

Notes from CPA Committee Meeting – 6/5/12 @ 5:30 PM – Ackermann Room

CPA Committee Members Present: (8 of 9)

Bill Bibbins (Historical Commission)
Richard C. Rossi (Deputy City Manager/Chair CPAC)
Susan Schlesinger (Cambridge Resident)
William Tibbs (Planning Board)
Albe Simenas (Conservation Cmsn)
Gerald J. Clark (CHA)
Ellen Shachter (Resident)
Kevin Foster (Resident)

Attendees:

Sam Corda (Water Department Director)
Chris Cotter (CDD - Housing Director)
David Kale (Budget Director)
Karen Preval (Management Analyst – Executive Department)
Nancy Schlacter (Assistant to City Manager)
Charles Sullivan (Executive Director – Historical Commission)
Jennifer Wright (Executive Director - Conservation Commission)

The hearing convened at 5:40 PM. Deputy City Manager (and CPAC Chair) Richard C. Rossi introduced new CPAC member Kevin Foster and asked CPAC members to introduce themselves. Mr. Rossi then outlined the agenda for the meeting: a vote on fund balance transfers from completed CPA Historic Preservation projects to a new City Hall Roof replacement project; discussion of the potential purchase of watershed protection land in Lincoln, to be followed by a vote; a brief update on CPA financials; and anticipated CPA funds for FY13.

Mr. Rossi briefly described that the remaining fund balances on three completed historic preservation projects (Ft. Washington Turf/Irrigation Project, Golf Clubhouse Roof and City Hall Repainting) would be available for funding the design and bid development work for replacement of the City Hall slate roof. The estimate for this work was noted as \$100,000.

Historical Commission Executive Director Charles Sullivan provided a brief description of the City Hall slate roof replacement project. A vote on the transfers was unanimous in favor of transferring the unexpended balances to the roof project.

Mr. Rossi then introduced the proposal to purchase 53.6 acres of land from the DeNormandie family in Lincoln, MA, for \$1.1 million in CPA Open Space Reserve funds, to protect Cambridge watershed land. He noted that, if Cambridge agreed to purchase the Lincoln land, the Rural Land Foundation (RLF) would contribute \$300,000 toward the purchase, and would contribute an additional 20 +/- acres of nearby watershed land (for a total of approximately 74 acres). He further noted that the State Executive Office of Energy and Environmental Affairs (EOEEA) had approved a \$500,000 Drinking Water Supply Protection (DWSP) grant for use toward the purchase. Both the DWSP grant and RLF contributions would require a conservation

restriction be placed on the land. The total land purchase price (including the RLF and DWSP funds) would be \$1.9 million. In addition to the purchase price, costs for appraisals, surveying, boundary markers, title insurance and title search would total \$52,247, and could be funded with CPA Open Space Reserve Funds.

CPAC members discussed the benefits of the purchase. Albe Simenas noted that this purchase included developable land, not just wetlands, and that its location in WPA Zone A made it a highly desirable purchase from a water supply protection standpoint. Sam Corda, Director of the Water Department, noted that the RLF had been working for years to broker this deal, and that the potential to develop land so close to the sensitive watershed lands made it a particularly important parcel for protection. Ellen Shachter asked how purchase of the land would protect the watershed. Mr. Corda noted that the 11 or so buildable lots would require septic systems, introduce pollutants from landscaping and automobiles, introduce impermeable surfaces (roofs, driveways), etc. He noted that undisturbed natural landscape acts as a valuable water supply filter.

Following this CPAC discussion, Mr. Rossi asked for public comment. There was no comment. Mr. Rossi noted that both the Water Board and the Conservation Commission had voted unanimously in favor of the purchase and had provided letters reflecting those votes. The CPAC voted unanimously in favor of recommending the purchase and related costs with \$1,152,247 in Open Space Reserve funds.

Following the votes, Budget Director David Kale outlined estimated CPA funding for FY13 at \$9,650,000 or \$50,000 more than in FY12, despite the anticipated reduction in the state match from 27% to 22%. He noted that pending legislation might stabilize and/or increase the state match, if passed.

Mr. Rossi noted that, if passed, the pending legislation would provide Cambridge with greater flexibility in the use of Open Space funds from the first 10% allocation. He further noted that Cambridge has received over \$40 million in state match funding since the inception of the CPA. He noted that, if the legislation passes, it could be possible to use CPA Open Space funds to fund debt service on larger Open Space purchases.

Following this discussion, the dates of the remaining CPA process meetings were discussed and settled upon as follows: Tuesday, June 26 at 6:00 PM - Public Meeting to hear project recommendations; Tuesday, August 28 at 6:00 PM – Public Hearing on allocations to CPA funding categories; Tuesday, September 4 at 5:30 PM – CPAC votes on FY13 allocation percentages and project recommendations.

The meeting adjourned at approximately 6:00 PM.

Attachments:

Agenda

6/5/12 Memo to CPAC from CPAC Chair Rossi with regard to Historic Preservation
Transfers and Open Space Fund Appropriation

Map Re: DeNormandie Land Acquisition Project

6/4/12 Letter from ConCom Executive Director

5/24/12 Letter from Water Board President

CPA Summary of Expenditures, Available and Anticipated Funds