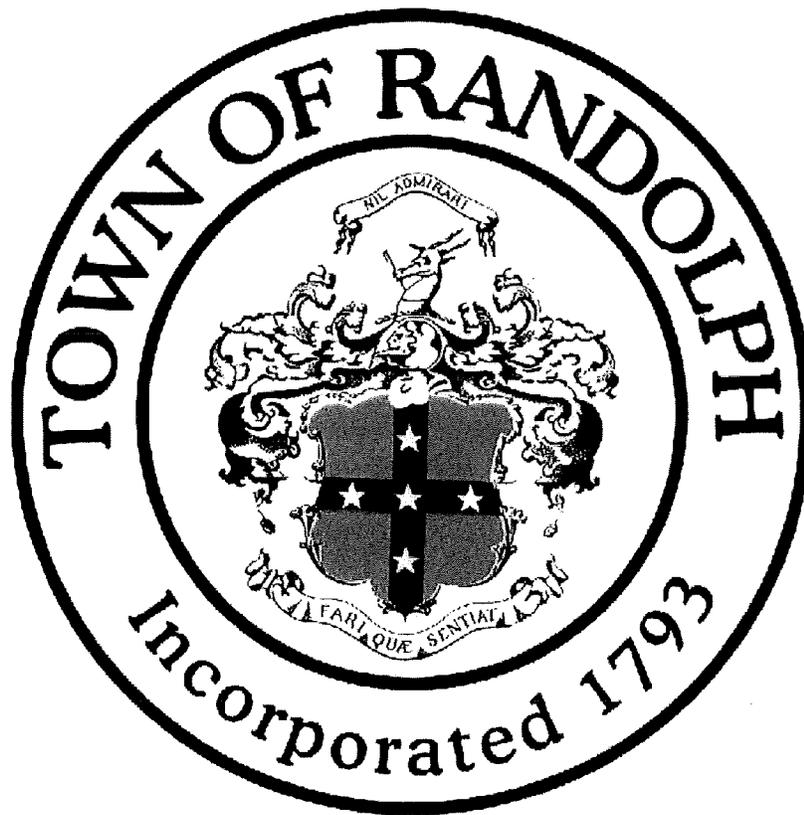


Town of Randolph

Report to the Town Council

FY 2016 Randolph Community Preservation Committee

April 7, 2015



Town of Randolph
FY 2016 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 2016 CPA revenue of approximately \$600,000 is expected to be matched by the State in October 2015 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 March 1, 2015)

- 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.....Matt Brown
- Historical Commission Member.....Mary West
- Housing Authority Member.....Ron 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 Clerk	Tower Hill Playground Improvements	\$7,500	Recreation
Town of Randolph- Town Planner	Bicycle Trail Master Plan	\$75,000	Recreation
Town of Randolph- School Department	RCMS/Young School Tennis Court Improvements	\$105,000	Recreation
Town of Randolph- Town Manager-CPC	Town Planner Salary	\$28,017	Administration, Open Space, Recreation, Historic, Housing
Town of Randolph- Town Planner	Open Space & Master Plan	\$200,000	Open Space
Town of Randolph- Town Planner	Grove Street Trail	\$600,000	Open Space & Recreation

Table 2 2016 CPA Expenditures Approved by Category/Type

Historic	
Open Space & Recreation	
Tower Hill Playground	\$7,500
General Reserve	
Town Planner Salary	\$28,017
Bicycle Trail Master Plan	\$75,000
RCMS/Young School Tennis Courts	\$105,000
Open Space & Master Plan	\$200,000
Administrative	
FY2016 Administrative Costs	\$10,000
Bond	
Grove Street Trail	\$600,000
Payments	
Bond Payment	\$375,773

A. Tower Hill Playground *(\$7,500 Recreation)*

The playground at the former Tower Hill School has not been maintained since the site was closed as an early childhood center. However, the playground continues to be used by the residents of the Lafayette/High Street area. To make the playground safer, new mulch, sand and swings are needed along with the sanding and repainting of some areas of the play structures.

Committee's Comments:

Whereas the CPC has made commitments in the past to support and maintain the recreation and playground equipment around Town and the maintenance done now will prolong the life of the equipment and provide safe recreational opportunities for the residents in the Lafayette /High Street area, the CPC feels this project meets the guidelines of the CPA and supports the project for funding. This is a wonderful playground that specifically serves both toddler and kindergarten age children.

B. Bicycle Trail Master Plan *(\$75,000-General)*

This project would develop a master plan for the Town that results in an actionable, prioritized plan that guides the Town in implementing infrastructure that improves connectivity between parks, employment and recreational centers, residential areas and regional trails to promote bicycling and walking for transportation and recreation.

Committee's Comments:

Whereas the Town has made a commitment to existing parks increasing their use by residents and visitors, and many of the destinations are not connected with any access point, the CPC feels this plan would facilitate the development of those connections providing ease of non-vehicular access to those parcels. In addition, this plan would assist in the Safe Routes to School initiative including integration of biking routes with public transportation promoting a healthy lifestyle, therefore the CPC feels this project meets the guidelines of the CPA and supports the project for funding.

C. RCMS/Young School Tennis Courts *(\$105,000-General)*

Since the tennis courts at the JFK School were converted into basketball courts, the tennis courts at the RCMS and the Young School have gained in popularity and are constantly in use. Other than small patches to the courts, they have not been professionally serviced in over 15 years. The RHS Tennis Team uses the RCMS courts for the games and practices. The court surfaces will be leveled out, cracks repaired and filled with an acrylic sealant, then repainted, relined, poles that hold up the nets will either be repaired or replaced depending on their condition and surrounding fencing will be repaired.

Committee's Comments:

Whereas the Town and the CPC have made commitments to support recreational opportunities for the residents of Town, and these courts have not been properly serviced in at least 15 years, and the courts have suffered further damage after this winter, the CPC feels this project meets the guidelines of the CPA and supports the project for funding.

D. Town Planner

(\$28,017 – 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. This position will continue to have a positive impact on the future development of our Town.

E. Open Space & Master Plan

(\$200,000- General)

The Master Plan was completed in 1999, accepted by Town Meeting in 2000 and has not been updated since. The Open Space & Recreation Plan was developed in November 2000, and updated in 2009, but is no longer an “active plan,” making the Town ineligible for state/federal funds relative to open space & recreation. The Master Plan serves as an actionable plan driving decisions for transportation and traffic, community facilities, neighborhoods and housing, parks and open space, land use, conservation land and the overall development in the Town. Typically Master Plans are updated every 10 years and may be required for the receipt of any state/federal funding.

Committee’s Comments:

Whereas both the open space & recreation and master plans will help guide recommendations and decisions that affect the overall community and the CPC; the Town will benefit when applying for federal/state funding which we may not be eligible based on the current plans being out-of-date, the CPC feels this project meets the guidelines of the CPA and supports the project for funding. The two plans will help drive the agenda for the CPC for years to come, especially in affordable housing.

F. Grove Street Trail

(\$600,000- Bond)

This project includes the installation of an 8’ wide trail system that begins at Grove Street (between #115 Grove and #137 Grove), travels through the varied ecosystems within the property and connects to an existing trail network on Powers Farm. The proposed boardwalk system that would traverse the wettest parts of the site are to be constructed of pressure treated timber with helical pier foundations that minimize obstruction of flood plain storage capacity and native soil disturbance. The pathway is to navigate the site in a manner that minimizes vegetation removal and that takes advantage of areas where tussock sedge is less than 18-20” in height. Project costs include erosion control mechanisms, vegetation removal, construction of the trail and boardwalk, signage, permitting, etc..

Committee's Comments:

Whereas the CPC and the Town have made commitments to Powers Farm, this project entails the design and construction of a trail and boardwalk system to connect the Goldstein Open Space parcel to Powers Farm through a 1.35 acre lot the Town acquired in 2013 specifically for this goal, the residents would be able to enjoy the natural environment and open space remaining in Town while promoting healthy lifestyles, the CPC feels this projects meets the guidelines of the CPA and supports the project for funding.

G. Bond Payment

(\$375,773)

The Finance Director has determined a bond payment of \$375,773 this year. The current debt of \$2,875,000 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 \$375,773.

V. Randolph CPC Financial Overview

See attached FY2016 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 2016 Community Preservation Committee Recommendations

	Received	2016 Appropriations	Balance
001 CPA General Fund Account			
FY16 local receipts	600,000		
State Match	207,237		
Bond Payment FY'16	-375,773		
To Community Housing Account		72,000	
To Open Space/Rec. Account		72,000	
To Historic Preservation Account		72,000	
To General Reserve Account		205,464	
To Administrative Account		10,000	
Total Receipts for FY 2016	431,464		
002 Community Housing Account			
FY15 Balance	469,201		
Community Housing account 10% from CPA General Fund	72,000		
Total Account Balance	541,201		
To Town Accountant for purchase of 391 South Street		-525,000	
Balance after 2016 appropriations			16,201
003 Open Space and Recreation Account			
FY15 Balance	45,301		
Open Space & Recreation account 10% from CPA General Fund	72,000		
Total Account Balance	117,301		
To Town Clerk for Tower Hill Playground Renovations		-\$7,500	
Balance after 2016 appropriations			109,801
004 Historic Preservation Account			
FY15 Balance	18,385		
Historic Preservation account 10% CPA General Fund	72,000		
Total Account Balance	90,385		
Balance after 2016 appropriations			90,385
005 Administrative Account			
CPA Administrative account from CPA General Fund	10,000		
To CPA committee for expenses		-10,000	
Balance after 2016 appropriations			0
006 CPA General Reserve Account			
Projected FY15 Balance	478,501		
General Reserve account from CPA General Fund	205,464		
Total Account Balance	683,965		
To Town Planner for Bicycle Trail Master Plan		-75,000	
To School Dept. for RCMS/Young School Tennis Courts		-105,000	
To the Town Planner for Open Space & Master Plans		-200,000	
To Town Manager for Town Planner Salary		-28,017	
To Town Accountant for purchase of 391 South Street		-125,000	
To the Town Planner for the Purchase of 584 North Main St.		-125,000	
Balance after 2016 appropriations			25,948
Total CPA All Accounts Balance			\$242,335

**** Bond for \$600,000- Grove Street Trail****