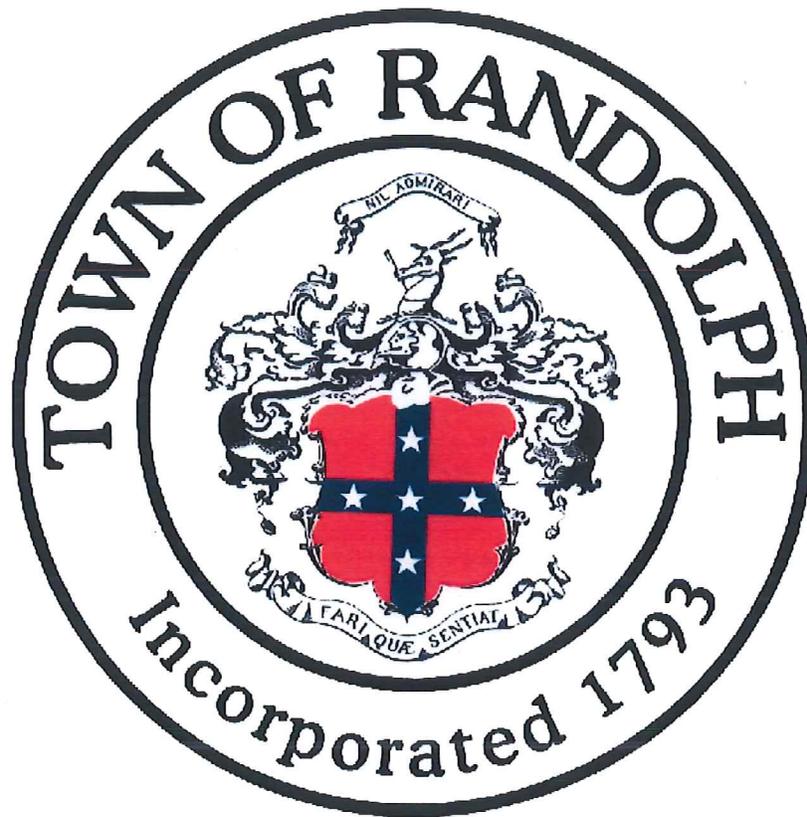


Town of Randolph

Report to the Town Council

FY 2020 Randolph Community Preservation Committee

May 20, 2019



Town of Randolph
FY 2020 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 2020 CPA revenue of approximately \$861,000 is expected to be matched by the State in October 2019 at 15%.

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, 2019)

- Housing Authority Member.....Ronald Lum, Chairman
- Recreation Committee Member.....Vacant
- 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>
Town of Randolph- Town Manager	Memorial Park at North Randolph Fire Station	\$20,000	Open Space
Town of Randolph- Town Manager	Town Hall Playground	\$50,000	Open Space & Recreation
Friends of the Randolph Dog Park	Randolph Dog Park Improvements	\$10,450	Open Space & Recreation
Town of Randolph- Conservation Commission	Reservoir Walk	\$8,500	Open Space
Historical Commission	Archival Cataloging & Preservation	\$24,659	Historic Preservation
Father Bills-Mainspring House	Randolph Veterans House	\$100,000	Housing

Table 2 2020 CPA Expenditures Approved by Category/Type

Historic	
Archival Cataloging & Preservation	\$24,659
Open Space & Recreation	
Memorial Park at N. Randolph Fire Station	\$20,000
Town Hall Playground	\$50,000
Dog Park Improvements	\$10,450
Reservoir Walk	\$8,500
Housing	
Randolph Veterans House	\$100,000
Administrative	
FY2020 Administrative Costs	\$49,562
Payments	
Bond Payment	\$504,075

A. Town Planner (\$29,413)

(Withdrawn)

B. Memorial Park at North Randolph Fire Station (\$20,000- Open Space)

This is the final phase of a previously approved project. This phase of the project includes the creation of a memorial park on the .28 acre parcel next to the new fire station in North Randolph, The open space will include landscaping, benches and a memorial stone to honor Randolph First Responders.

Committee's Comments:

Whereas this project had previously received CPA funding and this project will provide open space and a natural, landscaped setting for the residents to enjoy in North Randolph, and includes a memorial to First Responders the CPC feels this project meets the guidelines of the CPA and supports this project for funding.

C. Town Hall Playground (\$50,000- Open Space & Rec.)

The playground next to Town Hall is in disrepair, containing equipment that is old, dirty and some of the equipment is broken. The current equipment would be removed and disposed of. The area would be cleaned and mulch or other playground friendly substance would be put down. New equipment for pre-school through middle school aged children would be purchased and installed. Tables with coverings would be installed for those utilizing the area and/or employees to enjoy. Fencing would also be repaired and installed surrounding the area.

Committee's Comments:

Whereas this area is in disrepair, the CPC has made previous commitments to supporting playgrounds and areas around Town for residents of all ages to be active, healthy and enjoy, and this playground services the pre-school to middle school aged children unlike many in Town, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.

D. Dog Park Improvements (\$10,450- Open Space & Rec.)

The CPA funded the creation of the Randolph Dog Park back in 2011 and supported improvements/maintenance over the years. The dog park is in need of some fencing repairs and replacements around the perimeter and within the park itself. There are also some issues when it rains creating a need for regrading and the addition of stone by the stairs. Mulch and stone will be added throughout the park to replace that which has worn away over time. New waste stations are also needed due to damage in some cases and the popularity of the area.

Committee's Comments:

Whereas the CPC had previously funded the creation of the dog park as a great way to provide open space and recreation for residents and their dogs, and the dog park is very popular with residents and is in need of maintenance, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.

E. Reservoir Walk (Norroway Ave and Great Pond) (\$8,500-Open Space & Rec.)

As part of the Conservation Commission's efforts to preserve and protect the Town's natural resources and open space, this project will solve the current flooding of this section of the Reservoir Walk. The DPW will be utilized to assist the Conservation Commission in the

installation of new culvert drain pipes and rip rap along with improved grading to eliminate soil erosion and sediment deposits.

Committee's Comments:

Whereas one of the CPA's missions is to maintain open space and the Committee has made a commitment to recreation space in this area and the Conservation Commission has identified this issue as a chronic problem spot, and the DPW will assist with the repairs allowing for better access throughout the year along the pond, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.

F. Powers Farm- Invasive Vegetation *(\$39,000- Open Space)*

No Action

G. Enforme- Non-profit Incubator *(\$25,000)*

Withdrawn

H. Archival Cataloging & Preservation *(\$24,659- Historic)*

The Historical Commission and the Town of Randolph have a vast treasure trove of historical materials accumulated over 40+ years. This phase of the project will hire a student intern from Simmons College to begin the process of reviewing and sorting the items for storage, scanning and digitizing of the items and online sharing with researchers, in collaboration with the Turner Free Library.

Committee's Comments:

Whereas one goal of the CPA is historic preservation and the CPC would like to preserve the historic artifacts of the Town, and this is the next step in 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.

I. Randolph Veterans House *(\$100,000- Housing)*

Father Bill's & Mainspring House have chosen 26 Moulton Street as the location of a 10-unit Veterans Home in Randolph. The project would be in collaboration with the State and residents would have to meet federal and state criteria to qualify. Father Bill's & Mainspring will own and operate the property consisting of 10 rental units, a shared laundry, common space and staff office. The property would help qualified veterans end their homelessness and acquire services.

Committee's Comments:

Whereas one goal of the CPA is community housing and the CPC is always looking to support projects that provide this opportunity and the Committee supports veterans wanting to improve their lives by not being homeless and acquiring services to get back on their feet and this project would also count towards the Town's Affordable Housing numbers, the CPC feels this project meets the guidelines of the CPA and supports this project for funding.

J. Bond Payment *(\$504,075)*

The Finance Director has determined a bond payment of \$504,075 this year. The current debt of \$1,719,731 for the land purchase of Powers Farm, the Rent Property, the Daly Property and the

construction of Powers Farm and the Grove Street Trail Phases One and 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 \$504,075.

V. Randolph CPC Financial Overview

See attached FY2020 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 future cycles.

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 2020 Community Preservation Committee Recommendations

	Received	2020 Appropriations	Balance
001 CPA General Fund Account			
FY20 local receipts	\$861,949		
State Match	\$129,292		
Bond Payment FY'20	-\$504,075		
To Community Housing Account		\$99,124	
To Open Space/Rec. Account		\$99,124	
To Historic Preservation Account		\$99,124	
To Budgeted Reserve Account		\$164,516	
To Administrative Account		\$49,562	
Total Reciepts for FY 2020	\$487,166		
002 Community Housing Account			
FY19 Balance	\$181,963		
Community Housing account 10% from CPA General Fund	\$99,124		
Total Account Balance	\$281,087		
To Father Bill's/Mainspring- Randolph Veterans House		-\$100,000	
Balance after 2020 appropriations			\$181,087
003 Open Space and Recreation Account			
FY19 Balance	\$56,834		
Open Space & Recreation account 10% from CPA General Fund	\$99,124		
Total Account Balance	\$155,958		
To the Town Manager- Memorial Park at North Randolph Fire Station		-\$20,000	
To the Town Manager- Town Hall Playground		-\$50,000	
To the Friends of the Randolph Dog Park- Improvements to the Dog Park		-\$10,450	
To Concom- Reservoir Walk		-\$8,500	
Balance after 2020 appropriations			\$67,008
004 Historic Preservation Account			
FY19 Balance	\$344,779		
Historic Preservation account 10% CPA General Fund	\$99,124		
Total Account Balance	\$443,903		
To Historical Commission- Archival Cataloging & Preservation		-\$24,659	
Balance after 2020 appropriations			\$419,244
005 Administrative Account			
CPA Administrative account from CPA General Fund	\$49,562		
To CPA committee for expenses		-\$49,562	
Balance after 2020 appropriations			0**
006 CPA Budgeted Reserve Account			
Budgeted Reserve account from CPA General Fund	\$164,516		
Total Account Balance	\$164,516		
Balance after 2020 appropriations			\$164,516
Total CPA All Accounts Balance			\$831,855
Oustanding Debt- \$1,719,731			

**The Administration Acct. remaining balance gets turned back into the Budgeted Reserve at the end of the Fiscal Year.