



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, June 23, 2025, 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), Richard Brewer (In-Person), Ryan Egan (In-Person), Natacha Clerger (Via Zoom), Jesse Gordon (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person). Councilor Huff-Larmond joined the meeting in-person after approval of the minutes.

Pledge of Allegiance: Pledge of Allegiance led by Councilor Thompson.

Moment of Silent Prayer: Moment of Silent Prayer held in remembrance of Dov Yoffe.

Approval of Meeting Minutes of June 9, 2025

Motion to approve the minutes of the Town Council meeting on June 9, 2025 made by Councilor Brewer, seconded by Councilor O’Connell .

Roll Call Vote: 7-0-0 (Absent: Huff-Larmond, Burgess)

Motion passes.

Announcements from the President

1. Randolph Day! Thank you to Elizabeth LaRosee for putting together a wonderful Town event put together by several members of the community.
2. A job posting for our Council Clerk position will be posted within the next few days. Anyone who is interested, check our website for the application process. If any Councilors are interested in participating in the committee to hire the new Council Clerk position, please let the President know.

Councilor Huff-Larmond entered in the meeting at 6:07 PM

New Business:

1. **Council Order 2025-043: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To**

Amend Section 200-5, Zoning Map, For Various Parcels as Identified Pursuant to M.G.L. ch. 40A, sec. 5

- a. Town Planner Michelle Tyler was present to give a briefing on the proposed zoning amendment. This amendment contains adjustments to the zoning map and identifies anomalies within the map and text. This recommendation is to rezone the identification of parcels and will have no impact on the use of the land.

Motion to refer Council Order 2025-043 to the Planning Board and the Ordinance Subcommittee made by Councilor O’Connell and seconded by Councilor Huff-Larmond.

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

Motion passes.

Correspondence:

1. Comcast - Starting July 28, 2025, the Max, MGM+, and DVR package will no longer be available for purchase. Customers are receiving notice of this change in their bill.
2. Mexicali Cantina Grill is hosting a community fundraiser in support of the Randolph Friendly Food Pantry. On Friday, June 27, 2025 from 12 PM to 8 PM, 20% of your total bill will be donated when you write “Friendly Food Pantry” in your receipt, or provide this flyer.
3. Randolph Community Wellness Project and Randolph Mass in Motion are working with Dana-Farber Cancer Institute to bring a Mobile Mammography Van to Randolph on Wednesday, July 23, 2025 from 8 AM to 4:15 PM - Registration is required.

Public Hearings:

1. 6:15 PM - Council Order 2025-033: FY2026 Water and Sewer Rates

Council President Alexopoulos opened the public hearing on Council Order 2025-033. Town Manager Howard is present and accompanied by Matthew Abrahams to provide additional information on FY2026 water and sewer rates. Town Council Clerk referenced the legal advertisement that was published in the Boston Herald on June 9, 2025.

Council President Alexopoulos opened the public comments portion of the public hearing.

1. Sandy Cohen, 63 Bittersweet Lane, How will the new treatment plant affect the water rates. Will there be an increase? Town Manager Howard stated that residents should not see a significant increase.
2. Joe Burke, 54 Hill Street, asked about the senior discount for residents, if it will change since there is a proposed increase in rates. Town Manager Howard said that the discount will remain the same for senior residents.
3. Guerlince Semezier, 60 Mill Street: Do commercial properties pay higher rates? Town Manager Howard replied back saying that businesses tend to fall under the large and very large usage category, which means they pay a higher rate.

There were no more public comments. Council President Alexopoulos closed the public comments portion of the public hearing and opened the public hearing to the Council for discussion.

Councilor Gordon: What is the cut off value between tier 1 and tier 2. Can we get the numbers reiterated for what is the cutoff? Town Manager Brian Howard explained that there is tier 1 and tier 2 for the rates and then 4 sub categories of users. Matt Abrahams stated that 83% of the water bills are billed under tier 1.

Motion to increase water and sewer rates for the Town of Randolph by 3% for fiscal year 2026 made by Councilor Brewer, seconded by Councilor Clerger.

The vote on the main motion was taken after the discussion.

Discussion:

Councilor Brewer explained why he moved for a 3% increase, which included that 1 and 2 % do not get us to where we need to be and any surplus from the 3% increase will go towards replacement of the water treatment plant.

Councilor Huff-Larmond: I agree we have been saving for some time, not as much as we would have liked, but we have still been saving. I am concerned about our residents who may not be able to afford a 3% increase.

Councilor Gordon does not support 3%: I think that's too high. I think the proper way to do that is to make the system have a higher tier cut off and a small increase would work better for our residents.

Councilor Gordon made a motion to amend the initial motion to increase the water rates by 1.5 % and sewer rates by 1%, instead of raising the water and sewer rates by 3 %, for fiscal year 2026, seconded by Councilor Huff-Larmond.

Roll Call Vote on the Motion to Amend: 3 in favor, 5 opposed, 0 abstentions (Nays: Alexopoulos, Brewer, Egan, O'Connell, Thompson; Absent: Burgess)

Motion fails.

Councilor O'Connell made a motion to amend the initial motion to increase the water and sewer rates by 2%, instead of raising the water and sewer rates by 3%, for fiscal year 2026, seconded by Councilor Huff-Larmond.

Roll Call Vote on the Motion to Amend: 4 in favor, 3 opposed, 0 abstentions (Nays: Alexopoulos, Brewer, Egan; Absent: Burgess; Absent during vote: Clerger)

Motion Passes.

Discussion:

Council President Alexopoulos mentioned that knowing we need to replace the water tank that has an estimated cost of 10 million, we need to plan for this expense.

Councilor Gordon stated he is in support of a compromise. Are we seeking federal funding for the future water tank project? Town Manager Howard stated that he applied for some grants for this and has not heard back yet. Town Manager Howard also wanted to make known to the council that we will not get principal forgiveness for the water tank project, when we do it.

Councilor O'Connell asked what is the average dollar amount for the difference between a 2% increase and 3%? The power point presentation by Mr. Abrahams was put back on the screen for all to see.

Councilor Thompson asked for confirmation that 83% of users' bills in town fell into tier one? Which

was answered with a yes by Matthew Abrahams.

The Council President called for a vote on the Main Motion, as amended, which is a vote for a 2% increase in the water and sewer rates for FY 2026.

Roll Call Vote: 4 in favor, 3 opposed, 0 abstentions (Nays: Alexopoulos, Brewer, Egan; Absent during vote: Clerger; Absent: Burgess)

Motion Passes.

2. 6:15 PM - Council Order 2025-034: FY2026 Water and Sewer Enterprise Budget

Council President Alexopoulos opened the public hearing on Council Order 2025-034. Town Manager Howard provided additional information regarding the purpose of this Council Order. Town Council Clerk referenced the legal advertisement that was published in the Patriot Ledger on June 17, 2025.

Council President Alexopoulos opened the public comments portion of the public hearing.

1. Joe Burke, 54 Hills Street asked about the percentage of the increase. Mr. Burke mentioned that residents are going to get sticker shock when the new treatment plant is up and running.
2. Sandy Cohen, 63 Bittersweet Lane: asked what an enterprise fund is? Town Manager Howard addressed this question.

There were no more public comments. Council President Alexopoulos closed the public comments portion of the public hearing and opened the public hearing to the Council for discussion.

Councilor Gordon moved to amend the first line to say “personal” versus “personnel”. Finance Director Janine Smith stated that the language that is used is based on state guidelines. The motion failed for a lack of a second.

Motion to approve Council Order 2025-034 as presented made by Councilor Brewer, seconded by Councilor Egan.

Roll call: 7-0-0 (Absent at vote: Clerger; Absent: Burgess)

Motion passes.

Public Comments:

1. Geurlince Semezier, - 60 Mill Street, I'd like to express my gratitude to Randolph DEI Coalition, Councilor Huff-Larmond and Councilor Gordon for a wonderful gathering last Thursday to celebrate Juneteenth. We came together to not only celebrate diversity, but celebrate as a community. Keep our brothers and sisters in your prayers.
2. Sandy Cohen, 63 Bittersweet Lane: states how she has been pushing to have a speed bump on Pearly Evans Drive. I know there are a few speed bumps in the DPW shed. I now wear a whistle and have offered to buy my neighbors a whistle. I keep asking and keep getting deflections. Council President Alexopoulos requested the Clerk to forward requests to DPW and Police safety officers. Councilor Huff-Larmond suggests that maybe the Public Safety Subcommittee could talk about this?
3. Joe Burke, 54 Hills Street: asked about Council Order 2025-050 why are we paying for these things? Council President Alexopoulos stated that Town Manager Howard and Finance Director Smith will talk about these orders later on.

Councilor Gordon mentioned that in the Economic Development Subcommittee they drafted a proposal for speed bumps that Councilor Gordon would like the Council to review. Council President Alexopoulos recommends that Councilor Gordon speak with the Public Safety Subcommittee and follow the appropriate channels.

Motions, Orders and Resolutions: None

Town Managers Report:

1. Councilor Huff-Larmond: Has there been any work on the July 3rd parade? Town Manager Howard stated additional funds have been allocated for Police to have additional coverage. Safety is the top priority.
2. Councilor Brewer: asked about the fireworks location? Town Manager Howard stated they will be on the baseball field.

New Business (Continued)

2. **Council Order 2025-044: Request for the Town Council to Amend The Town of Randolph General Ordinance, Chapter 83, Building Construction, to Adopt the Stretch Energy Code**
 - a. Town Attorney Griffin introduced Council Order 2025-044 and provided additional information regarding the purpose of this Council Order. This is an ordinance amendment, so it requires two meetings, this is the introduction. This item will be on a future agenda.
3. **Council Order 2025-045: Approval of Lease of up to Ten (10) Years With A Telecommunications Company for Placement and Maintenance of Wireless Equipment at Stetson Hall**
 - a. Town Attorney Christine Griffin provided additional information regarding the purpose of this Council Order. They are looking for Council authorization to be able to go out to bid for a 10-year agreement.
 - b. Assistant Town Manager Monica Lamboy will be available to provide assistance through this process.
 - c. Stetson Trustee Henry Cooke stated Staff will work with the Town Manager and Trustees to draft and advertise this opportunity to any new possible telecommunications tenant. Also stated the goal is to get the most revenue possible for the town.

Motion to approve Council Order 2025-045 as presented made by Councilor O'Connell, seconded by Councilor Gordon.

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

Motion passes.

Councilor Thompson asked if the contract will come back to the council to review? Town Attorney Griffin stated that unless asked by the Council to review that the Town Manager will handle the contract.

4. Council Order 2025-046: Transfer of Free Cash for Night Before the 4th Celebrations

Town Manager Howard introduced Council Order 2025-046 and provided additional information regarding the purpose of this Council Order, which was the transfer of funds to be used in the Night Before the Fourth Celebration.

Councilor Brewer asked for a breakdown of expenses? The Town Manager is still working on the specifics needed for the celebration, but the Police Chief has asked for roughly \$8500 for additional Police coverage.

Motion to approve Council Order 2025-046 as presented made by Councilor Brewer, seconded by Councilor Clerger.

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

Motion passes.

5. Council Order 2025-047: FY2025 Budget Transfers

Town Manager Howard introduced Council Order 2025-047 and provided additional information regarding the purpose of this Council Order, which is transferring funds to make sure that each department has funds to cover expenses. This happens every year.

Motion to approve Council Order 2025-047 as presented made by Councilor Thompson, seconded by Councilor Egan.

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

Motion passes.

6. Council Order 2025-048: Transfer of General Fund Free Cash for HVAC System In the Amount of \$40,428

Town Manager Howard introduced Council Order 2025-048 and provided additional information regarding the purpose of this Council Order. Assistant Town Manager Monica Lamboy stated that Trane will be the supplier and the installer. Town Manager Howard stated that once the work is complete there will be \$40,000 in rebates available which will then go into the general fund.

Motion to approve Council Order 2025-048 as presented made by Councilor Brewer, seconded by Councilor Huff-Larmond.

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

Motion passes.

7. Council Order 2025-049: Free Cash to the FY25 Refuse Budget

Town Manager Howard introduced Council Order 2025-049 and provided additional information regarding the purpose of this Council Order.

Councilor Brewer asked if bulk items are picked up at no charge? Town Manager Howard stated that currently there is no additional cost for bulk items to be picked up. Councilor Brewer suggests that we revisit this topic.

Councilor O'Connell asked how to arrange for a bulk item pick up, which can be done by phone call. Councilor O'Connell asked if the town was still looking into pay as you throw trash bags. Town Manager Howard does not believe this is necessary yet due to how large our town barrels are. Any household item that is oversized and does not fit in the barrel is considered a bulk item.

Motion to approve Council Order 2025-049 as presented made by Councilor Huff-Larmond, seconded by Councilor Clerger.

Roll Call Vote: 7-0-0 (Absent Egan and Burgess)

Motion passes.

8. Council Order 2025-050: Transfer of General Fund Free Cash For Invoices Related to the North Randolph Elementary School Project

Town Manager Howard introduced Council Order 2025-050 and provided additional information regarding the purpose of this Council Order and what the funds are going to be used for.

Councilor Brewer asked if there was any update from the building committee on the sewer and roof leak issues. He also asked if the special ed classroom walls were an omission by the architect? Town Manager Howard stated that even if it was, the town would be responsible for this.

Town Attorney Griffin gave a quick description of the possible remedies for the building.

Motion to approve Council Order 2025-050 as presented made by Councilor O'Connell, seconded by Councilor Thompson.

Roll Call Vote: 6-0-0 (Absent during vote: Huff-Larmond; Absent: Burgess & Egan)

Motion passes.

9. Council Order 2025-051: Council Order Concerning List Of Inspectors and Adjusters Relating to Blasting

Councilor Gordon introduced Council Order 2025-051 and provided additional information regarding the purpose of this Council Order which is to provide residents a list of insurance adjusters who handle blasting claims.

Town Attorney Griffin stated that the town can maintain a list of adjusters for residents who feel they are affected by blasting. The town cannot take much action on blasting but we are willing to create a list of adjusters for residents. Please keep in mind that this list will not be vetted by the town, we will not check qualifications and/or make any guarantees on their work and anyone who wants to be on the list will be included.

Motion to amend Council Order 2025-051 to remove “prior to blasting” in the fifth paragraph, add “and who provides those services in the Town of Randolph,” in the last paragraph and add “without any responsibility not funding for the resulting services” Motion fails for lack of second.

Councilor Thompson asked if there is a geographic limit on the location. Councilor Gordon states that the radius that state law deems is small but residents who feel they suffered damage can do their own research. This order will provide them with information to conduct their own studies and make further decisions.

Councilor Huff-Larmond asked what is the process for us to enlarge the radius. Town Attorney Griffin mentioned that this is state regulated. Councilor Huff-Larmond wants this order to be clear that the town will not be limiting who they add to the list.

Councilor Thompson asked to only include blasting adjusters who are allowed to service Randolph.

Council President Alexopoulos is hesitant to put the town in the middle even though the purpose is to be a tool for residents.

Town Manager Howard spoke on his concerns with the order. This is a choice the homeowner makes if they want to and he wants that made clear.

Councilor Brewer shared a scenario from a previous year when the town gave out a list and the work was not done thoroughly which the DPW ended up getting involved with.

Councilor Gordon requested that a disclaimer be made at the end of the list, that explains there is not liability to the town.

Councilor Clerger is not in favor of creating a list for the town to disperse to residents upon request. She is interested in coming up with a plan to better support the residents.

Council President Alexopoulos recommends that the Ordinance Subcommittee speak further about this Council Order and referred the matter to Ordinance.

Subcommittee Reports:

1. Councilor Huff-Larmond proposed an Ordinance Subcommittee meeting on July 7, 2025 at 6 PM.

Council Comments:

1. Councilor Gordon: 1. Propose a change to MGL that would address the issue we discussed. I don't think we can do a Home Rule Petition, it has to be an actual change. 2. Attended Juneteenth and flag raising and they were wonderful.
2. Councilor Huff-Larmond: 1. Thank you to everyone who participated in Juneteenth. 2. Pride on the last weekend of this month! Friday- cafe/open mic, Saturday is dinner from 1048 and speaker, 3. 5k race from Delta Sigma Theta Sorority Inc. 4. Randolph pop warner- still giving out scholarship money. Those who are interested in going to college next year, please reach out. 5. Thank you to those who came to the DEI discussion on election: vacant seats and what civic engagement looks like in Randolph.
3. Councilor O'Connell: 1. Juneteenth needs to trickle down into the private sector, 2. Randolph day was great! It was really hot. 3. Take advantage of the RICC and TFL if you don't have a cool spot to spend the day, 4. Randolph youth soccer enrollment is currently happening, 5. Thank you to Natalie
4. Councilor Clerger: thank you to Natalie, 2. Night Before the Fourth Parade, 3. Igbo Day! 4. Veterans Day!
5. Councilor Thompson: Randolph Day was awesome! I had a great time. It was wicked hot. 2. The new Veterans Services guy starts on July 1, 2025. Randolph Veterans. 3. Randolph Community Partnership with RPD will be driving around handing out ice cream and meeting folks. Come out and say hi!
6. Councilor Brewer: wish Natalie Good luck in her future.
7. Council President Alexopoulos: Special Town Council Meeting 6/25/2025 @ 12 PM

Adjournment

Motion to adjourn made by Councilor O'Connell, seconded by Councilor Clerger.

Roll Call Vote: 8-0-0 (Absent: Burgess)
Meeting adjourned at 6:57 PM.