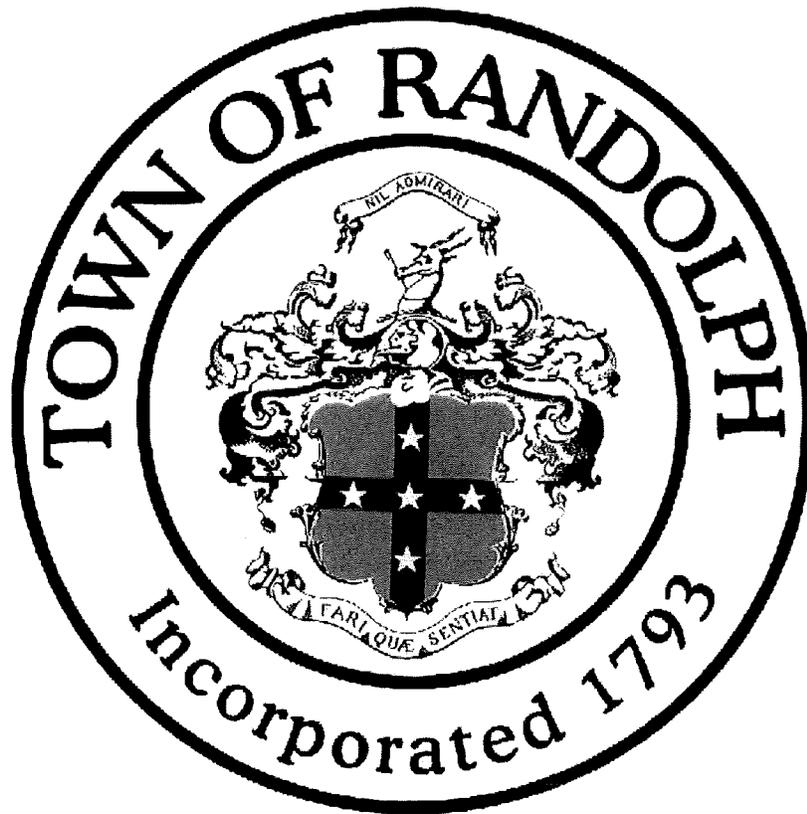


# Town of Randolph

## Report to the Town Council

*FY 2018 Randolph Community Preservation Committee*

*May 22, 2017*



**Town of Randolph**  
**FY 2018 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 2018 CPA revenue of approximately \$600,000 is expected to be matched by the State in October 2017 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 1, 2017)

Housing Authority Member.....	Ronald Lum, Chairman
Recreation Committee Member.....	Raymond Carson, Vice Chairman
Town Council Member.....	Arthur Goldstein
Community Member-Business.....	Bruce Fleischmann
Community Member- Resident.....	Gerald Good, Sr.
Community Member- Resident.....	Marcell Robateau
Conservation Commission Member.....	James Pasman
Historical Commission Member.....	Mary West
Planning Board Member.....	Alexandra Alexopoulos

## 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>
Recreation Dept.-Keri Sullivan	Belcher Park Basketball Hoops	\$10,000	Recreation
Town of Randolph-Town Manager- CPC	Town Planner Salary	\$26,959	Administration, Open Space, Recreation, Historic, Housing
Historical Commission	Archival Assessment Plan	\$5,800	Historic
Councillor Jim Burgess	War Memorials Lighting	\$15,000	Historic
Town of Randolph Conservation Commission	Glovers Brook Rehabilitation	\$30,000	Open Space
Town of Randolph-Conservation Commission	Belcher Park Pond Restoration	\$12,000	Open Space
Town of Randolph-Conservation Commission	Noroway Pond Restoration	\$55,000	Open Space

Table 2 2018 CPA Expenditures Approved by Category/Type

<b>Historic</b>	
Archival Assessment Plan	\$5,800
War Memorials Lighting	\$15,000
<b>Open Space &amp; Recreation</b>	
Belcher Park Basketball Hoops	\$10,000
Glovers Brook Pond Rehabilitation	\$30,000
Belcher Park Pond Restoration	\$12,000
Noroway Pond Restoration	\$55,000
<b>General Reserve</b>	
Town Planner Salary	\$26,959
<b>Administrative</b>	
FY2017 Administrative Costs	\$10,000
<b>Payments</b>	
Bond Payment	\$369,438

B. First Baptist Church Clock Restoration

*(No Action)*

The Church will be celebrating their 200<sup>th</sup> Anniversary in 2019, and the 1874 Howard Mechanical/Manual Wind Non-Automated-Non Electric Clock is in need of restoration. The exterior face is also in need of painting and adequate lighting installed.

**Committee's Comments:**

**Whereas more information was needed from the applicant and they were not present, and it was not clear if the need for a deed restriction was known to the applicant, the consensus of the CPC was to take no action at this time.**

C. Belcher Park Basketball Hoops

*(\$10,000 Recreation)*

The Recreation Department uses the Basketball Court at the Belcher Park Camp House during the summer recreation program. The court itself had previously been repaired using CPA funding. This application is for a commercial grade, outdoor, permanent basketball hoop system, to finish the court repairs. The DPW will be assisting the Recreation Department to install the permanent hoops.

**Committee's Comments:**

**Whereas the CPC had previously funded work at this site and the property is Town-owned land and this project will provide safe recreational opportunities for the residents, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.**

D. 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 and the CPC supports this project for funding.**

E. Archival Assessment Plan

*(\$5,800-Historic)*

The Historical Commission and the Town of Randolph have a vast treasure trove of historical materials accumulated over 40+ years. These boxes of photos, Town reports, manuscripts and records, clothing, relics, banners, etc.... need to be evaluated so that a plan for preservation, cataloguing and storage can be undertaken for future generations. Currently, the Town does not

have a centralized location for the storage and/or display of historical artifacts. This assessment will be the first step in determining what is needed and where to start.

**Committee's Comments:**

**Whereas one goal of the CPA is historic preservation and the CPC would like to have a safe and accessible place/way to store and view the historic artifacts of the Town, and this is the first step into properly maintaining the history of Randolph for future generations, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.**

F. Library Fountain

*(No Action)*

Back in the early 1960's, the Fish Fountain was built within the Turner Free Library in memory of Firefighter Paul Anderson. Many residents enjoy this unique library fixture, but the stone needs to be repointed and the pump system is in need of repair.

**Committee's Comments:**

**Whereas more information was needed from the applicant that was not available at the time of the meeting, the consensus of the CPC was to take no action at this time.**

G. War Memorials Lighting

*(\$15,000- Historic)*

In front of Town Hall there are War Memorials and a Veterans Walk of Honor remembering those Randolph men who were killed in action. This application would be used to light these memorials and ones in Crawford Square so residents can experience the history and remember those who have fallen, at times later in the day. Lighting will also be added to the flag poles, so the Town is following proper flag etiquette.

**Committee's Comments:**

**Whereas this application seeks to enhance the war memorials around Town, showcasing them and increasing public awareness and appreciation for Randolph's heritage and sacrifice for our country, it utilizes Town Departments to complete the work and it preserves history, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.**

H. Glovers Brook Rehabilitation

*(\$30,000- Open Space & Recreation)*

Glovers Brook is one of the larger waterways in Randolph. It was historically a navigable waterway used to move goods throughout the region. It currently has a large build-up of silt and sand and is vegetated by invasive, non-native species. By removing the invasive plant life and the silt and sand built up over time, the water source will be allowed to breathe and healthy vegetation and water life will thrive and clearer water will enter our water system. The installation of a silt basin will give the silt a place to settle preventing further build-up.

**Committee's Comments:**

**Whereas one goal of the CPA is to promote and preserve clean open spaces such as waterways, this Brook is one of the larger and historically significant in Town, and the Town enjoys the area surrounding the Brook for Arts in the Park and Summer Concerts at the Gazebo along with Imagination Station and the New Intergenerational Community Center and it is important to maintain the life of all waterbodies in the Town, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.**

I. Belcher Park Pond Restoration

*(\$12,000- Open Space & Recreation)*

Belcher Pond is located in historic Belcher Park and provides aesthetic, recreational and environmental resources for the park. It was determined that preservation of the Town's ponds and water resources is a major goal, by the Open Space and Recreation Plan. Over-fertilization and excessive nutrient loading over the years have caused the pond to be full of recurrent algae blooms, reduced transparency and dense aquatic vegetation that has impaired the functioning of the pond.

**Committee's Comments:**

**Whereas one goal of the CPA is to promote and preserve clean open spaces such as waterways, Belcher Park is utilized by residents for different recreational activities and if left as is, this Pond will dry up and disappear and it is important to maintain the life of all waterbodies in the Town, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.**

J. Norroway Pond Restoration

*(\$55,000- Open Space & Recreation)*

The Town has made an on-going commitment to Powers Farm and Norroway Pond. Last year the CPC approved the Hydro-raking of the pond as a first step to restoration. The pond is now used by residents for passive recreation and encouragement of wildlife habitation. Norroway pond is still in need of further remediation to restore it back to health and ensure the water can be enjoyed by generations to come.

**Committee's Comments:**

**Whereas one goal of the CPA is to promote and preserve clean open spaces such as waterways, the CPC is committed to Powers Farm as a way for residents to enjoy wildlife and passive recreational activities, preserving Norroway Pond will help improve the watershed's water quality, mitigate flooding in the area and improve the aesthetic, recreational and wildlife habitat functions of the pond, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.**

K. Bond Payment

*(\$369,438)*

The Town Accountant has determined a bond payment of \$369,438 this year. The current debt of \$1,930,000 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 \$369,438.**

V. Randolph CPC Financial Overview

See attached FY2018 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.

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 2018 Community Preservation Committee Recommendations

	Received	2018 Appropriations	Balance
<b>001 CPA General Fund Account</b>			
FY18 local receipts	\$600,000		
State Match	\$120,000		
Bond Payment FY'18	-\$369,438		
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 2018	\$350,562		
<b>002 Community Housing Account</b>			
FY17 Balance	\$88,201		
Community Housing account 10% from CPA General Fund	\$72,000		
Total Account Balance	\$160,201		
Balance after 2018 appropriations			\$160,201
<b>003 Open Space and Recreation Account</b>			
FY17 Balance	\$74,201		
Open Space & Recreation account 10% from CPA General Fund	\$72,000		
Total Account Balance	\$146,201		
To Recreation for Belcher Park Basketball Hoops		-\$10,000	
To Conservation Com. for Glovers Brook Rehabilitation		-\$30,000	
To Conservation Com. for Belcher Park Pond Restoration		-\$12,000	
To Conservation Com. for Norroway Pond Restoration		-\$55,000	
Balance after 2018 appropriations			\$39,201
<b>004 Historic Preservation Account</b>			
FY17 Balance	\$165,917		
Historic Preservation account 10% CPA General Fund	\$72,000		
Total Account Balance	\$237,917		
To Historical Commission for Archival Assessment Plan		-\$5,800	
To Councillor Burgess for War Memorials Lighting		-\$15,000	
Balance after 2018 appropriations			\$217,117
<b>005 Administrative Account</b>			
CPA Administrative account from CPA General Fund	\$10,000		
To CPA committee for expenses		-\$10,000	
Balance after 2018 appropriations			0
<b>006 CPA General Reserve Account</b>			
Projected FY17 Balance	\$123,551		
General Reserve account from CPA General Fund	\$124,562		
Total Account Balance	\$248,113		
To Town Accountant for Town Planner Salary		-\$26,959	
Balance after 2018 appropriations			\$221,154
<b>Total CPA All Accounts Balance</b>			<b>\$637,673</b>

Outstanding Debt= \$1,930,000