted that the MERV 8 is not the main filter but would be used as a secondary filter to the MERV 13.

Mr. Sandeen spoke in favor of the design team maximizing the on-site renewable energy. This will help maximize the Town's economics. Reducing the size of the solar energy system to 3.5 megawatts, for example, would reduce the value to the Town by \$28M over 30, years, and would dramatically increase the amount of the Town's Eversource bill by \$18M-\$19M.

Mr. Pato agreed that the Red List is important in terms of prioritizing quality healthy air and environment for the building. In terms of choosing between equally healthy materials, cost will be a large driver. He will not be interested in choosing an unhealthy material, either for aesthetics or on an inconsequential cost basis. In terms of modeling, he is comfortable recognizing that the Town will be receiving incentives, but these will not be captured in the reductions. It should be made clear to residents that the Town is pursuing every opportunity for revenue incentives but is not trying to state that these are currently available or the timing as to how they would be applied. The model should leave these aside. He stated that he is comfortable with the bond terms for the split term., with a true interest cost at 4%. He believes it is appropriate to stick with the median home value, instead of the average.

Ms. Hai agreed with sticking with the median and keeping with what the Town has done in the past. In terms of the infrastructure, she suggested a footnote that the Town is pursuing all available avenues and opportunities but not calling anything out specifically.

Regarding the fields on the site, the team explained that there has been a detailed process with the Recreation Committee and the High School Athletics Department to consider all the different uses of the fields. The proposal represents replacement of the existing fields, in-kind, with the exception of Little League being moved permanently off site. The Center Rec playground will be renovated soon and is not included as part of this project.

In response to a question from Ms. Hai regarding the lab space, Brian Black, Architect with SMMA, explained that the existing lab space in the high school is 6,314 s.f., and the project will increase this to 12,945 s.f. If the MSBA deems the lab space as eligible, it will participate in the cost of the square footage proposed up to a certain limit.

Mr. Lucente asked about the courtyard being on level three and potential leaks for the levels below. The design team explained that the walking surface of the courtyard will be on a platform. The roof will be pitched to drains. The intention is to take every measure possible to prevent the possibility of leaks and to have a system that can monitor this. The goal is to create a robust roof system that will be tested prior to

any materials placed on it. Mike Cronin, Director of Facilities, stated that the system being designed and proposed will allow for maintenance and will prevent water infiltration to the spaces below.

Mr. Lucente stated that it will be important to express to the public what will it cost to maintain the new building, compared to its predecessor.

Mr. Kumar asked about the three floors of glass facing the south and any additional energy needs this may create. The design team stated that the amount of glass has been budgeted for the project. The glass in this area represents 25% of the overall enclosure.

Ms. Hai asked for public comment.

Cindy Arens, 7 Kitson Park Drive and Chair of the Sustainable Lexington Committee, echoed the comments regarding the importance of the Red List and making sure that this is a healthy building, not just in terms of the operational aspect, but what students and staff are exposed to in terms of toxics and air quality. She stated that she would like to see more about the embodied carbon data. She thanked the design team for its work maximizing solar on the site. She stated that she understands not wanting to promise certain tax credits to residents, but believes this is still an important thing to track.

Bridger McGaw, Precinct 6, stated that residents have been requesting operational cost estimates for almost two years. There are numerous examples of 490,000 s.f. buildings that have been constructed which are educational in nature, and the associated data. This information should be acquired by the team. This would allow for a way to communicate the potential costs to the community.

Olga Gutttag, former School Committee member and Emerson Road, explained that flooding is an issue with the proposed building site, particularly with the newly defined FEMA floodplains. The Conservation Commission should weigh in on these issues. It is unclear why this is being bypassed on this project.

Peter Kelley, 24 Forest Street, stated that he does not have anything positive to say about the Bloom design. The EEA requirements include a unanimous vote of both the Select Board and the Conservation Commission to support an action for Article 97 relief. The Board, which has a responsibility to all its citizens, has not yet taken a roll call vote as to whether each member wants to support Bloom. He stated that Augustus Scott owned the land that the Town is planning to build Bloom on. Just before he passed away, he deeded the land to the Town in a contract. This contract should be considered and the only thing to be built on this land should be a monument to Augustus Scott.

Dawn McKenna, 9 Hancock Street, expressed concern with the Board holding these critical discussions during the part of the summer when most people are away or focusing on school. She echoed Mr. Kelley's concerns regarding the Article 97 vote, which is divisive to the community. She asked how the Town can certify that there are no alternatives, when other alternatives have never truly been considered. She expressed concern regarding moving Little League off these fields. So many other issues have been addressed that it should be possible to address this one as well.

DOCUMENTS: LHS update. SelectBoard, Reference - Integrated Building Design and Construction Policy, LHS Debt and Taxpayer Impact Assumptions

The Board took a five minute recess.

4. Approve: Waste Regulations and Bulky Item Fee

Maggie Peard, Sustainability and Resiliency Officer, presented an update for both the bin limits and bulky items fees. The proposed implementation date is February 1, 2026, for the bin limit change to give time for notifications and to allow people to have more bins for the holiday season. The bulky item fees proposed implementation date is July 1, 2026, as collection is already in the budget for FY26.

Mr. Lucente asked how to make sure larger families do not feel excluded during the transition period. He suggested moving all of the changes to July 2026. Ms. Peard stated that education will be important for the rollout period. The bin limit is proposed first as an incremental step toward hybrid pay-as-you-throw. The incremental step would be lost if this date is changed.

Mr. Sandeen mentioned that the survey reported that households put out many differently sized bins and that it is often the case that those bins are not full. He suggested that some households could choose to use larger bins than they are currently using and that this would likely increase the percentage of households who would be able to work within a 2 bin limit.

Ms. Kumar agreed with Mr. Lucente on making the program equitable for all. Ms. Kumar noted that there could be case-by-case exceptions considered for this small percentage of the population. Ms. Hai stated that she would like to see this suggestion included in the language of the policy. She stated that she views one set of policy changes as more palatable.

There was agreement on the Board to move forward with the bulky fee item, with an implementation date projected of July 1, 2026, and a request for Staff to come back with regulations that include a recommendation regarding how to handle exceptions.

Peter Kelley, 24 Forest Street, suggested that the Board allow the citizens decide if they would like to see this through a pay-as-you-throw system, or keeping it in the tax levy.

Dawn McKenna, 9 Hancock Street, stated that the people who will be harmed by this are those with lower incomes, and more children. Changing the number of bins from six to two is a huge change, but it may be reasonable to change the number of bins from six to four. Many people may not be able to place more in a bin and still carry it to the curb. She is frustrated that residents have made comments on this previously, but the existing proposal is the same. The Board is the policy maker and can determine if changes need to be made.

Olga Gutttag, former School Committee member and Emerson Road, stated that she normally puts out one bin. However, during special events, the two barrel limit would not work. She suggested a limit per the State or stickers for households when additional bins are needed. She asked that trash collection not be removed from the tax base.

John Hilton, 2543 Mass Ave, stated that the proposal includes a request appropriation for standard waste carts, which he assumes means automated trash collection. He is concerned with being able to drag the bins to the curb. He has not heard any discussion regarding accommodations for people with disabilities, particularly mobility disorders. Ms. Peard stated that this would be part of the hybrid pay-as-you-throw decision, including moving to a standard bin size. This concern would be a consideration in the implementation plan. There is no requirement at this time for residents to move to a certain bin size.

Lin Jensen, 133 Reed Street and member of the Sustainable Lexington Committee, stated that there are many in Town that have been part of the waste reduction effort for many years. These residents are fully in support of the presentation and the suggestions and the task force.

Mark Lang, 2 Opi Circle, asked about multifamily units or accessory dwelling units without dumpsters. Ms. Peard explained that the regulations would be per dwelling unit. If an ADU or two-family unit were separate, each would have a two bin limit.

VOTE: Upon motion duly made and seconded, the Select Board voted 5-0 to accept the July 1, 2026, bulky fee item list and implementation date, as presented this evening.

DOCUMENTS: Bulky Items and Waste Regulations, Resident and solid waste redline

5. Approve: Solar Canopy Integration Policy

Ms. Peard presented the updated Solar Canopy Integration Policy to the Board.

VOTE: Upon motion duly made and seconded, the Select Board voted 5-0 to approve the Capital Projects & Solar Canopy Integration Policy as presented.

DOCUMENTS: DRAFT Capital Solar Integration Policy, DRAFT Capital Solar Integration Policy

6. Presentation: Semiquincentennial Commission (Lex250) Patriot's Day Weekend Report

Mona Roy, Semiquincentennial Commission Chair; Noah Michelson, Lex250 Commission; Bridge McGaw, Lex250 Commission, presented to the Board a post-event report to the Board regarding the 2025 Patriot's Day Weekend celebrations. She noted over the course of 6 days of events from April 17-22, 2025, the Town of Lexington hosted over 100,000 people from all over the world while garnering millions of media impressions and creating new opportunities for visitors and residents to connect with the history of the Battle of Lexington and founding of our Country

The Board expressed support and thanks to all of those involved.

Dawn McKenna, 9 Hancock Street, stated that the ceremony uplifted and unified the community, while also raising revenues. This is the point of the Tourism Committee and should be carried forward. She noted that, during the Bicentennial, the overall visitor ship to the areas was raised by about a million people, and that has never gone down. She stated that the path of the parade route around the Minute Man statue could be clarified.

VOTE: Upon motion duly made and seconded, the Select Board voted 5-0 to accept the report from the Semiquincentennial Commission.

DOCUMENTS: Presentation, Lex 250 Report

7. Review: Draft Select Board Report for FY25 Annual Town Report

The Select Board reviewed the draft of Select Board's Report submission for the Fiscal Year 2025 (July 1, 2024 - June 30, 2025) Annual Town Report. There was agreement to send comments along to Ms. Katzenback for inclusion. An edited draft will be placed on the September 8, 2025, Select Board meeting for review and approval.

DOCUMENTS: DRAFT Select Board Report for FY 2025 Annual Town Report

ADJOURN

VOTE: Upon a motion duly made and seconded, the Select Board voted 5-0 to adjourn the meeting at 10:08p.m.

A true record; Attest:
Kristan Patenaude
Recording Secretary

DRAFT

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Water and Sewer Adjustments

PRESENTER:

Jill I Hai, Select Board Chair

ITEM NUMBER:

C.7

SUMMARY:

Category: Decision-making

Water and Sewer Adjustments per WSAB 7/17/25 \$ 20,792.65

SUGGESTED MOTION:

Move to approve the consent.

FOLLOW-UP:

Treasurer / Collector.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

ATTACHMENTS:

Description	Type
WSAB Jul 17,2025	Cover Memo




FY 2026
ADJUSTMENTS TO WATER/ SEWER
AS RECOMMENDED BY THE WATER AND SEWER ABATEMENT BOARD
WSAB JULY 17, 2025 SELECT BOARD 9/8/25

ACCOUNT	NBR	STREET	WATER	SEWER	TOTAL	BILL	YEAR	NOTES
0300702100	28	HOMESTEAD STREET	\$ (425.25)	\$ (1,487.23)	\$ (1,912.48)	1139896		TOILET LEAK
0300997300	16	OXBOW ROAD	\$ (87.45)	\$ (309.88)	\$ (397.33)	1143738		TOILET LEAK
0300901500	42	WACHUSETT DRIVE	\$ (160.31)	\$ (532.79)	\$ (693.10)	1142578		TOILET LEAK
0300899100	10	BUSHNELL DRIVE	\$ (385.38)	\$ (1,345.98)	\$ (1,731.36)	1142549		TOILET LEAK
0300689600	18	HARBELL STREET	\$ (123.93)	\$ (437.25)	\$ (561.18)	1139716		TOILET LEAK
0200343200	8	SHERBURNE ROAD	\$ (123.93)	\$ (437.25)	\$ (561.18)	1139716		TOILET LEAK
0300800300	96	WINTER STREET	\$ (151.91)	\$ (571.33)	\$ (723.24)	1141153		BURST PIPE
0300846200	397	LINCOLN STREET	\$ (1,191.84)	\$ (5,155.30)	\$ (6,347.14)	1141782		BURST PIPE
0300689800	22	HARBELL STREET	\$ (124.41)	\$ (439.45)	\$ (563.86)	1139718		BURST PIPE
0200311400	1758	MASSACHUSETTS AVE	\$ (1,442.88)	\$ (4,142.14)	\$ (5,585.02)	1133615		TOWN SANCTIONED HOOKUP TO OTHER PROPERTY
0100234700	22	BLOSSOMCREST ROAD	NA	NA	\$ -	1116409		INTEREST ONLY
0200471100	195	WOBURN STREET	\$ (380.71)	\$ (1,336.05)	\$ (1,716.76)	1135931		BURST PIPE
0100291000	1	GREAT ROCK ROAD	NA	NA	\$ -	1132691		INTEREST ONLY
			\$ (4,598.00)	\$ (16,194.65)	\$ (20,792.65)			

It is the recommendation of the Water and Sewer Abatement Board that the Town Collector be authorized to waive interest that has accrued on the bills included herein, unless stated here otherwise, from the due date of the bill until 30 calendar days after the date of written notification to applicant of the Selectmen's action.

THE SUM SET AGAINST THE ABOVE ACCOUNTS IS HEREBY ADJUSTED.

WATER	SEWER	TOTAL
\$ (4,598.00)	\$ (16,194.65)	\$ (20,792.65)

 8-13-25

DIRECTOR OF PUBLIC WORKS

SELECT BOARD

9/8/25

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Select Board Report for FY25 Annual Town Report

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.8

SUMMARY:

Category: Decision-Making

A draft of the Select Board's report was reviewed and discussed at the Board's meeting on August 18, 2025. Since this meeting, minor edits have been incorporated and single tone was applied to the text. Attached is the updated report

The submission of the report for inclusion in the Fiscal Year 2025 Annual Town Report is due to the Town Report Coordinator in early September.

The Board is now being asked to approve the attached proposed Select Board Report for submission to the Fiscal Year 2025 (July 1, 2024 – June 30, 2025) Annual Town Report.

SUGGESTED MOTION:

to approve the Select Board Report, as proposed, for the Fiscal Year 2025 Annual Town Report, and further to authorize the Chair and/or Executive Clerk to make any necessary final editorial corrections and insert any missing dates or figures as needed.

Move to approve the consent.

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

ATTACHMENTS:

Description	Type
📎 DRAFT FY2025 Select Board Report	Backup Material
📎 redlined DRAFT FY2025 Select Board Report - edits since 8-18-25 version	Backup Material

SELECT BOARD

Five members, elected by the voters at-large to overlapping 3-year terms: Douglas M. Lucente, Chair, Jill I. Hai, Vice-Chair, Joseph N. Pato, Suzanne E. Barry, and Mark D. Sandeen. The Board thanks Suzanne E. Barry for her ten years of dedicated service to the Town and acknowledges her many contributions as she concluded her tenure in March 2025. Voters re-elected Joseph N. Pato and elected Vineeta Kumar to the Board for her first term at the annual town election in March 2025. At the Board's annual reorganization following the Town Meeting in May 2025, Jill I. Hai was appointed Chair and Joseph N. Pato was appointed Vice-Chair, with their terms beginning July 1, 2025.

Fiscal Year 2025 was a significant year for the Town of Lexington. It was a year in which we commemorated our pivotal role in the founding of our nation while continuing to advance a forward-looking agenda of strategic investment, community enhancement, and sound fiscal stewardship.

The Board adopted revisions to the Board and Committee Code of Conduct, reinforcing expectations for civility and public participation. The Board also prioritized collaboration with neighboring municipalities and regional partners, with the Board working alongside neighboring municipalities to address state-level proposals on transportation funding and to respond to potential noise impacts from Hanscom Field operations.

The Board advanced efforts to improve public amenities to ensure that Lexington's shared spaces remain accessible and welcoming to all. The Board engaged in public discussions on potential changes to rules governing the historic Battle Green and ultimately decided to seek additional resident input before taking action.

Throughout the year, the Select Board maintained its focus on disciplined, long-term fiscal planning. The Board held collaborative Finance Summits with the School Committee, Appropriation Committee, and Capital Expenditures Committee provided a forum for aligning budget priorities and ensuring the responsible execution of capital projects.

As in prior years, the Board worked to balance near-term operational needs with long-term planning. Fiscal discipline, environmental responsibility, and community vibrancy remained at the forefront. These priorities continue to guide our goals of maintaining strong fiscal health, delivering major capital projects on schedule and within budget, and advancing policies that foster a welcoming, inclusive, and sustainable community for all.

Lexington High School Building Project

The Lexington High School Building Project represents one of the most ambitious and significant investments in the Town's history. Planning for this project has been ongoing for years leading to the 2017 LHS Visioning process, the 2019 LPS Strategic Plan and the creation of the Master Planning Advisory Committee during the 2018-2019 year. In 2022 Lexington was invited into the Massachusetts School Building Authority (MSBA) program beginning the current process for the project. As required by the MSBA, The School Building Committee (SBC) was appointed to oversee and facilitate the project. At the end of FY2025 this project neared completion of the Module 4 of the MSBA process – Schematic Design for the new construction option known as "Bloom".

Progress and Milestones:

- Fall 2024

- Completion of Module 3: Feasibility Study – The School Building Committee evaluated five remaining design options for a design and selected Bloom, new construction to be built on the playing fields adjacent to the existing school building and to renovate and expand the existing field house. The fields on which the new structure will be built will be rebuilt where the current school and parking lots are located preserving and improving the facilities.
- A citizen’s petition at the fall Special Town Meeting (Article 8) sought to delay the MSBA process and request an alternative two-phase approach. The article failed by a vote of 11 in favor, 157 opposed, and 8 abstaining.
- Winter 2024/5
 - MSBA approved Lexington’s Preliminary Design Program and a Preferred Schematic Report advancing our project to Module 4 – Schematic Design.
- Spring 2025
 - Schematic designs submitted to third-party cost estimators.

Looking forward, the SBC expects to submit the schematic design to the MSBA in August 2025 for approval and advancement to a project funding agreement by the fall.

Financial Planning:

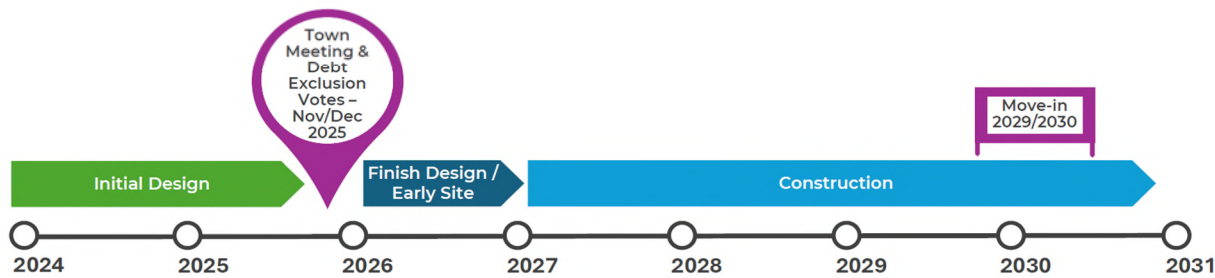
2024 Annual Town Meeting appropriated \$10M for design funds for the project via article 26. The next major funding action by Town Meeting is expected to occur at a Special Town Meeting in November of 2025 followed by a town-wide debt exclusion vote in December.

The estimated total project cost as submitted in the fall of 2024 is \$662 million. This cost will be offset by anticipated funding from the MSBA estimated at over \$100 million, as well as state and federal clean energy incentives and rebates. The anticipated Town share is approximately \$550 million to be funded by existing capital reserves and annual debt service both within and excluded from the limits of Proposition 2½.

Estimated costs for the project are being refined as the design process progresses. In June of 2025 preliminary schematic designs were submitted to third-party cost estimators and total projected costs remain below \$662 million. The SBC remains committed to controlling costs and seeking savings where possible.

Detailed information about the project is publicly available at: <https://lhsproject.lexingtonma.org> The current expected timeline for the LHS Project is illustrated below. Occupancy in the new facility is expected for the 2029/2030 academic year with removal of the old buildings and construction of the new fields occurring over the following year.

LHS Anticipated Project Timeline



Town Manager Transition

In March 2024, Town Manager Jim Malloy announced that he would retire at the conclusion of his contract on September 30, 2024.

The Select Board issued a Request for Quotations (RFQ) for an Executive Search firm to run the recruitment for the next town manager, eventually selecting GovHR as the Executive Recruiting Firm to lead the search.

The Board also created a Town Manager Search Screening Committee (TMSSC), comprising a diverse group of residents to assist the Search firm in screening applicants. The committee included two Select Board (SB) members, a Planning Board (PB) member, a representative of the business community and five at large residents, as well as liaisons from each of the two finance committees.

The members of the TMSSC were: Sarah Bothwell Allen, Bob Creech (PB), Jill Hai (SB), Heather Hartshorn (Business Community), Vineeta Kumar, Charles Lamb (CEC liaison), Robert Mandeville, Sean Osborne (AC liaison), Janet Perry, Mark Sandeen (SB) and Helen Yang.

The Select Board appointed Kelly Axtell as Acting Town Manager from October 1st through November 3, 2024.

On September 4, 2024, the Select Board voted to appoint Steve Bartha, then serving as Town Manager of Danvers, as Lexington's next Town Manager. He began his tenure on November 4, 2024. Since his arrival mid-year, Mr. Bartha has helped complete the FY26 budget, advanced planning for the Lexington250 celebrations, supported the hiring of key staff, union contract negotiations, and worked closely with departments, employees, unions, committees, and community groups as he integrates into the Town's operations.

250th Anniversary of the Battle of Lexington

On April 19, 1775, the Lexington Battle Green was the site of the opening chapter of the American Revolution. As British Regulars advanced toward Concord, local militia stood in their path. In the brief exchange that followed, eight Lexington residents were killed, the first to give their lives in the cause of American independence.

In FY2025, the Town joined with residents, partners, and visitors from across the country and the world to observe the 250th anniversary of this historic day. Planning for the commemoration spanned years, involving Town departments, the Lex250 Commission, the Town Celebrations Committee, community organizations, and

volunteers. The anniversary offered an opportunity to remember the events of 1775 and to share a broader story that reflects the contributions of people who were free, indentured, and enslaved to the cause of the Revolution.

The week of Patriots' Day formed the centerpiece of the year, beginning with a Thursday evening Awards Ceremony recognizing individuals and groups who have made significant contributions to the town. On Saturday, April 19, the early morning Battle of Lexington reenactment drew large crowds, followed by the rededication of the Battle Green and a U.S. Army program featuring the Golden Knights Parachute Team. That afternoon, the Patriots' Day Parade featured over 125 marching units, including military bands, fife and drum corps, and many Lexington civic and cultural organizations.

Other weekend highlights included the Lex250 Patriotic Picnic in Hastings Park, with a performance by the Boston Symphony Orchestra, and a lecture and film screening by Ken Burns offering historical perspective on the Revolution. The year also welcomed a delegation from Lexington's sister city, Antony, France, underscoring the historic ties between our communities and the international resonance of the ideals born here.

Legacy projects included the opening of the Lexington History Museums' fourth museum in the renovated Lexington Depot, a new animated Paul Revere's Ride presentation at the Visitors Center, and public history installations such as the "Witness to 1775 Houses" project and the "Riding Through History" horse statues.

The Select Board extends sincere thanks to the Lexington Semiquincentennial Commission, the Town Celebrations Committee, and Town staff whose dedication and professionalism made this year's commemorations possible. Their planning, coordination, and tireless work, alongside hundreds of community volunteers, ensured the 250th anniversary was meaningful, inclusive, and worthy of the events it honored.

Housing Initiatives and Updates

Expanding the diversity of Lexington's housing stock remains one of the Board's highest priorities. Annual Town Meeting 2024 authorized the Select Board to seek proposals to develop 100% affordable housing on the Town owned property known as Parcel 68-44 located near the intersection of Lowell Street and North Street. The Select Board issued a Request for Proposals (RFP) to build 100% affordable housing on this parcel and received seven proposals from qualified development teams. The Town signed a land disposition agreement with the selected developer to build 40 units of truly affordable housing at an average of 60% Area Median Income or below. The developer has presented the proposed site design and completed the community engagement process defined in the RFP.

The proposed design significantly exceeds the RFP requirements in many ways, including providing housing that is well integrated with the neighborhood, with a community meeting area, a common space walking area, thoughtfully designed landscaping, and almost an acre of protected woodland area. These homes will be all-electric, solar-powered, and built to Passive House standards. The Select Board has sent a letter to the Executive Office of Housing and Livable Communities in support of the developer's Project Eligibility Letter application to pursue a Comprehensive Permit under the MGL Chapter 40B process. The Comprehensive Permit process is expected to start in the fall of 2025.

Home Rule Petitions: Lexington 2020 Special Town Meeting approved Article 6 to submit a home rule petition requesting legislative authority to establish a surcharge on residential development for the purpose of funding affordable housing. The legislature took no action on that home rule petition during this or the previous legislative session. For that reason, that Article 6 home rule petition failed and can only be reconsidered by the legislature after another vote of Lexington Town Meeting.

Lexington 2021 Annual Town Meeting approved Article 36 to submit a home rule petition requesting legislative authority to establish a surcharge on specific commercial development activities for the purpose of funding affordable housing. The legislature approved that home rule petition by passing H.2740 “An Act to establish a surcharge on specific commercial development activities for the purpose of funding the creation of community housing.” The Governor signed the bill on January 8, 2025.

The Select Board authorized Town staff to commission a study funded under Article 36, to assess commercial development and housing inventory trends before recommending an appropriate range of linkage fee rates.

Lexington Housing Assistance Board (LexHAB): In September 2024, the Massachusetts State Legislature approved the Select Board’s Home Rule Petition to amend LexHAB’s enabling legislation and charter, to allow LexHAB to become an independent non-profit entity. As a 501(c)(3) organization, LexHAB will now be able to use a combination of state, federal, and private funding sources to acquire or develop affordable housing. This will enhance LexHAB’s ability to create affordable housing more efficiently and cost effectively. Soon after the reorganization, LexHAB received a donation of a property that LexHAB will convert to an affordable home for Lexington residents in perpetuity.

The Lexington Affordable Housing Trust also provided a \$1.1 million grant to LexHAB for the purchase of a single-family home, with the condition of creating two affordable units for residents at or below 60% of Area Median Income.

Zoning Initiatives: Annual Town Meeting 2023 created several MBTA village overlay districts with inclusionary housing requirements. The Planning Board has approved nine multi-family housing projects that are proposed to produce 1,086 units of multi-family housing, including 160 units of inclusionary housing for residents at or below the 80% Area Median Income.

Annual Town Meeting 2023 also approved Special Residential Development (SRD) zoning. Construction has started on the first SRD project, which will create 10 units of housing, including one unit of inclusionary housing.

Economic Development and Community Vitality

During fiscal year 2025, the Select Board maintained its commitment to fostering economic growth and commercial development within the town, with a particular focus on revitalizing the downtown area. Strong partnerships with local business associations, individual businesses, and advisory committees—such as the Economic Development Advisory Committee and the Center Committee—played a central role. The Select Board’s liaisons also participated in Quarterly Roundtable discussions hosted by the Economic Development Department.

These are some highlights from fiscal year 2025.

Lex250 and Tourism: From July 2024 through June 2025, the Visitors Center welcomed 112,000 guests—an impressive increase from the 87,000 visitors in the prior fiscal year. This growth was driven by the successful Lex250 celebration, which attracted tens of thousands to commemorate the historical battle of Lexington.

Collaborations with organizations such as National Geographic, BBC, WCVB, and NYT promoted the 250th anniversary, reaching tens of millions globally. The Tour Lexington.us website, launched in January 2024, surpassed 120,000 users and recorded over 350,000 page views. These outreach efforts led to a 28% rise in foot traffic, a 53% increase in merchandise revenue, and an 85% surge in online tour booking revenue compared to FY24. The Visitors Center worked closely with the Lex250 commission to offer new branded merchandise. The

Lexington Visitors Center also expanded its Step-On Guided Charter Tour program through networking and connecting with new tour operators at events such as the American Bus Association Conference, International Pow Wow Conference, and Discover New England Summit. Bookings nearly doubled from 54 in FY24 to 102 in FY25. Lexington was recognized as a top destination by the American Bus Association, receiving the “Best of the Best” award.

Local Economic Policy Enhancements: During 2024 Annual Town Meeting, Town Meeting passed several policy measures designed to ease permitting requirements, modernize language, and allow for new businesses to thrive in Lexington.

ATM 2024, the Town of Lexington passed Article 49 which changed the Zoning bylaw to support new uses from Breweries and Wineries. This was accomplished by adding new definitions for craft beverage establishments and permitting additional uses to all commercial districts in Lexington. By modernizing definitions for eating and drinking establishments, more businesses are able to come into Town. With the passage of Article 47, Town Meeting amended the Zoning bylaw to allow businesses to have an additional sign on their structure, streamlined permitting process for signage, and removed restrictions on event signage.

On June 24, 2024, the Select Board updated their Alcohol Beverage License Regulations, broadening eligibility to include event spaces and craft beverage establishments alongside traditional restaurants. Locations such as Pinot’s Palette, The Venue, Galaray House, and local breweries are now eligible to serve alcohol as part of their operations with an approved wine & malt liquor license.

Town Meeting also passed Article 39, a Home Rule Petition to adjust the number of on-premise wine and malt licenses. State Representative Michelle Ciccolo sponsored House Bill HD.3893, which was filed on February 25, 2025, and is awaiting further action.

East Lexington Revitalization: Since 2020, the revitalization of East Lexington’s business districts has been a priority. Efforts in FY25 focused on connecting businesses to the Minuteman Bikeway via upgrades, landscaping, and wayfinding signs—key recommendations from the 2021 Massachusetts Downtown Initiative Rapid Recovery Plan. Funding from a Regional Economic Development Organization Grant enabled wayfinding sign installation at Bow Street, to help travelers find their way to restaurants, coffee shops, and businesses.

Additional beautification projects, including new murals funded by the American Rescue Plan Act (ARPA), were implemented; artists Melissa Pandina and Gabriella Sepulveda created large-scale murals now displayed at several Massachusetts Avenue locations - 55 Massachusetts Avenue (Berman’s Wine and Spirits), 131 Massachusetts Avenue (Busa Wine and Spirits), and 135-145 Massachusetts Avenue (Battle Road Bikes). These three vibrant, large-scale murals illustrating pivotal moments from Lexington’s past brighten the Minutemen Bikeway, and attract the attention of passersby. Ongoing efforts include landscaping and bench installation to enhance the area’s appeal.

The Lexington Center Committee partnered with Lexington History Museums to commission a mural on the Depot Building’s pillars, completed in August 2025.

These projects not only contribute towards revitalizing East Lexington but also set a framework for similar initiatives elsewhere, like Lexington center.

Center Business District Revitalization: A charrette was organized in FY24, following which the Economic Development Advisory Committee and Lexington Center Committee presented to the Select Board, a set of recommendations based on *Lexington Center: The Journey Forward*. The first two recommendations are being addressed as described in this report; the remaining two still need planning.

- 1) Focus on ways to create more welcoming and inviting entryways from key access points (parking lots, bike path, Visitors Center)
- 2) Evaluating options for supporting Lexington Center programming
- 3) Convene a forum of relevant municipal bodies and committees to ensure alignment around application of new bylaws – The Select Board has not initiated this yet but plans to in FY26
- 4) Prioritize decision(s) regarding use of town-owned land in Lexington Center.

Lexington welcomed several new businesses into the Center Business District over the past year, including new cafes, establishing Lexington Center as a prime breakfast destination. Major vacancies in the center have been filled, with Revival Café and Tatte. Additional changes include candy store Liberty Sweets which replaced Fancy Flea, knitting shop Knit Tuck and Purl, and the buildout and opening of Steak House- Post 1917 at 27 Waltham Street. Post 1917 replaced the former Bulpan restaurant, which closed in 2020. New ownership has taken over 1800 Massachusetts Avenue (former Stationary Signature Store) and renewed interest in renovating the space into a more appealing area for businesses.

The Center Committee, EDAC, and the Tourism Committee have been working on the planning and implementation of wayfinding signage at critical access points in FY26, including a solar-powered event calendar kiosk in Grain Mill Alley.

Commercial Development: Despite ongoing challenges in the Life Science sector, Lexington achieved significant milestones in commercial development. Braskem established a \$20 million, 35,000-square-foot Renewable Innovation Center on Maguire Road, which began operations in 2024. This new facility strengthens Braskem's work in biotechnology, catalysis, and process engineering. The company's accomplishments were celebrated at the 2025 MassEcon Impact Awards. In addition, commercial entities in Lexington pulled permits totaling over \$112.7 million for new construction projects, supported by key Town departments including Building, Conservation, Fire, Planning, Sustainability, and Health. Notable developments included 17 Hartwell Avenue, 93 Bedford Street, and 32–36 Edgewood Road.

Community Vibrancy and Cultural Events: Lexington fostered a vibrant community spirit through a wide array of cultural events last year, many of which received vital support from the Economic Development Office. Working with the Cultural Council, the office distributed \$15,000 in Cultural District Investment Grants to eight local arts and cultural groups, enabling valuable programming for the Town. Major events included the Bikeway Block Party, LexLux Illumination Night, the Lexington History Museum's Reenactment of Paul Revere's Ride, and the Chamber of Commerce Concert Series, among others.

The Economic Development Office also leveraged ARPA funds, to support the Lexington Retailer Association's Discovery Day by reducing and waiving application fees for local businesses, thus boosting participation. Similar funding aided LexLux Illumination Night, with resources allocated for projectors, tables, and a heating station. Additional equipment such as tables, canopy tents, and other items were purchased, making them available for use at future community and municipal events.

The Select Board remains committed to continuously improving economic and community vitality through various programs- providing access to a diverse mix of businesses, develop and vitalize new economic hubs, increasing commercial revenue and utilization of town resources to create community vibrancy. Through multifaceted initiatives, Lexington is striving for a future that is economically robust, inclusive and sustainable.

American Rescue Plan Act (ARPA)

As we approach the conclusion of the American Rescue Plan Act (ARPA) funding period, we are pleased to present an update on the allocation and utilization of ARPA funds in our community.

The Town of Lexington was allocated a total of \$9,903,381 in ARPA funds, aimed at addressing the impacts of the COVID-19 pandemic and fostering recovery across critical sectors. It was important for the Select Board to deploy these resources in a manner that maximizes benefits for our community, adhering to the guiding principles of transparency, equity, and strategic impact.

As of June 30, 2025, the Select Board has approved spending the full allocation of \$9,903,381. Of that amount \$8,271,202 has been spent, and the remaining \$1,632,179 is encumbered and under contract.

Funds have been allocated to the following broad areas, amounting to 78 individual projects of varying sizes, many of which are complete and others in-progress.

- **Economic Stimulus & Resiliency:** The largest portion, approximately 36% of the funds or \$3,572,672 was earmarked to support our local economy, including bolstering the cultural sector, aiding small businesses, enhancing community events, updating digital platforms, improving public spaces, Center access, and fostering bikeway mobility and engagement.
- **Public Health, Safety and Pandemic Response:** With 24% of the funding or \$2,382,104, this area focused on bolstering the town's health department, including testing and vaccination programs, public safety equipment, mental health measures and training in response to the pandemic.
- **Housing:** 15% of the funds or \$1,502,735 were allocated to address housing needs, ensuring support for those affected by the pandemic in securing stable housing.
- **General Government Services:** 23% of the funds or \$2,245,871 have been utilized for general services such as enhancing the Food Waste Program, investment in hybrid technology and IT improvements, election equipment, acquiring a new electric vehicle for the Health Department, formulating an ADA Town Building Self Evaluation and improving Recreation facilities.
- **Food Insecurity:** A smaller, yet crucial 2% of the funds or \$200,000 addressed food insecurity, ensuring that residents affected by the pandemic have access to necessary resources.

Some of the significant projects that have been completed in fiscal year 2025 are Water Wagon purchase for community events, MBTA Zoning Study, installation of hybrid tech in the library living room, purchase of new radios and hoses for the Fire Department, decarbonization of affordable housing, Wi-Fi installation in the Town Center, and the full execution of the food insecurity program.

Some of the projects that are in-progress and will complete soon are the Lead and Copper water system improvements, Recreation outdoor shelters and bottle fillers, the ADA building study, hybrid meeting technology in Town buildings, East Lexington bikeway landscaping, store front and store back improvement projects and Grain Mill Alley wayfinding signs. In addition, ARPA will continue to support the food waste composting program and mental health services through the end of the ARPA program in December 2026.

The Board has voted that any remaining or surplus funds after completion of all earmarked projects will be applied towards expanding the Town's food waste collection program.

Project/Initiative	Count	Allocated	Spent till date	Encumbered
Economic Stimulus & Resiliency	18	36.10%	\$2,782,386.02	\$790,286.08
Public Health & Safety	29	24.10%	\$2,056,029.85	\$326,073.90
Housing	6	15.20%	\$1,502,734.65	
General Government Services	21	15.50%	\$1,175,930.55	\$356,092.13
Hybrid Tech Improvements	3	7.20%	\$554,121.31	\$159,726.51
Food Insecurity	1	2%	\$200,000.00	
Total	78	100.10%	\$8,271,202.38	\$1,632,178.62

The Participatory Budgeting (PB) process implemented in the previous year, which actively engaged our residents in the decision-making process, led to identification of impactful community projects. Given the stipulation for all ARPA funds to be committed by December 31, 2024, the PB process has been discontinued. While not all suggestions could be implemented, we extend our gratitude to all residents who participated in this process, contributing valuable insights and demonstrating the strength of our community's collective engagement.

In this final phase of ARPA fund utilization, the Select Board is dedicated to successfully completing all projects funded by ARPA.

Update on Municipal Building & Infrastructure Projects

The Board continues to address the issues of maintaining and improving our municipal and school building infrastructure. The following section includes the current status of Lexington's building projects. The Lexington High School building project is covered in the Lexington High School section of this report.

Lexington Police Station

The Lexington Police Department moved into the new Police Station facility in June 2024. The Police Station building was constructed in compliance with the Town's Integrated Building Design and Construction Policy and is solar ready in furtherance of the Town's net zero renewable energy policy goals. The building includes all of the infrastructure necessary to support onsite solar energy generation and energy storage systems and to enable high speed electric vehicle charging for the Police Department's electric vehicle fleet while reducing the building's electricity charges. Construction of the footings for the canopy has been completed.

The solar energy canopy design went through an extensive public process to secure approval of a design that is appropriate for the neighborhood and meets the requirements of the Historic Districts Commission. Solar canopy and energy storage system construction is expected to be completed by the end of 2025.

Old Reservoir Bath House Renovation

Originally approved by Town Meeting in 2019, the bids for this project came in over-budget multiple times, due to a series of factors including the COVID pandemic and resulting supply chain shortages.

The renovation includes repairs to the plumbing system, installation of new fixtures, electrical upgrades, replacement of the existing roof, and reconfiguration of the main entrance. It also addresses accessibility issues within the bathhouse, walkway, and surrounding site, including the installation of ADA-accessible parking spaces located in close proximity to the Old Reservoir. The project was completed and open to the public in June 2025.

173 Bedford Street

2024 Town Meeting appropriated \$6 million for the renovation of 173 Bedford Street to provide swing space for the School Administration's Central Office staff, the Cary Library renovation, and potentially the Town Office building renovation, over the next 10 to 15 years. The scope of the renovation includes adding an elevator, adding a fire suppression sprinkler system, converting to an all-electric HVAC system while expanding the HVAC system to provide heating and cooling on the second floor, plus some interior fit out work.

Construction has begun and is expected to be completed by [?].

Pine Meadows Clubhouse Renovation

The clubhouse, constructed prior to the Town's purchase of the Pine Meadows property in 1988, has not undergone any significant renovation in the past 30 years. \$2,575,000 was appropriated in FY2025 for the costs associated with renovation of the clubhouse including installing a solar energy system at the Pine Meadows Golf Club.

This project also includes renovation of the main concourse area, the restrooms, plumbing, windows, and roof. This project will not only restore the clubhouse to a modern and functional facility, but will also bring it into ADA-compliance, making it welcoming and accessible for all. Construction has begun and is expected to be complete in [early 2026?].

Bedford Street and Hartwell Avenue Complete Streets Design

Traffic issues in the Hartwell Avenue corridor are one of the key concerns cited by residents and business owners. 2019 Special Town Meeting appropriated \$1.5 million for the 25% design of the Bedford Street/Hartwell Avenue/Wood Street Corridor. The Town formed a 25% design working group in November 2020, and hired an engineering and planning firm in January 2021 to develop 25% design level plans for complete streets reconstruction that addresses safety, traffic flow and pedestrian, bicycle, transit, and alternative modes of transportation.

Based on input from the Select Board, the consultant revised the build out and traffic analysis to include future development and expanded the study limits to include the I-95 interchange. In September 2024, the Select Board reviewed the conceptual design and authorized Town staff and the consultant to proceed with numerous public outreach and information sessions to finalize the design. In January 2025, the Select Board approved the preferred design based on feedback received during public information sessions.

On June 23, 2025, the Town of Lexington was selected to receive an award of \$1,650,000 for the study and design of safety improvements at the I-95 and Route 4/225 interchange. The interchange is integral to the success of the Bedford Street and Hartwell Avenue Complete Streets project.

Unfortunately, the Metropolitan Planning Organization (MPO) Board did not incorporate Lexington's Bedford & Hartwell Complete Streets project in the FFY 26-30 Transportation Improvement Program (TIP). The MPO board

voted 11 (in favor) and 10 (opposed) to not include new projects that are not yet at 25% design approved. The MPO's decision is based on current TIP project delays and cost increases. Town staff were encouraged by the MPO Chair to submit a TIP Amendment in the fall or winter after 25% design approval is issued by MassDOT to be reconsidered for inclusion on the TIP. Staff and VHB expect the 25% design to be submitted to MassDOT by the fall of 2025.

Pump Station Upgrade Project

The Department of Public works celebrated the completion of the wastewater pump station at the corner of North Street and Adams Street during a ribbon-cutting ceremony November 2024. The completion of this project represents the end of a 12-year effort to ensure the long-term sustainability of the Town's network of wastewater pump stations. The project was led by the DPW

Engineering Division with coordination from the DPW Water/Sewer Division. These pump stations are critical to the control of waste water throughout the town. The following pump stations were upgraded over the last twelve years listed by project start date.

- 2012: Concord Avenue
- 2012: Potter Pond
- 2014: Brigham Road
- 2015: Main Pump Station
- 2015: Worthen Road
- 2019: Constitution Drive
- 2019: Marshall Road
- 2021: Hayden Avenue
- 2023: North Street

Zero Waste Reduction and Management

Waste management costs continue to rise across Massachusetts, creating pressure on municipal budgets, including Lexington's. The Select Board's goal is to establish a waste collection system that addresses rising costs and advances the Town's environmental objectives.

Reducing trash by reducing the total amount of waste generated by residents is ideal. In 2023, Lexington produced 8,014 tons of trash and 3,450 tons of recycling through the curbside programs. Of the trash, 1,843 tons could have been recycled, and 3,045 tons could have been composted. Diverting compostable trash to the Town's curbside composting program would preserve valuable organic waste and reduce costs associated with trash collection and disposal. Currently about 3,500 households, a little more than a quarter of all, participate in the Town's no-fee curbside composting. Adopting automated trash collection would also reduce the rate of increase in trash collection costs.

Many communities in Massachusetts have adopted some form of metering or fees associated with trash disposal. On average, these 155 communities generate 29% less trash per household when compared to communities that have no limits on trash disposal. At the Select Board's request, the Waste Reduction Task Force surveyed town residents and 74% of the 1,500 respondents indicated they supported automated collection and 54% supported some form of fee for excess trash disposal.

Over the next year, the Select Board intends to explore options to contain waste disposal costs including:

- Adopting regulations and fees on bulky item disposal
- Consider fees for excess trash generation
- Consider standardization of trash carts and adoption of automated collection
- Strongly encourage composting of organics, food, and yard waste

DRAFT

SELECT BOARD

Five members, elected by the voters at-large to overlapping 3-year terms: Douglas M. Lucente, Chair, Jill I. Hai, Vice-Chair, Joseph N. Pato, Suzanne E. Barry, and Mark D. Sandeen. [The Board thanks Suzanne E. Barry for her ten years of dedicated service to the Town and acknowledges her many contributions as she concluded her tenure in March 2025](#)~~The Board extends its appreciation to Suzanne E. Barry, who concluded her service to the Town after ten years and did not seek re-election in the March 2025 annual town election. In that election,~~ ~~V~~Voters re-elected Joseph N. Pato ~~to a three-year term~~ and elected Vineeta Kumar to the Board for her first term ~~at the annual town election in March~~. At the Board's annual reorganization following the Town Meeting in May, Jill I. Hai was appointed Chair and Joseph N. Pato was appointed Vice-Chair, with their terms beginning July 1, 2025.

[Fiscal Year 2025 was a significant year for the Town of Lexington. FY2025 will be remembered as a year of significance for the Town of Lexington.](#) It was a year in which we commemorated our pivotal role in the founding of our nation while continuing to advance a forward-looking agenda of strategic investment, community enhancement, and sound fiscal stewardship.

[The Board adopted revisions to the Board and Committee Code of Conduct, reinforcing expectations for civility and public participation.](#)~~The Board adopted key policy updates, including revisions to the Board and Committee Code of Conduct to strengthen expectations for civility and public participation. The Board also prioritized collaboration with neighboring municipalities and regional partners.~~~~Intergovernmental and regional collaboration was also a priority,~~ with the Board working alongside neighboring municipalities to address state-level proposals on transportation funding and to respond to potential noise impacts from Hanscom Field operations.

[The Board advanced efforts to improve public amenities to ensure that Lexington's shared spaces remain accessible and welcoming to all.](#)~~Efforts to enhance public amenities reflected the Board's ongoing commitment to ensuring that Lexington's shared spaces are inclusive and welcoming.~~ The Board engaged in public discussions on potential changes to rules governing the historic Battle Green and ultimately decided to seek additional resident input before taking action.

Throughout the year, the Select Board maintained its focus on disciplined, long-term fiscal planning. [The Board held](#)~~Our~~ collaborative Finance Summits with the School Committee, Appropriation Committee, and Capital Expenditures Committee provided a forum for aligning budget priorities and ensuring the responsible execution of capital projects.

As in prior years, the Board worked to balance near-term operational needs with long-term planning. Fiscal discipline, environmental responsibility, and community vibrancy remained at the forefront. These priorities continue to guide our goals of maintaining strong fiscal health, delivering major capital projects on schedule and within budget, and advancing policies that foster a welcoming, inclusive, and sustainable community for all.

Lexington High School Building Project

[The Lexington High School Building Project represents one of the most ambitious and significant investments in the Town's history.](#)~~Rebuilding Lexington High School is likely to be the most ambitious and expensive project undertaken by the Town of Lexington.~~ Planning for this project has been ongoing for years leading to the 2017 LHS Visioning process, the 2019 LPS Strategic Plan and the creation of the Master Planning Advisory Committee during the 2018-2019 year. In 2022 Lexington was invited into the Massachusetts School Building Authority (MSBA) program beginning the current process for the project. As required by the MSBA, The School Building

Committee (SBC) was appointed to oversee and facilitate the project. At the end of FY2025 this project neared completion of the Module 4 of the MSBA process – Schematic Design for the new construction option known as “Bloom”.

Progress and Milestones:

- Fall 2024
 - Completion of Module 3: Feasibility Study – [The School Building Committee evaluated five remaining design options](#)~~The SBC evaluated the 5 remaining options~~ for a design and selected Bloom, new construction to be built on the playing fields adjacent to the existing school building and to renovate and expand the existing field house. The fields on which the new structure will be built will be rebuilt where the current school and parking lots are located preserving and improving the facilities.
 - A citizen’s petition at the fall Special Town Meeting (Article 8) sought to delay the MSBA process and request an alternative two-phase approach. The article failed by a vote of 11 in favor, 157 opposed, and 8 abstaining.
- Winter 2024/5
 - MSBA approved Lexington’s Preliminary Design Program and a Preferred Schematic Report advancing our project to Module 4 – Schematic Design.
- Spring 2025
 - Schematic designs submitted to third-party cost estimators.

Looking forward, the SBC expects to submit the schematic design to the MSBA in August 2025 for approval and advancement to a project funding agreement by the fall.

Financial Planning:

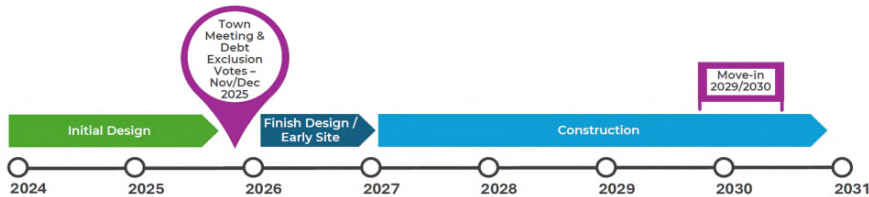
2024 Annual Town Meeting appropriated \$10M for design funds for the project via article 26. The next major funding action by Town Meeting is expected to occur at a Special Town Meeting in November of 2025 followed by a town-wide debt exclusion vote in December.

The estimated total project cost as submitted in the fall of 2024 is \$662 million. This cost will be offset by anticipated funding from the MSBA estimated at over \$100 million, as well as state and federal clean energy incentives and rebates. The anticipated Town share is approximately \$550 million to be funded by existing capital reserves and annual debt service both within and excluded from the limits of Proposition 2½.

Estimated costs for the project are being refined as the design process progresses. In June of 2025 preliminary schematic designs were submitted to third-party cost estimators and total projected costs remain below \$662 million. The SBC remains committed to controlling costs and seeking savings where possible.

Detailed information about the project is publicly available at: <https://lhsproject.lexingtonma.org> The current expected timeline for the LHS Project is illustrated below. Occupancy in the new facility is expected for the 2029/2030 academic year with removal of the old buildings and construction of the new fields occurring over the following year.

LHS Anticipated Project Timeline



Town Manager Transition

In March 2024, Town Manager Jim Malloy announced that he would retire at the conclusion of his contract on September 30, 2024. On March 21, 2024, Town Manager Jim Malloy announced his intention to retire at the end of his then current contract, September 30, 2024.

The Select Board issued a Request for Quotations (RFQ) for an Executive Search firm to run the recruitment for the next town manager, eventually selecting GovHR as the Executive Recruiting Firm to lead the search.

The Board also created a Town Manager Search Screening Committee (TMSSC), comprising a diverse group of residents to assist the Search firm in screening applicants. The TMSSC was comprised of committee included two Select Board (SB) members, a Planning Board (PB) member, a representative of the business community and five at large residents, as well as liaisons from each of the two finance committees.

The members of the TMSSC were: Sarah Bothwell Allen, Bob Creech (PB), Jill Hai (SB), Heather Hartshorn (Business Community), Vineeta Kumar, Charles Lamb (CEC liaison), Robert Mandeville, Sean Osborne (AC liaison), Janet Perry, Mark Sandeen (SB) and Helen Yang.

The Select Board appointed Kelly Axtell as Acting Town Manager from October 1st through November 3, 2024.

On September 4, 2024, the Select Board voted to appoint Steve Bartha, then serving as Town Manager of Danvers, as Lexington's next Town Manager. He began his tenure on November 4, 2024. Since his arrival mid-year, Mr. Bartha has helped complete the FY26 budget, advanced planning for the Lexington250 celebrations, supported the hiring of key staff and contract negotiations, and worked closely with departments, employees, unions, committees, and community groups as he integrates into the Town's operations. On September 4, 2024, the Select Board voted to engage Steve Bartha, then Town Manager of Danvers, as Lexington's next Town Manager. Mr. Bartha began work in Lexington November 4, 2024. Coming in mid-year, Mr. Bartha helped complete the FY26 budget, support the successful planning and execution of the Lexington250 celebrations, hire key staff (settle X contracts) and work with departments, individual staff members, unions, committees, and resident groups as he continues to integrate into the community and town operations.

250th Anniversary of the Battle of Lexington

~~On April 19, 1775, the Lexington Battle Green was the site of the opening chapter of the American Revolution. On April 19, 1775, the events on Lexington Battle Green marked the opening chapter of the American Revolution.~~ As British Regulars advanced toward Concord, local militia stood in their path. In the brief exchange that followed, eight Lexington residents were killed, the first to give their lives in the cause of American independence.

In FY2025, the Town joined with residents, partners, and visitors from across the country and the world to observe the 250th anniversary of this historic day. Planning for the commemoration spanned years, involving Town departments, the Lex250 Commission, the Town Celebrations Committee, community organizations, and volunteers. The anniversary offered an opportunity to remember the events of 1775 and to share a broader story that reflects the contributions of people who were free, indentured, and enslaved to the cause of the Revolution.

The week of Patriots' Day formed the centerpiece of the year, beginning with a Thursday evening Awards Ceremony recognizing individuals and groups who have made significant contributions to the town. On Saturday, April 19, the early morning Battle of Lexington reenactment drew large crowds, followed by the rededication of the Battle Green and a U.S. Army program featuring the Golden Knights Parachute Team. That afternoon, the Patriots' Day Parade ~~showcased~~ featured over 125 marching units, including military bands, fife and drum corps, and many Lexington civic and cultural organizations.

Other weekend highlights included the Lex250 Patriotic Picnic in Hastings Park, with a performance by the Boston Symphony Orchestra, and a lecture and film screening by Ken Burns offering historical perspective on the Revolution. The year also welcomed a delegation from Lexington's sister city, Antony, France, underscoring the historic ties between our communities and the international resonance of the ideals born here.

Legacy projects included the opening of the Lexington History Museums' fourth museum in the renovated Lexington Depot, a new animated Paul Revere's Ride presentation at the Visitors Center, and public history installations such as the "Witness to 1775 Houses" project and the "Riding Through History" horse statues.

The Select Board extends sincere thanks to the Lexington Semiquincentennial Commission, the Town Celebrations Committee, and Town staff whose dedication and professionalism made this year's commemorations possible. Their planning, coordination, and tireless work, alongside hundreds of community volunteers, ensured the 250th anniversary was meaningful, inclusive, and worthy of the events it honored.

Housing Initiatives and Updates

~~Expanding the diversity of Lexington's housing stock remains one of the Board's highest priorities. One of the Select Board's highest priority goals is "increasing diversity of housing stock".~~ Annual Town Meeting 2024 authorized the Select Board to seek proposals to develop 100% affordable housing on the Town owned property known as Parcel 68-44 located near the intersection of Lowell Street and North Street. The Select Board issued a Request for Proposals (RFP) to build 100% affordable housing on this parcel and received seven proposals from qualified development teams. ~~seven strong proposals.~~ The Town signed a land disposition agreement with the selected developer to build 40 units of truly affordable housing at an average of 60% Area Median Income or below. The developer has presented the proposed site design and completed the community engagement process defined in the RFP.

The proposed design significantly exceeds the RFP requirements in many ways, including providing housing that is well integrated with the neighborhood, with a community meeting area, a common space walking area, thoughtfully designed landscaping, and almost an acre of protected woodland area. These homes will be all-electric, solar-powered, and built to Passive House standards. The Select Board has sent a letter to the Executive Office of Housing and Livable Communities in support of the developer's Project Eligibility Letter application to pursue a Comprehensive Permit under the MGL Chapter 40B process. The Comprehensive Permit process is expected to start in the fall of 2025.

Home Rule Petitions: Lexington 2020 Special Town Meeting approved Article 6 to submit a home rule petition requesting legislative authority to establish a surcharge on residential development for the purpose of funding affordable housing. The legislature took no action on that home rule petition during this or the previous legislative session. For that reason, that Article 6 home rule petition failed and can only be reconsidered by the legislature after another vote of Lexington Town Meeting.

Lexington 2021 Annual Town Meeting approved Article 36 to submit a home rule petition requesting legislative authority to establish a surcharge on specific commercial development activities for the purpose of funding affordable housing. The legislature approved that home rule petition by passing H.2740 "An Act to establish a surcharge on specific commercial development activities for the purpose of funding the creation of community housing." The Governor signed the bill on January 8, 2025.

The Select Board authorized Town staff to commission a study funded under Article 36, to assess commercial development and housing inventory trends before recommending an appropriate range of linkage fee rates.

Lexington Housing Assistance Board (LexHAB): In September 2024, the Massachusetts State Legislature approved the Select Board's Home Rule Petition to amend LexHAB's enabling legislation and charter, to allow LexHAB to become an independent non-profit entity. As a 501(c)(3) organization, LexHAB will now be able to use a combination of state, federal, and private funding sources to acquire or develop affordable housing. This will enhance LexHAB's ability to create affordable housing more efficiently and cost effectively. Soon after the reorganization, LexHAB received a donation of a property that LexHAB will convert to an affordable home for Lexington residents in perpetuity.

The Lexington Affordable Housing Trust also provided a \$1.1 million grant to LexHAB for the purchase of a single-family home, with the condition of creating two affordable units for residents at or below 60% of Area Median Income.

Zoning Initiatives: Annual Town Meeting 2023 created several MBTA village overlay districts with inclusionary housing requirements. The Planning Board has approved nine multi-family housing projects that are proposed to produce 1,086 units of multi-family housing, including 160 units of inclusionary housing for residents at or below the 80% Area Median Income.

Annual Town Meeting 2023 also approved Special Residential Development (SRD) zoning. Construction has started on the first SRD project, which will create 10 units of housing, including one unit of inclusionary housing.

Economic Development and Community Vitality

During fiscal year 2025, the Select Board maintained its commitment to fostering economic growth and commercial development within the town, with a particular focus on revitalizing the downtown area. Strong partnerships with local business associations, individual businesses, and advisory committees—such as the Economic Development Advisory Committee and the Center Committee—played a central role. The Select

Board's liaisons also participated in Quarterly Roundtable discussions hosted by the Economic Development Department.

These are some highlights from fiscal year 2025.

Lex250 and Tourism: From July 2024 through June 2025, the Visitors Center welcomed 112,000 guests—an impressive increase from the 87,000 visitors in the prior fiscal year. This growth was driven by the successful Lex250 celebration, which attracted tens of thousands to commemorate the historical battle of Lexington.

Collaborations with organizations such as National Geographic, BBC, WCVB, and NYT promoted the 250th anniversary, reaching tens of millions globally. The Tour Lexington.us website, launched in January 2024, surpassed 120,000 users and recorded over 350,000 page views. These outreach efforts led to a 28% rise in foot traffic, a 53% increase in merchandise revenue, and an 85% surge in online tour booking revenue compared to FY24. The Visitors Center worked closely with the Lex250 commission to offer new branded merchandise. The Lexington Visitors Center also expanded its Step-On Guided Charter Tour program through networking and connecting with new tour operators at events such as the American Bus Association Conference, International Pow Wow Conference, and Discover New England Summit. Bookings nearly doubled from 54 in FY24 to 102 in FY25. Lexington was recognized as a top destination by the American Bus Association, receiving the "Best of the Best" award.

Local Economic Policy Enhancements: During 2024 Annual Town Meeting, Town Meeting passed several policy measures designed to ease permitting requirements, modernize language, and allow for new businesses to thrive in Lexington.

ATM 2024, the Town of Lexington passed Article 49 which changed the Zoning bylaw to support new uses from Breweries and Wineries. This was accomplished by adding new definitions for craft beverage establishments and permitting additional uses to all commercial districts in Lexington. By modernizing definitions for eating and drinking establishments, more businesses are able to come into Town. With the passage of Article 47, Town Meeting amended the Zoning bylaw to allow businesses to have an additional sign on their structure, streamlined permitting process for signage, and removed restrictions on event signage.

On June 24, 2024, the Select Board updated their Alcohol Beverage License Regulations, broadening eligibility to include event spaces and craft beverage establishments alongside traditional restaurants. Locations such as Pinot's Palette, The Venue, Galaray House, and local breweries are now eligible to serve alcohol as part of their operations with an approved wine & malt liquor license.

Town Meeting also passed Article 39, a Home Rule Petition to adjust the number of on-premise wine and malt licenses. State Representative Michelle Ciccolo sponsored House Bill HD.3893, which was filed on February 25, 2025, and is awaiting further action.

East Lexington Revitalization: Since 2020, the revitalization of East Lexington's business districts has been a priority. Efforts in FY25 focused on connecting businesses to the Minuteman Bikeway via upgrades, landscaping, and wayfinding signs—key recommendations from the 2021 Massachusetts Downtown Initiative Rapid Recovery Plan. Funding from a Regional Economic Development Organization Grant enabled wayfinding sign installation at Bow Street, to help travelers find their way to restaurants, coffee shops, and businesses.

Additional beautification projects, including new murals funded by the American Rescue Plan Act (ARPA), were implemented; artists Melissa Pandina and Gabriella Sepulveda created large-scale murals now displayed at several Massachusetts Avenue locations - 55 Massachusetts Avenue (Berman's Wine and Spirits), 131 Massachusetts Avenue (Busa Wine and Spirits), and 135-145 Massachusetts Avenue (Battle Road Bikes). These three vibrant, large-scale murals illustrating pivotal moments from Lexington's past brighten the Minutemen

Bikeway, ~~and attract the attention of passersby~~~~drawing attention of passersby~~. Ongoing efforts include landscaping and bench installation to enhance the area's appeal.

The Lexington Center Committee partnered with Lexington History Museums to commission a mural on the Depot Building's pillars, completed in August 2025.

These projects not only contribute towards revitalizing East Lexington but also set a framework for similar initiatives elsewhere, like Lexington center.

Center Business District Revitalization: A charrette was organized in FY24, following which the Economic Development Advisory Committee and Lexington Center Committee presented to the Select Board, a set of recommendations based on *Lexington Center: The Journey Forward*. The first two recommendations are being addressed as described in this report; the remaining two still need planning.

- 1) Focus on ways to create more welcoming and inviting entryways from key access points (parking lots, bike path, Visitors Center)
- 2) Evaluating options for supporting Lexington Center programming
- 3) Convene a forum of relevant municipal bodies and committees to ensure alignment around application of new bylaws – The Select Board has not initiated this yet but plans to in FY26
- 4) Prioritize decision(s) regarding use of town-owned land in Lexington Center.

Lexington welcomed several new businesses into the Center Business District over the past year, including new cafes, establishing Lexington Center as a prime breakfast destination. Major vacancies in the center have been filled, with Revival Café and Tatte. Additional changes include candy store Liberty Sweets which replaced Fancy Flea, knitting shop Knit Tuck and Purl, and the buildout and opening of Steak House- Post 1917 at 27 Waltham Street. Post 1917 replaced the former Bulpan restaurant, which closed in 2020. New ownership has taken over 1800 Massachusetts Avenue (former Stationary Signature Store) and renewed interest in renovating the space into a more appealing area for businesses.

The Center Committee, EDAC, and the Tourism Committee have been working on the planning and implementation of wayfinding signage at critical access points in FY26, including a solar-powered event calendar kiosk in Grain Mill Alley.

Commercial Development: Despite ongoing challenges in the Life Science sector, Lexington achieved significant milestones in commercial development. Braskem established a \$20 million, 35,000-square-foot Renewable Innovation Center on Maguire Road, which began operations in 2024. This new facility strengthens Braskem's work in biotechnology, catalysis, and process engineering. The company's accomplishments were celebrated at the 2025 MassEcon Impact Awards. In addition, commercial entities in Lexington pulled permits totaling over \$112.7 million for new construction projects, supported by key Town departments including Building, Conservation, Fire, Planning, Sustainability, and Health. Notable developments included 17 Hartwell Avenue, 93 Bedford Street, and 32–36 Edgewood Road. In addition, commercial entities in Lexington obtained \$112,725,000 in permits, supporting continued development across the area.

Community Vibrancy and Cultural Events: Lexington fostered a vibrant community spirit through a wide array of cultural events last year, many of which received vital support from the Economic Development Office. Working with the Cultural Council, the office distributed \$15,000 in Cultural District Investment Grants to eight local arts and cultural groups, enabling valuable programming for the Town. Major events included the Bikeway

Block Party, LexLux Illumination Night, the Lexington History Museum's Reenactment of Paul Revere's Ride, and the Chamber of Commerce Concert Series, among others.

The Economic Development Office also leveraged ARPA funds, to support the Lexington Retailer Association's Discovery Day by reducing and waiving application fees for local businesses, thus boosting participation. Similar funding aided LexLux Illumination Night, with resources allocated for projectors, tables, and a heating station. Additional equipment such as tables, canopy tents, and other items were purchased, making them available for use at future community and municipal events.

The Select Board ~~remains committed to continuously improving~~ ~~is committed to continuously improve~~ economic and community vitality through various programs- providing access to a diverse mix of businesses, develop and vitalize new economic hubs, increasing commercial revenue and utilization of town resources to create community vibrancy. Through multifaceted initiatives, Lexington is striving for a future that is economically robust, inclusive and sustainable.

American Rescue Plan Act (ARPA)

As we approach the conclusion of the American Rescue Plan Act (ARPA) funding period, we are pleased to present an update on the allocation and utilization of ARPA funds in our community.

The Town of Lexington was allocated a total of \$9,903,381 in ARPA funds, aimed at addressing the impacts of the COVID-19 pandemic and fostering recovery across critical sectors. It was important for the Select Board to deploy these resources in a manner that maximizes benefits for our community, adhering to the guiding principles of transparency, equity, and strategic impact.

As of June 30, 2025, the Select Board has approved spending the full allocation of \$9,903,381. Of that amount \$8,271,202 has been spent, and the remaining \$1,632,179 is encumbered and under contract.

Funds have been allocated to the following broad areas, amounting to 78 individual projects of varying sizes, many of which are complete and others in-progress.

- **Economic Stimulus & Resiliency:** The largest portion, approximately 36% of the funds or \$3,572,672 was earmarked to support our local economy, including bolstering the cultural sector, aiding small businesses, enhancing community events, updating digital platforms, improving public spaces, Center access, and fostering bikeway mobility and engagement.
- **Public Health, Safety and Pandemic Response:** With 24% of the funding or \$2,382,104, this area focused on bolstering the town's health department, including testing and vaccination programs, public safety equipment, mental health measures and training in response to the pandemic.
- **Housing:** 15% of the funds or \$1,502,735 were allocated to address housing needs, ensuring support for those affected by the pandemic in securing stable housing.
- **General Government Services:** 23% of the funds or \$2,245,871 have been utilized for general services such as enhancing the Food Waste Program, investment in hybrid technology and IT improvements, election equipment, acquiring a new electric vehicle for the Health Department, formulating an ADA Town Building Self Evaluation and improving Recreation facilities.
- **Food Insecurity:** A smaller, yet crucial 2% of the funds or \$200,000 addressed food insecurity, ensuring that residents affected by the pandemic have access to necessary resources.

Some of the significant projects that have been completed in fiscal year 2025 are Water Wagon purchase for community events, MBTA Zoning Study, installation of hybrid tech in the library living room, purchase of new

radios and hoses for the Fire Department, decarbonization of affordable housing, Wi-Fi installation in the Town Center, and the full execution of the food insecurity program.

Some of the projects that are in-progress and will complete soon are the Lead and Copper water system improvements, Recreation outdoor shelters and bottle fillers, the ADA building study, hybrid meeting technology in Town buildings, East Lexington bikeway landscaping, store front and store back improvement projects and Grain Mill Alley wayfinding signs. In addition, ARPA will continue to support the food waste composting program and mental health services through the end of the ARPA program in December 2026.

The Board has voted that any remaining or surplus funds after completion of all earmarked projects will be applied towards expanding the Town’s food waste collection program.

Project/Initiative	Count	Allocated	Spent till date	Encumbered
Economic Stimulus & Resiliency	18	36.10%	\$2,782,386.02	\$790,286.08
Public Health & Safety	29	24.10%	\$2,056,029.85	\$326,073.90
Housing	6	15.20%	\$1,502,734.65	
General Government Services	21	15.50%	\$1,175,930.55	\$356,092.13
Hybrid Tech Improvements	3	7.20%	\$554,121.31	\$159,726.51
Food Insecurity	1	2%	\$200,000.00	
Total	78	100.10%	\$8,271,202.38	\$1,632,178.62

The Participatory Budgeting (PB) process implemented in the previous year, which actively engaged our residents in the decision-making process, led to identification of impactful community projects. Given the stipulation for all ARPA funds to be committed by December 31, 2024, the PB process has been discontinued. While not all suggestions could be implemented, we extend our gratitude to all residents who participated in this process, contributing valuable insights and demonstrating the strength of our community's collective engagement.

In this final phase of ARPA fund utilization, the Select Board is dedicated to successfully completing all projects funded by ARPA.

Update on Municipal Building & Infrastructure Projects

The Board continues to address the issues of maintaining and improving our municipal and school building infrastructure. The following section includes the current status of Lexington's building projects. The Lexington High School building project is covered in the Lexington High School section of this report.

Lexington Police Station

The Lexington Police Department moved into the new Police Station facility in June 2024. The Police Station building was constructed in compliance with the Town's Integrated Building Design and Construction Policy and is solar ready in furtherance of the Town's net zero renewable energy policy goals. The building includes all of the infrastructure necessary to support onsite solar energy generation and energy storage systems and to enable high speed electric vehicle charging for the Police Department's electric vehicle fleet while reducing the building's electricity charges. Construction of the footings for the canopy has been completed.

The solar energy canopy design went through an extensive public process to secure approval of a design that is appropriate for the neighborhood and meets the requirements of the Historic Districts Commission. Solar canopy and energy storage system construction is expected to be completed by the end of 2025.

Old Reservoir Bath House Renovation

Originally approved by Town Meeting in 2019, the bids for this project came in over-budget multiple times, due to a series of factors including the COVID pandemic and resulting supply chain shortages.

The renovation includes repairs to the plumbing system, installation of new fixtures, electrical upgrades, replacement of the existing roof, and reconfiguration of the main entrance. It also addresses accessibility issues within the bathhouse, walkway, and surrounding site, including the installation of ADA-accessible parking spaces located in close proximity to the Old Reservoir. The project was completed and open to the public in June 2025.

173 Bedford Street

2024 Town Meeting appropriated \$6 million for the renovation of 173 Bedford Street to provide swing space for the School Administration's Central Office staff, the Cary Library renovation, and potentially the Town Office building renovation, over the next 10 to 15 years. The scope of the renovation includes adding an elevator, adding a fire suppression sprinkler system, converting to an all-electric HVAC system while expanding the HVAC system to provide heating and cooling on the second floor, plus some interior fit out work.

Construction has begun and is expected to be completed by [?].

Pine Meadows Clubhouse Renovation

The clubhouse, constructed prior to the Town's purchase of the Pine Meadows property in 1988, has not undergone any significant renovation in the past 30 years. \$2,575,000 was appropriated in FY2025 for the costs associated with renovation of the clubhouse including installing a solar energy system at the Pine Meadows Golf Club.

This project also includes renovation of the main concourse area, the restrooms, plumbing, windows, and roof. This project will not only restore the clubhouse to a modern and functional facility, but will also bring it into

ADA-compliance, making it welcoming and accessible for all. Construction has begun and is expected to be complete in [early 2026?].

Bedford Street and Hartwell Avenue Complete Streets Design

Traffic issues in the Hartwell Avenue corridor are one of the key concerns cited by residents and business owners. 2019 Special Town Meeting appropriated \$1.5 million for the 25% design of the Bedford Street/Hartwell Avenue/Wood Street Corridor. The Town formed a 25% design working group in November 2020, and hired an engineering and planning firm in January 2021 to develop 25% design level plans for complete streets reconstruction that addresses safety, traffic flow and pedestrian, bicycle, transit, and alternative modes of transportation.

Based on input from the Select Board, the consultant revised the build out and traffic analysis to include future development and expanded the study limits to include the I-95 interchange. In September 2024, the Select Board reviewed the conceptual design and authorized Town staff and the consultant to proceed with numerous public outreach and information sessions to finalize the design. In January 2025, the Select Board approved the preferred design based on feedback received during public information sessions.

On June 23, 2025, the Town of Lexington was selected to receive an award of \$1,650,000 for the study and design of safety improvements at the I-95 and Route 4/225 interchange. The interchange is integral to the success of the Bedford Street and Hartwell Avenue Complete Streets project.

Unfortunately, the Metropolitan Planning Organization (MPO) Board did not incorporate Lexington's Bedford & Hartwell Complete Streets project in the FFY 26-30 Transportation Improvement Program (TIP). The MPO board voted 11 (in favor) and 10 (opposed) to not include new projects that are not yet at 25% design approved. The MPO's decision is based on current TIP project delays and cost increases. Town staff were encouraged by the MPO Chair to submit a TIP Amendment in the fall or winter after 25% design approval is issued by MassDOT to be reconsidered for inclusion on the TIP. Staff and VHB expect the 25% design to be submitted to MassDOT by the fall of 2025.

Commented [KK1]: Clarification requested, is FFY – Federal Fiscal Year?

Pump Station Upgrade Project

The Department of Public works celebrated the completion of the wastewater pump station at the corner of North Street and Adams Street during a ribbon-cutting ceremony November 2024. The completion of this project represents the end of a 12-year effort to ensure the long-term sustainability of the Town's network of wastewater pump stations. The project was led by the DPW

Engineering Division with coordination from the DPW Water/Sewer Division. These pump stations are critical to the control of waste water throughout the town. The following pump stations were upgraded over the last twelve years listed by project start date.

- 2012: Concord Avenue
- 2012: Potter Pond
- 2014: Brigham Road
- 2015: Main Pump Station
- 2015: Worthen Road
- 2019: Constitution Drive
- 2019: Marshall Road
- 2021: Hayden Avenue
- 2023: North Street

Zero Waste Reduction and Management

~~Waste management costs continue to rise across Massachusetts, creating pressure on municipal budgets, including Lexington's. Costs associated with waste management continue to rise sharply in Massachusetts, putting pressure on the budget. The Select Board's goal is to establish a waste collection system that addresses rising costs and advances the Town's environmental objectives. The Select Board aims to have a waste collection system that protects us from rising costs and protects our environment.~~

Reducing trash by reducing the total amount of waste generated by residents is ideal. In 2023, Lexington produced 8,014 tons of trash and 3,450 tons of recycling through the curbside programs. Of the trash, 1,843 tons could have been recycled, and 3,045 tons could have been composted. Diverting compostable trash to the Town's curbside composting program would preserve valuable organic waste and reduce costs associated with trash collection and disposal. Currently about 3,500 households, a little more than a quarter of all, participate in the Town's no-fee curbside composting. Adopting automated trash collection would also reduce the rate of increase in trash collection costs.

Many communities in Massachusetts have adopted some form of metering or fees associated with trash disposal. On average, these 155 communities generate 29% less trash per household when compared to communities that have no limits on trash disposal. At the Select Board's request, the Waste Reduction Task Force surveyed town residents and 74% of the 1,500 respondents indicated they supported automated collection and 54% supported some form of fee for excess trash disposal.

Over the next year, the Select Board intends to explore options to contain waste disposal costs including:

- Adopting regulations and fees on bulky item disposal
- Consider fees for excess trash generation
- Consider standardization of trash carts and adoption of automated collection
- Strongly encourage composting of organics, food, and yard waste

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Updated Pledge of License and Inventory Document for the Liquor License Transfer Application - Neillio's Wine and Spirits, 55 Bedford Street

PRESENTER:

Jill Hai, Select Board Chair

ITEM NUMBER:

C.9

SUMMARY:

Category: Decision-making

The ABCC sent a "return no action" notification to the 55 Bedford St LLC copying the Select Board Office regarding the transfer license application citing that the applicant needs to submit an updated Pledge of License and Inventory document from Leader Bank to the local licensing authority for their approval of this amended application page. The Leader Bank worked directly with the ABCC for their guidance of what was needed in this corrected document.

The attachment to this meeting packet highlights the added paragraph that the ABCC requested to be in the document.

This is an administrative action and no hearing is required.

Attached is the necessary updated paperwork submitted by 55 Bedford St LLC d/b/a Neillio's Wine and Spirits requested by the ABCC to be voted on by the Select Board.

SUGGESTED MOTION:

to approve 55 Bedford St LLC d/b/a Neillio's Wine and Spirits submission of the required updated paperwork to be sent to ABCC for ABCC's reconsideration of 55 Bedford St LLC d/b/a Neillio's Wine and Spirits Package Store Liquor License transfer application.

Move to approve the consent

FOLLOW-UP:

Select Board Office

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

ATTACHMENTS:

Description	Type
<input type="checkbox"/> updated Pledge of License and Inventory document	Backup Material

PLEDGE OF ALCOHOLIC BEVERAGE LICENSE & INVENTORY AGREEMENT

This AGREEMENT entered into at Middlesex County as of the ____ day of April, 2025 between **55 Bedford Street LLC**, a Massachusetts Limited Liability Company, with an address of 55 Bedford Street, Lexington, Massachusetts (the "Pledgor") and **Leader Bank, N.A.**, a national banking association, at the principal office of Bank at 180 Massachusetts Avenue, Arlington, MA 02474 (the "Bank").

1. Pledge. In consideration of the Bank's extending credit and other financial accommodations to the Pledgor, whether evidenced by notes or not, the Pledgor hereby, in accordance with Massachusetts General Laws, Chapter 138, grants, pledges, assigns and transfers to the Bank a security interest in the alcoholic beverage license and inventory more particularly described as follows: **Assignment of Alcoholic Beverage License issued to 55 Bedford Street LLC (the "License").** A UCC-1 Lien will also be filed with Massachusetts Secretary of State filing a first lien on all business assets of the Borrower, including the pledge of the liquor license, furniture, inventory, appliances, machinery and equipment and contract rights presently owned or hereafter acquired by the Borrower. **(the "UCC-1 Lien").** A collateral assignment of all leases, tenancies, occupancy agreements, contracts, licenses, permits, approvals will also be required.

2. Obligations. The security interest granted by this Agreement is given to and shall be held by the Bank as security for the payment and performance of all Obligations (as hereinafter defined), including without limitation, all amounts due and owing to the Bank and all obligations respecting (i) that certain **Commercial Promissory Note, dated _____ 2025, by 55 Bedford Street LLC, LLC, a Massachusetts Limited Liability Company, in favor of the Bank in the original principal amount of Seven Hundred Forty Two Thousand Five Hundred 00/100 Dollars (\$742,500.00)** (the "Note"; and collectively, along with all other agreements, documents, certificates and instruments delivered in connection therewith, the "Loan Documents"), and any substitutions, modifications, extensions or amendments to any of the Loan Documents. "Obligation(s)" shall mean without limitation all loans, advances, indebtedness, notes, liabilities and amounts, liquidated or unliquidated, owing by the Pledgor to the Bank at any time, of each and every kind, nature and description, whether arising under this Agreement, any of the Loan Documents or otherwise, and whether secured or unsecured, direct or indirect (that is, whether the same are due directly by the Pledgor to the Bank; or are due indirectly by the Pledgor to the Bank as endorser, guarantor or other surety, or as obligor of obligations due third persons which have been endorsed or assigned to the Bank, or otherwise), absolute or contingent, due or to become due, now existing or hereafter contracted. Obligations shall also include all interest and other charges chargeable to the Pledgor or due from the Pledgor to the Bank from time to time and all costs and expenses referred to in this Agreement.

3. Representations and Warranties. The Pledgor hereby represents and warrant to the Bank as follows: (i) the Pledgor has the power and authority to enter into this Agreement; (ii) the License is not subject to any prior lien or encumbrance, the Pledgor will not transfer, agree to or apply for a transfer or pledge of, or sell the License to any other individual or entity for so long as any Obligations are outstanding, without the prior written consent of the Bank; (iii) the Pledgor will pay when due all taxes, charges, liens and assessments against the License and the beverages authorized to be sold under the License; and the Pledgor will perform any and all acts required to keep the License in good standing, including filing timely applications of the renewal thereof, and will not suffer or permit the License to lapse; (iv) the Pledgor shall promptly report in writing to the Bank the occurrence of any event which might impair the value of the License, including, but not limited to, any action taken by any local or state regulatory agencies which in any manner restricts the use of the License; and (v) the Pledgor will comply with all applicable laws and regulations with respect to the License or its use.

4. Further Assurance. The undersigned agrees to do such further acts or execute such further documents as may be determined necessary by the Bank to perfect the interest granted herein, including executing any application for approval of the pledge made pursuant to this Agreement.

5. Costs and Expenses. The Pledgor shall pay to the Bank any and all costs and expenses (including, without limitation, reasonable attorneys' fees, court costs, litigation and other expenses) incurred or paid by the Bank in establishing, maintaining, protecting or enforcing any of the Bank's rights or the Obligations, including, without limitation, any and all such costs and expenses incurred or paid by the Bank in defending the Bank's security interest in, title or right to the License or in collecting or attempting to collect or enforcing or attempting to enforce payment of any of the Obligations.

6. Default. "Event of Default" shall mean the occurrence of any one or more of the following events: (i) default of any liability, obligation or undertaking of the Pledgor to the Bank, hereunder or otherwise, including failure to pay in full and when due any installment of principal or interest or default under any other Loan Document; (ii) failure of the Pledgor to maintain aggregate collateral security value satisfactory to the Bank; (iii) default of any material liability, obligation or undertaking of the Pledgor to any other party; (iv) if any statement, representation or warranty heretofore, now or hereafter made in connection with this Agreement or in any supporting financial statement of the Pledgor shall be determined by Bank to have been false in any material respect when made; (v) if the Pledgor or any guarantor is a corporation, trust, partnership or limited liability company, the liquidation, termination or dissolution of any such organization, or the merger or consolidation of such organization into another entity, or its ceasing to carry on actively its present business or the appointment of a receiver for its property; (vi) the death of the Pledgor or of any guarantor of the Obligations and, if any of the Pledgor or any guarantor of the Obligations is a partnership or limited liability company, the death of any partner or member; (vii) the institution by or against the Pledgor or guarantor of the Obligations of any proceedings under the Bankruptcy Code, 11 USC §101 *et seq.* or any other law in which the Pledgor or any guarantor of the Obligations is alleged to be insolvent or unable to pay their respective debts as they mature, or the making by the Pledgor or any guarantor of the Obligations of an assignment for the benefit of creditors or the granting by the Pledgor or any guarantor of the Obligations of a trust mortgage for the benefit of creditors; (viii) the service upon the Bank hereof of a writ in which the Bank is named as trustee of the Pledgor or of any guarantor of the Obligations; (ix) a judgment or judgments for the payment of money shall be rendered against the Pledgor or guarantor hereof, and any such judgment shall remain unsatisfied and in effect for any period of thirty (30) consecutive days without a stay of execution; (x) any levy, seizure, attachment, execution or similar process shall be issued or levied on any of the property of the Pledgor or guarantor hereof; (xi) the termination of any guaranty of the Obligations; or (xii) the occurrence of such a change in the condition or affairs (financial or otherwise) of the Pledgor or any guarantor or other surety for any of the Obligations or the occurrence of any event or circumstance such that the Bank, in its sole discretion, deems that it is insecure or that the prospects for timely or full payment or performance of any of the Obligations has been or may be impaired.

7. Remedies. If an Event of Default shall occur, at the election of the Bank, all Obligations shall become immediately due and payable without notice or demand, except with respect to Obligations payable on demand, which shall be due and payable on demand, whether or not an Event of Default has occurred. The Bank is hereby authorized, at its election, after an Event of Default or after demand,

without any further demand or notice except to such extent as notice may be required by applicable law, to sell or otherwise dispose of the License at public or private sale; and the Bank may also exercise any and all other rights and remedies of a secured party under the Massachusetts Uniform Commercial Code or which are otherwise accorded to it by applicable law, all as the Bank may determine. The proceeds of any sale or disposition of the License shall be applied towards the Obligations in such order and manner as the Bank determines in its sole discretion, any statute, custom or usage to the contrary notwithstanding.

8. Waivers. The Pledger waives notice of nonpayment, demand, presentment, protest or notice of protest of the Collateral, and all other notices, consents to any renewals or extensions of time of payment thereof, and generally waives any and all suretyship defenses and defenses in the nature thereof. No delay or omission of the Bank in exercising or enforcing any of its rights, powers, privileges, remedies, immunities or discretions (all of which are hereinafter collectively referred to as the "Bank's Rights and Remedies") hereunder or under applicable law shall constitute a waiver thereof; and no waiver by the Bank of any default of the Pledger hereunder or of any demand hereunder shall operate as a waiver of any other default hereunder or any other demand hereunder. No term or provision hereof shall be waived, altered or modified except with the prior written consent of the Bank, which consent makes explicit reference to this Agreement. Except as provided in the preceding sentence, no other agreement or transaction, of whatsoever nature, entered into between the Bank and the Pledger at any time (whether before, during or after the effective date or term of this Agreement) shall be construed in any particular way as a waiver, modification or limitation of any of the Bank's Rights and Remedies under this Agreement (nor shall anything in this Agreement be construed as a waiver, modification or limitation of any of the Bank's Rights and Remedies under any such other agreement or transaction) but all the Bank's Rights and Remedies not only under the provisions of this Agreement but also under any such other agreement or transaction shall be cumulative and not alternative or exclusive, and may be exercised by the Bank at such time or times and in such order of preference as the Bank in its sole discretion may determine.

9. Severability. If any provision of this Agreement or portion of such provision or the application thereof to any person or circumstance shall to any extent be held invalid or unenforceable, the remainder of this Agreement (or the remainder of such provision) and the application thereof to other persons or circumstances shall not be affected thereby.

10. Binding Effect of Agreement. This Agreement shall be binding upon and inure to the benefit of the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto. The Bank may transfer and assign this Agreement and deliver the Collateral to the assignee, who shall thereupon have all of the Bank's Rights and Remedies.

11. Notices. Any notices under or pursuant to this Agreement shall be deemed duly received and effective if delivered in hand to any officer or agent of the Pledgor or Bank, or if mailed by registered or certified mail, return receipt requested, addressed to the Pledgor or Bank at the address set forth in this Agreement or as any party may from time to time designate by written notice to the other party.

12. Governing Law. This Agreement is intended to take effect as a sealed instrument and has been executed or completed and/or is to be performed in Massachusetts, and it and all transactions thereunder or pursuant thereto shall be governed as to interpretation, validity, effect, rights, duties and

remedies of the parties thereunder and in all other respects by the domestic laws of Massachusetts.

13. Jurisdiction and Venue. Pledgor irrevocably submits to the nonexclusive jurisdiction of any Federal or state court sitting in Massachusetts, over any suit, action or proceeding arising out of or relating to this Agreement. Pledgor irrevocably waives, to the fullest extent it may effectively do so under applicable law, any objection it may now or hereafter have to the laying of the venue of any such suit, action or proceeding brought in any such court and any claim that the same has been brought in an inconvenient forum. Pledgor irrevocably appoints the Secretary of State of Massachusetts as its authorized agent to accept and acknowledge on its behalf any and all process which may be served in any such suit, action or proceeding, consents to such process being served (i) by mailing a copy thereof by registered or certified mail, postage prepaid, return receipt requested, to Pledgor's address shown in this Agreement or as notified to the Bank and (ii) by serving the same upon such agent, and agrees that such service shall in every respect be deemed effective service upon Pledgor.

14. JURY WAIVER. THE PLEDGOR AND BANK EACH HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY, AND AFTER AN OPPORTUNITY TO CONSULT WITH LEGAL COUNSEL, (A) WAIVE ANY AND ALL RIGHTS TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING IN CONNECTION WITH THIS AGREEMENT, THE OBLIGATIONS, ALL MATTERS CONTEMPLATED HEREBY AND DOCUMENTS EXECUTED IN CONNECTION HERewith AND (B) AGREE NOT TO CONSOLIDATE ANY SUCH ACTION WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CAN NOT BE, OR HAS NOT BEEN WAIVED. THE PLEDGOR CERTIFIES THAT NEITHER THE BANK NOR ANY OF ITS REPRESENTATIVES, AGENTS OR COUNSEL HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT THE BANK WOULD NOT IN THE EVENT OF ANY SUCH PROCEEDING SEEK TO ENFORCE THIS WAIVER OF RIGHT TO TRIAL BY JURY.

Executed under seal and dated _____, 2025.

55 Bedford Street LLC

Witness: _____

By: Manager _____

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Communications Advisory Committee (CAC) Update: Verizon License Renewal Process

PRESENTER:

Ken Pogran, Communications
Advisory Committee Chair

ITEM NUMBER:

I.1

SUMMARY:

Category: Informing

The Verizon Cable License is due to expire on October 30, 2026. Ken Pogran, CAC Chair, will provide an
topline update to the Board on the Verizon Cable License Renewal Process.

SUGGESTED MOTION:

N/A

FOLLOW-UP:

N/A

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

7:35pm

ATTACHMENTS:

Description	Type
 Update on Verizon Cable License Renewal Process	Backup Material

Verizon Cable Television Renewal License Status Update

Ken Pogran
Chair, Communications Advisory Committee
September 8, 2025

Verizon's Cable Television License in Lexington

- Verizon is one of three cable television providers in Lexington, along with Comcast and Astound (formerly RCN).
 - Verizon has, by far, the greatest number of subscribers of the three.
- Verizon is currently operating under a 5-year renewal license with a term ending October 30, 2026.
 - All of our other cable television license renewals have been for 10-year terms; Verizon is unique in requesting only a 5-year renewal term for both the 2021 and 2026 renewals.

The License Renewal Process

- The Select Board is the “issuing authority” for cable television licenses in Lexington.
- Pursuant to direction from the Select Board, the Communications Advisory Committee (CAC) is conducting the license renewal process on behalf of the Town.
- By Federal and State law and regulation, the license renewal process spans 3 years, with most of the action taking place during the final 12-18 months.
- The CAC conducted the required “ascertainment” phase of the renewal process to evaluate Verizon’s performance under its current license and to determine how well Verizon is meeting the Town’s needs.
 - Ascertainment included a public hearing held June 21, 2025, as well as solicitation of comment from the public via email.
 - The CAC is currently preparing an Ascertainment Report based on our findings.
- With the conclusion of the ascertainment phase, the CAC will begin “informal” renewal license negotiations with Verizon.

Preparing for License Negotiations

- The CAC is working with cable attorney Bill August.
- August has negotiated Verizon renewal licenses for many towns and does not expect our negotiation to be contentious.
 - This is in contrast to our 2021 negotiations, when Verizon insisted upon many provisions that were rather different from what we were used to in Lexington.
 - 2021 negotiations extended into early 2022 before a final license was agreed upon.
- The CAC licensing team is reviewing the current Verizon Lexington license, along with licenses Bill has recently negotiated for other towns.
- We expect to provide Verizon with our preferred draft license within the next 4 weeks.

Expectations for the Renewal License

- Key provisions that will carry over from the current license
 - 5-year term
 - Verizon ability to terminate the license early, upon suitable notice (12 months)
 - Full 5% franchise fee paid to the Town (“PEG” funding to support LexMedia)
- New requests by the Town
 - Two HD PEG channels
 - In addition to the single HD channel granted in the 2021 license
 - Speculative whether Verizon will agree to this
 - Increased “PEG Capital” grant to help fund LexMedia’s ongoing capital needs
 - This was newly-authorized by FCC rulings, and we did not take full advantage in 2021.
 - Bill August reports Verizon is willing to grant PEG Capital, in keeping with its share of subscribers, with adequate justification—*i.e.*, LexMedia’s multi-year capital spending plan.
 - If Verizon matches what Comcast agreed to on a per-subscriber basis in 2024 we should see a significant increase over the \$20K/year Verizon agreed to in 2021.

Expectations for the Renewal License (*Cont'd.*)

- We expect to meet our goal of having a renewal license in place well before the October 30, 2026 expiration of the current license.
- In the unlikely event negotiations become contentious, there is sufficient time remaining for us to switch to the “formal” license renewal process (issuing a formal license RFP etc.)

Thank you.

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Donation and License Agreement Between Lexington Pickleball Club and Town of Lexington

PRESENTER:

Peter Coleman, Assistant Director of Recreation

ITEM NUMBER:

I.2

SUMMARY:

Category: Decision-making

The Lexington Pickleball Club (“LPC”) requested permission from the Recreation Committee to pursue making enhancements to the tennis courts at Adams Park, through the form of a gift to the Town. The Recreation Committee voted unanimously on May 21, 2025, to “recognize the continued collaboration with the LPC and approve LPC to proceed with Option B in the relining presentation, as presented, for the relining of the pickleball lines at the Adams Courts with construction to take place during the 2025 season. The attached memo/presentation and Donation and License Agreement provide an overview of the implementation and management of this gift.

With the attached Donation and License Agreement, the Town is authorizing the Lexington Pickleball Club, at the Pickleball Club's own cost, to proceed with adjustment of the fence and the painting of pickleball court lines on the existing surface of the tennis courts at Adams Park. Town Counsel has reviewed this agreement.

At tonight's meeting, the Select Board is being asked to approve the Donation and License Agreement and authorize the Town Manager to execute the agreement.

Of note: at a future date, as defined in the agreement, the Select Board will vote to formally accept the donation.

SUGGESTED MOTION:

Move to approve and authorize the Town Manager to sign and execute the Donation and License Agreement between the Lexington Pickleball Club and the Town of Lexington.

FOLLOW-UP:

Town Manager

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

7:45pm

ATTACHMENTS:

	Description	Type
▣	2025.09.08 Select Board Request - Adams Donation	Backup Material
▣	2025.09.08 Lexington Pickleball Club Proposed Donation Memo/LPC Adams Relining Presentation	Backup Material
▣	2025.09.08_Adams Park Courts LPC Donor License Agreement	Backup Material



Town of Lexington

Memorandum

To: Steve Bartha, Town Manager

From: Peter Coleman, Assistant Director of Recreation

Date: August 27, 2025

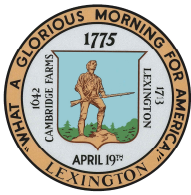
Re: Approval of Lexington Pickleball Club Donation at the Adams Courts

The Recreation and Community Programs Department requests to be placed on the September 8, 2025 Select Board meeting agenda to request the approval of a donation by the Lexington Pickleball Club (LPC) at the Adams Courts.

- **The Agenda Item/Title:** Lexington Pickleball Club (LPC) Donation at the Adams Courts
- **Vote/info/update:** This item will request the vote of the Select Board to approve.
- **Summary of presentation:** The Adams Courts are located on Massachusetts Avenue behind the Waldorf School and currently have two tennis courts that are dually lined with four pickleball courts. The enhancements would include some fence work and restriping the courts to increase the total number of pickleball courts from four to six. LPC will be responsible for selecting a knowledgeable, responsible, and qualified contractor, day-to-day management, and payment to the contractor of all associated costs and fees and the Town's responsibilities will include enforcing the closure of the Adams Courts while the work is being completed and collaborating with LPC as necessary before and during the project. It is estimated that the work will take approximately 1-2 weeks to complete.
- **Timeline Summary:** The presentation will be approximately 5 minutes and then time for questions and input.
- **Implications of action/non-action:** Taking a vote/action will allow the Lexington Pickleball Club to move forward with overseeing the proposed enhancements at the Adams Courts this year. No action will result in the Adams Courts remaining in their existing condition and the number of pickleball courts will remain four at this location.
- **Materials:** All presentation materials, including a memo to the Town Manager regarding the proposed donation and the LPC Donor License Agreement for the Adams Courts, are enclosed. These documents have been reviewed and edited by Town Counsel. The LPC presentation slides from the May 21, 2025 Recreation Committee meeting are also included.
- **Support:** During the May 21, 2025 Recreation Committee meeting, the request was presented and moved and the Recreation Committee unanimously (6-0) supported this request: *"The Recreation Committee recognizes the continued collaboration with the Lexington Pickleball Club (LPC) and approves LPC to proceed with Option B, as presented, for relining of the pickleball lines at the Adams Courts with construction to take place during the 2025 season."*

Thank you and please let me know of any questions.

Cc: Melissa Battite, Director of Recreation and Community Programs
Recreation Committee



Town of Lexington

Recreation & Community Programs

To: Steve Bartha, Town Manager
Fr: Peter Coleman, Assistant Director of Recreation
Date: August 27, 2025
Re: Proposed Donation

The Lexington Pickleball Club (“LPC”) has requested permission from the Recreation Committee to pursue making enhancements to the tennis courts at Adams Park. The Recreation Committee voted unanimously on May 21, 2025, to *“recognize the continued collaboration with the Lexington Pickleball Club (LPC) and approve LPC to proceed with Option B, as presented, for the relining of the pickleball lines at the Adams Courts with construction to take place during the 2025 season”* (the “Project”). A copy of the LPC presentation slides from that meeting is attached to this email. The Adams Courts are located on Massachusetts Avenue behind the Waldorf School and currently have two tennis courts that are dually lined with four pickleball courts. The Project’s enhancements include some fence work and restriping the courts to increase the total number of pickleball courts from four to six.

The Recreation Committee created the Tennis & Pickleball Working Group (“TPWG”) in 2022, and this group was tasked with identifying short- and long-term options for expanding and increasing the pickleball opportunities offered in Lexington while also being mindful of the court demands for the robust tennis community. The TPWG met six times between September 2022-February 2023 and issued [a comprehensive report](#) assessing existing conditions and recommendations for short- and long-term strategies being presented to the Recreation Committee at its March 21, 2023, meeting.

In Spring 2023, a group of Lexington residents formed the LPC, which is still active. The Recreation Committee voted on January 17, 2024, to pilot a pickleball program at Adams Park in 2024. The specific vote was to “approve a temporary pilot program to restrict reservations of the Adams Courts to pickleball for the 2024 season.” The pilot will “run from April 1, 2024 (or whenever the season opens) to the Sunday before Thanksgiving 2024 (or whenever the season closes) at which time the pilot program ends and the restriction on reservations to pickleball only will expire.” LPC meets monthly with the Recreation & Community Programs Department staff to discuss LPC growth and suggestions, including facility enhancements, to further support the growth of the game.

The Recreation Committee’s May 21, 2025, vote authorized LPC to pay for and conduct the Project as described in the LPC slides under “Option B – Pickleball Lines only.” LPC and the Town will execute a License Agreement (“Agreement”) to govern the Project. Once the Agreement, and LPC has obtained all applicable permits or approvals from the Town, LPC expects to complete the Project during September-October 2025. LPC will be responsible for, at a minimum, the following general aspects of the Project consistent with the Agreement:

- Selecting a knowledgeable, responsible, and qualified contractor for the Project;
- Day-to-day management of the Project;
- Payment to the contractor of all associated costs and fees; and

The LPC may select the specific layout of the lines, provided that the selected layout is one of the versions provided in the LPC slides. The Town's responsibilities will include:

- Enforcing the closure of the Adams Park tennis courts for three weeks beginning with the commencement of the work for the Project; and
- Collaborating with LPC as necessary before and during the Project.

Melissa and I will be able to advise LPC on which installer and materials to use. The Town and LPC anticipate that the Project will take 1-2 weeks, to be completed within three (3) months of the parties' execution of the License Agreement, at which time the courts will be offline.

The Town has reviewed the draft Agreement provided by LPC and has attached the version of the Agreement acceptable to the Town. Please note that the Agreement now includes the required language concerning public procurement, applicable for this project as determined by Town Counsel.

Thank you.



Town of Lexington Adams Court LPC Relining Project Proposal

May 19, 2025

Objective



Provide a better Pickleball experience for players in Lexington

- Visible lines with enough contrast for a safe and fun experience
- Better utilization of existing space to accommodate the growing demand

Creative solution: LPC led, fund, private project



Objective

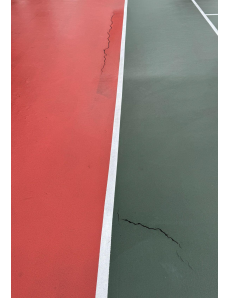
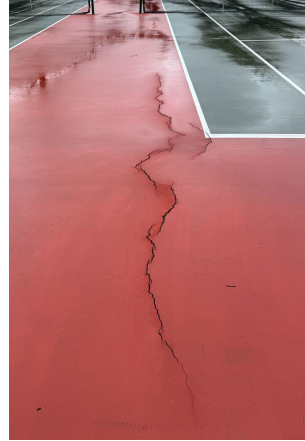
Provide a better Pickleball experience for players in Lexington

- Visible lines with enough contrast for a safe and fun experience
- Better utilization of existing space to accommodate the growing demand

Constraints

- Complete first phase this year to benefit players during the 2025 outdoor season
- Maintain balance of Tennis and Pickleball across all existing sites

Adams Courts Current Condition



Example of Color-Blocked Courts (Bedford)





Two Proposed Options

A - Full Surface Treatment

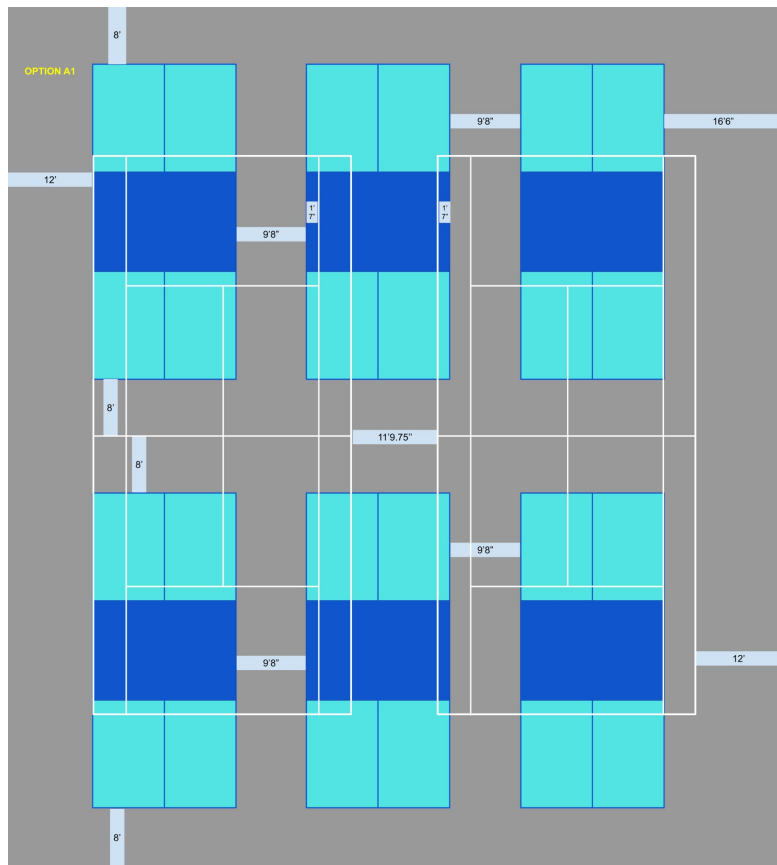
Patch existing and growing cracks, eliminate "bird baths", repaint Tennis and Pickleball lines

B - Pickleball Lines Only

Add high contrast Pickleball lines

Both options: Remove and replace "V" in fencing

Option A (ver. 1*) - Court Layout



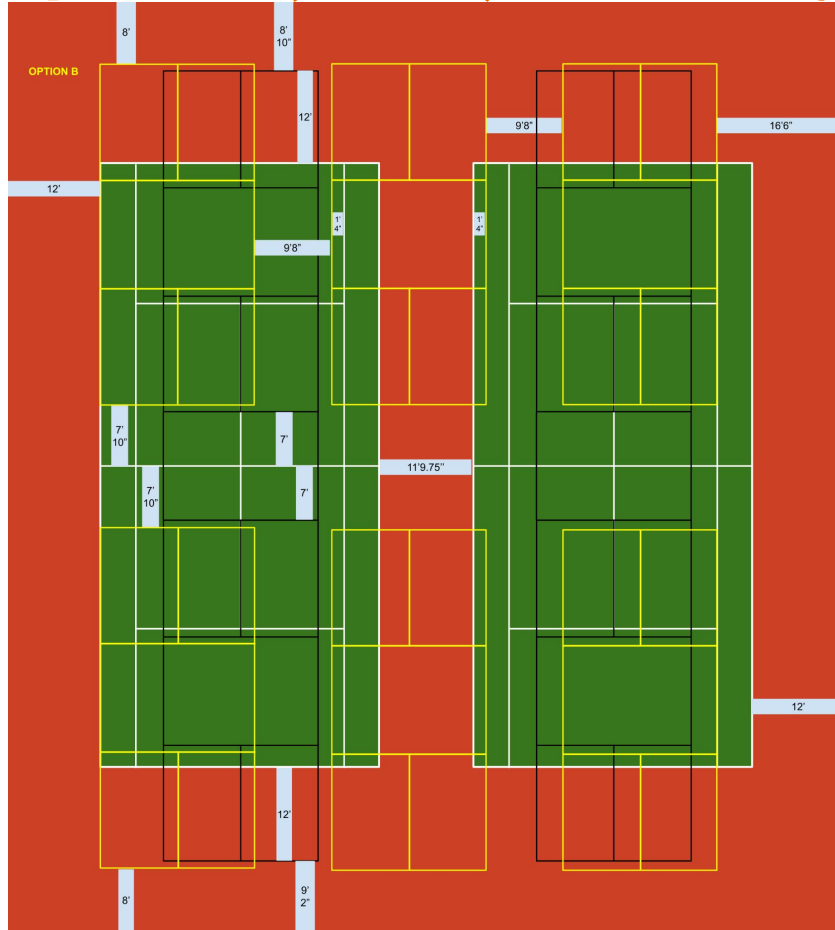
Left: painting project drawing

- 6 color-blocked pickleball courts w/ rollaway nets
- 2 lined tennis courts w/ permanent nets

Above: Bedford John Glenn Middle School as example

[*See Appendix for additional court layout variations]

Option B (ver. 1*) - Court Layout



Painting Project Drawing:

- Add new Pickleball lines in yellow
 - 6 color-blocked pickleball courts w/ rollaway nets
- Align lines with existing tennis lines to avoid confusion
 - 2 lined tennis courts w/ permanent nets

[*See Appendix for additional court layout variations]

Proposal Overview



Options	Est. Cost	Funding Source	Pros	Cons
Option A - Full Surface Treatment Patch existing and growing cracks, eliminate “bird baths”, repaint Tennis and Pickleball lines	\$30K	LPC (in collaboration with LexRec?)	<ul style="list-style-type: none">• Good short term playable surface for both sports• Fewer lines and colors	Unknown longevity with aging surface / end-of-life
Option B - Pickleball Lines Only Add high contrast Pickleball lines	\$10K	LPC	<ul style="list-style-type: none">• Fair short term improvement for Pickleball• Smaller investment	Multiple lines and colors



LPC's Progress (as of May 18, 2025)

- Detailed vendor selection process for fence and repainting work
 - On site meetings
 - Obtained quotes
 - Reference checks
 - With advice from Peter and Claire on requirements
- Court layout plan
 - See diagrams
- Established funding source with LPC budget



Option C - Valley + Adams

- LPC supports making Valley Tennis-only to option USTA grants, and designate Adams to be Pickleball-only with 6 courts
- Recognizing the successful pilot from summer 2024, and for the town to offer equitable play facilities for both sports, LPC recommends **altering the Option B proposal**
 - LPC to repaint Adams for Pickleball-only, summer 2025
 - Keep Tennis nets so the facility could be used for casual tennis
 - Not fix cracks at this time
- Accelerate Adams courts rebuild within Rec Comm 5 year plan (to FY28)
- Availability of Tennis and Pickleball courts throughout the town:

Gallagher	Valley	Clarke	Adams
10 Tennis only	2 Tennis only	2 PB reservation only 4 dual use	6 PB only

Vendor Options



Company	Fence	Paint 6 Courts	+Crack repair	Reference	Notes
FENSU (1)	\$2,000			Waltham	Ins paperwork close
RELIABLE Fence	\$2,964				
Asphalt Line Striping (3)		\$3600			Paint primarily
Premier Sealcoating (2)	\$5,200 -\$7,200	\$4800	\$25,000		Done local work (holding up or not?)
Sports Tek (3)		\$9600			Worked with Lex, Not responsive
East Coast Sport Surfaces					
Seal Pro (1)		\$2400	\$28,025	Checked	NY based. Most professional

(1,2,3) indicate preference



Next Steps

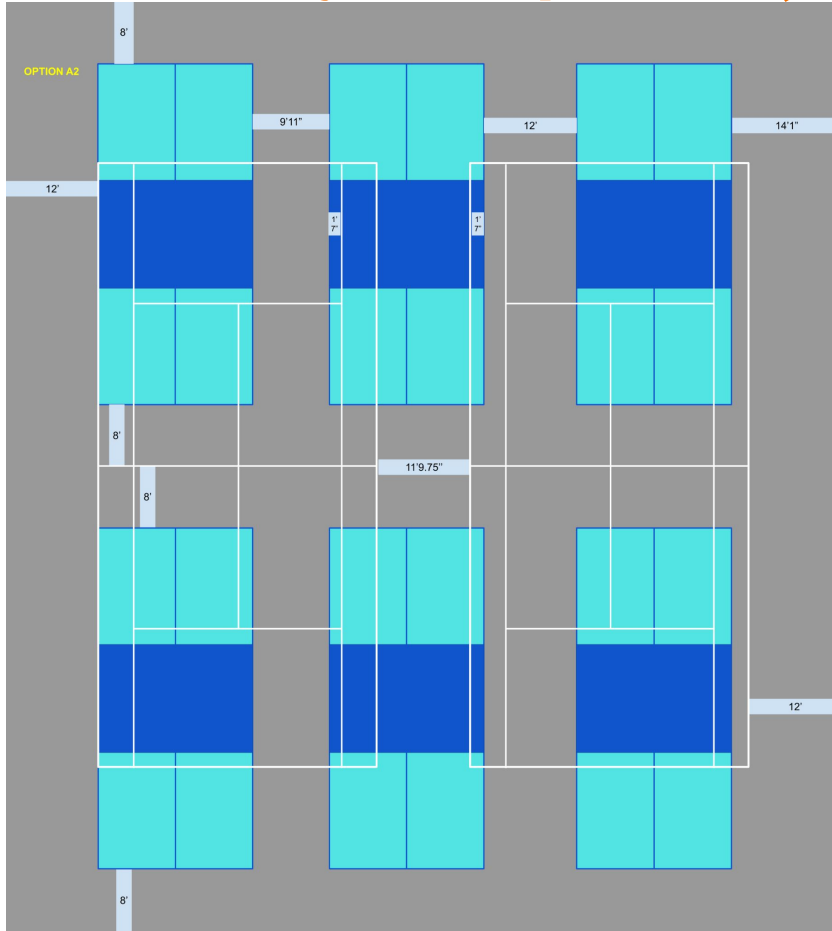
- ☐ Select Option A, B, or C
- ☐ LPC
 - ☐ Select Vendor
 - ☐ Schedule Work
 - ☐ Paperwork with Town
- ☐ RecComm / Town
 - ☐ Notify public
 - ☐ Final Approval

Appendix



- Additional variations on layout for Options A & B

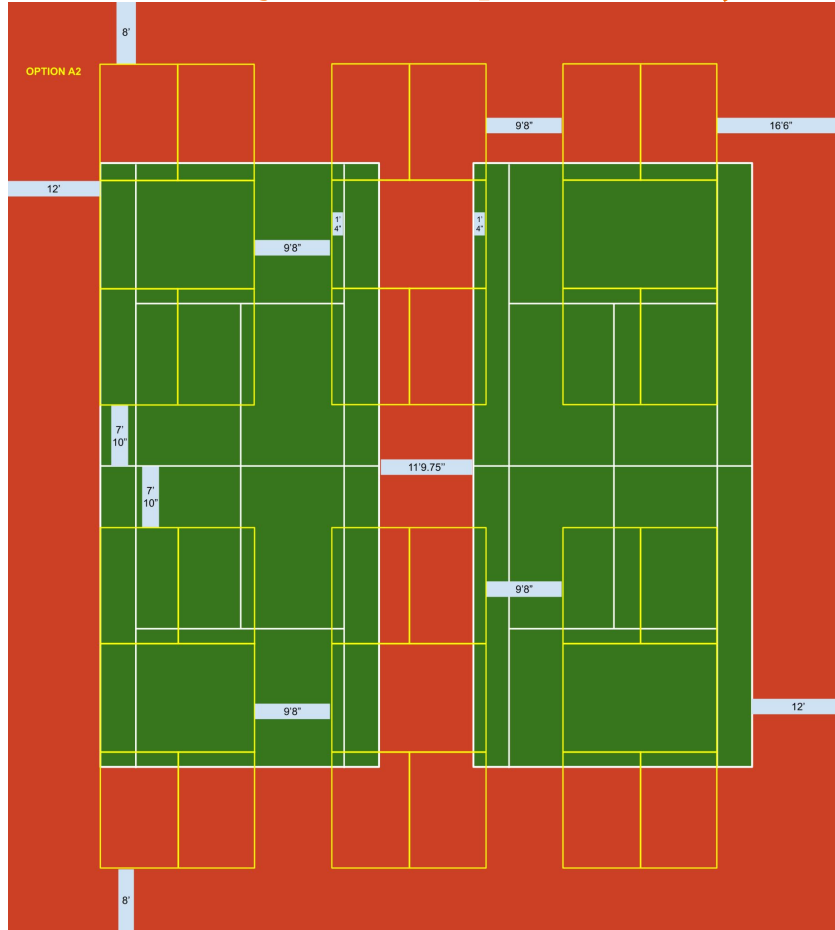
Court Layout: Option A (ver. 2)



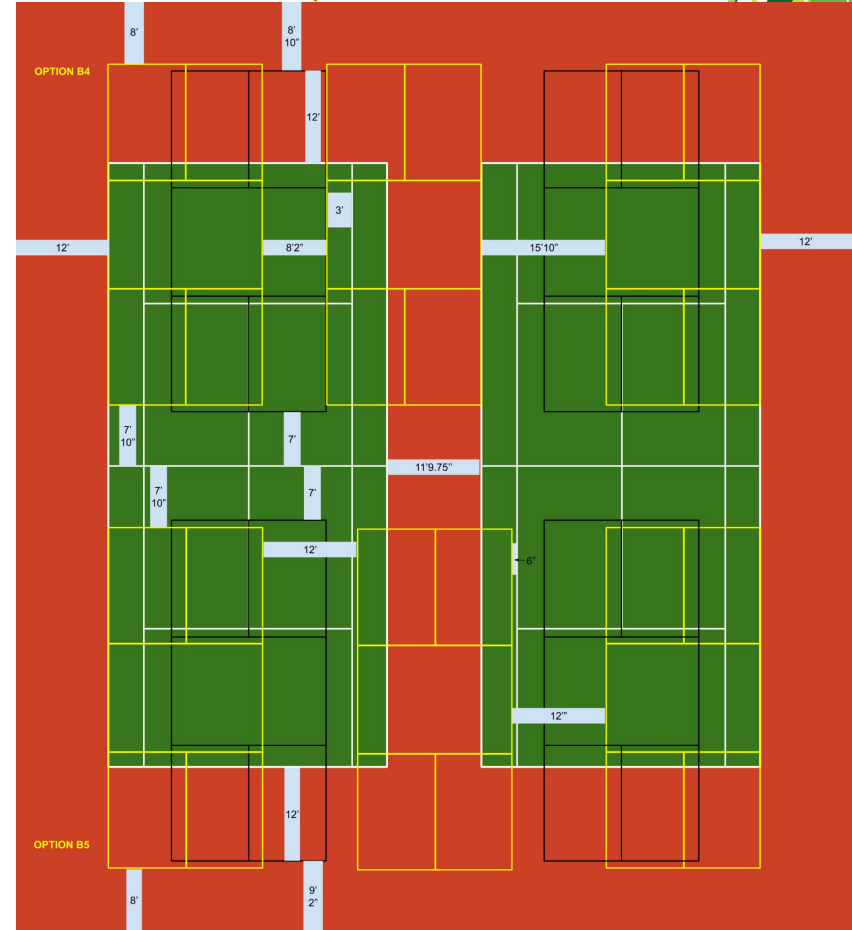
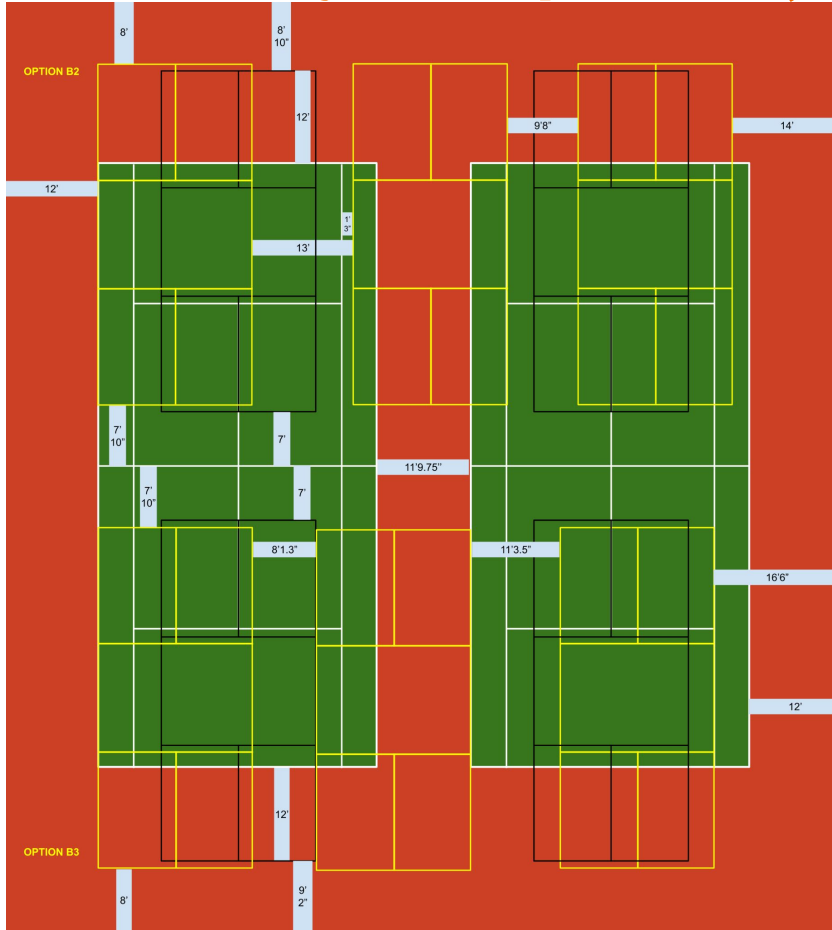
Bedford John Glenn Middle School:

- 6 color-blocked pickleball courts w/ rollaway nets
- 2 lined tennis courts w/ permanent nets

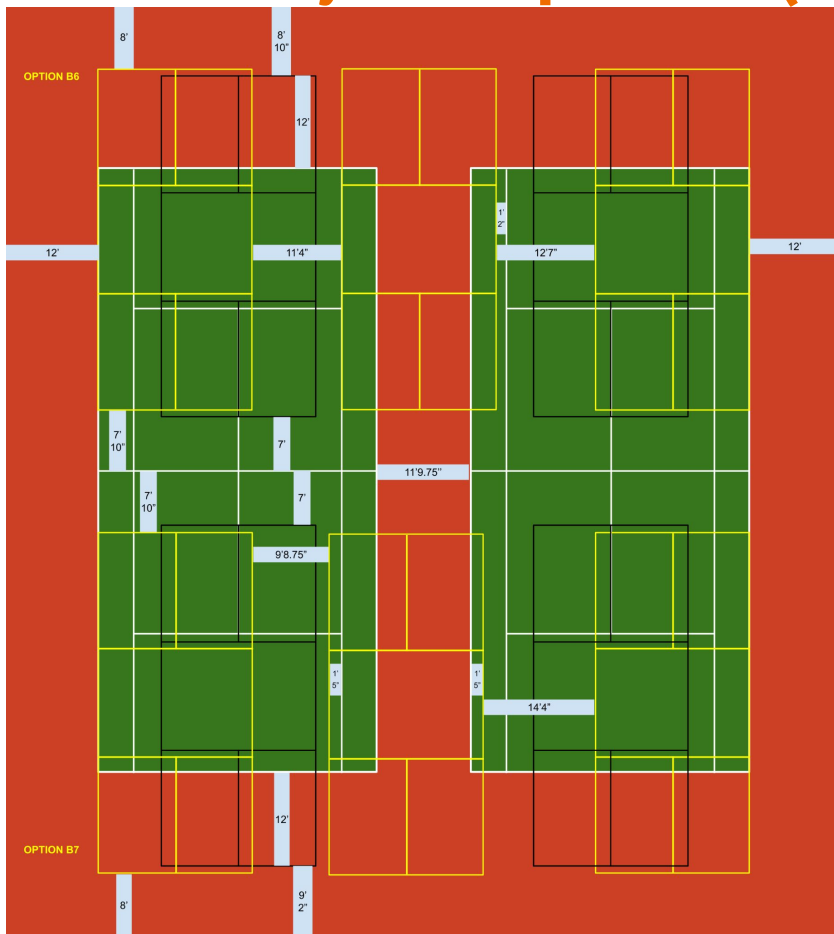
Court Layout: Option A (ver. 3)



Court Layout: Option B (ver. 2, 3, 4 & 5)



Court Layout: Option B (ver. 6 & 7)



DONATION AND LICENSE AGREEMENT

This Donation and License Agreement (this “Agreement”) is made as of the ____ day of _____, 2025 by and between Lexington Pickleball Club, a Massachusetts nonprofit corporation in Lexington, Massachusetts (the “Donor”), and the Town of Lexington, having an address of 1625 Massachusetts Avenue, Lexington, Massachusetts 02420 (the “Town”), acting by and through its Town Manager.

RECITALS

WHEREAS, the Town owns land in Lexington, Massachusetts commonly known as Adams Park, and more particularly identified on the Town of Lexington Tax Assessor’s Map 21, Lots 51C and 51D (the “Property”);

WHEREAS, Donor has offered, at no cost to the Town, to arrange and pay for the adjustment of the fence and painting of pickleball court lines on the existing surface at the Property (the “Project”);

WHEREAS, the Town wishes to grant a temporary license to Donor for the completion of the Project on the Property;

WHEREAS, Donor and the Town wish to enter into an agreement to memorialize the aforementioned commitment of Donor, the terms of the Project, and the license granted by the Town to Donor to enter the Property for completion of the Project;

NOW, THEREFORE, the parties hereto agree as follows:

1. Donation

Pursuant to Donor’s offer to the Town to complete the Project, Donor hereby undertakes and commits to diligently arrange for the “V” structures of the existing fence to be replaced such that the fence is flat and there are gate doors to the courts as well as painting of pickleball court lines to accommodate six (6) pickleball courts while maintaining lines for two (2) tennis courts on the Property, to be used by the Town for outdoor recreational purposes.

By vote of the Lexington Select Board at the first public meeting following completion of the Project, or, by written notice by the Town Manager within thirty (30) days of the completion of the Project, the Town shall accept or decline the donation. If the Town elects to accept the donation, Donor shall transfer any applicable warranties for the line painting work to the Town, free of all liens, within one (1) month from the date of completion of the Project. If the Project is not completed or the Town does not accept the donation prior to expiration of the Term, this Agreement shall be void and without effect, except that Donor shall promptly remove from the Property all materials, supplies, tools, equipment and shall leave the Property in the same condition as of the date of this Agreement.

2. Term

The term of this Agreement is three (3) months from the date hereof, which term may be extended by mutual consent of the parties (the “Term”).

3. License

The Town hereby grants a license to Donor for the Term to: (a) access the Property to complete the Project and (b) temporarily close off the area where painting will occur as necessary for the safe completion of the Project and curing of the paint.

4. Project Specifications

- (a) Governmental Approval. Donor must obtain all required permits and approvals for the Project from the Town and any and all other governmental authorities having jurisdiction in the matter.
- (b) Work, Labor, and Supplies. Donor shall be solely responsible for hiring all necessary contractors and obtaining all materials and supplies for the Project. The Town shall not have any contractual relationship with any contractor or supplier. Donor shall ensure that its contractor(s) has appropriate experience adjusting existing fencing and painting pickleball court lines and uses materials appropriate for the existing surface at the Property.
- (c) Project Schedule. Donor shall coordinate with the Town’s Recreation Department to schedule the Project at a time that minimizes disruption to scheduled activities at the Property.

5. Duties and Responsibilities of the Parties

- (a) Donor’s Duties. The Donor shall:
 - i. Select a knowledgeable, responsible, and qualified contractor or contractors for the Project;
 - ii. Be responsible for day-to-day management of the Project, including but not limited to site cleanup, personnel and area safety, and equipment security;
 - iii. Make payment to the contractor or contractors for the Project, including all associated costs and fees;
 - iv. Notify the Town if the Project’s costs exceed or are expected to exceed the \$10,000 estimated donation value provided to and approved by the Town, provided that the Town shall have no further obligation to fund any additional costs of the Project in excess of the donated amounts.

(b) Town's Duties. The Town shall:

- i. Enforce the closure of the Adams Park tennis courts for three weeks beginning with the commencement of the Project;
- ii. Provide advice, guidance, or other assistance as necessary or requested by Donor regarding the scope and execution of the Project; and
- iii. Vote to accept or deny the donation after the Project is complete.

6. Insurance

- (a) Liability Insurance. Donor shall maintain and shall ensure that any contractor it hires maintains: (i) general public liability insurance against claims for personal injury, death, and property damage occurring upon, in or about the Property for at least \$1,000,000.00 in the aggregate and \$1,000,000.00 per occurrence, including bodily injury and property damage; and (ii) Employer's liability insurance, in an amount not less than \$1,000,000.00, and worker's compensation insurance as required by statute.
- (b) Insurance Carriers, Policies. All insurance provided for hereunder shall be effected under valid and enforceable policies, issued by insurers of recognized responsibility licensed and doing business in Massachusetts. Upon the execution of this Agreement, certificates of such insurance shall be delivered by Donor to the Town.
- (c) Non-cancellation. Each policy or certificate issued by an insurer shall contain an agreement by the insurer that such policy shall not be cancelled, non-renewed or substantially modified without at least thirty (30) days' prior written notice to the Donor.

7. Risk of Entry

Donor agrees that Donor's contractors, agents, guests and invitees shall enter the Property at Donor's sole risk, and Donor shall indemnify and hold the Town harmless from any claims, losses, damages or liabilities related to any such access to the Property, including without limitation any injury or death or loss or damage to vehicles, equipment or other personal property of any nature whatsoever, and reasonable attorney's fees arising from the Project.

8. Mechanic's Liens

Donor agrees to pay promptly for any work done (or material or service furnished) by or on behalf of Donor on the Property, and Donor shall not permit or suffer any lien to attach to the Property. Donor agrees, within thirty (30) days after Donor receives written notice of the filing of any mechanic's or materialmen's, or other lien against the Property, to act to prevent such lien from attaching to the Town's interest therein, if such liens may arise out of any payment due for, or purported to be due for, any labor, services, materials, supplies, or equipment alleged to have been furnished to or for Donor on the Property.

9. Prevailing Wage

The Project is subject to the Massachusetts Prevailing Wage Law, G.L. c. 149, § 26.

10. Miscellaneous

- (a) Donor represents and warrants to the Town that Donor is authorized to enter into this Agreement and to donate the completed Project to the Town and that the individuals executing this Agreement on behalf of Donor are duly authorized to so execute this Agreement on behalf of Donor.
- (b) Donor shall comply with all applicable laws in its carrying out of the Project.
- (c) The covenants and agreements herein contained shall bind and inure to the benefit of the Town and Donor and their respective successors and assigns, except as otherwise provided herein.
- (d) The terms of this Agreement is provision shall survive the termination of this Agreement.
- (e) This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Massachusetts.

IN WITNESS WHEREOF, the parties hereunto set their hands and seals as of the date first set forth above.

DONOR:

Lexington Pickleball Club, Board President, PK Shiu

TOWN:

Town of Lexington, acting by and through its Town Manager

Steve Bartha, Town Manager

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Joint Meeting: Select Board, Appropriation Committee & Capital Expenditures Committee

PRESENTER:

Board Discussion

ITEM NUMBER:

I.3

SUMMARY:

Category: Informing

Carolyn Kosnoff, Assistant Town Manager for Finance, will present an update of the financing plan and taxpayer impact for the LHS Building Project.

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

7:55pm

ATTACHMENTS:

Description	Type
<input type="checkbox"/> LHS Debt and Taxpayer Impact	Presentation
<input type="checkbox"/> LHS Project Taxpayer Calculator	Backup Material

Town of Lexington



Lexington High School Building Project

Debt Service & Taxpayer Impact Projections

September 8, 2025



Town of Lexington – LHS Project Budget Assumptions

Schematic Design Pricing

Description	PSR	SD	Delta
Construction Cost	\$529.7M	\$534.1M	+\$4.4M
Soft Cost	\$105.9M	\$94.5M	-\$11.4M
Owner Contingency (Construction and Soft Cost)	\$26.5M	\$31.1M	+\$4.6M
Total Project Budget	\$662.1M	\$659.7M	-\$2.4M
Anticipated MSBA Grant	\$100M	\$111M	+\$11M
Mass Save	\$9M	\$4.5M	-\$4.5M
LABBB Contribution	\$0M	\$1M	+\$1M
Anticipated District share	\$553.1M	\$543.2M	-\$9.9M

Total amount assumed to be bonded is modeled at \$547M – Total project budget less MSBA grant and LABBB Contribution.

Mass Save rebate will likely not be received until after all debt has been issued. This rebate may be used to further mitigate debt in later years, or may be applied to other capital projects.

The Town will continue to pursue additional federal energy rebates for ground source heat pumps and energy storage systems. If received these rebates may also be applied to further mitigate debt service, or for future capital projects.



Town of Lexington – LHS Project Debt Service Projections

	Bond Anticipation Note (June-Feb)	Bond Amount (Gross)	Bond Amount (Net of Grant Funding)	
Feb-26		\$24,107,156	\$20,004,668	Level Payment - 30
Jun-26	\$45,795,583			
Feb-27		\$121,088,892	\$100,482,322	Level Payment - 30
Jun-27	\$78,229,156			
Feb-28		\$200,552,987	\$166,423,438	Level Payment - 30
Jun-28	\$135,212,081			
Feb-29		\$246,783,439	\$204,786,520	Level Payment - 30
Jun-29	\$25,511,223			
Feb-30		\$67,214,359	\$55,776,006	Level Principal -15
Total		\$659,746,834	\$547,472,954	

- Debt will be issued over a 4-5 year period that aligns with project cash flows (FY2026-FY2031).
- Assumes the majority of the project will be bonded for 30 years, as level payment debt. The last phase will be issued for a shorter term 10-20 years, as level principal debt.
- A 4% interest rate is assumed as a True Interest Cost (TIC) for all issuances (actual coupon rate and premiums will vary by issue).

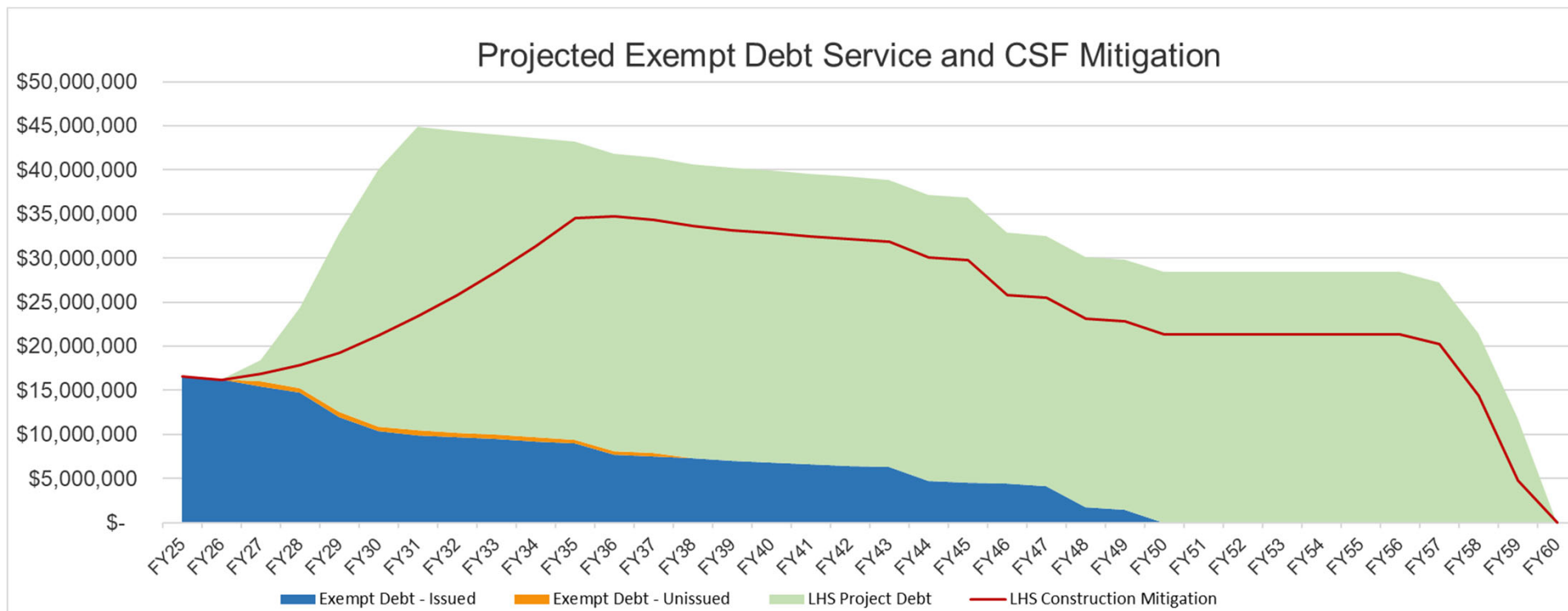


Town of Lexington – LHS Project Debt Service Projections

TOTAL PROJECT COST - NO Mitigation			
	Principal	Interest	Total Annual Payment
FY2027	\$356,685	\$2,021,402	\$2,378,087
FY2028	\$2,162,562	\$6,891,323	\$9,053,885
FY2029	\$5,216,411	\$14,981,303	\$20,197,714
FY2030	\$9,076,432	\$20,038,751	\$29,115,183
FY2031	\$13,157,889	\$21,226,435	\$34,384,324
FY2032	\$13,535,469	\$20,700,119	\$34,235,588
FY2033	\$13,928,152	\$20,158,700	\$34,086,852
FY2034	\$14,336,542	\$19,601,574	\$33,938,116
FY2035	\$14,761,267	\$19,028,112	\$33,789,380
FY2036	\$15,202,982	\$18,437,662	\$33,640,644
FY2037	\$15,662,365	\$17,829,542	\$33,491,908
FY2038	\$16,140,124	\$17,203,048	\$33,343,172
FY2039	\$16,636,993	\$16,557,443	\$33,194,436
FY2040	\$17,153,737	\$15,891,963	\$33,045,700
FY2041	\$17,691,150	\$15,205,814	\$32,896,964
FY2042	\$18,250,060	\$14,498,168	\$32,748,228
FY2043	\$18,831,326	\$13,768,165	\$32,599,492
FY2044	\$19,435,843	\$13,014,912	\$32,450,756
FY2045	\$20,064,541	\$12,237,479	\$32,302,020
FY2046	\$16,999,986	\$11,434,897	\$28,434,883
FY2047	\$17,679,986	\$10,754,897	\$28,434,883
FY2048	\$18,387,185	\$10,047,698	\$28,434,883
FY2049	\$19,122,673	\$9,312,211	\$28,434,883
FY2050	\$19,887,580	\$8,547,304	\$28,434,883
FY2051	\$20,683,083	\$7,751,801	\$28,434,883
FY2052	\$21,510,406	\$6,924,477	\$28,434,883
FY2053	\$22,370,822	\$6,064,061	\$28,434,883
FY2054	\$23,265,655	\$5,169,228	\$28,434,883
FY2055	\$24,196,281	\$4,238,602	\$28,434,883
FY2056	\$25,164,133	\$3,270,751	\$28,434,883
FY2057	\$25,013,826	\$2,264,185	\$27,278,011
FY2058	\$20,203,476	\$1,263,632	\$21,467,109
FY2059	\$11,387,332	\$455,493	\$11,842,825
	<u>\$547,472,954</u>	<u>\$386,791,152</u>	<u>\$934,264,106</u>



Town of Lexington – LHS Project Debt Service Projections



- Designated commercial new growth (~\$7.1M) will be applied to pay a portion of the LHS project within the tax levy annually.
- The Capital Stabilization Fund (CSF) will be applied to further moderate the annual increase in property taxes due to excluded debt service.



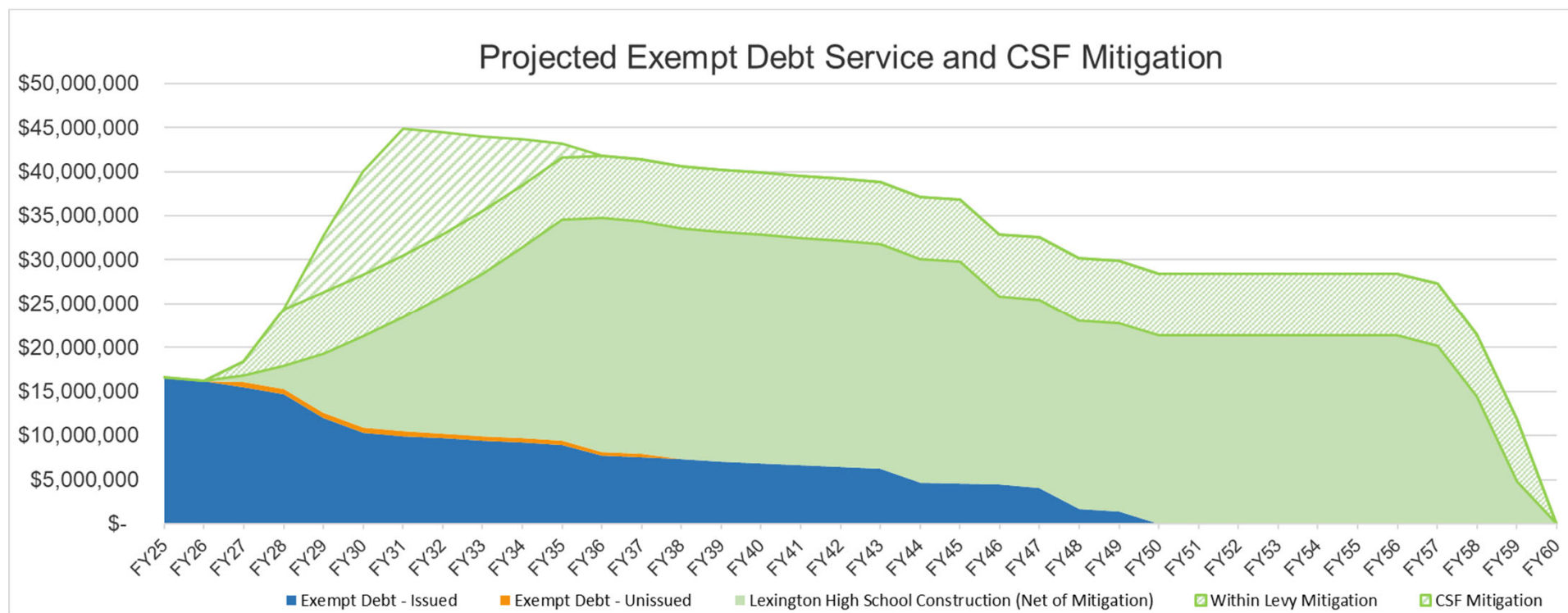
Town of Lexington – Capital Stabilization Fund Projections

Capital Stabilization Fund						
	Interest into the Capital Stabilization Fund	Appropriations into the Capital Stabilization Fund	Appropriations into the Capital Stabilization Fund from Dedicated New Levy Growth*	Use of Capital Stabilization Fund for Within Levy Debt	Use of Capital Stabilization Fund for Excluded Debt*	Ending Balance
FY2013	\$0	\$1,601,835	\$0	\$0	\$0	\$1,601,835
FY2014	\$5,628	\$3,983,240	\$0	\$0	(\$1,600,000)	\$3,990,703
FY2015	\$16,036	\$5,910,726	\$0	(\$919,000)	(\$950,000)	\$8,048,465
FY2016	\$65,216	\$9,447,832	\$0	(\$215,000)	(\$620,567)	\$16,725,946
FY2017	\$196,058	\$6,991,205	\$0	\$0	(\$710,000)	\$23,203,209
FY2018	\$428,826	\$7,690,398	\$0	(\$324,500)	(\$2,400,000)	\$28,597,933
FY2019	\$642,944	\$3,560,336	\$0	(\$573,500)	(\$4,500,000)	\$27,727,713
FY2020	\$432,085	\$2,269,456	\$0	\$0	(\$5,200,000)	\$25,229,254
FY2021	\$44,804	\$0	\$0	\$0	(\$4,600,000)	\$20,674,058
FY2022	\$68,929	\$3,730,836	\$57,138	\$0	(\$2,800,000)	\$21,730,961
FY2023	\$882,099	\$3,784,689	\$1,733,137	\$0	(\$800,000)	\$27,330,886
FY2024	\$1,506,133	\$396,145	\$4,036,373	\$0	(\$500,000)	\$32,769,537
FY2025 (est.)	\$1,502,042	\$1,836,122	\$6,563,050	\$0	\$0	\$42,670,750
FY2026 (proj.)	\$1,000,000	\$0	\$7,063,050	\$0	\$0	\$50,733,800
FY2027 (proj.)	\$1,000,000	\$0	\$7,063,050	\$0	(1,588,000)	\$57,208,850
FY2028 (proj.)	\$750,000	\$0	\$7,063,050	\$0	(6,475,000)	\$58,546,900
FY2029 (proj.)	\$500,000	\$0	\$7,063,050	\$0	(13,484,050)	\$52,625,900
FY2030 (proj.)	\$250,000	\$0	\$7,063,050	\$0	(18,752,050)	\$41,186,900
FY2031 (proj.)	\$50,000	\$0	\$7,063,050	\$0	(21,415,050)	\$26,884,900
FY2032 (proj.)	\$0	\$0	\$7,063,050	\$0	(18,616,050)	\$15,331,900
FY2033 (proj.)	\$0	\$0	\$7,063,050	\$0	(15,571,050)	\$6,823,900
FY2034 (proj.)	\$0	\$0	\$7,063,050	\$0	(12,279,050)	\$1,607,900
FY2035 (proj.)	\$0	\$0	\$7,063,050	\$0	(8,652,050)	\$18,900
FY2036 (proj.)	\$0	\$0	\$7,063,050	\$0	(7,063,050)	\$18,900
FY2037 (proj.)	\$0	\$0	\$7,063,050	\$0	(7,063,050)	\$18,900
FY2038 (proj.)	\$0	\$0	\$7,063,050	\$0	(7,063,050)	\$18,900

*Appropriations into Capital Stabilization Fund dedicated from new levy growth are projected for FY2026 and forward. Use of Capital Stabilization Fund for High School Construction project is estimated to begin in FY2027.



Town of Lexington – LHS Debt Service Projections

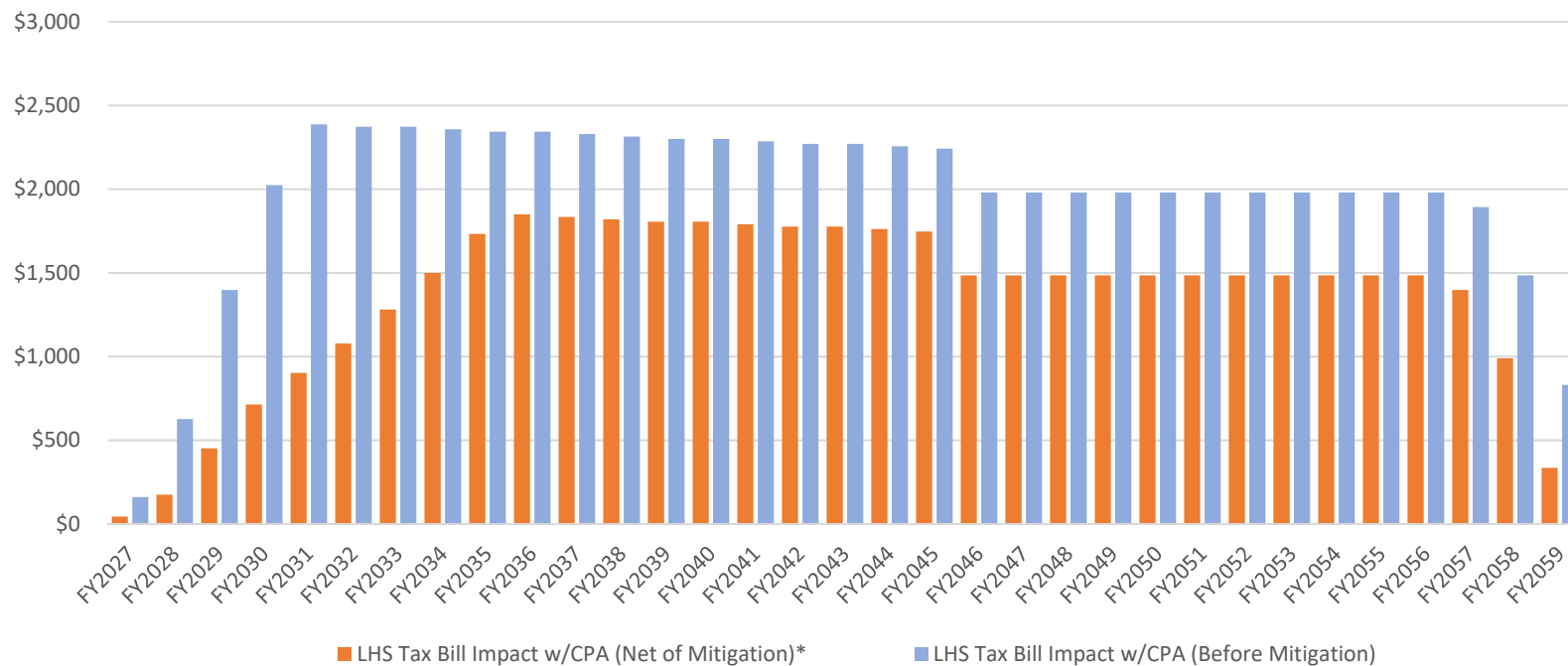


Early years of the project will have more mitigation applied to slow the increase in taxes. This will create a smoothing effect for taxpayers in the early years as debt service comes online.



Town of Lexington – LHS Taxpayer Impact

Tax Impact of LHS Project for Home of Median Value (\$1,416,000)

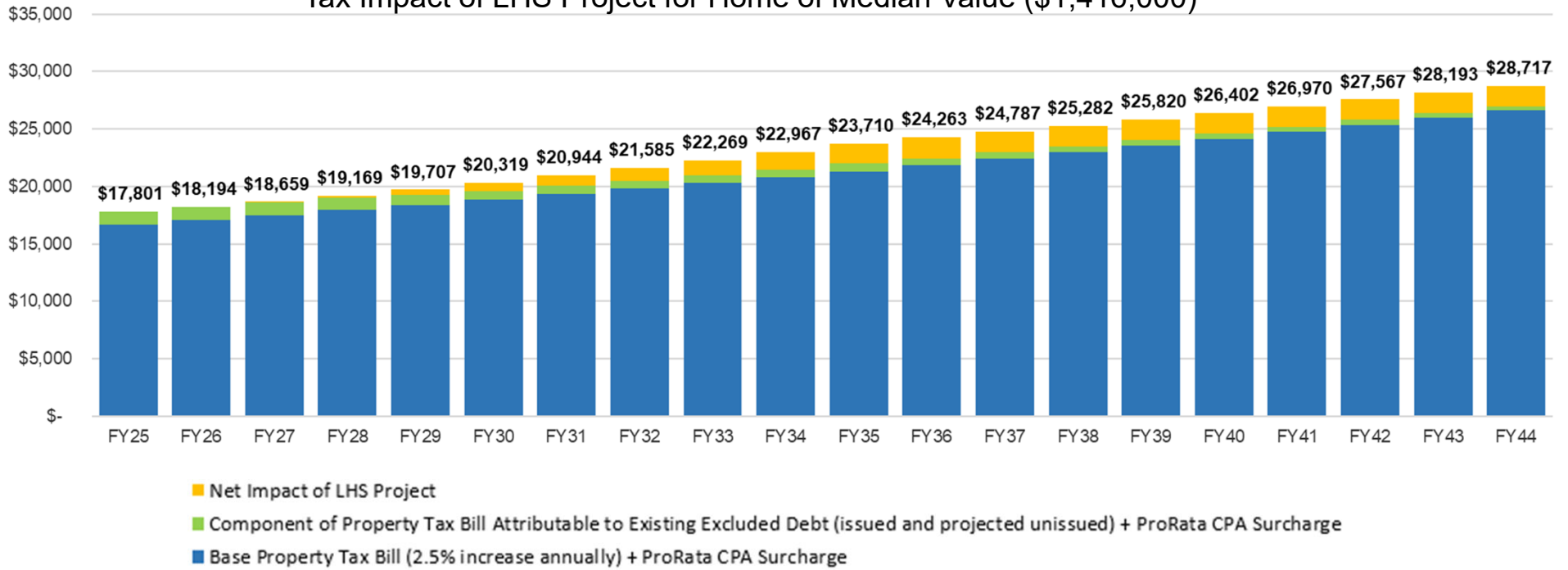


	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38	FY39	FY40	FY41	FY42	FY43	FY44
Tax Impact of LHS Project (pre-mitigation)	\$160	\$626	\$1,397	\$2,023	\$2,387	\$2,372	\$2,372	\$2,358	\$2,343	\$2,343	\$2,329	\$2,314	\$2,300	\$2,300	\$2,285	\$2,271	\$2,271	\$2,256
Mitigation Amount	(\$116)	(\$451)	(\$946)	(\$1,310)	(\$1,485)	(\$1,295)	(\$1,092)	(\$859)	(\$611)	(\$495)	(\$495)	(\$495)	(\$495)	(\$495)	(\$495)	(\$495)	(\$495)	(\$495)
Tax Impact of LHS Project (net of mitigation)	\$44	\$175	\$451	\$713	\$902	\$1,077	\$1,281	\$1,499	\$1,732	\$1,848	\$1,834	\$1,819	\$1,805	\$1,805	\$1,790	\$1,776	\$1,776	\$1,761



Town of Lexington – LHS Taxpayer Impact

Tax Impact of LHS Project for Home of Median Value (\$1,416,000)



		Actual*	Projected**																		
		FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38	FY39	FY40	FY41	FY42	FY43	FY44
A)	Base Property Tax Bill (2.5% increase annually) + ProRata CPA Surcharge	\$ 16,651	\$ 17,073	\$ 17,495	\$ 17,932	\$ 18,383	\$ 18,848	\$ 19,314	\$ 19,795	\$ 20,289	\$ 20,799	\$ 21,323	\$ 21,847	\$ 22,400	\$ 22,953	\$ 23,535	\$ 24,117	\$ 24,729	\$ 25,340	\$ 25,980	\$ 26,621
B)	Component of Property Tax Bill Attributable to Existing Excluded Debt (issued and projected unissued) + ProRata CPA Surcharge	\$ 1,150	\$ 1,121	\$ 1,121	\$ 1,063	\$ 873	\$ 757	\$ 728	\$ 713	\$ 699	\$ 670	\$ 655	\$ 568	\$ 553	\$ 509	\$ 480	\$ 480	\$ 451	\$ 451	\$ 437	\$ 335
C)	Total Tax Bill	\$ 17,801	\$ 18,194	\$ 18,616	\$ 18,994	\$ 19,256	\$ 19,605	\$ 20,042	\$ 20,508	\$ 20,988	\$ 21,468	\$ 21,978	\$ 22,414	\$ 22,953	\$ 23,462	\$ 24,015	\$ 24,598	\$ 25,180	\$ 25,791	\$ 26,417	\$ 26,955
D)	New Excluded Debt from LHS Project	\$ -	\$ -	\$ 160	\$ 626	\$ 1,397	\$ 2,023	\$ 2,387	\$ 2,372	\$ 2,372	\$ 2,358	\$ 2,343	\$ 2,343	\$ 2,329	\$ 2,314	\$ 2,300	\$ 2,300	\$ 2,285	\$ 2,271	\$ 2,271	\$ 2,256
E)	Less: Property Tax Mitigation for LHS Project (Within Levy Debt + Capital Stabilization Fund)	-	-	(116)	(451)	(946)	(1,310)	(1,485)	(1,295)	(1,092)	(859)	(611)	(495)	(495)	(495)	(495)	(495)	(495)	(495)	(495)	(495)
F)	Net Impact of LHS Project	-	-	44	175	451	713	902	1,077	1,281	1,499	1,732	1,848	1,834	1,819	1,805	1,805	1,790	1,776	1,776	1,761
G)	Projected Property Tax Bill w/LHS Project	\$17,801	\$18,194	\$18,659	\$19,169	\$19,707	\$20,319	\$20,944	\$21,585	\$22,269	\$22,967	\$23,710	\$24,263	\$24,787	\$25,282	\$25,820	\$26,402	\$26,970	\$27,567	\$28,193	\$28,717
H)	\$ Change from Prior Year (Total Property Tax Bill)		\$ 393	\$ 466	\$ 509	\$ 539	\$ 611	\$ 626	\$ 640	\$ 684	\$ 699	\$ 742	\$ 553	\$ 524	\$ 495	\$ 539	\$ 582	\$ 568	\$ 597	\$ 626	\$ 524
I)	% Change from Prior Year (Total Property Tax Bill)		2.2%	2.6%	2.7%	2.8%	3.1%	3.1%	3.1%	3.2%	3.1%	3.2%	2.3%	2.2%	2.0%	2.1%	2.3%	2.1%	2.2%	2.3%	1.9%



Town of Lexington – LHS Taxpayer Calculator

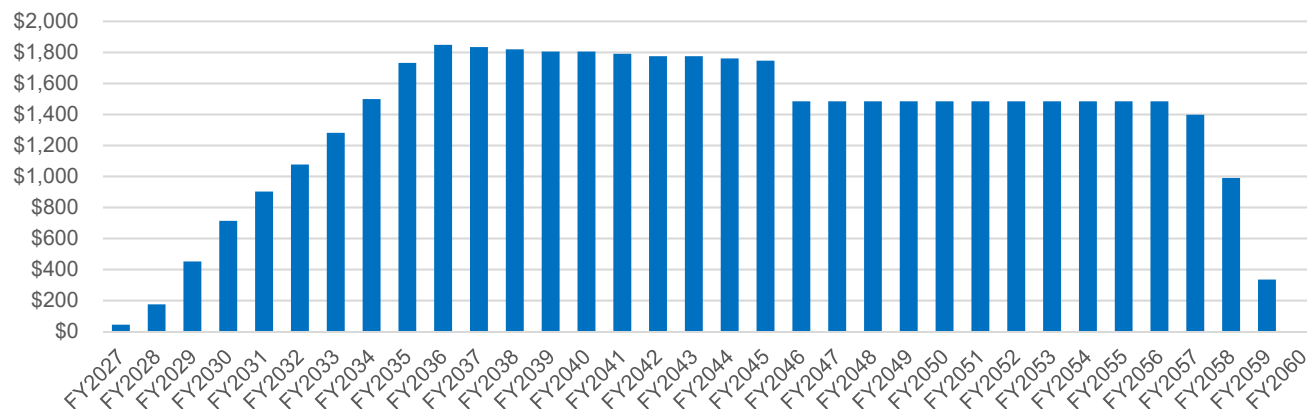
Enter Assessed Property Value* \$ 1,416,000

*Enter a property value to calculate the tax bill impact

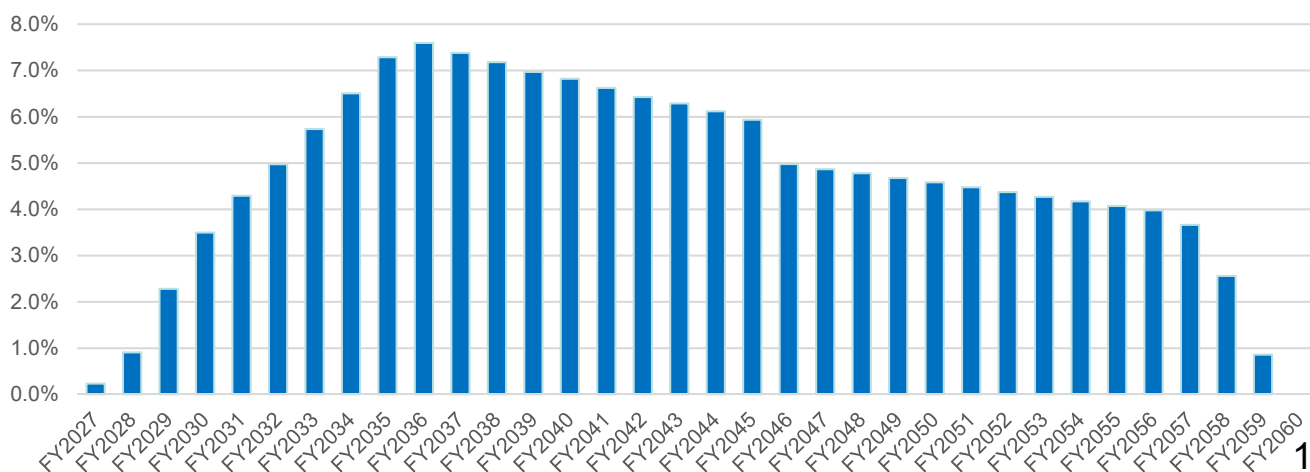
FY2025 Annual Tax Bill (FY2025 Residential rate \$12.23/1000) \$17,800.52

Fiscal Year	LHS Tax Bill Impact w/CPA (Net of Mitigation)*
FY2027	\$43.66
FY2028	\$174.66
FY2029	\$451.20
FY2030	\$713.19
FY2031	\$902.40
FY2032	\$1,077.06
FY2033	\$1,280.82
FY2034	\$1,499.15
FY2035	\$1,732.02
FY2036	\$1,848.46
FY2037	\$1,833.91
FY2038	\$1,819.35
FY2039	\$1,804.80
FY2040	\$1,804.80
FY2041	\$1,790.24
FY2042	\$1,775.69
FY2043	\$1,775.69
FY2044	\$1,761.13
FY2045	\$1,746.58
FY2046	\$1,484.59
FY2047	\$1,484.59
FY2048	\$1,484.59
FY2049	\$1,484.59
FY2050	\$1,484.59
FY2051	\$1,484.59
FY2052	\$1,484.59
FY2053	\$1,484.59
FY2054	\$1,484.59
FY2055	\$1,484.59
FY2056	\$1,484.59
FY2057	\$1,397.26
FY2058	\$989.73
FY2059	\$334.76
FY2060	\$0.00

LHS Tax Bill Impact w/CPA (Net of Mitigation)*



LHS % of Annual Tax Bill (Net of Mitigation)





Town of Lexington – LHS Taxpayer Calculator

Model Assumptions:

- Fiscal year begins on July 1st and ends on June 30th (i.e. FY2025 ended June 30, 2025, FY2026 started July 1, 2025)
- Future tax bill impacts are calculated in current-year dollars; not discounted for the time value of money
- Model reflects property valuations as of FY2025; Residential vs. Commercial-Industrial-Personal Property (CIP) values at max 1.75 shift (76.2%/23.8%)
- Model does not factor in future new growth in the tax levy, increases in property valuations, or shifts between Residential/CIP valuations
- Assumes total project cost of \$659.7M; less MSBA reimbursement \$111M and \$1M LABBB Contribution
- Future energy credits and rebates are not factored into tax impact, but may be applied in the future to further reduce debt service
- Municipal debt will be issued over a multi-year period, primarily for 30 year term with level payments, and the final issue at a 15 year term with level principal payments, all at 4% interest.
- Annual impact per household includes 3% CPA surcharge
- Annual tax impact has been reduced to reflect within tax levy debt service mitigation of \$7.06M in all years
- Annual tax impact reflects mitigation from the Capital Stabilization Fund in years (approx. \$58M from FY2028-FY2035) to create a progressive increase vs. a sharp increase beginning in FY2028.



Town of Lexington – LHS Taxpayer Calculator

This calculator was developed to help Lexington's residential taxpayers understand the impact of a Proposition 2 1/2 Debt Exclusion vote for a new Lexington High School on their annual property tax bill.

The total estimated cost of a new Lexington High School is \$659.7 million. The Town intends to fund this project in partnership with the Massachusetts School Building Authority (MSBA), a State agency with which the Town has partnered on this project since 2022. The MSBA will partially fund this project with a grant currently estimated to be \$111 million. The remaining amount of the project will be debt-financed with tax-exempt municipal bonds. Lexington's taxpayers will repay the debt service (principal and interest payments) on these bonds over 30 years, in a structure similar to a home mortgage.

This project is larger than any other capital project in the Town's history, and municipal leaders have been planning for this expense and its corresponding impact on taxpayers for almost a decade. The town intends to use two strategies to mitigate the impact on taxpayers.

- First, the Town has created capacity within the existing tax levy to pay approximately \$7.06 million of debt service annually, over the entire life of the debt.
- Second, the Town has established a Capital Stabilization Fund (CSF), which is a reserve fund specifically to support expenses related to large capital projects. This fund, projected to peak at approximately \$58 million, will be drawn down in the early years of the project (FY2028-FY2035) to create a gradual increase in taxes for this project, rather than experiencing sharp increases when construction begins.

Any home value can be entered into the calculator; simply type in a value amount and press 'Enter'. The calculator will produce the estimated tax impact for a home of that value. If you are unsure of your home's value, it may be looked up using this link: <https://gis.vgsi.com/lexingtonma/Search.aspx>

The projected results are estimated for the life of the debt, all shown net of the mitigation strategies discussed above. The calculated results are exclusive to the LHS project and do not account for regular increases that may occur under Proposition 2 1/2. There are numerous other assumptions built into this taxpayer model, as outlined below. Note that actual tax impacts may differ from projections due to variations in these assumptions and other economic factors.

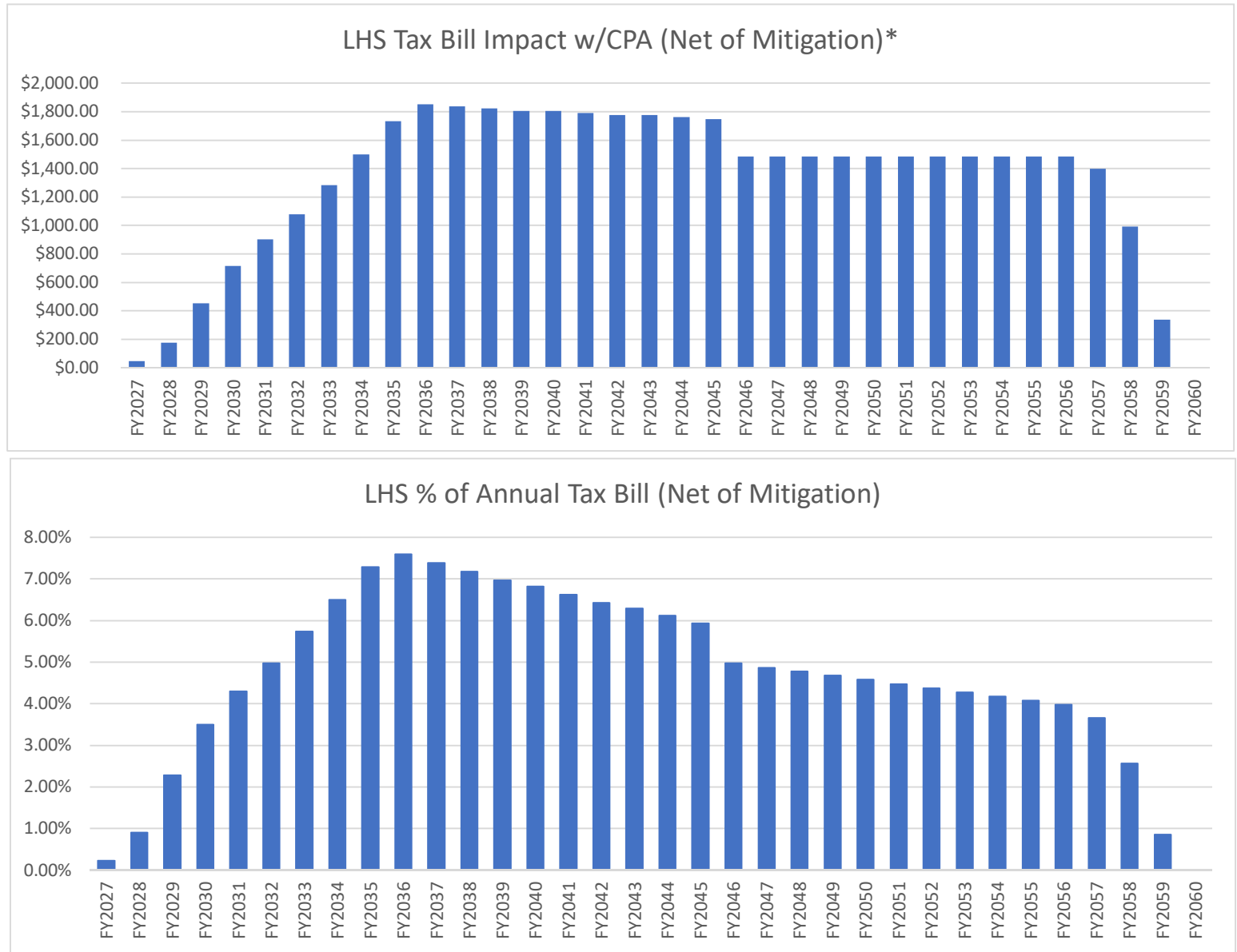
Enter Assessed Property Value* \$ 1,416,000

*Enter a property value to calculate the tax bill impact

FY2025 Annual Tax Bill (FY2025 Residential rate \$12.23/1000)

\$17,800.52

Fiscal Year	LHS Tax Bill Impact w/CPA (Net of Mitigation)*
FY2027	\$43.66
FY2028	\$174.66
FY2029	\$451.20
FY2030	\$713.19
FY2031	\$902.40
FY2032	\$1,077.06
FY2033	\$1,280.82
FY2034	\$1,499.15
FY2035	\$1,732.02
FY2036	\$1,848.46
FY2037	\$1,833.91
FY2038	\$1,819.35
FY2039	\$1,804.80
FY2040	\$1,804.80
FY2041	\$1,790.24
FY2042	\$1,775.69
FY2043	\$1,775.69
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FY2050	\$1,484.59
FY2051	\$1,484.59
FY2052	\$1,484.59
FY2053	\$1,484.59
FY2054	\$1,484.59
FY2055	\$1,484.59
FY2056	\$1,484.59
FY2057	\$1,397.26
FY2058	\$989.73
FY2059	\$334.76



AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Discussion: Proposed Select Board FY26-FY27 Goals

PRESENTER:

Board Discussion

ITEM NUMBER:

I.4

SUMMARY:

Category: Brainstorming

The Select Board will continue its discussion on the development of their FY26–27 goal areas and performance goals. This conversation follows up on the Board’s initial work during its July 17, 2025 work session, where members began identifying priorities and key areas of focus. The continued discussion will allow the Board to refine, align, and advance its goal-setting process for the upcoming two-year period.

SUGGESTED MOTION:

N/A

FOLLOW-UP:

N/A

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

8:25pm

ATTACHMENTS:

Description

Type

❏ Working Draft of Select Board Performance Goals 2025-2027

Backup Material

WORKING DRAFT SELECT BOARD FY26-27 GOALS

1. Complete the LHS project

1. Proactively drive actions within our control to meet planned timelines with MSBA and legislature.
 - a. Alternative: Work with stakeholders to advance LHS project into construction (July '26).
2. Find opportunities to lower the cost and impact on resident taxes
 - a. Alternative: Finalize planned use of Construction Stabilization Fund.
3. Engage residents to explain and address tax implications
 - a. Alternative: Produce LHS project tax impact calculator and share with community
4. Identify and complete a plan for mitigating disruptions before construction begins
 - a. Note: This may be done prior to adoption of goals.

2. Clean, Healthy, Resilient Lexington

1. Transition to renewable energy
 - a. Alternative: Launch Solarize campaign with discounted bulk purchasing to encourage residents to install rooftop solar.
2. Electrify our buildings and vehicles
 - a. Alternative: Continue decarbonizing municipal buildings and electrifying municipal vehicles according to the Municipal Decarbonization Roadmap.
3. Reduce waste generation, improve composting and recycling
 - a. Alternative: Expand the curbside compost program beyond 4,000 households.

3. Economic and Community Vibrancy

1. Evaluate and bring forward options for next steps for the center
2. Integrate the external equity officer position into the fabric of the community
3. Analyze and propose strategies for top economic opportunities in all business districts

WORKING DRAFT SELECT BOARD FY26-27 GOALS

4. Fiscal Stability

1. Avoid operational overrides
 - a. Alternative: Evaluate strategies to ensure viability of LexMedia, Lexpress, and Liberty Ride.
2. Identify areas where commercial tax base can grow
3. Convene conversations on revenue diversification
4. *Develop a five-year long-term financial plan*
 - a. Note: AC already prepares this in their report (not included in budget document) and long-term plans are in place for most/all capital assets (i.e. infrastructure, fleet, rooftops, etc.)

5. Livable Community

1. Review implementation options of housing goals in the comprehensive plan and the HPB analysis
2. Meet with all stakeholders to evaluate Affordable housing options
 - a. Alternative: Merge 1/2 into “Work with staff, RHSD, and housing boards and committees (through the HPB) to evaluate a “true 10% affordable housing goal.”
3. Advance the bike/ped/access plan and TSG recommendations as a means of increasing multi-modal and public transportation
 - a. Alternative: Work with TSG and stakeholders to advance recommendations in the Town-wide Bicycle and Pedestrian Plan that increase multi-modal and public transportation.
4. Review strategies that increase a sense of community across the life, ability, and economic span

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Approve: Town Manager Review Process

PRESENTER:

Board Discussion

ITEM NUMBER:

I.5

SUMMARY:

Category: Decision-making

At their July 7, 2025 meeting, the Select Board began discussion of the Town Manager review process, considering the format and evaluation criteria, and established the following general timeline for the annual review and performance evaluation:

- By end of summer: Finalize the evaluation process and form
- September–October: Conduct the evaluation process (self-evaluation, Board input, collation)
- By November: Complete and deliver the final review and feedback

At the August 4, 2025 Select Board meeting, a proposed evaluation form was discussed and distributed post meeting to the Board for any edits. No suggested edits were submitted.

The Board is being asked approve the evaluation form, discuss next steps in the process, and establish dates for the remaining phases of the annual review.

SUGGESTED MOTION:

Move to approve the Town Manager evaluation form.

FOLLOW-UP:



Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

8:40pm

ATTACHMENTS:

Description		Type
	Proposed Perfomance Evaluation Form	Backup Material
	Proposed Perfomance Evaluation Process	Backup Material



Town of Lexington, Massachusetts

SELECT BOARD OFFICE | 1625 Massachusetts Avenue, Lexington, MA 02420 | Phone 781-698-4580 | Fax 781-863-9468

www.lexingtonma.gov | SelectBoard@LexingtonMA.gov

Town Manager Performance Evaluation – Period: November 2024 – October 2025

A. Strategic/Major Performance Objectives (40%)

These are the projects or strategic priorities that the Town Manager and his team need to accomplish or advance in the coming year.

Rating Scale

4.5 to 5.0 - Outstanding

4.0 to 4.4 - Exceeds Expectations

3.0 to 3.9 - Meets Expectations

2.0 to 2.9 - Needs Improvement

0.0 to 1.9 - Unacceptable

	Strategic / Major Performance Objective	Weight	Rating	Score
1	<i>Major Capital Projects:</i> Assume oversight of major capital projects, with an initial focus on the Lexington High School project.	25%		
2	<i>Housing & Community Vibrancy:</i> Engage with housing initiatives (including MBTA Communities Act) and build key stakeholder relationships.	20%		
3	<i>Lex250 Celebration:</i> Ensure a safe and successful Lex250 event by leading final planning and inter-departmental support.	20%		
4	<i>Quality of Life & Key Community Initiatives:</i> Advance key initiatives like sustainability and age-in-community programs, while improving public communication and ensuring town projects are managed to protect resident well-being.	20%		
5	<i>Economic Development:</i> Support efforts to strengthen the local economy including assessing current strategy and engaging business leaders.	15%		
Total		100%		

B. Operational Performance Objectives (50%) *These objectives reflect the key day-to-day management responsibilities of the Town Manager.*

	Operational Performance Objective	Weight	Rating	Score
1	<i>Leadership & Team Integration:</i> Build strong working relationships with the Select Board while fostering trust and cohesion among senior management and staff.	25%		
2	<i>Financial Management:</i> Successfully manage the FY2026 budget process, demonstrating a rapid grasp of Town financial policies.	25%		
3	<i>Personnel & General Management:</i> Effectively manage the collective bargaining process to ensure fair and timely contract settlements, while also addressing key personnel policy issues.	20%		
4	<i>Community Relations & Communication:</i> Establish an engaged presence, and build positive relationships with residents, businesses, and committees.	15%		
5	<i>Diversity, Equity & Inclusion (DEI):</i> Demonstrate commitment to an inclusive culture by advancing the Town's DEI initiatives.	15%		
Total		100%		

C. Special Achievements or Discretionary Performance Assessment (10%)

This section captures extraordinary items or achievements not known during the objective-setting process. (add additional pages as necessary)

	Special Achievements / Discretionary Performance	Weight	Rating	Score
1				
2				
Total		100%		

OVERALL SCORE:

Rating Scale 4.5 to 5.0 - Outstanding 4.0 to 4.4 - Exceeds Expectations 3.0 to 3.9 - Meets Expectations 2.0 to 2.9 - Needs Improvement 0.0 to 1.9 - Unacceptable	Evaluation Section	Score	Weight	Weighted Score
	Strategic / Major Objectives (A)		x 0.4	
	Operational Objectives (B)		x 0.5	
	Special achievements (C)		x 0.1	
	Total			/5.0

Feedback & Commentary, please note if connected to specific objectives above. (add additional pages as necessary)

Submitted By: _____

Date: _____



Town of Lexington, Massachusetts

SELECT BOARD OFFICE | 1625 Massachusetts Avenue, Lexington, MA 02420 | Phone 781-698-4580 | Fax 781-863-9468
www.lexingtonma.gov | SelectBoard@LexingtonMA.gov

TO: Lexington Select Board
FROM: Jill Hai, Chair; Doug Lucente
DATE: July 21, 2025
SUBJECT: Proposed Process for the FY2025 Town Manager Performance Evaluation

1. Purpose

This document outlines a proposed process for conducting the annual performance evaluation for Town Manager Steve Bartha, covering his first year from November 2024 to October 2025. The goal is to establish a clear, constructive, and transparent process that aligns with municipal best practices and reflects the priorities discussed by the Select Board. This process will utilize the accompanying *Proposed Performance Evaluation Form 2025*.

2. Guiding Principles

The evaluation process will be guided by the following principles:

- Goal-Oriented: The evaluation will be directly tied to the specific first-year strategic and operational objectives established in the evaluation form.
- Fair and First-Year Focused: The process acknowledges this is the Town Manager's first year and will focus on successful integration, relationship-building, and initial progress on long-term goals.
- Consolidated and Clear Feedback: The final evaluation will represent a single, composite message from the Board, providing clear and actionable feedback. Dissenting opinions will be noted appropriately within the consolidated document.
- Confidential and Transparent: The process will respect the confidentiality of personnel matters while adhering to the Open Meeting Law for final discussion and deliberation.

3. Proposed Evaluation Process and Timeline

	Action	Timeline
1	<u>Finalize Process & Form</u>	By September 8, 2025
<i>The Select Board formally reviews and adopts the process and the accompanying evaluation form.</i>		
2	<u>Town Manager Self-Assessment</u>	Due September 30, 2025
<i>The Town Manager completes the evaluation form as a self-assessment, providing a narrative on accomplishments, challenges, and progress toward first-year goals. This is submitted to the Select Board Office.</i>		

3	<u>Board Member Individual Evaluations</u>	Due October 14, 2025
<i>Each Select Board member independently completes the evaluation form, incorporating their own observations and feedback gathered from the community. Individual evaluations are submitted confidentially to the Select Board Office.</i>		
4	<u>Management Assessment</u>	Prior to contract renewal deadline
<i>To inform the Board's evaluation of management and leadership, the Board may, in its discretion, utilize a multi-rater assessment (aka 360 review) in accordance with ICMA Credentialing Advisory Board standards.</i>		
5	<u>Collation & Drafting of Composite Review</u>	October 14 - 24, 2025
<i>The Select Board Executive Clerk confidentially collates all five individual Board evaluations and ratings into a single composite draft review. The draft will summarize consensus feedback and note any significant outlier perspectives.</i>		
6	<u>Evaluation Meeting (Open Session)</u>	November 10, 2025
<i>The Board meets with the Town Manager in an open session to present and discuss the evaluation. Typically following the review, the Board and Town Manager will formally establish performance goals for the next evaluation period.</i>		

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Update: Committee Member Training

PRESENTER:

Doug Lucente, Select Board Member
& Vineeta Kumar, Select Board
Member

ITEM NUMBER:

I.6

SUMMARY:

Category: Informing

An update will be provided to the Board regarding the Board and Committee Bootcamp being held on October 4, 2025 from 8:00am - 11:30am in Battin Hall.

This training is being designed as an interactive seminar to strengthen the work of our boards and committees. Practical tips and tools and best practices will be provided in the areas of:

- Serving with Integrity and Effectiveness
- Navigating Lexington's System of Government and Collaborating Across Committees
- Leading Inclusive and Productive Meetings

SUGGESTED MOTION:

FOLLOW-UP:

Select Board Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

8:55pm

ATTACHMENTS:

Description	Type
 Draft Agenda Board & Committees Bootcamp	Backup Material

BOARDS & COMMITTEES BOOTCAMP

Saturday, October 4, 2025

Battin Hall, Cary Memorial Building, 1605 Massachusetts Avenue, Lexington, MA 02420

8:00 AM

DETAILED AGENDA

Registration & Welcome Breakfast	8:00am
Session I: Leading with Integrity and Compliance	
- Foundations of Public Service	8:30am
- Open Meeting Law Essentials	8:40am
- Ethics & Conflict of Interest for Municipal Officials	8:50am
- Legal Basics for Committee Operations	9:00am
- Public Records & Transparency Best Practices	9:10am
BREAK	9:20am
Session II: Operating Within the Town System & Collaborating Effectively	
- The Lexington Way: Town Governance 101	9:30am
- Cross-Committee Collaboration & Working with Staff	9:40am
- Strategic Planning for Committees	9:50am
- Volunteer Leadership & Professionalism	10:00am
BREAK	10:10am
Session III: Effective and Inclusive Meetings	
- Practical Guide to Committee Meetings	10:20am
- Time Management & Agenda Awareness	10:30am
- Effective Communication & Public Engagement + Navigating Difficult Moments	10:40am
- Digital Skills for Modern Committees	11:00am
Thank you!	11:10am

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA ITEM TITLE:

Consideration: Removal of Tree Committee Member for Violating Guidelines for Civil Discourse in the Board/Committee Handbook

PRESENTER:

Steve Bartha, Town Manager

ITEM NUMBER:

I.7

SUMMARY:

The Board will consider a recommendation (from a third party investigator stemming from a complaint filed by a town employee) to remove Gerry Paul from the Tree Committee.

SUGGESTED MOTION:

FOLLOW-UP:

Town Manager's Office.

DATE AND APPROXIMATE TIME ON AGENDA:

9/8/2025

9:05pm