

**Council Order: 2025-045**

**Introduced by: Town Manager Brian Howard  
June 23, 2025**

**Approval of Lease of up to Ten (10) Years With A  
Telecommunications Company for Placement and Maintenance of  
Wireless Equipment at Stetson Hall**

To see if the Randolph Town Council will vote to authorize the Town Manager to enter into a lease agreement with a term of up to ten (10) years for the placement and maintenance of wireless equipment at Stetson Hall by a telecommunications company, and further authorize the Town Manager to execute said agreement, and any related documents, on behalf of the Town and to take any other actions necessary to implement that agreement, including amending or terminating the agreement, in the best interests of the Town of Randolph. The lease agreement will be entered into in compliance with all procurement requirements and will contain a term of (3) initial lease years and seven (7) optional additional lease years.

**Background**

In October of 2000, the Stetson Hall trustees entered into a 25-year agreement with Omnipoint Holdings, Inc. (DBA, T-Mobile) that authorized the company to utilize space at Stetson Hall for the installation of telecommunications equipment. This included, "Building interior and space in the Cupola for attachment of antennas: Building interior space of approximately one hundred (10x 10) square feet for placement of base station equipment: and, space required for cable runs to connect PCS equipment and antennas..., together with a non-exclusive easement for access 24 hours a day 7 days a week thereto and grant of easement to OHI and New England Telephone and Telegraph Co., its successors and assigns."

The 25-year period of this agreement is now rapidly coming to an end and the Stetson Trustees, through the Town Manager, would like to pursue another similar agreement. They will go through a procurement process seeking the best price and terms. The Trustees voted at their meeting on June 4, 2025, to recommend a 10-year term for consideration by the Town Council. The Trustees indicated that they anticipate that any company selected would be able to amortize its capital costs over a longer time period and would thus be able to provide greater revenue to the Town as the result of a lease period that is longer than the traditional three-year term allowed under Massachusetts State Law.

Staff will work with the Town Manager and Trustees to draft and advertise this opportunity to any new possible telecommunications tenant.

Pursuant to State law, Town Council approval is needed to authorize any contract in excess of three (3) years in length.