



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, March 23, 2026, at 6:04 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: Council President Ryan Egan called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), Richard Brewer (In-Person), James F. Burgess Jr. (In-Person), Ryan Egan (In-Person), Jesse Gordon (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person) Natacha Clerger and Katrina Huff-Larmond arrived after roll call.

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

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes

1. Approval of Meeting Minutes from March 9, 2026.

Motion: to approve the minutes of the Town Council meeting minutes of March 9, 2026 made by Councilor Alexopoulos, seconded by Councilor Thompson.

Roll Call Vote: 8-1-0 (Nays: Gordon)

Motion passes.

Councilor Clerger joined the meeting via Zoom at 6:09 PM.

Announcements from the President:

1. We will be hearing a presentation from the Town’s Planning Department. Council President Egan stated in the future all presentations must be given in advance to the Council Clerk so they may be reviewed beforehand.

Presentations:

1. Planning Department with Mass Housing Partnership: Introduction to Affordable Housing Trusts
 - a. Town Planner Michelle Tyler and Housing Coordinator Elijah Mensah shared a presentation on the status of housing in Randolph as well as an Affordable Housing Trusts. This is an option the Town can do to help provide affordable housing and remain in compliance with Chapter 40b. Shelly Guery was present from Masshousing as well to answer any questions. This was an introduction only and will come back to the council at a later date for a vote.

- b. Elijah Mensah’s presentation shared data on housing such as rental prices and why affordable housing matters. Affordable housing trust was introduced including how it is funded and how we can use it. After that success stories from other towns were shared.
- c. Councilor Burgess questioned the rental cost being higher than Milton and Braintree in terms of one bedroom units.
- d. Councilor Thompson asked about deed restrictions on the property. Planning Directory Tyler stated that there is usually a deed restriction for a period of time that requires the tenant/owner to meet the income requirements.
- e. Councilor Gordon: Asked about the funding sources for the housing trust, specifically if there is any state aid that could fund the affordable housing trust.
- f. Councilor Alexopoulos asked about where the rental pricing data that was shared came from. According to Zillow the amount listed for Milton was increased compared to the presentation.
- g. Councilor Brewer asked about the possibility of having a fee for developers that would go into the Affordable Housing Trust. Town Planner Tyler would have to research this and see if it is allowed.
- h. Councilor Thompson asked about the historical data for the other towns that are participating. Town Planner Tyler has a list of additional more in depth questions for Masshousing as well as other communities.
- i. Town Attorney Griffin made note that inclusionary zoning fees are listed as a funding source, the Town Planner is working on a Zoning Ordinance for this. This would create a fee that developers pay that goes into the Affordable Trust Fund. Town Planner Tyler added that she plans to come in front of the Council over the next couple of months.

Public Hearings: None

Public Comments

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

1. Sandi Cohen, 63 Bittersweet Lane, Randolph’s Band will be representing the Commonwealth in Washington D.C. Randolph Foundation for Education is fundraising so that they may have new uniforms and some equipment when they go. There will be a fundraiser held at 574 Washington Street in Easton on April 19th, 2026. Tickets are \$100 per person.

There were no more public comments. The public comments portion of the public hearing was closed. The Councilors were invited to comment or ask questions on the special permit application.

Proclamations: None

Appointments: None

Motions, Orders, and Resolutions: None

Old/Unfinished Business: None

New Business:

1. Council Order 2026-019: Transfer of Water/ Sewer Retained Earnings to Fund Blue Drop Water System

- a. Town Manager Howard says these funds would allow us to fund the Blue Drop Water System until the end of the 2026 year.

Motion: Motion to approve Council Order 2026-019 as presented made by Councilor Alexopoulos and seconded by Councilor Brewer.

Roll Call Vote: 8-0-0

Motion passes.

2. Council Order 2026-020: Transfer of ARPA Revenue Loss Funds for Generator at Randolph Intergenerational Community Center
 - a. The Town Manager introduced Council Order 2026-020 saying that this generator would fully power the RICC in the event of an outage or storm. This would create a place for residents to go if they needed kitchen or shower facilities.
 - b. Councilor Gordon asked if this generator would be in place during minor power outages. Town Manager Howard stated that the RICC would be available for residents in the event they do not have power.
 - c. Councilor Burgess stated the prior Assistant Town Manager was preparing for a generator at the RICC; Town Manager Howard stated she was researching the needs of the generator. The now Interim Assistant Town Manager has taken over the project and is going through the procurement process. Councilor Burgess would spacing of the gate and generator be taken into consideration so there is enough room to maintain the space.
 - d. Councilor O'Connell has a hard time using that amount of money on a generator when the community could use the money for something that the town can use consistently. Town Manager Howard stated that these are ARPA funds and they have specific guidelines on how they can be spent. Town Manager Howard stating he would rather be prepared in the event of an emergency.
 - e. Councilor Alexopoulos believes the price is reasonable. He asked about the brand of the generator. Town Manager Howard does not know the brand yet.

Motion: Motion to approve the Council Order 2026-020 as presented made by Councilor Alexopoulos and seconded by Councilor Brewer.

Roll Call Vote: 7-0-1 (Abstention: O'Connell)

Motion passes.

3. Council Order 2026-021: Transfer of General Fund Free Cash to the FY2026 Information Technology Expense Budget
 - a. The RICC is in need of a new upgraded server, these funds would be used to buy the new one.
 - b. Councilor Thompson asked what the primary use of the server is.

Motion: Motion to approve Council Order 2026-021 as presented made by Councilor Alexopoulos and seconded by Councilor Thompson.

Roll Call Vote: 8-0-0

Motion passes.

Councilor Huff-Larmond joined the meeting via Zoom.

4. Council Order 2026-022: Transfer of Water/Sewer Retained Earnings to Fund Lead Service Line Inventory in Partnership with BETA Group

- a. DPW Superintendent Neil McCole joined the meeting viz Zoom to give a brief overview of this request. Lead Service Line inventory can take about 1-3 years to come up with a list of replacement lines, at that point we would start replacing the lines. There have been about 500 inspections done so far and a few houses had brass meaning its possible to have lead but most had copper which is great news. Generally speaking any house built after 1986 should not have lead.
- b. Councilor Burgess asked how many letters have gone out to dwellings? McCole answered with about 11,500 and we have received 1,000 in responses. McCole also mentioned that the letters went out to water end points only.
- c. Councilor Huff-Larmond thanked the DPW for their work but is concerned with the communication not getting to residents. Councilor Huff-Larmond asked if the letters are going out in different languages. Councilor Huff-Larmond offered to door knock in her district if it will be helpful to get the word out.
- d. Councilor Burgess asked if it would be helpful to call developers and see if they have any records.

Motion: Motion to approve Council Order 2026-022 as presented made by Councilor Alexopoulos and seconded by Councilor Thompson.

Roll Call Vote: 9-0-0

Motion passes.

Town Manager's Report: None

Correspondence:

1. Letter From Massachusetts Lottery
 - a. A letter dated March 16, 2026 was received by the Council by the Massachusetts Lottery Commission because Randolph Market wants to install a KENO monitor at their location.
- Comcast Notice of Franchise Renewal
 - b. On March 12, 2026 the Town Managers Office received a notice that our franchise renewal process is starting.

Subcommittee Reports:

1. Councilor Burgess shared an update from Zoning and Ordinance. They met last week and will be meeting again tomorrow (March 24th) to discuss Council Order 2026-017 and 2026-018. Councilor Gordon is the sponsor for these Council Orders and was present at the meeting to discuss.

Council Comments:

1. Councilor Clerger: Emmanuel Dumas passed away from neglect in ICE custody and asked to keep their family in your prayers. Councilor Clerger expressed concern that the Haitian community does not read Haitian Creole. Also Spoke on the Fundraiser for the Band that Ms. Cohen spoke earlier at this meeting.
2. Councilor Gordon: wants to let developers know that they are welcome and to come to the Council with your project ideas. Democratic Caucus was held and the convention will be held in May in Worcester.
3. Councilor O'Connell: If you can not make it to the Band Fundraiser on April 18th then you can make a donation to the Music boosters. Bunny Egg Hunt will be Saturday April 4th at Belcher Park. Football field construction has begun and it will be a blue field.
4. Councilor Burgess: Traffic light at the Fireman House Complex timing is off and causing a backup of traffic.

5. Councilor Brewer: Congratulations to Dr. Stovell for her recent leadership award. We are getting another new field and hope that this one is respected. Councilor Brewer would like to prohibit bikes and chairs to help maintain the condition of the turf. Councilor Brewer also noted the 86/92 Union Street has a lot of trash on the property.
6. Councilor Alexopoulos: Saturday March 28th there is a free kidney screening being held at the RICC. Also on March 28th a rabies clinic is being held from 9am to 12pm at the Randolph High School. Councilor Alexopoulos advised residents with more questions on the 86/92 Union street development to watch the Planning Department's meeting.
7. Council President Egan thanked Superintendent Stovell for the work that she is doing in our district. Wishing everyone who celebrates a Happy Easter.

Adjournment:

Motion: Motion to adjourn made by Councilor Alexopoulos and seconded by Councilor Clerger.

Roll Call Vote: 5-2-1 (Yays: Alexopoulos, Clerger, Gordon, O'Connell, Thompson: Nays: Egan and Burgess; Abstention: Brewer Absent at Vote: Huff-Larmond)

Meeting adjourned.

The Town Council Meeting adjourned at 8:09 pm.

Notification of Upcoming Council Meetings:

April 13 and 27

May 4, 11 and 18 - May 11 is Joint with the School Committee

June 8 and 22

July 13 and 27

August 10 and 24 - August 10 Regular Meeting and Joint with the School Committee

September 14 and 28

October 5 and 19

November 2 and 23

December 7 - Regular Meeting and Joint with the School Committee