



## **Randolph Town Council**

### **DRAFT Meeting Minutes**

**Meeting Date: Monday, June 10, 2024, 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 Vice-President Brewer called the meeting to order.

**Roll Call – Council Members Present:** William Alexopoulos, (Via Zoom), Richard Brewer (In-Person), James F. Burgess, Jr. (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person).

**Pledge of Allegiance:** Pledge of Allegiance led by Eagle Scout Jesse Lawton.

**Moment of Silent Prayer:** Moment of Silent Prayer held in remembrance of David Wahlgren.

#### **Presentation:**

Councillor C. Alexopoulos entered the meeting, in person, at 6:08 PM.

Town Manager Howard and the Town Council presented Eagle Scout Jesse Lawton with a proclamation for his consistent efforts in carrying out his “Eagle Project” which served to raise funds to create new signage and support the future signage maintenance for the Randolph Dof Park and Norroway Pond/Powers Farm.

#### **Approval of Meeting Minutes:**

- 1. Meeting Minutes of the Joint Meeting of the Town Council, Town Council Finance Subcommittee, School Committee, and School Committee Budget Subcommittee May 9, 2024, the Town Council and Town Council Finance Subcommittee May 9, 2024, and the Town Council and Town Council Finance Subcommittee May 13, 2024.**

Motion to approve the minutes of the Joint Meeting of the Town Council, Town Council Finance Subcommittee, School Committee, and School Committee Budget Subcommittee on May 9, 2024, the Town Council and Town Council Finance Subcommittee May 9, 2024, and the Town Council and Town Council Finance Subcommittee May 13, 2024 made by Councillor Burgess, seconded by Councillor Huff-Larmond.

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

Motion passes.

#### **Public Hearings:**

- 1. 6:15 PM - Council Order 2024-020: Grant of Application by Scanlon Suburban LLC, Core Investments Development LLC, and Randolph Realty Trust Transportation LLC for Street Discontinuance and/or Abandonment of Billings Street**

The public hearing for Council Order 2024-020 was opened during the Town Council meeting on April 29, 2024. It was referred to the Planning Board for review and continued to the Town Council meeting of June 10, 2024, at 6:15 PM.

Council Vice President Brewer opened the public comments portion of the public hearing.

#### Public Comments:

Clinton Graham, Milton, MA: 1. What specific details can you provide about the new development projects planned for Randolph, including the scope, timeline, and objectives of each initiative? 2. How are contractors and businesses being selected for these development projects? Are there opportunities for local licensed contractors and business owners to participate in the bidding process? 3. Can you outline the potential benefits that local residents and businesses could derive from these development projects, in terms of economic growth, job opportunities, and community prosperity? 4. What measures are in place to ensure that the economic benefits generated by the new developments are shared equitably among the residents of Randolph and local businesses? 5. How is the Town Council addressing concerns about the impact of the new developments on the community, such as traffic congestion, environmental sustainability, and quality of life for residents? 6. Are there plans to engage with the local community and gather feedback on the new developments to ensure that residents' voices and concerns are heard and considered in the decision-making process? 7. In what ways can the State Representative actively support and promote the involvement of local residents and businesses in the new developments to maximize economic opportunities and foster community growth? 8. What strategies are being implemented to foster collaboration between the Town Council, local businesses, community organizations, and residents to ensure the successful implementation of the new development projects? 9. How can we ensure that the new developments align with the long-term vision and goals of the community, and contribute to the overall enhancement of Randolph as a vibrant and sustainable place to live and work? 10. What resources and support can the Town Council provide to help local residents and businesses take advantage of the opportunities presented by the new developments and contribute to the economic vitality of the town?

Applicant representative, Art Cambell, provided a brief response to Mr. Graham's questions.

Joe Burke, 54 Hills Street: I'm surprised at the discussion that just took place and that it was allowed.

Town Attorney Griffin read the letter of recommendation submitted by the Planning Board.

Councillor Gordon: The plans all have the trailhead area which includes a parking lot, bike rack, signage, and more. It appears to be physically separate from the property which I assume would be constructed independently so I suggest that might be done as soon as possible.

Councillor Burgess: I'm encouraged by your conversations with the planning department and conversations you've had here with the Town Council and I'm in support of this project.

Councillor O'Connell: Are there plans to gate in this parcel to keep the public from walking into the areas with cranes? Will the trail go through that area? Mr. Cambell: Yes, there is a security perimeter, and no trails are going through that area.

Council Vice-President Brewer: I think it's great that your team is working with the hotel so they will have access and that the town will retain access to the easements. if it supports the development of the project then I am also in favor of accepting this request.

Motion to approve Council Order 2024-020 as presented made by Councillor Burgess, seconded by Councillor C. Alexopoulos.  
Roll Call Vote: 8-0-0 (Absent: Egan)  
Motion passes.

**2. 6:15 PM - Council Order 2024-025: Additional Appropriation For Bucket Truck**

Council Order 2024-025 was introduced in the Special Town Council meeting on May 13, 2024. The legal advertisement was placed in the Patriot Ledger on May 31, 2024.

Council Vice President Brewer opened the public comments portion of the public hearing. There were no public comments. Council President Brewer closed the public comments portion of the public hearing.

Motion to approve Council Order 2024-025 as presented made by Councillor Burgess, seconded by Councillor C. Alexopoulos.  
Roll Call Vote: 8-0-0 (Absent: Egan)  
Motion passes.

**3. 6:15 PM - Council Order 2024-018: Acceptance, Via Gift, of George M. Lovering Circlen As A Municipal Public Way in the Town of Randolph**

Council Order 2024-018 was introduced during the Town Council meeting on April 29, 2024. The legal advertisement was placed in the Patriot Ledger on April 13, and April 20, 2024. The applicants have requested a continuation of this public hearing at the Town Council meeting on September 9, 2024.

Motion to continue the public hearing for Council Order 2024-018 to the Town Council meeting of Septemeber 9, 2024 as requested by the applicant made by Councillor Burgess, seconded by Councillor Thompson.  
Roll Call Vote: 8-0-0 (Absent: Egan)  
Motion passes.

**4. 6:15 PM - Council Order 2024-019: Acceptance, Via Gift, of McEnelly Circle As A Municipal Public Way in the Town of Randolph**

Council Order 2024-019 was introduced during the Town Council meeting on April 29, 2024. The legal advertisement was placed in the Patriot Ledger on April 13, and April 20, 2024. The applicants have requested a continuation of this public hearing to the Town Council meeting on September 9, 2024.

Motion to continue the public hearing for Council Order 2024-019 to the Town Council meeting of Septemeber 9, 2024 as requested by the applicant made by Councillor Burgess, seconded by Councillor Thompson.  
Roll Call Vote: 8-0-0 (Absent: Egan)  
Motion passes.

**Public Comments:**

- 1. Sandy Cohen, 63 Bittersweet Lane:** I am here to commend the various agencies in this Town. I was approached by a young woman who was homeless and asked me for assistance, not monetary, but various pieces of assistance. I put her in touch with the Randolph Intergeneration Community Center (RICC) and she and her brother were able to get a RICC membership, and other helpful agencies in Town. Thank you to the Randolph Fire Department for your help when I took a header on the street last

month. The EMTs couldn't have been nicer even though I was protesting going to the hospital. Thank you to those working so diligently in this town. 3. Where is the Randolph Community Band concert? Town Manager Howard: Stetson Hall but the location may change.

2. **Sola Ajao, Randolph, MA:** Destiny African Market of Randolph would like to invite the community to an upcoming Community Celebration. Destiny African Market opened back in 2021 and since then the store has participated in a lot of incredible events and received many awards. We hope everyone can join us on Sunday, July 7, 2024, from 3:00 to 5:00 PM.
3. **Janil Stephens, Randolph, MA:** It is Caribbean American Heritage Month! Thank you to those who participated in the flag-raising at Town Hall. The next event is the Praise in the Park on Saturday, June 22, 2024, from 3:00 to 6:00 PM. Bring your lawn chairs, there will be many different performers! 2. Will there be a scholarship done in memory of the late Councillor Cliftons? Councillor Burgess: There have been discussions about this but nothing is set in stone. Councillor Huff-Larmond: He is extremely deserving. There have been discussions about this but nothing official yet.
4. **Guerlince Semezzer, 60 Mills Street:** I just want to show my appreciation for what you are doing for the Town. Thank you all.

### **New Business:**

#### **1. Council Order 2024-027: FY2025 Water and Sewer Rates**

Town Manager Brian Howard introduced Council Order 2024-027. He is joined by Department of Public Works Superintendent Niel McCole and consultant Matthew Abrahams.

Mr. Abrahams provided a presentation on the Town of Randolph's Water and Sewer Rates including financial highlights for water and sewer, and scenarios for different rate options.

Councillor Burgess: We have been charging a little higher on the water and sewer rates to put money away for a while so I'm in support of giving our residents a break this year and not increasing the rates.

Town Manager Howard provided info on the Water Treatment Plant project and projected costs for Randolph.

Councillor Gordon asked about discounts for senior residents on water sewer and trash.

Councillor Thompson: What is the MWRA? Town Manager Howard: Massachusetts Water Resources Authority. Councillor Thompson: it seems like the sewer rates are the driver. Town Manager Howard: It depends on the operating budget passed for the year.

Councillor O'Connell: We haven't hit the finish line yet. I'd like to see us hit the finish line by hitting our goal before deciding not to increase the rates.

Councillor Gordon requested the meeting minutes and council order from last year to see what was said and voted on. to discuss at the next meeting.

Councillor C. Alexopoulos: When is the Water Treatment Plant projected to be completed? Is there a way to increase the savings for seniors? Town Attorney Griffin: I will check for the next meeting. Town Manager Howard: It will be completed by late December of 2025 to January of 2026. Even though the plant will be operational it will take a few months to transition: Town Attorney Griffin: I will look into the possibility of increasing rate savings for seniors.

This Council Order will be continued to the Town Council meeting on Monday, June 24, 2024, at 6:15 PM for a public hearing.

## **2. Council Order 2024-028: Water and Sewer Enterprise Budget**

Town Manager Howard introduced Council Order 2024-028. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Councillor Burgess requested an update on the vacant GIS coordinator position. Town Manager Howard and DPW Superintendent Niel McCole provided insight regarding their plans for the GIS coordinator position.

This Council Order will be continued to the Town Council meeting on Monday, June 24, 2024, at 6:15 PM for a public hearing.

## **3. Council Order 2024-029: Acceptance of Gift from Kay Stein to the Town of Randolph**

Town Manager Howard introduced Council Order 2024-029. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024-029 as presented made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

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

Motion passes.

Motion to send a letter of appreciation to Ms. Kay Stein made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

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

Motion passes.

## **4. Council Order 2024-030: FY2024 Snow and Ice**

Council Order 2024-030 was withdrawn by Town Manager Howard.

## **5. Council Order 2024-031: FY2024 Budget Transfers**

Town Manager Howard introduced Council Order 2024-031. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Councillor Burgess: How much does it leave us in free cash? Town Accountant/Finance Director Janine Smith: \$6,413,655.00

Motion to approve Council Order 2024-031 as presented made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

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

Motion passes.

## **6. Council Order 2024-032: FY2025 Revolving Fund Spending Authorizations**

Town Manager Howard introduced Council Order 2024-032. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Councillor Burgess asked about the functionality of revolving funds and how they are managed. Town Accountant/Finance Director Janine Smith provided additional information on how revolving funds operate.

Motion to approve Council Order 2024-032 as presented made by Councillor Huff-Larmond, seconded by Councillor O'Connell.

Roll Call Vote: 7-1-0 (Nay: Burgess; Absent: Egan)

Motion passes.

## **7. Council Order 2024-033: Community Preservation Budget and Reserves**

Town Manager Howard introduced Council Order 2024-028. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Councillor Burgess requested an update on the vacant GIS coordinator position. Town Manager Howard and DPW Superintendent Niel McCole provided insight regarding their plans for the GIS coordinator position.

This Council Order will be continued to the Town Council meeting on Monday, June 24, 2024, at 6:15 PM for a public hearing.

## **8. Council Order 2024-034: FY2025 Capital Plan**

Town Manager Howard introduced Council Order 2024-034. Town Manager Howard provided additional information regarding the purpose of this Council Order and the project criteria goals of each project.

Councillor Gordon: Thank you for putting in a \$40 million proposal for road paving. I'd like to point out to the people who have come to ask about road pavements and let them know they have been heard.

Councillor C. Alexopoulos: Is the dump truck going to be a Duly? DPW Superintendent Niel McCole: The dump truck we're looking at is an international.

Councillor O'Connell: Is there a list of what roads are going to be paved this year and a timeline? DPW Superintendent Niel McCole: We have identified Skyview Road, Oak Grove Road, Eagle Rock Road, and Maple Glen Court which are all in a geographically condensed area so we'll start paving for that area in the next couple of weeks and the estimated price tag on that one area is nearly \$1.4 million. With any money left over, we'll do patchwork. We're looking into doing work on Cole Terrace.

Councillor Brewer: Is the assessor's vehicle electric? Councillor Huff-Larmond: Have we ever had a Town vehicle in that department? Is it part of the job description that they are reimbursed for mileage? Town Manager Howard: I can double-check if the vehicle is electric. There has never been a Town vehicle in that department. The town has a general policy regarding mileage where if you are an employee using a personal vehicle for Town business then we reimburse the federal dollar amount.

This Council Order will be continued to the Town Council meeting on Monday, June 24, 2024, at 6:15 PM for a public hearing.

## **Town Managers Report:**

Councillor Huff-Larmond asked about the Assistant Town Manager position. Many people have been reaching out to me saying that they have not received a response one way or the other.

## **Correspondence:**

1. **Randolph's 2024 Night Before the Fourth:** Parade kicks off at 7 PM on July 2, 2024. The parade begins at the Higashi School on North Main Street into Crawford Square.
2. **Save the Date!** Paul K. Fernandes Foundation Golf Outing on August 24, 2024, from 8:00 AM to 2:00 PM. For more information: [bit.ly/pkf-golf24](https://bit.ly/pkf-golf24)
3. **Town of Randolph's Juneteenth Celebration:** Wednesday, June 19, 2024, from 11:00 AM to 2:00 PM at Powers Farm.
4. **Town of Randolph's Pride Festival:** Saturday, June 29, 2024, from 12:00 PM to 4:00 PM in the lot of the First Congressional Church, 1 South Main Street, Randolph, MA.

### **Council Comments:**

**Councillor Thompson:** Happy Anniversary to my wife! Today is our anniversary.

**Councillor Huff-Larmond:** 1. Paul K. Fernandes Foundation Golf outing will be great. 2. I attended the recent Haitian Red Sox game at Fenway Stadium and it was a great time. 3. The Pride Flag Raising at Town Hall was so fun. 3. The Community Partnership Inc. Gala event was great as always. 4. Randolph Youth Council will have a car wash in July. More details to follow. 5. The Diversity, Equity, and Inc. and Pride Committee will have a Pride event on June 29, 2024, at the First Congressional Church parking lot at 6. The Juneteenth celebration is on June 19, 2024, from 11:00 AM to 2:00 PM. There will be food trucks, entertainment, and more! The theme of the program is to honor Historical Black Colleges and Universities, and black culture.

**Councillor Gordon:** The way Chapter 90 funding works is we only receive funds from the State for all the streets that have been accepted as a Public Road by the Town. A Council Order was voted on by the Town Council in 2022 requesting information on Chapter 90 funds and unaccepted streets in the form of a report by the Town Manager and we have not received said report for the past two years. I'd like to request that we bring this forward and have it looked at by the Council.

Councillor C. Alexopoulos: I attended Firefighter Sunday this past weekend. It was a great event to memorialize fallen firefighters, and also get together with the community. Thank you to the Fire Department for putting it together 2. Councillor Huff-Larmond, let me know if you need donations for the Youth Council car wash.

### **Adjournment:**

Motion to adjourn made by Councillor Burgess, seconded by Councillor C. Alexopoulos.  
Roll Call Vote: 7-0-0 (Absent during vote: W. Alexopoulos; Absent: Egan)  
Meeting adjourned at 10:00 PM.