



ARLINGTON FINANCE COMMITTEE
MINUTES OF MEETING
COMMUNITY SAFETY BUILDING
O'NEILL ROOM
7:30 PM 3/7/18

ATTENDEES:

Deyst*	White*	Caccavaro	Kellar	McKenna*
DeCoursey*	Wallach	Harmer*	Gibian	
Tosti*	Foskett*	Bayer	Duvadie	
Hansberry*	Beck*	Jones*	Deshler*	
Franclemont*	Howard*	Fanning	Levy*	Diggins*

*Indicates present **Indicates present electronically

VISITORS: Assistant Town Manager Jim Feeny, Community Presentation Act Committee (CPAC) members: Chair Eric Helmuth, Vice Chair Andrew Bengtson, Leslie Mayer

MINUTES of 3/5/18 accepted as corrected. Unanimous.

ART 41 COMMUNITY PRESERVATION FUND: Helmuth reviewed the CPA and the operation of the CPAC. He used 2 handouts, the 1st a summary of the 6 projects that the CPAC will propose (Ref 1) and the 2nd a table providing for each project its category (recreation/open space or historic preservation or affordable housing), applicant, awardee, appropriation, and total project estimate. The appropriations run from the smallest at \$39,500 to the largest \$991,000 for a total of \$1,857,371. Four of the projects are continuation of work funded by previous CPA appropriations. All are collaborations with one or more Arlington organizations. All but 2 will be jointly funded by the awardees. Helmuth listed the CPA revenues available (Ref 3), a conservative estimate he said, and showed that after including administrative expenses of \$78,885, the remaining funds total \$412,011 or 18% of the funds available. A final chart (Ref 4) is a map of Arlington showing the locations of each of the 6 projects spread across the town.

Members asked numerous questions about how CPA works. Members of the CPAC answered in detail.

VOTED to support the CPAC proposal. Unanimous

The meeting adjourned early because the snow had begun to fall heavily.

COMMITTEE.

RESERVE FUND Balance: \$1,436,230.17

Peter Howard 3/8/18

Ref 1

Ref 2

Ref 3

FY19 CPA Project Summaries

1. Hardy Elementary Playground Study

\$39,500 – School Department/Town of Arlington

- Comprehensive plan for playground needs at Hardy School in response to growing enrollment, limited space, and the six-classroom addition slated for completion in early 2019.
- Robust parent and public input process (with Hardy School Council)
- Design and construction documents for a new Chandler Street playground
- Playground construction is in the FY19 Capital Plan.

2. Historic Preservation of the Jason Russell House

\$72,348 – Arlington Historical Society

- Restoration work scheduled for this year in the Condition Assessment and Preservation Plan funded by CPA in 2016.
- Framing examination and insect treatment of the west wall sills, historic window restoration, foundation repair under the west sills, ceiling restoration in the store room and caretaker's cottage bedroom, fire and sprinkler upgrades and electrical upgrades in the caretaker's cottage.
- Applying for matching funds that, if awarded, would reduce the CPA budget by \$29k

3. Downing Square/ Broadway Initiative

\$500,000 – Housing Corporation of Arlington (HCA)

- Aid in the creation of 48 units and 1 acre of new affordable housing in two Arlington parcels, one at 19R Park Ave (Downing Square) and another at 117 Broadway.
- Follows a \$100,000 FY18 CPA appropriation for construction costs
- This grant agreement will also reserve funds for construction costs
- Construction start slated for January 2019
- Occupancy slated for January 2021

4. Mill Brook Linear Park Pilot- Wellington Park Phase II

\$172,523 – Mystic River Watershed Association

- Planning and design flowing from the pilot study funded with FY18 CPA award (\$56,783).
- Focuses on Wellington Park and the Mill Brook Corridor, from Brattle St to Grove Street.

- In collaboration with: Town of Arlington Planning and Community Development, Redevelopment Board, Park and Recreation Commission, Conservation Commission, Mill Brook Working Group, Open Space Committee, residents & abutters.
- Components to produce a “shovel ready” project:
 - Design and Environmental Assessment: Wellington Park Schematic Design – Create a park design and revitalization plan (including 100% design and construction documents) with new design features and planting schemes that enhance the viewshed towards and along the Brook, restore public access, improve entrances and circulation within the park, and enhance the ecological value of the riparian edge of the brook.
 - Feasibility of Mill Brook Path from Grove to Brattle Street: Identify feasibility of and propose alignment of an ADA-compliant walking path along Mill Brook from Grove to Brattle Street.
 - Phasing, cost estimates and public/private funding plan for implementation

5. Preservation of Exterior Envelope of Old Schwamb Mill

\$82,000 - Schwamb Mill Preservation Trust

- Historically correct preservation, re-puttying, and painting of window sashes in the main Mill building (appx 87 windows);
- Conservation and repainting of window sills; scraping and repainting of exterior clapboards, doors, and trim;
- Repointing and repair of brick foundation in damaged areas.

6. Arlington Reservoir Design and Engineering and Phase I Construction

\$991,000 - Park and Recreation Commission

- Design, engineering and construction of Phase I of the Arlington Reservoir Master Plan (funded last year by \$100,000 CPA award).
- Critical repair and rehabilitation of mechanical building and equipment to ensure continued operation of bathing beach (revenue generating).
- Pilot area of perimeter trail improvements for erosion control, removal of invasive plant species, new trail surfacing.
- *Phase 2 work (after FY19) is likely to be funded by non-CPA sources (capital plan).*

CPAC VOTED FY19 PROJECT RECOMMENDATIONS

Project Name	CPA Category	Applicant	Awardee	CPA Appropriation	Total Project Estimate
1 Hardy Elementary Playground Study	Recreation	Arlington Public Schools	School Department/Town of Arlington	\$ 39,500	\$ 39,500
2 Restoration of the Jason Russell House	Historic Preservation	Arlington Historical Society	Arlington Historical Society	\$ 72,348	\$ 260,000
3 Downing Square/ Broadway Initiative	Community Housing	Housing Corporation of Arlington (HCA)	HCA	\$ 500,000	\$ 19,200,200
4 Mill Brook Linear Park Pilot-Wellington Park Phase II	Recreation	Mystic River Watershed Association	MYRWA	\$ 172,523	\$ 172,523
5 Preservation of Exterior Envelope of Old Schwamb Mill	Historic Preservation	Schwamb Mill Preservation Trust	Schwamb Mill Preservation Trust	\$ 82,000	\$ 105,000
6 Arlington Reservoir Design and Engineering and Ph 1 Construction	Open Space	Park and Rec Comm, ConComm, Reservoir Committee	Park and Recreation Commission	\$ 991,000	\$ 4,243,302
				\$ 1,857,371	

FY19 AVAILABLE CPA FUNDS (Projected)	
Projected Revenue	
FY19 Local CPA Surcharge	\$ 1,412,355
FY19 State Match	\$ 165,349
Additional Funding Sources	
Unrestricted CPA Fund Balance	\$ 770,563
	\$ 39,141
	\$ 47,736
	\$ 45,984
	\$ 23,433
	\$ 614,270
Total Projected Funds Available for Appropriation	\$ 2,348,267

NOTES
 FY18 Projected Revenue with 2.5% increase
 12% match (preliminary estimate) on FY18 projected collections
 Jan est

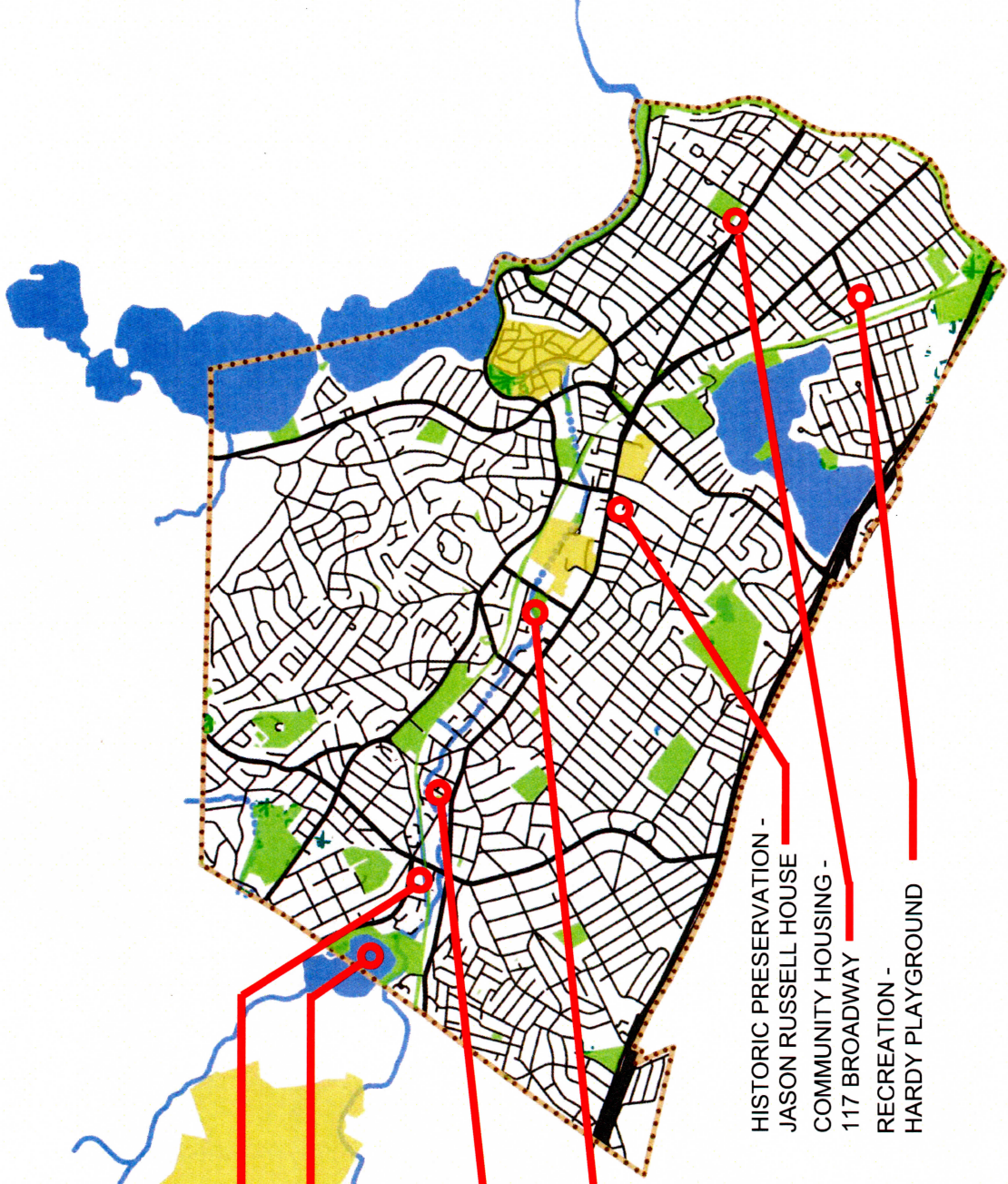
FY19 BUDGET RECOMMENDED TO TOWN MEETING	
CPA Project Appropriations	
Hardy Elementary Playground Study & Plans	\$ 39,500
Restoration of the Jason Russell House	\$ 72,348
Downing Square Broadway Initiative	\$ 500,000
Mill Brook Linear Park Pilot Phase II	\$ 172,523
Preservation of Exterior Envelope of Old Schwamb Mill	\$ 82,000
Arlington Reservoir Design and Engineering and Phase 1 Construction	\$ 991,000
Additional Appropriations	
CPAC Administrative Expenses Reserve Account	\$ 78,885
Total Projected Appropriations	\$1,936,256
Projected CPA fund balance after recommended appropriations	\$ 412,011

NOTES:
 Playground construction would occur summer 2019
 Phase II of a long-range ~\$250K project
 \$600K total CPA funds dedicated to \$19.2M project
 Design and construction docs for a projected \$1M construction
 Phase 2 Construction projected at \$2.9M
 5% of FY19 projected revenue; unspent balance closes to CPA Fund



- Open Space
- Town, State, or Private
- Other Town Owned
- Wetlands
- Town Boundary
- Roads - Class 1-6 (for Town E
- Major Road
- Local Road
- Driveway
- Water Line
- Water Body

Ref 4




COMMUNITY HOUSING -
DOWNING SQUARE
RECREATION SPACE -
RESERVOIR PHASE 1

HISTORIC PRESERVATION -
OLD SCHWAMB MILL

OPEN SPACE - MILL
BROOK LINEAR PARK

HISTORIC PRESERVATION -
JASON RUSSELL HOUSE
COMMUNITY HOUSING -
117 BROADWAY
RECREATION -
HARDY PLAYGROUND

 FY2019 PROJECTS

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Printed on 03/28/2016 at 10:17 PM