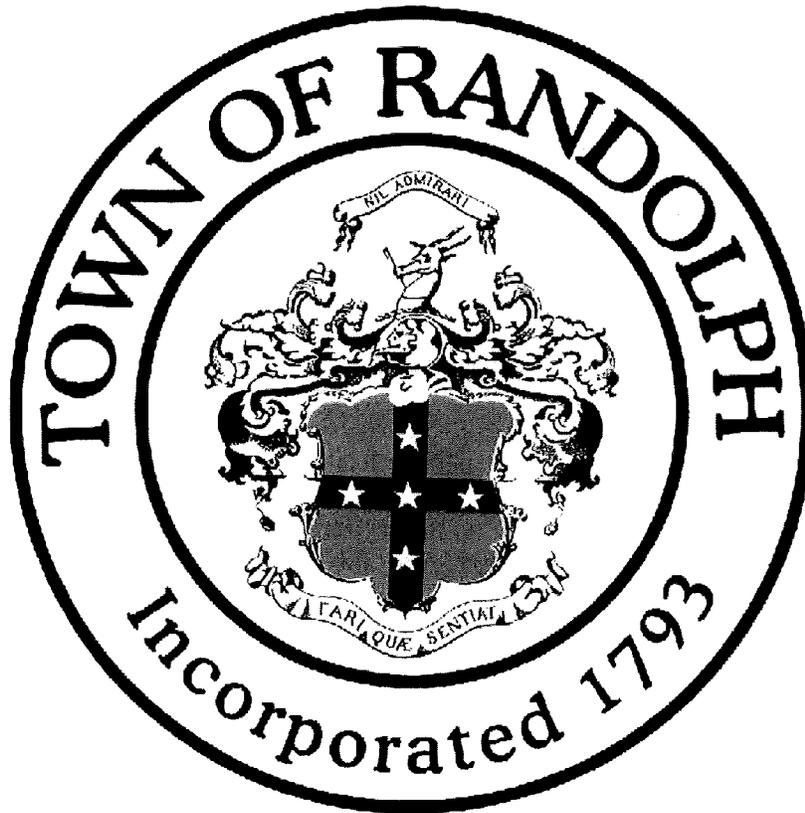


# Town of Randolph

## Report to the Town Council

*FY 2017 Randolph Community Preservation Committee*

*May 23, 2016*



**Town of Randolph**  
**FY 2017 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 2017 CPA revenue of approximately \$600,000 is expected to be matched by the State in October 2016 at 19%.

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, 2016)

Community Member- Resident.....	Brian Howard, Chairman
Town Council Member.....	Arthur Goldstein
Community Member-Business.....	Carline Olivier-Guerrier
Community Member- Resident.....	Gerald Good, Sr.
Conservation Commission Member.....	Vacant
Historical Commission Member.....	Mary West
Housing Authority Member.....	Ronald Lum
Open Space and Recreation Committee Member.....	Raymond Carson
Planning Board Member.....	Ronnie Bevis

## 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>
Town of Randolph- Town Manager	Playground Upgrades	\$10,000	Recreation
Town of Randolph- Conservation Agent	Powers Farm Pond Hydro-Raking	\$32,600	Open Space/Recreation
Town of Randolph- DPW Superintendent	Park- North Randolph Fire Station	\$50,000	Open Space
Town Planner	RICC- Outdoor Activities	\$15,000	Open Space/Recreation
Cannon Committee	Time Capsule Marker	\$2,755	Historic
Historical Commission	Interpretive Wayside Markers	\$3,588	Historic
Historical Commission	Old S. Wagon Road Sign	\$2,625	Historic
Town of Randolph- Town Manager- CPC	Town Planner Salary	\$26, 959	Administration, Open Space, Recreation, Historic, Housing

Table 2 2017 CPA Expenditures Approved by Category/Type

<b>Historic</b>	
Time Capsule Marker	\$2,755
Interpretive Wayside Markers	\$3,588
Old S. Wagon Road Sign	\$2,625
<b>Open Space &amp; Recreation</b>	
Playground Upgrades	\$10,000
Powers Farm Pond Hydro-Raking	\$32,600
Park- North Randolph Fire Station	\$50,000
RICC- Outdoor Activities	\$15,000
<b>General Reserve</b>	
Town Planner Salary	\$26,959
<b>Administrative</b>	
FY2016 Administrative Costs	\$10,000
<b>Payments</b>	
Bond Payment	\$387,037

A. Playground Upgrades

*(\$10,000 Recreation)*

Over the years, the Town and the CPA have built multiple playgrounds around Town. The youth of Town utilize the equipment and playground areas on a regular basis. The play areas get run down over time due to use and the environment. Playgrounds are in need of new mulch, repair of broken components, the purchase of new play items and more. By rehabilitating our playgrounds, we will enable the youth of the community to continue to enjoy them much longer. Each playground area will be assessed to determine the extent of repair/upgrades needed. This project would create a yearly review of replacement/upgrades on Town playgrounds funded by the CPA.

**Committee's Comments:**

**Whereas the CPC has built many playgrounds and made commitments in the past to support and upgrade the recreation and playground equipment around Town and this will prolong the life of the equipment and provide safe recreational opportunities for the residents around Town, the CPC feels this project meets the guidelines of the CPA and supports the project for funding.**

B. Powers Farm Pond Hydro-Raking

*(\$32,600-Open Space & Rec)*

The Pond at Powers Farm was very popular last year, but it needs some additional attention to make it healthier and more aesthetically appealing. Hydro-raking the pond to restore the depth through the removal of plan material and organic matter, will also increase available open water habitat for aquatic wildlife. Hydro-raking can remove up to a half acre of vegetation and the first six inches of organic debris per day on average. The hydro-raking would take place in the fall and is expected to take about 10 days.

**Committee's Comments:**

**Whereas the Town has made a commitment to Powers Farm and the use of the pond and the hydro-raking would reduce the overall nutrient loading of the pond, reduce the water quality issues and reduce nuisance and invasive plants, therefore the CPC feels this project meets the guidelines of the CPA and supports the project for funding.**

C. Park- North Randolph Fire Station

*(\$50,000-Open Space)*

This project will include the tear down of the existing North Randolph Fire Station at 920 North Main Street, dumpsters for the removal of materials, cleaning and creation of a park at the .28 acre parcel of land at 920 North Main Street, after the completion of the new Fire Station. The plot will then serve as a wonderful open space, green park in an otherwise busy area and possibly the location of a memorial to First Responders (to be planned in the future, not included in this application). All work would be completed by the Randolph DPW. They will need to secure rental equipment to perform the aforementioned work.

**Committee's Comments:**

**Whereas the Town has invested in the building of a new Fire Station and the existing station will need to be removed; there are wetlands located behind the property, so options for the space are limited; there is a unique opportunity to create open, green space in a busy area and the DPW will be conducting the work; the CPC feels this project meets the guidelines of the CPA and supports the project for funding.**

D. RICC- Outdoor Activities *(\$15,000- Recreation)*

The Town has had a demand for bocce and shuffleboard courts and other low-impact activities for residents of all ages. The proposed location for the outdoor activities is on Pleasant Street near the Ice Rink, the Gazebo, Imagination Station, youth baseball and softball fields and proposed Intergenerational Community Center. A shuffleboard and two bocce courts along with four outdoor chess/gaming tables would provide social and recreational activities for users of all ages and abilities.

**Committee's Comments:**

**Whereas the CPA supports recreational opportunities and there is a demand for low-impact outdoor recreational opportunities for residents and the installation of bocce and shuffleboard courts and chess/gaming tables would provide the facilities for this type of activity, the CPC feels this project meets the guidelines of the CPA and supports the project for funding.**

E. Time Capsule Marker *(\$2,755- Historic)*

A time capsule was placed at Stetson Hall back in 2011. The Cannon Committee would like to place a granite marker indicating its location and detailing when it should be opened. This location is fitting since there is a Civil War Monument and the date of opening the capsule is the 200th anniversary of the Civil War.

**Committee's Comments:**

**Whereas the CPA supports historic preservation, and marking the historical time capsule to be opened at an historic time, the CPC feels this project meets the guidelines of the CPA and supports the project for funding.**

F. Grove Street Marker *(\$8,000- Denied)*

The engraving and installation of a granite marker at the Grove Street entrance to Powers Farm. The marker would be 60" x 8" x 36," installed on completion of the boardwalk and would identify the new multi-modal entrance into Powers Farm.

**Committee's Comments:**

**Whereas although the CPA supports historic preservation, and supports marking this entrance at Powers Farm, the CPC feels this project is cost prohibitive; the size and scope of the project should be reviewed and therefore the project should not be done at this time.**

G. Interpretive Wayside Markers *(\$3,588- Historic)*

The Historical Commission would work with a sign maker to create two interpretive wayside markers. One would be placed at the corner of Depot Street and Warren Street (in the grass near the current rail road tracks). The second would be located at the corner of Reed Street and North Main Street and Old Street (in the island in front of Milton Monument). Both signs would have interesting images and text about the history of each respective geographic area.

**Committee's Comments:**

**Whereas the CPA encourages the preservation of historical things and places and the Historical Commission would be providing the community with historical information through the installation of these signs, the CPC feels this project meets the guidelines of the CPA and supports the project for funding.**

H. Old S. Wagon Road Sign *(\$2,625- Historical)*

The Historical Commission, working with a sign maker will create a new sign to replace a 40 year old, existing sign behind Stetson Hall that indicates historical places and dates; that is in dire need of repair. The sign will be similar to other existing Town signs.

**Committee's Comment:**

**Whereas the CPA encourages the preservation of historical things and places and the Historical Commission would be providing the community with historical information through the repair of this sign, the CPC feels this project meets the guidelines of the CPA and supports the project for funding.**

I. Town Planner *(\$26,959 – General)*

The Town Planner provides assistance to the CPC, 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. The CPC is a part-time committee and the Town Planner conducts the daily oversight of the CPA funded projects on the committee's behalf. This position will continue to have a positive impact on the future development of our Town.**

J. Bond Payment *(\$387,037)*

The Town Accountant has determined a bond payment of \$387,037 this year. The current debt of \$2,245,000 for the land purchase of Powers Farm, the Rent Property, the Daly Property and the construction of Powers Farm Phase One and Phase Two is scheduled for a 10-year payoff.

**Committee's Comments:**

**Whereas the Committee must pay the obligated amount on any CPC related bonding, the committee recommends this year's bond payment of \$387,037.**

V. Randolph CPC Financial Overview

See attached FY2017 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 2017 Community Preservation Committee Recommendations**

	Received	2017 Appropriations	Balance
<b>001 CPA General Fund Account</b>			
FY17 local receipts	\$600,000		
State Match	\$120,000		
Bond Payment FY'17 (includes \$17,598.96 from FY'15)	-\$387,037		
To Community Housing Account		\$72,000	
To Open Space/Rec. Account		\$72,000	
To Historic Preservation Account		\$72,000	
To General Reserve Account		\$124,562	
To Administrative Account		\$10,000	
Total Receipts for FY 2017	\$332,963		
<b>002 Community Housing Account</b>			
FY16 Balance	\$16,201		
Community Housing account 10% from CPA General Fund	\$72,000		
Total Account Balance	\$88,201		
Balance after 2017 appropriations			\$88,201
<b>003 Open Space and Recreation Account</b>			
FY16 Balance	\$109,801		
Open Space & Recreation account 10% from CPA General Fund	\$72,000		
Total Account Balance	\$181,801		
To Town Manager: Playground Upgrades		-\$10,000	
To Conservation Agent: Powers Farm Pond Hydro-Raking		-\$32,600	
To DPW Supt: Park- North Randolph Fire Station		-\$50,000	
To Town Planner: Community Center Outdoor Activities		-\$15,000	
Balance after 2017 appropriations			\$74,201
<b>004 Historic Preservation Account</b>			
FY16 Balance	\$90,385		
Historic Preservation account 10% CPA General Fund	\$72,000		
State Grant Received- Historic Survey	\$12,500		
Total Account Balance	\$174,885		
To Cannon Committee-Time Capsule Marker		-\$2,755	
To Historic Commission- Interpretive Wayside Marker		-\$3,588	
To Historic Commission- Sign- Old South Wagon Trail		-\$2,625	
Balance after 2017 appropriations			\$165,917
<b>005 Administrative Account</b>			
CPA Administrative account from CPA General Fund	\$10,000		
To CPA committee for expenses		-\$10,000	
Balance after 2017 appropriations			0
<b>006 CPA General Reserve Account</b>			
Projected FY16 Balance	\$25,948		
General Reserve account from CPA General Fund	\$124,562		
Total Account Balance	\$150,510		
To Town Accountant- Town Planner Salary		-\$26,959	
Balance after 2017 appropriations			\$123,551
<b>Total CPA All Accounts Balance</b>			<b>\$451,870</b>

Outstanding Debt= \$2,245,000