



## **Randolph Town Council**

### **Meeting Minutes**

**Meeting Date: Monday, November 7, 2022 at 6:00 p.m., Remote Meeting via Zoom**

**Call to Order:** Council President W. Alexopoulos called the meeting to order.

**Roll Call – Council Members Present:** Christos Alexopoulos, William Alexopoulos, Richard Brewer, James Burgess, Natacha Clerger, Jesse Gordon, Katrina Huff-Larmond, Kevin O’Connell (Councillor Egan Absent)

**Pledge of Allegiance:** Pledge of Allegiance led by Councillor Jesse Gordon.

Councillor Ryan Egan entered the meeting at 6:01 PM.

**Moment of Silent Prayer:** Moment of Silent Prayer held in remembrance of Jesse Gordon’s father, Abraham Gordon, and life-long resident of Randolph, Henry Rota.

### **Approval of Minutes**

1. Minutes of Town Council Meeting of October 3, 2022
2. Minutes of Town Council Meeting of October 6, 2022

Motion to Approve the Minutes of Town Council Meetings on October 3, 2022 and October 6, 2022 made by Councillor Burgess, seconded by Council Vice President Clerger.

Roll Call Vote (8-0-1) (Abstention: Burgess)

Motion Passes.

### **Announcements from the President:**

1. Council President Alexopoulos will appoint two Randolph Residents to serve on the Project Review Authority (PRA) for a project on 16 Fencourt Avenue.

Council President Alexopoulos will be appointing the two Randolph residents for the PRA during the next Council Meeting on November 21, 2022.

2. Request from the Finance Director Concerning her Contract.

Council President Alexopoulos will be appointing the negotiating team to get together with the Finance Director to review her contract. The Committee members are Councillor Katrina Huff-Larmond, Councillor Ryan Egan, and Councillor Jesse Gordon.

Councillor Burgess requested to see the email from the Finance Director concerning her contract. Council President Alexopoulos stated that he would provide him with that information.

## Public Hearings:

1. 6:15 PM: Special Permit Application for a Drive-Through at 106 Mazzeo Drive - Proposed New Burger King Drive Through.

Council President Alexopoulos read correspondence from the original applicant, James Cammilleri, authorizing Ms. Susie Freiday to be substituted as the applicant for this Special Permit/Site Plan and Design Review Application, and correspondence from Ms. Susie Freiday requesting the withdrawal of the Application without prejudice.

Motion made by Councillor Huff-Larmond for Ms. Susie Freiday to be permitted to withdraw the Application without prejudice, seconded by Councillor Egan.

Roll Call Vote: 9-0-0

Motion Passes.

2. 6:15 PM: Special Permit Application and Site Plan and Design Review for a Proposed Development located at 16 Fencourt Avenue.

Council President Alexopoulos opened the public hearing on this matter. The Town Council Clerk read the legal notices that were published in the Patriot Ledger on October 22, 2022 and October 29, 2022.

Council President Alexopoulos read correspondence from the Applicant's representative, Kevin Reilly, requesting a continuance of the public hearing until December 5, 2022 or to such later meeting as the Council may elect.

Council President Alexopoulos opened the public comments portion of the public hearing. The public comments portion will remain open. The public hearing will remain open.

Motion made by Councillor Huff-Larmond to continue the public hearing on this matter to the Council Meeting to be held on December 5, 2022, with the public hearing to take place at 6:15pm, seconded by Councillor Egan.

Roll Call Vote: 9-0-0

Motion Passes.

3. 6:15 PM: Council Order 2022-046 - Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds.

Council President Alexopoulos opened the public hearing on this matter. The Town Council Clerk read the legal notice that was published in the Patriot Ledger on November 2, 2022.

Town Manager Howard explained this will allow us to rent the fields that are being donated to us.

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

Joe Burke of Hills Street: How do you set a figure on this? And is this every year? Town Manager Howard explained the annual figure is no more than \$25,000. We have a series of revolving funds the council votes on every year and this would be one of them.

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

Councillor Huff-Larmond asked if other towns would be allowed to rent the fields. Town Manager Howard stated that leagues such as AAU may be interested in renting the fields. Councillor Huff-Larmond asked who is responsible to maintain the track at the High School. Town Manager indicated that it is the Schools. Councillor Huff-Larmond asked who would be responsible for maintaining the fields. Is it the DPW? I don't understand why we're having the lengthy conversation with this being DPW's job. Many situations where residents are having to mow the field because the town did not. Could we make this a definite responsibility so we're not having to question who will maintain the fields?

Councillor Brewer asked if people will be trained to take care of the baseball fields, and who that responsibility will fall on to maintain the fields. There is a lot of tree work that needs to be done in that area. Town Manager Howard stated that the goal would be for DPW to take care of the maintenance, otherwise we would have to use an outside vendor. The goal and intent is that the fields are well-maintained so that they can be rented out.

Councillor Chris Alexopoulos asked if we are looking to rent out all three fields? Maybe we can look into consolidating two of the fields in one bigger one. It would make it more diverse so that different age groups can use the fields. Have we looked at turf which is much more durable and requires less maintenance? Town Manager Howard stated we are quite far away from turf fields. The fields have the ability to handle t-ball, minor league, softball at the high school level, and under 12. Babe Ruth and high school, generally the AAU teams use the field closest to the middle school which is really the only field that age group can play at.

Councillor Burgess: The portion of the Order which states "all expenses are to support the program and be transferred to general funds" - what does that mean? Town Attorney Griffin responded by explaining that the funds would be available to support the recreation department programs but could also be transferred to the general fund for other uses. That's the default language in almost all of the revolving funds. It saves some administrative work for the finance department to draft these this way, so we mimicked how we've handled all the revolving funds accounting at the end of the year. Councillor Burgess stated he would much prefer that the money stays with the fields. Additionally, the maintenance of baseball fields requires a particular type of training.

Councillor Huff-Larmond: Who's responsibility is it to maintain the track? Town Manager Howard stated it is the school department's responsibility. Additionally, isn't it the responsibility of DPW to maintain these fields? Could we make this their definite responsibility?

Councillor Gordon stated that in one of the next meetings, he will be introducing an idea that the DPW should have an exclusive Parks and Recreation department to handle the parks, and fields, and the new equipment we're getting. I think the expertise should be within the DPW and there should be a designated department to address this.

Councillor O'Connell: Who is responsible for potential liability of the fields, if we rent them out? Will contracts be put in place between the Town and the rentee? Town Attorney Griffin stated that the Town is protected by a general statutory municipal liability protection with a damage cap and the recreational use statute. If we are charging people to use the fields, then we lose some of that protection and so I would recommend a liability waiver in any rental agreements.

Motion made by Councillor Burgess to amend the portion of the Council Order to read as "All expenses to support program," instead of "All expenses to support program and transfer to the General Fund."  
Seconded by Councillor O'Connell. Discussion was held.

Roll Call Vote: 7-2-0 (Nays: Council President Alexopoulos and Councillor C. Alexopoulos)  
Motion Passes.

Motion made by Councillor Burgess to approve Council Order 2022-046 as amended, seconded by Councillor Huff-Larmond.

Roll Call Vote: 9-0-0

Motion Passes.

### **Public Comments:**

1. David Mulligan: There has been an increase in utility rates. How is the town going to absorb those costs, is it per department or is it one town-wide bill? It's a significant increase in electricity with all the buildings we have. What does that mean to our budget overall? Also, Pond Lane was marked out- are they going to be moving forward with that project sooner rather than later? Council President Alexopoulos stated that the project on Pond Lane will begin in the next week or two.
2. Sandy Cohen commended the Fire Department and Kerry Sullivan, head of senior outreach of the town. I was very fortunate to be at the community center and the conversation came up for the fire dept to test smoke alarms and I signed up. This morning they came and replaced one CO2 alarm, made a second one, and checked my smoke detectors. I was very surprised and did not know this was available. I think this service should be made more visible to other mature residents. Secondly, what is the status of the apartment building across from McDonald's- is it ever going to be done? Will there be a new traffic pattern implemented in that area? Council President stated it's their building and their schedule, and thanked Ms. Cohen for her comments/concerns.

### **New Business:**

1. Council Order 2022-048: Acceptance of Gift of Real Estate Located on North Street in Randolph

Council President Alexopoulos read Council Order 2022-048 into the record.

Town Manager Howard explained the purpose of the order is to allow us to take ownership of the land.

Motion to approve Council Order 2022-048 as written made by Councillor C. Alexopoulos, seconded by Councillor Brewer. Discussion was held. Councillor Burgess requested an update on the contamination site. Town Attorney Griffin provided an update and would get back to him with additional information.

Roll Call Vote: 9-0-0

Motion Passes.

2. Council Order 2022-049: FY2023 Revolving Fund Spending Authorization

Town Council President Alexopoulos read Council Order 2022-049 into the record.

Town Manager Howard explained this is the final component to the acceptance of gifts of land/baseball fields.

Motion to approve Council Order 2022-049 as written made by Councillor O'Connell, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 9-0-0

Motion Passes.

3. Council Order 2022-050: Amendment of Section 147-9(D) of the General Ordinances of the Town of Randolph Concerning Violations, Penalties and Fines Relating to Trash and Refuse Disposal

Council President Alexopoulos read Council Order 2022-050 into the record.

Town Manager Howard introduced this Council Order to the Town Council as a first reading. Discussion was held amongst the Councillors regarding the need for an increase in fines relating to trash and refuse disposal, particularly regarding apartment complexes.

Councillor Burgess asked if this will also need to be updated in the fees and fines section? Town Attorney Griffin believes this is the only amendment that is needed but she will double check.

Council President Alexopoulos stated this will be voted on during the Town Council Meeting on December 5, 2022.

4. Council Order 2022-051: Acceptance of Gifts of Real Estate - Fuller Avenue and Mullen Street

Council President Alexopoulos read Council Order 2022-051 into the record.

Town Manager Howard introduced this Council Order to the Town Council. Discussion was held regarding the sizes of each parcel, and what each parcel could potentially be used for.

Motion to approve Council Order 2022-051 as presented made by Councillor O'Connell, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 9-0-0

Motion Passes.

5. Council Order 2022-052: Acceptance of Gifts of Real Estate for Conservation Purposes

Council President Alexopoulos read Council Order 2022-052 into the record.

Town Manager Howard introduced this Council Order to the Town Council. Discussion was held regarding what would happen once these parcels are in the care and custody of the Conservation Commission.

Motion to approve Council Order 2022-052 as presented made by Councillor O'Connell, seconded by Councillor Burgess. Discussion was held regarding a potential trail through Bear Swamp from Powers Farm, and from the Dog Park for passive recreation.

Roll Call Vote: 9-0-0

Motion Passes.

**Correspondence:**

1. Council President Alexopoulos stated that there will be a Special Council Meeting on Monday, November 14, 2022 at 6:00 PM for an Introduction to Tax Classification which will then also be discussed during a public hearing at the Council Meeting on November 21, 2022.
2. The Town Council Clerk read a message from Officer Casey L'Italien, in which she expressed her gratitude to the Town Council.
3. The Town Council Clerk read an invitation from Sierra Club Massachusetts for a Municipal Climate Leadership Summit on November 19, 2022 from 12:30 PM to 3:30 PM.

## **Committee Reports:**

1. Councillor Gordon reported on the Master Plan Implementation Committee, which held a table at Powers Farm. We asked everyone who passed by to express their preference on which of the seven sections of the master plan they consider most important. In first place was Open Space and Recreation.
2. Councillor Huff-Larmond reported on the recent ARPA and Equity Advisory Committee. There are a number of residents and business owners, and a diverse number of stakeholders. We started by talking about the needs of Randolph.

## **Council Comments:**

1. Councillor O'Connell: Attended Randolph's Harvest Hoopla, thanked the Council Clerk for putting together a nice table for the Town Council, she is a great addition to the team here. Thank you to Liz and everyone that put together the Harvest Hoopla. Thank you for putting stuff like this together for our community and helping our community grow. Councillor O'Connell had the opportunity to participate in the Randolph 5K and congratulated everyone who was able to participate in that.
2. Council Vice President Clerger: November 11, 2022 is Veterans Day and Council Vice President Clerger has the honor of cooking for the event at the Elk's this year, and then we are walking to town hall. Secondly, she and Councillor Gordon were a part of a movie production, "A Heart on the Mend" and it will be airing on December 9, 10 and 11, 2022 at the cinema in Randolph- check it out!
3. Councillor Gordon: The community preservation process is wonderful and there should be a user-guide to simplify how to utilize the funds. For example, he received a grant to put up signage at conservation areas and it was not necessarily straightforward to figure out how those funds are obtained so that we can use it. In the near future, he will be recommending a way to make this more user friendly at the next regular Council meeting.
4. Councillor Brewer: Attended trunk-or-treat at RICC, and it was very well attended. Liz from the RICC put together another great production and I was glad to be a part of it.
5. Councillor Huff-Larmond: Thanked the Simmons students that attended the meeting today. I attended the Harvest Hoopla- Natalie thank you for the energy and helping the residents know that we are not just individuals on a zoom or behind a desk, so that effort was appreciated. Had the honor to participate in painting "R"s in driveways to support READ (Randolph Embracing Athletic Development), which directly benefits the Randolph Athletic Department. I also attended the Paul Fernandes Fundraiser at the RICC which was great. It was a great cause. Lastly, if anyone needs help filling out college applications, please feel free to reach out for assistance.

## **Adjournment:**

Motion to adjourn was made by Council Vice President Clerger, seconded by Councillor Huff-Larmond.  
Roll Call Vote: 9-0-0.  
The meeting was adjourned at 8:05 PM.