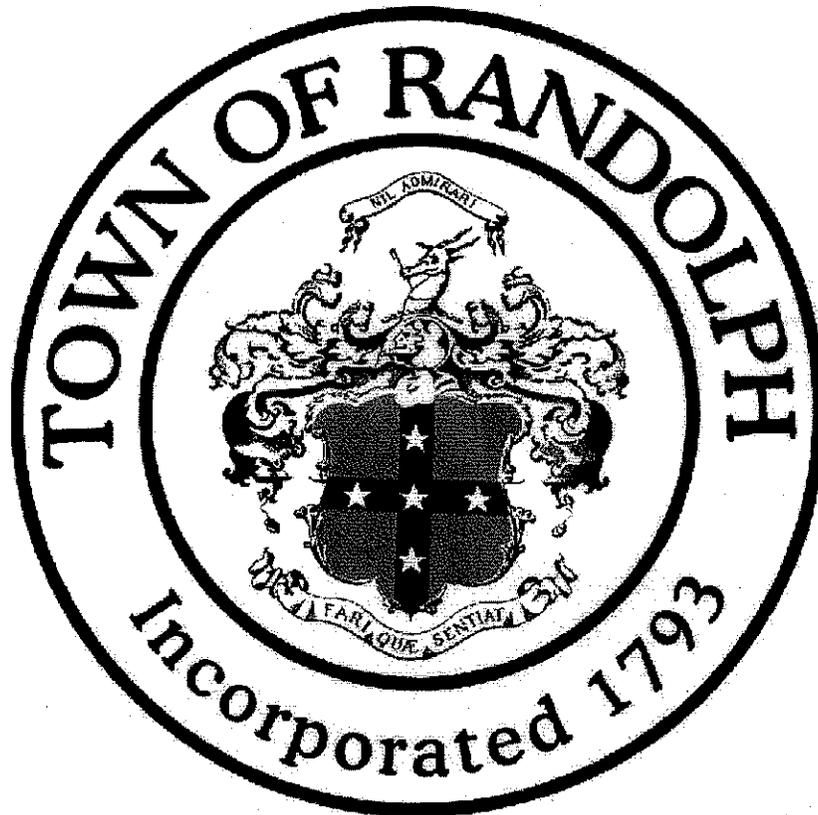


Town of Randolph

Report to the Town Council

FY 2014 Randolph Community Preservation Committee

May 2, 2013



Town of Randolph
FY 2014 CPC Report to the Town Council

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I. Overview of CPA

The Community Preservation Act (hereafter referred to as "CPA"), M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. In November 2004, Town Meeting voted a 2% annual real estate levy against real property. This was ratified at the Annual Town Election held on April 5, 2005. Town Meeting did accept two exemptions from this surcharge as permitted by law: an exemption of \$100,000 of the value of each taxable parcel of residential real property and an exemption for low income. Exemptions for low income applications are available in the Assessor's Office.

These CPA funds are to be used for four core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and to acquire, preserve and utilize land for recreational use. The Act also provides significant State matching funds.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. Until the CPA, there was no steady funding source for preserving and improving a community's infrastructure. The Community Preservation Act gives a community the funds needed to control its future

II. Summary of CPA in Randolph

Randolph's fiscal year 2014 CPA revenue of approximately \$600,000 is expected to be matched by the State in October 2013 at 20%.

Consistent with the terms of the CPA and with the Community Preservation Committee (hereafter referred to as "CPC") bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

Randolph Community Preservation Committee (as of May 2, 2013)

Conservation Commission appointee.....	Brian Howard, Chairman
At-large community member.....	(Vacancy)
Town Council member.....	Arthur Goldstein
Housing Authority member.....	Ron Lum
Business community member.....	Gerald Good
Chamber of Commerce member.....	Carline Olivier-Guerrier
Planning Board member.....	David Espinosa
Historical Commission member.....	Mary West
Open Space and Recreation Committee member.....	Raymond Carson

III. Activities of the Community Preservation Committee and Town Council

The Community Preservation Committee has met several times to discuss Randolph's CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document. Furthermore, for several of the projects, the CPC solicited additional information, such as outside reports and evaluations of the proposed projects.

The CPA Statute and the DOR Guidelines dictate that Town Council may only appropriate funds for a project pursuant to a recommendation of the CPC. The Statute and DOR Guidelines make clear that Town Council cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidelines dictate that Town Council cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee

IV. Applications Accepted by the Committee

Table 1 Applications Accepted

<i>Applicant Name</i>	<i>Project Type</i>	<i>Project Cost</i>	<i>Purpose</i>
Historical Commission	Historic Homes & Cemeteries Survey	\$21,500	Historic Preservation
Friends of The Randolph Dog Park	Randolph Dog Park Enhancements	\$6,000	Open Space & Recreation
CPC/Town Manager	Town Planner	\$25,000	Development
Turner Free Library Trustees	Windows/Weatherproofing	\$16,000	Historic Preservation
Town Planner	Powers Farm Phase II (Bond)	\$2.3 Million	Open Space & Recreation
Stetson Hall Trustees	Stetson Hall Improvements- Paving	\$82,964	Historic Preservation
Marc Craig-Recreation	Belcher Park Improvements	\$52,900	Open Space & Recreation
Town Manager/CPC	Housing Trust Fund*	\$75,000	Housing
Stetson Hall Trustees	Stetson Hall Improvements- Painting**	\$169,400	Historic Preservation

*Project tabled until Town Council creates a Housing Trust Fund- currently under review.

**Application was split into two separate requests. The painting project was tabled until applicant provides additional information.

Table 2 2014 CPA Expenditures Approved by Category/Type

Historic	
Historic Homes & Cemeteries Survey	\$21,500
Turner Free Library Windows/Weatherproofing	\$16,000
Open Space & Recreation	
Dog Park Enhancements	\$6,000
Belcher Park Improvements	\$52,900
General Reserve	
Town Planner	\$25,000
Bond Payment Land Purchases	\$141,000
Stetson Hall Improvements	\$82,964
Administrative	
FY2014 Administrative Costs	\$10,000
Borrowing- \$2.3 Million- Powers Farm Phase II	

A. Historic Homes and Cemeteries Survey (\$21,500- Historic)

The Historical Commission is looking to hire a consultant to document 69 high priority historic buildings and 3 cemeteries. The properties were selected because they were well-preserved examples of a style or form and/or buildings that represent a less common or unusual building form, style or material. Some buildings are within the possible North Main Street local Historic District, while still others were surveyed between 1977 and 1981 and are now recommended for further study for National Register. The Central Cemetery, St. Mary's and West (Oakland) Cemetery, have no documentation on file. This project will receive matching funds from a Massachusetts Historical Commission grant.

Committee's Comments:

Whereas one of the Community Preservation Act's core purposes is to preserve history and this project continues a previously approved survey and the project is receiving matching funding from the Massachusetts Historical Commission, the CPC feels this is a great use of CPA funding and a worthwhile project that will benefit the Town moving forward. We commend the Historic Commission for applying for the matching fund grants. It is important that we preserve our Town's rich history.

B. Dog Park Enhancements (\$6,000- Open Space & Rec)

The Randolph Dog Park has been very successful since it was created with the assistance of CPA funding back in 2012. The Friends of the Randolph Dog Park are seeking to enhance the foliage and create a natural buffer between the Dog Park and the neighbors on Ledge Hill Road. The funding will purchase 20 full-grown, White Pines that will be planted and maintained by the Friends of the Dog Park.

Committee's Comments:

Whereas the creation of access to open space, walking trails and a community gathering location, the CPC unanimously voted to support the application of the Friends of the

Randolph Dog Park in 2012. The Dog Park has been very popular with residents and supports multiple recreation uses of land currently owned by the Town and provides scenic views that are not easily accessible for most residents. The CPC supports the Dog Park and would like to assist in creating an additional natural buffer to the neighbors. The Dog Park has quickly become one of the most popular locations in Randolph.

C. Town Planner

(\$25,000 – General)

The Town Planner provides assistance to the Town Manager and Planning Board in support of the strategic goals of the Town Council through local and regional efforts. They manage the community and economic development efforts of the Town through a wide range of coordination and cooperation with departments, citizens, outside agencies, and other stakeholders. The Planner is responsible for supporting the activities of the Planning Board, the Community Preservation Committee and the Economic Development and Strategic Planning Committees of the Town Council.

Committee's Comments:

Whereas the CPC has made a continued commitment to fund the position of the Town Planner as we feel that this position is both critical to this Committee and the Town. This year the Committee is funding part of this position and the Town will supplement the remainder of the salary. The position has been a tremendous success and has been invaluable to the Town Manager, the Town Council, the Planning Board and the Community Preservation Committee. This position will continue to have an impact on the future development of our Town.

D. Turner Free Library Windows/Weatherproofing

(\$16,000- Historic)

As one of the most recognizable buildings in Crawford Square, The Turner Free Library is considered one of the most historic buildings in Randolph. The land and original structure was donated in 1874 by the Turner Family, the building serves as Randolph's only library, and is worthy of CPA funding. The request is for funding to replace the leaking "ceiling to floor" windows on the main floor on the Northeast side of the library. The single pane windows overlook the Veteran's Memorial at the intersection of North Main Street and Memorial Parkway originally installed in 1966. It is expected that the Library will see significant energy savings on heating and cooling costs with the energy efficient windows and will weatherproof the Library as well.

Committee's Comments:

Whereas part of the Community Preservation Act's core purposes is to preserve history and the CPC has an obligation to preserve one of the most historically significant buildings in Randolph and if put off until the future the costs will rise, the Committee feels this project will preserve the building integrity of the Library and ensure it continues to serve residents of all ages for years to come, the CPC feels this is proper use of funding. The Turner Free Library is one of our top gathering spots for our entire community.

E. Powers Farm Phase II

(\$2.3 Million- Borrowing)

In May 2012, the initial phases of development on the parcel were completed in the northeast quadrant of the park providing parking for 36 vehicles, a picnic pavilion, small play area and walking trails. The Town has facilitated public events and private rentals of the property since that time. This phase of the project will incorporate the recommendations outlined in the 5/2/2013

conceptual master plan including: Provide additional points of access to the property; Install permanent restroom facilities; Develop and install trail signage; Improve trail surfacing and provide additional trails; Provide improved access to Norroway Pond; Repair and reuse existing cottages/sheds at Norroway Pond; and Develop agricultural uses that support community needs. Additionally, it will address recommendations for immediate repairs and property management to ensure protection of the existing ecosystems while allowing for public use and enjoyment including: general vegetation control; pond vegetation and shore management; dam repairs; vegetated screening.

Committee's Comments:

Whereas the CPC considers the development of Powers Farm to be one our centerpiece projects as it will be creating a positive impact on present and future generations of our Town by creating walking trails, a community garden and a picnic pavilion; the improvements accomplished by this phase are expected to increase the number of private rentals resulting in a larger operating budget to maintain the property and the Town is applying for grant assistance through the Mass. Cultural Council to repair and repurpose the two cottages and surrounding area; the CPC considers this an ongoing project for the Town, the Committee is excited to endorse this phase of the project.

F. Bond Payment - Land Purchase (\$141,000 - General)

To complete an additional payment on the borrowing approved at Town Meeting to purchase Powers Farm (\$800,000), the Rent Property (\$425,000) and the Daly Property (\$175,000). In addition, this includes the second payment on the interest (BAN) for the construction of Powers Farm voted three years ago for \$296,000.

Committee's Comments:

Whereas the Committee has made a commitment to pay the land purchase bond in a ten-year period, instead of choosing a twenty-year bond, the CPC will save approximately \$225,000 in interest charges. This year's payment will be \$141,000.

G. Belcher Park Improvements (\$52,900- Open Space & Rec)

The Board of Recreation will be holding their Summer Recreation Program in Belcher Park for the first time in 65 years. The basketball court/paved recreation area located there is in dire need of repair. Previously this area has been used for skateboarding, street hockey and basketball. After further examination, it was determined that the court needs to be torn up, graded and re-installed. The existing fence will also be replaced and the court restriped.

Committee's Comments:

Whereas the Committee is committed to providing safe places for the Town's youth to play and this project would open the area up to residents all year long, the Committee supports this project. Belcher Park is one of Randolph's most wonderful locations and we should repair this portion created 65 years ago. The change in the CPA law now allows for CPA funds to be used to renovate recreational areas not created with CPA funds.

H. Stetson Hall Improvements- Paving (\$82,964- General)

The parking lot area at Stetson Hall is in dire need of repair. The building holds many functions attended by residents and needs to be repaired to ensure the safety of the public. The project has been reviewed by the DPW Superintendent and he recommended removal of the existing pavement, some leveling, repaving and lining and striping.

Committee's Comments:

Whereas the Committee is committed to preserving Stetson Hall and paid for \$2.4 million in renovations and improvements; the parking lot and handicap access have become safety concerns; the DPW Superintendent will be overseeing this project along with the Stetson Trustees and the CPC Committee; the Committee supports this project. The painting portion of this project has been tabled pending additional information.

I. Maintenance at RCMS Basketball Court and Devine Playground

This application was withdrawn.

J. Housing Trust Fund

This project has been tabled pending the creation of a Housing Trust by the Town Council.

V. Randolph CPC Financial Overview

See attached FY2014 recommendation spreadsheet.

VI. Acknowledgements

The Community Preservation Committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC members' questions, and the support the Committee has received from every department in Town; specifically, the Finance Director, Treasurer/Collector's Office, Town Accountant, Assessor's Office, Town Clerk/Registrar's Office, Town Planner, Town Counsel and Town Manager.

VII. Forward looking statement

The Community Preservation Committee encourages any interested party to contact the Committee to inquire as to whether or not a particular project is eligible for CPA funding.

Historically, the CPC has received minimal funding requests for affordable housing. To that end, Committee spokespersons have initiated meetings with the Massachusetts Affordable Housing Alliance, Habitat for Humanity and connected with other CPA communities to evaluate options that could be initiated in Randolph. The Committee expects to propose projects for funding in the next cycle.

Long-range funding is being evaluated for eventual purchase of additional open space parcels and the Committee's forms and applications are being redeveloped, rules and regulations updated and a public presence via the Town website established.

FY 2014 Community Preservation Committee Recommendations

	Received	2014 Appropriations	Balance
001 CPA General Fund Account			
FY14 local receipts	600,000		
State Match	120,000		
To Community Housing Account		-72,000	
To Open Space/Rec. Account		-72,000	
To Historic Preservation Account		-72,000	
To General Reserve Account		-494,000	
To Administrative Account		-10,000	
Total Reciepts for FY 2014	720,000		
002 Community Housing Account			
FY13 Balance	352,000		
Community Housing account 10% from CPA General Fund	72,000		
Total Account Balance	424,000		
Balance after 2014 appropriations			424,000
003 Open Space and Recreation Account			
FY13 Balance	72,000		
Open Space & Recreation account 10% from CPA General Fund	72,000		
Total Account Balance	144,000		
To the Friends of the Randolph Dog Park for Park Enhancements		-6,000	
To Marc Craig and Recreation for Belcher Park Improvements		-52,900	
Balance after 2014 appropriations			85,100
004 Historic Preservation Account			
FY13 Balance	131,984		
Historic Preservation account 10% CPA General Fund	72,000		
Pullback from FY'10 Belcher House	2,200		
Total Account Balance	206,184		
To the Historical Commission for an Historic Homes Survey		-21,500	
To Turner Free Library Trustees for Weatherproofing of North Side		-16,000	
Balance after 2014 appropriations			168,684
005 Administrative Account			
CPA Administrative account from CPA General Fund	10,000		
To CPA committee for expenses		-10,000	
Balance after 2014 appropriations			0
006 CPA General Reserve Account			
FY13 Balance	152,000		
General Reserve account from CPA General Fund	494,000		
Total Account Balance	646,000		
To Accountant for Town Planner		-25,000	
To Treasurer for Bond Payment- Land Purchases		-141,000	
To the Stetson Hall Trustees for Paving at Stetson Hall		-82,964	
Balance after 2014 appropriations			397,036
Total CPA All Accounts Balance			\$1,074,820

**** Borrowing for Powers Farm Phase II- \$2.3 Million****