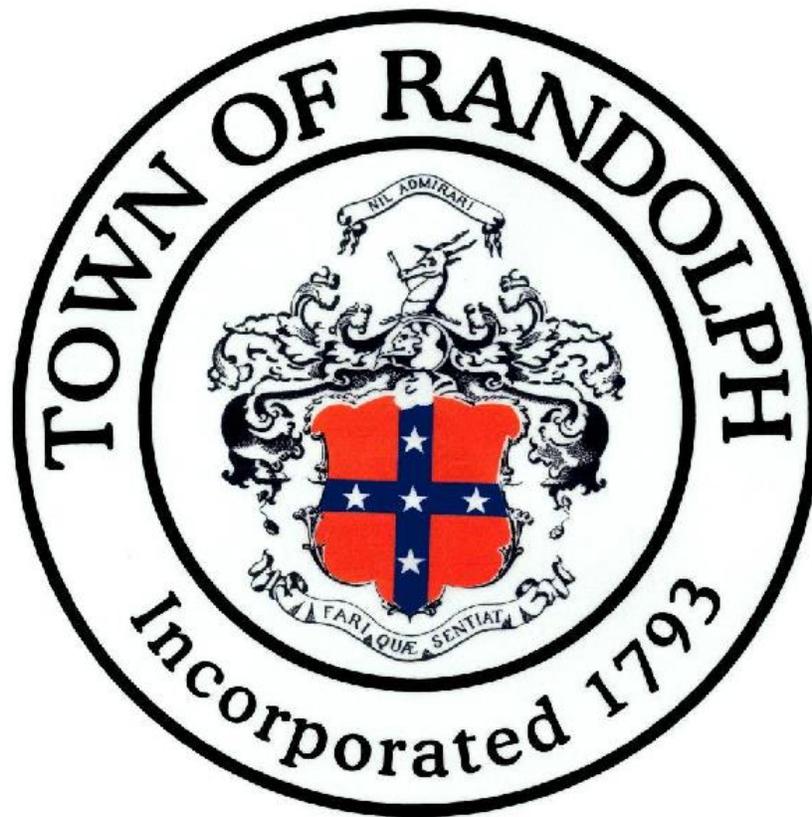


Town of Randolph

Report to the Town Council

FY 2022 Randolph Community Preservation Committee

June 21, 2021



Town of Randolph
FY 2022 CPC Report to the Town Council

Table of Contents

CPA Report

- I. Overview of CPA
- II. Summary of CPA in Randolph
- III. Activities of Community Preservation Committee
- IV. Applications Received
 - A. Dog Park Improvements- \$25,000
 - B. Theodore Luddington Memorial Park- \$85,000
 - C. Powers Farm Community Park Reinvigoration- \$53,631 (Not accepted)
 - D. Stetson Hall Backup Generator- \$148,500 (Not accepted)
 - E. Archival Digitizing- \$7,200
 - F. Powers Farm Signage- \$3,500 (Not accepted)
 - G. Belcher House Rehabilitation- \$494,193 (not accepted)
- V. Financial Overview
- VI. Forward Looking Statement

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 2022 CPA revenue of approximately \$987,481 is expected to be matched by the State in October 2021 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, 2021)

Housing Authority Member.....	Ronald Lum, Chairman
Recreation Committee Member.....	Vacant
Town Council Member.....	Ryan Egan
Community Member-Business.....	Bruce Fleischmann
Community Member- Resident.....	Gerald Good, Sr.
Community Member- Resident.....	Marcell Robateau
Conservation Commission Member.....	Vacant
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>
Friends of the Randolph Dog Park	Dog Park Improvements	\$25,000	Open Space
Library Director	Luddington Memorial Park	\$85,000	Open Space & Recreation
Historical Commission	Archival Digitizing	\$7,200	Historic Preservation

Table 2 2022 CPA Expenditures Approved by Category/Type

Historic	
Archival Digitizing	\$7,200
Open Space & Recreation	
Dog Park Improvements	\$25,000
Luddington Memorial Park	\$85,000
Administrative	
FY2022 Administrative Costs	\$59,249
Payments	
Bond Payment	\$357,591

A. Dog Park Improvements (\$25,000- 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. Mulch and stone will be added throughout the park to replace that which has worn away over time.

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.

B. Luddington Memorial Park (\$85,000- Open Space)

The Theodore Luddington Memorial Park is located between the Turner Free Library and the Randolph Central Fire Station. Some of the existing materials will be re-used and re-worked to create an ADA accessible walkway from Memorial Parkway to Turner Lane. This will enhance

pedestrian safety and allow for the creation of a patio area with benches and games for residents of all ages to enjoy.

Committee's Comments: Whereas one of the CPC goals is to create or re-create space within Town to enhance the lives of its residents, and this area is a highly trafficked area downtown and near the High School, the CPC feels this project will create a more accessible area for all residents and provide a space for passive recreation for all ages, meeting the guidelines of the CPA and thus supports this project for funding.

C. Powers Farm Community Park Reinvigoration (\$53,631)

Not accepted

D. Stetson Hall Backup Electric Generator (\$148,500)

Not accepted

E. Archival Digitizing (\$7,200- *Historic*)

The Historical Commission and the Town of Randolph have a vast treasure trove of historical materials accumulated over 40+ years. This is the final phase of the project will hire the same student intern from Simmons College as before to finalize 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 Omeka Program at the Turner Free Library to process access and education.

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.

F. Powers Farm Signage (\$3,500)

Not accepted

G. Belcher House Rehabilitation (\$494,193)

Not Accepted

I. Bond Payment (\$504,075)

The Finance Director has determined a bond payment of \$357,591 this year. The current debt of \$1,259,414 for Outdoor Recreation, Powers Farm and the Grove Street Trail Phases One and Two. Grove Street Trail Phase Two will be paid off September 2021. After the bond payment is made the remaining debt will be \$901,823.

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 \$357,591.

V. Randolph CPC Financial Overview

See attached FY2022 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.

FY 2022 Community Preservation Committee Recommendations

	Received	2022 Appropriations	Balance
001 CPA General Fund Account			
FY22 local receipts	\$987,481		
State Match	\$197,496		
Bond Payment FY22	-\$357,591		
To Community Housing Account		\$118,498	
To Open Space/Rec. Account		\$118,498	
To Historic Preservation Account		\$118,498	
To Budgeted Reserve Account		\$412,644	
To Administrative Account		\$59,249	
Total Receipts for FY 2022	\$827,386		
002 Community Housing Account			
FY21 Balance	\$33,461		
Community Housing account 10% from CPA General Fund	\$118,498		
Total Account Balance	\$151,959		
Balance after 2022 appropriations			\$151,959
003 Open Space and Recreation Account			
FY21 Balance	\$9,383		
Open Space & Recreation account 10% from CPA General Fund	\$118,498		
Total Account Balance	\$127,881		
To: Library Director for Luddington Memorial Park		-\$85,000	
To: Cheryl Sass for the Randolph Dog Park Improvements		-\$25,000	
Balance after 2022 appropriations			\$17,881
004 Historic Preservation Account			
FY21 Balance	\$293,618		
Historic Preservation account 10% CPA General Fund	\$118,498		
Total Account Balance	\$412,116		
To: Historical Commission- Archival Digitizing		-\$7,200	
Balance after 2022 appropriations			\$404,916
005 Administrative Account			
CPA Administrative account from CPA General Fund	\$59,249		
To CPA committee for expenses		-\$59,249	
Balance after 2022 appropriations			0**
006 CPA Budgeted Reserve Account			
Budgeted Reserve account from CPA General Fund	\$412,644		
Total Account Balance	\$412,644		
To: Town Manager- Land Purchase-Rear Niles Rd. (previously voted)		-\$110,000	
Balance after 2022 appropriations			\$302,644
Total CPA All Accounts Balance			\$877,400
Outstanding Debt- \$901,823			

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