



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, March 13, 2023, at 6:00 p.m.

This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.

Call to Order: Council President Alexopoulos called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), William Alexopoulos (In-Person), Richard Brewer (By Zoom), Natacha Clerger (In-Person), Ryan Egan (By Zoom), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person).

Pledge of Allegiance: Pledge of Allegiance led by Councillor C. Alexopoulos.

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Minutes:

1. Minutes of Town Council Meeting January 23, 2023

Motion to approve the Minutes of Town Council Meeting on January 23, 2023, made by Councillor O’Connell, seconded by Councillor Clerger.

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

2. Minutes of Town Council Meeting February 6, 2023

Motion to approve the Minutes of Town Council Meeting on February 6, 2023, made by Councillor C. Alexopoulos, seconded by Councillor Clerger.

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

Councillor Gordon entered the meeting via Zoom at 6:06 P.M. He indicated that he had heard the meeting up to that point but had been unable to vote because of a technological issue, and asked that he be recorded as a "Yay" vote for the prior two votes.

Council President Announcements:

1. Town Council Meetings are now hybrid. As you may have noticed, there have been a few changes to the room. There is now a podium in Chapin Hall for Public Comments. We weren’t not coming in because of covid; a lot of it dealt with schedules. The Councillors are volunteers and sometimes it works better with work schedules. Councillors will continue to have the option to come in or attend the meeting remotely.

Public Hearings:

- 1. 6:15 PM: Council Order 2022-056: Request for the Town Council to Initiate An Amendment to Randolph Zoning Ordinance - Chapter 200 of the General Code of the Town of Randolph - Concerning Front Yard Setbacks As They Relatde to Adjacent Historic Structures Pursuant to M.G.L. ch. 40A, sec. 5**

This is a continued Public Hearing. This Public Hearing was opened at the Town Council Meeting on February 6, 2023. This item was referred to Planning, and we have received a report back. It was also referred to Ordinance. The Ordinance Subcommittee will be meeting this Wednesday, March 15, 2023 to discuss this Council Order. Therefore, to give them time to meet, this Public Hearing will be continued to March 27, 2023, at 6:15 pm.

Old/Unfinished Business:

- 1. Council Order 2023-011: Authorization and Approval for Memorandum of Agreement (“MOA”) for New Successor Collective Bargaining Agreement Between the Town of Randolph, MA and the SEIU Local 888 Randolph Town Hall and Library Workers (“Union”)**

Council President Alexopoulos read Council Order 2023-011. We will be taking this out of order. It was Rule 21'd by Councillor Burgess when it was introduced in the February 27, 2023 Council Meeting. The MOA has been attached to the agenda packet including the topics that have been changed within the contract.

Town Manager Howard: At the last meeting I explained the MOA and described a few key things I find to be very helpful. We'll now be able to move the custodians at Randolph Intergenerational Community Center and the Turner Free Library for coverage during sick and vacation time. We'll also have the ability to schedule the library employees through a single email blast versus calling every one individually which will be a tremendous help and expedite the process. It also formalizes a probationary period and an annual review where the employees and the department will have an opportunity to discuss goals going into the new year. I want to thank the SEIU who are the front staff when visitors come into this building.

Motion to approve Council Order 2023-011 made by Councillor Clerger, seconded by Councillor O'Connell.

Roll Call Vote: 8-0-0 (Absent: Burgess)

Motion passes.

Public Comments:

1. Joseph Heresy, Jackson Street, Quincy, MA: I am here representing Randolph Tenants United. We represent the tenants of Randolph and are here to follow up on a letter we submitted on February 6, and Feb 22, 2023, about dangerous and unhealthy conditions that still exist in apartment complexes, especially in Thomspson Drive, Woodview, and Rosemont Square. The tenants experience daily issues of insect and rodent infestation, mold, lack of heat and hot water, broken appliances, code violations in wiring, fire safety, inlighted common areas, broken doors, and more. I also have pictures that we submitted as a result of flooding incidents. We're calling on the Council to take action to hold landlords accountable for violations by enforcing existing ordinances that exist in the Town and creating new fines at levels that landlords will take seriously. We refer you to the flooding of Rosemont Square that occurred earlier this year in February, security failures, and outside doors not being locked because of improper carpentry.

2. Gladys McClain, Rosemont Square: How do we get help during the weekend when we can't get a hold of anyone in management? Joe Herosy has something on his phone with vouchers. Who do we go to if nobody is on call? Council President Alexopoulos: I will get that information for you. I'm sure during the weekend there is an emergency phone number. Town Manager Howard: On a regular basis, you have to go through management. We have only done that in an emergency situation. On a weekend basis, you need to reach out to the management of the particular apartment complex. McClain: We have called management and there is no answer or they don't get back to us. Councillor Huff-Larmond: Thank you for coming to us with your concerns. You also came to us last week at the Human Services Subcommittee meeting. Health Commissioner Gerry Cody spoke about the fines and the number of fines that this city fined at this particular property. Once we heard about the health violations, Gerry said he is going to look into that but that was only last week. Just as Mr. Cody and the Town Manager have done much work to make sure the needs of all residents are being met within their power, I have all faith that they will do the same for health violations within the boundaries. There was another suggestion which was how the residents come together as a group and make a huge presence at the court. How do you do that at a place where they have the power to make certain decisions? Doing that could be very effective. There are a couple of other opportunities for action including contacting neighboring towns with similar needs and doing some sort of class action lawsuit.
3. Izabel, 59 Pleasant Street: I hear you guys but we need to make fines for health and safety. They're not fixing apartments and then they're not passing our voucher because there have been no improvements. I need you guys to take action and take this seriously. The whole system is talking about anti-racism but nothing is being done about it. Please help us.
4. Pamela Kelly, Woodview Apartments: I got a text message from RMV letting me know that they were canceling my appointment at 9:20 AM due to the weather. If this happens, what are they expecting is going to happen to the tenants at Rosemont? At this time, we have a voucher for hotels but we don't have a way to obtain rooms for the disabled. We have a voucher telling us to go to the hotel, how do proceed to go to the facility because right now many of them are still in that situation? Town Manager Howard: We do not open shelters unless there are specific circumstances that require it but there are no open vouchers. If there is a need that calls for it, the Town has always responded. We are not in the business of giving out vouchers for nonemergent events. We knew there was a weather event that would cause havoc and we responded appropriately. With that said, there will hopefully be a change in the law that would require the owner of the property to do that. The regulations will come out in the spring.
5. Sandy Cohen, Bittersweet Lane: I want to thank Natalie for getting back to me with information after the last meeting. I'd like to follow up on one of the answers regarding the car wash going in at Mazzeo Drive. We already have car washes in Town and I'm wondering what the impact will be especially with water bans. Is there someone that can address the issue or someone from DPW? Council President Alexopoulos: It was approved by the Planning Board, and it's an allowable use in that area. Ms. Cohen: Was the lack of water taken into consideration? Council President Alexopoulos: Water is not a reason to deny somebody a permit to build. Town Manager Howard: If someone feels the market can benefit from a particular business then they have a right to build.
6. Joe Burke, Hills Street: Did you get in touch with Blue Hills regarding the budget? Town Manager Howard: Yes, they provided me with a physical copy and a PDF version late last week. It is very favorable to the town.

Councillor Burgess entered the meeting in person at 6:20 P.M.

New Business:

1. Discussion and Approval of Contract Amendment for the Town Finance Director/Town Accountant

Council President Alexopoulos introduced the new contract for the Town Finance Director/Town Accountant. The Finance Director/Town Accountant came to me to change her contract due to

additional responsibilities in her role. The subcommittee met various times to negotiate the terms of the amended agreement and reached a decision.

Councillor Huff-Larmond: We met a few times and the final decision after negotiating with the Finance Director/Town Accountant was to increase her salary by \$7,500 due to her additional duties such as supervising payroll and in addition to that, supervising the finances in the school department within the context of the law. Council President Alexopoulos: Like other towns, the school finance department has been short, and Ms. Smith has been kind enough to provide guidance and support where it's permitted which will greatly impact the town. So we agreed on an additional sum of money retroactively as of September 1, 2022, which will be paid weekly.

Council President Alexopoulos requested a motion to approve the Town Finance Director/Town Accountant's amended Contract.

Motion to approve the Contract Amendments as presented made by Councillor Clerger, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 8-1-0 (Nay: O'Connell)

Motion Passes.

2. Council Order 2023-012: Project Prioritization List for Complete Streets Program

Council President Alexopoulos read Council Order 2023-012.

Chairman of the Public Safety Subcommittee, Councillor Brewer, described the purpose of this Council Order. We met on March 2, March 6, and March 9, 2023, to discuss the project prioritization list for the Complete Streets Program. We discussed the list the Planning Director Michelle Tyler had gone through, and the Council Orders that have been issued in the past, and thought that the ten projects we prioritized gave us a good base to get going on this five-year plan. I think it hits a lot of the different areas, a little bit of traffic calming (even though it's not called that), and a bit of the bump-outs. The three members rated them and hope the Council will accept the rating and get it going. In five years we can readjust.

Town Manager Howard: I attended the meetings and I thank the Subcommittee for the hours upon hours that were put in. As the community did on the block grant, I really wanted to get Randolph into the program. Generally, if you do well with the program you get to stay in the program. I thought it was critical that Randolph attacked those resources. It was clear in conversations with BETA and the Department of Public Works (DPW) Superintendent that even with the list you currently have if something changes in the next year or two, you will still have an opportunity to submit those proposed changes to MassDOT. You can't add anything new, but you possibly have the ability to shift things. A number of these projects on their own may cost \$500,000 and any project going over that would need capital funds. What you currently see in this list are just concepts of what the projects could look like and they have not been sent to an engineer yet.

Councillor Burgess: Do we have the list of ten? Council President Alexopoulos: The presentation has 26 projects listed in order from the top-rated project to the least-rated.

DPW Superintendent Pellitteri: We will submit the top ten plus an additional group and we'll be able to pick out of that list as our priorities change. We'll want to hit the ones at the top first and if funding helps us out, we can squeeze in some of the smaller projects to make sure we use the money.

The Council briefly reviewed each of the top ten projects.

Councillor Gordon: I think this level of detail is appropriate for the subcommittee. I think what we're voting on tonight is 1. accept the Public Safety's prioritization, and 2. Accept Randolph is officially a part of the Complete Streets program. Is the funding of \$500,000 for five years? I'd like to hear how we can get more in the future. Town Manager Howard: The legislature would have to put more money into the program. Last week, the MMA presented its plan for a significant increase in Chapter 90 funds in general. It was been level-funded and because of that, purchasing power has gone down. What used to be \$200M worth of funding is essentially \$68M today. Town Manager Howard: There was a big push in that meeting last week in hopes that the legislature and the governor to increase the funds. The short answer is it would take legislative action to put more money into that program. Councillor Gordon: So now would be the time to seek to increase funding in the program.

Town Manager Howard: Getting an update to Chapter 90 would have far greater impacts for us because we'd have far greater flexibility. Randolph has used Chapter 90 funding mostly for road work and I think there are other things related to transportation that Chapter 90 funds can be used for. We haven't used them in that way but other communities have. We've just been using it for road specifically because it's been a top priority.

Council President Alexopoulos requested a motion to accept Council Order 2023-012 made by Councillor O'Connell, seconded by Councillor Burgess.

Roll Call Vote: 9-0-0

Motion Passes.

Town Manager's Report:

1. It's going to be a tight year regarding the budget. I did not tap into the part of the ARPA funds, which is the loss revenue category, so we do have some flexibility. A lot of communities went right to do that the first year but I structured the budget differently with the council's vote. The hard thing about Randolph is that state aid comprises 25-35% of our budget so when we get a cut from state aid it hurts a lot more. I reached out to our state legislation because there's still a lot of work to be done. We've seen some changes over the last few years. We're working towards crafting a budget that allows us to maintain a lot of the things we've done over the last four-five years. We're working on it and department heads are aware that as they craft the budget we're working on what I call a level-function budget.
2. There was a nice turnout at the Fire and Police hockey game that happened over the weekend. The Fire Department won by a goal. The event was done in memory of Officer Mike Beal and Jeff Chaplin. They raised enough to get ten kids to attend the Randolph summer program that may have not been able to otherwise. To be able to do that in the memory of two police officers is tremendous. Thank you to the police and fire departments, the staff at the Randolph Intergeneration Community Center, and the public who attended, and bought raffle tickets, shirts, etc. It was a great success!
3. Councillor Huff-Larmond was kind enough to get my car parked so I can get into the Blue Devils basketball game. They made it to the elite eight which was a massive accomplishment. This team has a lot of things going against them this year and it did not stop them. A big tip of the cap to the Randolph Blue Devils for a great season. They finished first in their division. They're a tremendously talented team. It was nice to see the size of the crowd for the Randolph kids. I tip my cap to the coaches, parents, and cheerleaders. even though they did not win, they played a game of sportsmanship and pride.

Correspondence:

1. Effective April 2, 2023, the monthly subscription for HBO and HBO Max will increase from \$14.99 to \$15.99 per month. All customers are also receiving notice of the change in their bill.
2. The Randolph Intergenerational Community Center is proud to present an All-Ages Spelling Bee Tournament on Saturday, April 15, 2023, from 1PM-3PM. Register by 4/1/2023 at: bit.ly/RandolphSpells

3. Attorney Kevin Reilly provided the Council Members with an update regarding the 16 Fencourt Application for a Special Permit. One meeting was held with the Plan Review Authority and following comments made during its course met with DPW Superintendent Pelletieri, Fire Chief Cassford, and Captain Austrino. The development will be taken up by the Conservation Commission at its next meeting and assuming that the process with Conservation Commission is limited to a single hearing and that its decision is promptly forthcoming after that, they will then coordinate further meetings with the Plan Review Authority.
Councillor Brewer requested more updates from Plan Review Authority regarding the project's meeting with various Boards and Committees. Council President Alexopoulos: Natalie, can we make sure that if that project is meeting then the Council is informed?

Subcommittee Reports:

Human Services/Seniors/Recreation Subcommittee: Councillor Gordon provide an update regarding a recent meeting that was held. I'd like to summarize what Mr. Cody and Ms. Montlouis said at the meeting so we're clear about where we're going next. There are three different programs involved. The first one is trash ticketing which we have been doing. The second program is to take management companies to court which has been done as well. That's what we do for internal violations. Coming up next ticketing for internal violations. Could we ask for a plan on what will be done based on the meeting from last week? Town Manager Howard: We can certainly ask for an update. In speaking with the Health Commissioner, they find much more success with the court route than anything else. I also know that looking at the opportunity, (Stoughton or Canton) may be setting up a housing court option that may be easier to access. The inspections are very detailed and if they don't comply with any of the items then they go to the housing court to ensure those things get done. I believe Health Commissioner Cody invited folks to attend the next board of health meeting so hopefully folks will take that opportunity. On the Recreation side: We dealt with the soon-to-be new version of the Shuttle Bus Petition. And park signs are coming soon.

Economic Development/Small Business/Real Estate Subcommittee: Councillor Huff-Larmond will hold a Small Business Subcommittee meeting on Monday, March 20, 2023, at 5:00 P.M.

School Committee: Council President Alexopoulos provided an update regarding the School Department. Included in the agenda packet is a 36-page report from the School Department on various programs and achievement levels of the School. I will ask Town Manager Howard to upload the report to the Town's website.

Open Council Comments:

1. Councillor Gordon: We're going to restart the Petition for Shuttle Bus in Randolph. The goal is to make it so we have a Town Council vote sometime in May and then assuming it's rejected that we have a larger petition to take place in June or July and then get it on a November ballot. The idea is to bring a shuttle bus that runs around Randolph to all the housing complexes, their workplaces, shopping centers, and stuff like that. This would make living in Randolph possible for everyone including those without a vehicle.
2. Councillor Brewer: It was nice to see everyone at the Hold The Line charity event. It was a pleasure to watch the game. Those men and women do a great job. Thank you very much to everyone who put it together.
3. Councillor O'Connell: The Hold The Line Tournament was a great turnout. You felt the pride. They played hard and it was an awesome game to watch. I'm just proud to be a part of that. St. Patrick's Day is coming up, please don't drink and drive. Call an uber or taxi and get yourself home safely from establishments.

4. Councillor Clerger: In regards to health violation issues, in the past Councillor Driscoll has been very good at helping with housing issues and almost always finds a solution. You can contact him at William.Driscoll@ma-house.gov. Haitian Flag Day is coming on May 18, 2023. We'll have three soccer teams with Soley Levey, the Randolph Police/Fire, and a Haitian Soccer Team. The day begins with a Haitian Flag Raising at Town Hall at 10 A.M. and ends with a celebration at the Randolph Intergenerational Community Center.
5. Councillor Huff-Larmond: The Randolph Women's Club had a recent luncheon and it was fabulous and meaningful. The executive director of the Greater Boston Food Project, and our new state auditor Diana DiZoglio were there as guest speakers. Thank you for doing this work Randolph Woman's Club. The Diversity, Equity, and Inclusion Committee and Randolph Police Department has been working together which I'm really excited about. At some point, we're going to come out with a program to talk about diversity and equity. Alumni from Randolph/Holbrook Pop Warner are putting a scholarship out there if you want to go to College. Connect with me through kmhuff2@aol.com and we can talk about the paperwork. I want to echo the Town Manager's comments on the Blue Devils. They did a great job and I'm so proud of them. Lastly, my sorority Delta Sigma Theta Sorority Incorporated will have a walk and stretch program at the Randolph Intergenerational Community Center at 10 A.M.
6. Council President Alexopoulos: Thank you to RCTV for continuing to do such a great job and putting together the events throughout the town and providing live coverage. I also want to thank them for being able to integrate our meeting with Cable and Zoom- a lot of time was put into this project. Thank you, Bill Clark, thank you, Natalie, thank you DPW, and everyone that helped us come back. It's great to be in chambers. It feels like home again.

Adjournment:

Motion to adjourn made by Councillor Clerger, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 8-0-0 (Egan Absent During Vote)

Meeting adjourned at 7:42 PM.