



Randolph Town Council- Zoning and Ordinance Subcommittee

DRAFT Meeting Minutes

Meeting Date: Tuesday, June 23, 2026, at 6:00 p.m.

Randolph Town Hall-Chapin Hall 2nd Floor

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: Councilor Burgess called the meeting to order.

Roll Call – Council Members Present: Richard Brewer (In-Person), James F. Burgess Jr. (In-Person)

Approval of Meeting Minutes:

Motion: Councilor Brewer moved to approve the Zoning and Ordinance Subcommittee meeting minutes of May 12, 2026, seconded by Councilor Burgess.

Roll Call Vote: 2-0-0

Motion passes.

Old/Unfinished Business:

1. Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda
 - a. Councilor Burgess stated this Council Order was referred back to the Subcommittee at the June 8th Council meeting. Councilor Burgess read the recommended language from the Subcommittee that was sent to the Council for approval.
 - b. Councilor Gordon was present since he is the original sponsor of this council order. He stated that his original request is to have draft materials or placeholders added to the agenda packets.
 - c. Councilor Burgess and Councilor Brewer stated that the majority of what is in the council order is already being completed by the current clerk. While we strive to add all attachments as text searchable, this could be an issue for outside presentations that we receive. They spoke on placeholders for presentations that are not complete/turned into the council by Thursday and to just add a placeholder so the council and the public know that a presentation will take place.
 - d. The subcommittee had no new or further edits to the Council Order.

Motion: Councilor Brewer motioned to refer Council Order 2026-018 back to Town Council. This motion was seconded by Councilor Burgess.

Roll Call Vote: 2-0-0

Motion passes.

New Business:

1. Council Order 2026-057: Amendment to the General Ordinances of the Town of Randolph to Prohibit the Use of Algorithmic Rent Setting Devices
 - a. Councilor Burgess read the Council Order in its entirety for the record.
 - b. Councilor Thompson was present at the meeting to give an introduction of Council Order 2026-054. Councilor Thompson presented news articles from cities/towns that have passed similar ordinances. This order would prohibit landlords/property management companies from using algorithmic pricing software to set rental rates. Currently, some landlords are entering rental data into these systems which allows other landlords to review this data; potentially setting the rates in line with each other. This could lead to anticompetitive rental rates by potentially raising antitrust concerns. Councilor Thompson stated that he has confirmed Rosemount, Great Pond, and Woodview apartments are using one of these sites to share data
 - c. Councilor Burgess does not believe that the Police Department should be the enforcing authority but maybe the Board of Health (BOH) or Town Attorney. Since the BOH is who residents would call to report issues, he believes BOH would build a rapport with the residents. Councilor Burgess stated that the Planning Department would be involved during the building process. Councilor Burgess added that as a country we are against monopolies.
 - d. Councilor Brewer asked if the properties in town that are using these systems be grandfathered in or an exemption? Councilor Burgess mentioned the antitrust act such as the Sherman Act. Councilor Thompson mentioned that other towns/cities that have passed similar laws have given property owners 30-60-90 days to become compliant.
 - e. Councilor Gordon asked Councilor Thompson if he sees this becoming a state or federal law? Councilor Thompson shared information that the Department of Justice was investigating this in 2024 but has since stopped; he does not know of any movement in the Federal level for this.
 - f. Councilor Burgess asked to hear from the public on this topic.
 - i. Gladys Mclean, Rosemount Square: has concerns with the lack of property upkeep and the additional fees for amenities at the complex. Councilor Burgess states that this council order is a different concern- it has to do with rent collusion and does not address property maintenance. Gladys stated that the Rosemount is charging fees for things such as leaving trash near the dumpster; but it is full and trash can not be added. Councilor Brewer added that he has witnessed small contractors use the dumpster there but also witnessed people place the trash near the dumpster when it wasn't full.
 - ii. Councilor Burgess asked Councilor Thompson to ask about fees being included in this order. Councilor Thompson will check with the Town Attorney, he would like fees and fee structures included as well.
 - iii. Gladys then asked if the Town will be investigating when the rent goes up? Councilor Burgess stated that there would have to be clear evidence that all the property owners were discussing the rent increases. Councilor Burgess mentions that tenants will need to keep a record of statements such as "the system sets the rent prices"; this will help with the investigation.
 - iv. Paul Fruce, 527 West Elm St. Brockton, asked if there will be a procedure to help with investigating or documenting? Councilor Burgess states that there would be a procedure within the department. Mr. Fruce was asking if the procedure would be aligned with how the other communities are handling this? Councilor Burgess mentioned that the Town will not be door knocking asking if their rents have increased but tenants can come to the Town with evidence and/or patterns among other complexes. Councilor Burgess stated we would be looking for patterns and/or keywords being used by property owners. Mr. Fruce asked about the legal aspect of this? Can they appeal this? Councilor Burgess

added that the Attorney General was looking into this. Mr. Fruce just wants to ensure this ordinance will have teeth if there is a real concern in town.

- v. Councilor Thompson shared a case from Providence that proved a complex was participating in collusion/ using algorithmic systems. He shared the outcome of the case which resulted in fees to be paid. Councilor Burgess asked Councilor Thompson to clarify the fees in this order to add “per listing per day”. Councilor Brewer mentions that the tenants will need to present their case before coming to the Town to investigate.
- vi. Gladys then asked if there would be protection from retaliation. Councilor Burgess believes that claims can be made anonymously, unless a unit needs to be visited; then the property owner would know.
- vii. Councilor Gordon questioned the fines. Councilor Thompson will work on writing a more clear fee structure for all to understand.
- viii. Councilor Burgess went over the recommended amendments which include the fee language and who the enforcing authority would be.

Motion: Councilor Brewer motioned to refer Council Order 2026-054 to the Town Council pending the amendments by Councilor Thompson.

Roll Call Vote: 2-0-0

Motion passes.

Adjournment:

Motion: Motion to adjourn made by Councilor Brewer and seconded by Councilor Burgess.

Roll Call Vote: 2-0-0

Meeting adjourned.

The Town Council Subcommittee Meeting adjourned at 7:04 pm.

Notification of Upcoming Zoning and Ordinance Subcommittee Meetings:

July 14