



TOWN COUNCIL MEETING

Monday, June 08, 2026 at 6:00 PM

Town Hall - Chapin Hall- Second Floor- 41 South Main Street
Randolph, MA 02368

AGENDA

This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:<https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

Join Zoom Meeting: <https://us02web.zoom.us/j/86495385600>

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Please note that this Town Council Meeting will be video and audio recorded and will be broadcast, including over local cable and the internet. Any person, upon entering a council meeting or hearing for any purpose, including the purpose of participating, viewing, listening or testifying, grants permission to the Town Council to record and televise or otherwise publish their presence and testimony. Public comments shall only be provided in person and shall not be provided remotely.

A. Call to Order - Roll Call - Pledge of Allegiance

B. Moment of Silent Prayer

C. Approval of Minutes

1. Approval of Meeting Minutes from May 18, 2026
2. Approval of Meeting Minutes from May 26, 2026

D. Announcements from the President

E. Presentations

1. FY2027 Water and Sewer Rates Presentation

F. Public Hearings

G. Public Comments/Discussions

Public comments shall only be provided in person and shall not be provided remotely.

H. Proclamations

I. Appointments

1. Veterans' Agent

J. Motions, Orders, and Resolutions

1. 2026-008: Resolution in Support of Massachusetts Medicare for All Legislation (Refer to Resolutions and Proclamations Subcommittee)
2. 2026-009: Resolution in Support of Exploring Grandmothers' Village Use of Former Lyons School Property (Refer to Resolutions and Proclamations Subcommittee)

K. Old/Unfinished Business

L. New Business

1. Council Order 2026-045: FY2027 Water and Sewer Rates (Introduction)
2. Council Order 2026-048: Transfer from Water Stabilization to Support Water and Sewer Rates (Same Night Action)
3. Council Order 2026-046: FY2027 Water and Sewer Enterprise Budget (Introduction)
4. Council Order 2026-047: FY2027 Randolph Community Preservation Budget and Reserves (Introduction)
5. Council Order 2026-049: Transfer of General Fund Free Cash for Various Purposes (Same Night Action)
6. Council Order 2026-050: Transfer of Water/Sewer Retained Earnings for Tri Water Board Operations (Same Night Action)
7. Council Order 2026-043: Transfer of Water/Sewer Retained Earnings for Lead Service Line Identification (Same Night Action)
8. Council Order 2026-044: Approval to Apply for MassDEP's Clean Water Trust State Revolving Loan Program (Introduction)
9. Council Order 2026-051: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds - Community Programs Revolving Fund (Introduction)
10. Council Order 2026-052: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds - DPW Utility Revolving Fund (Introduction)
11. Council Order 2026-053: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds - DPW Scrap Metal Revolving Fund (Introduction)

[12.](#) Council Order 2026-054: Amendment to the General Ordinances of the Town of Randolph to Prohibit the Use of Algorithmic Rent Setting Devices (Refer to Zoning and Ordinance Subcommittee)

13. Approval of Town Manager Contract Amendments

M. Town Manager’s Report

N. Committee Reports

O. Correspondence

[1.](#) Firefighter Sunday

[2.](#) Mobile Mammography Van

P. Open Council Comments

Q. Adjournment

Notification of Upcoming Meeting Dates

June 22

July 13 and 27

August 10 and 24- August 10th is regular and joint with the School Committee

September 14 and 28

October 5 and 19

November 2 and 23

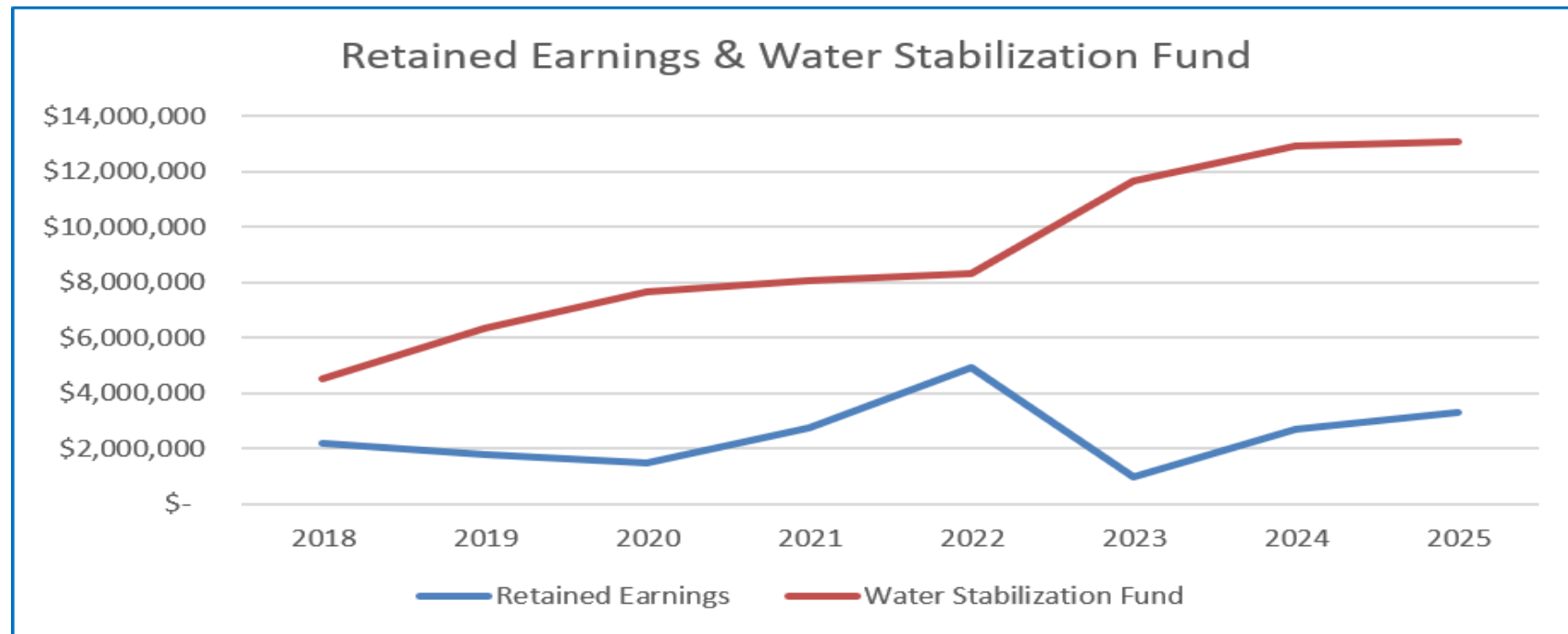
December 7- Regular and joint meeting with the School Committee

Town of Randolph Water and Sewer Update FY 2027

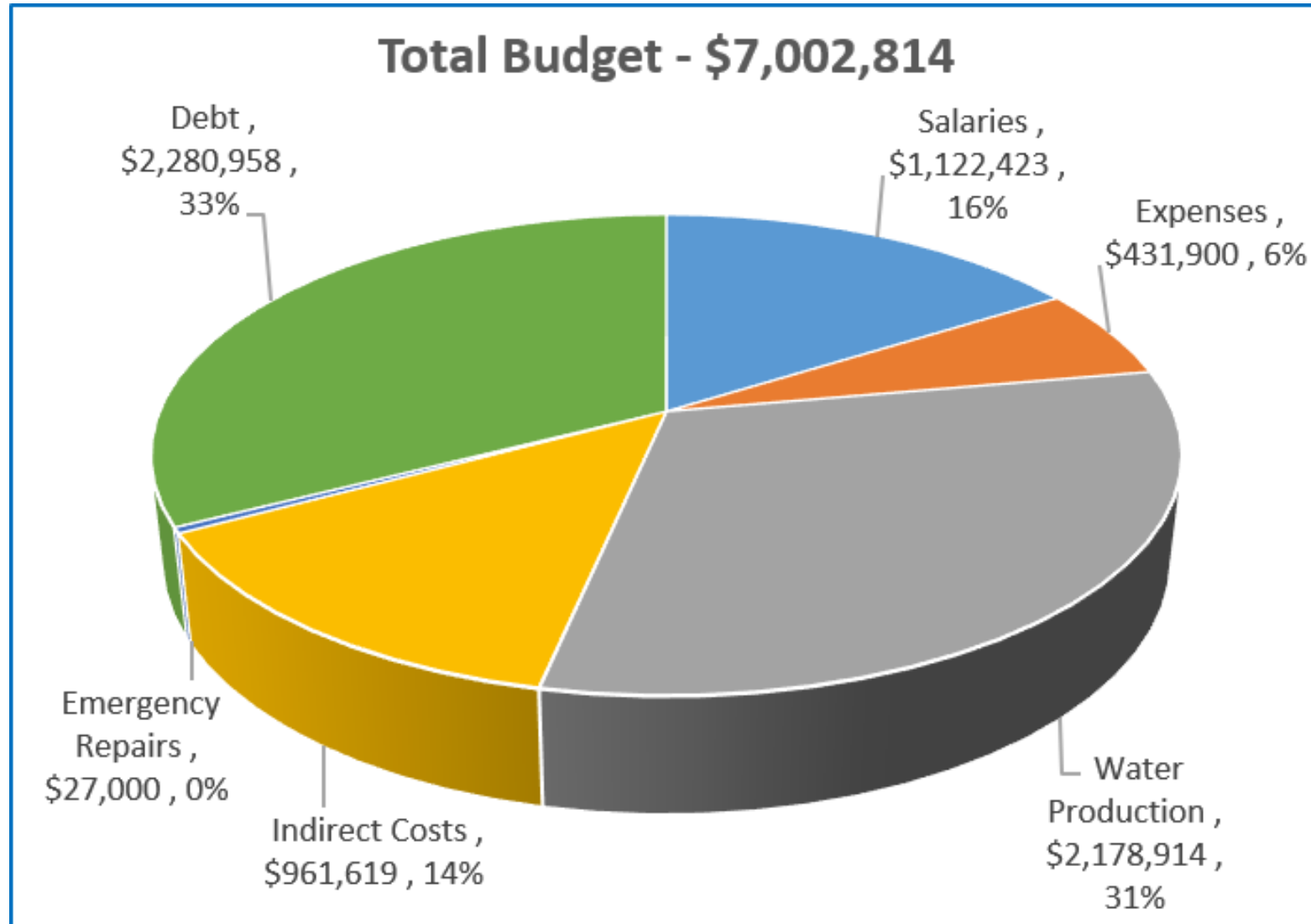
The Abrahams Group LLC
June 2026

Retained Earnings & Water Stabilization Fund

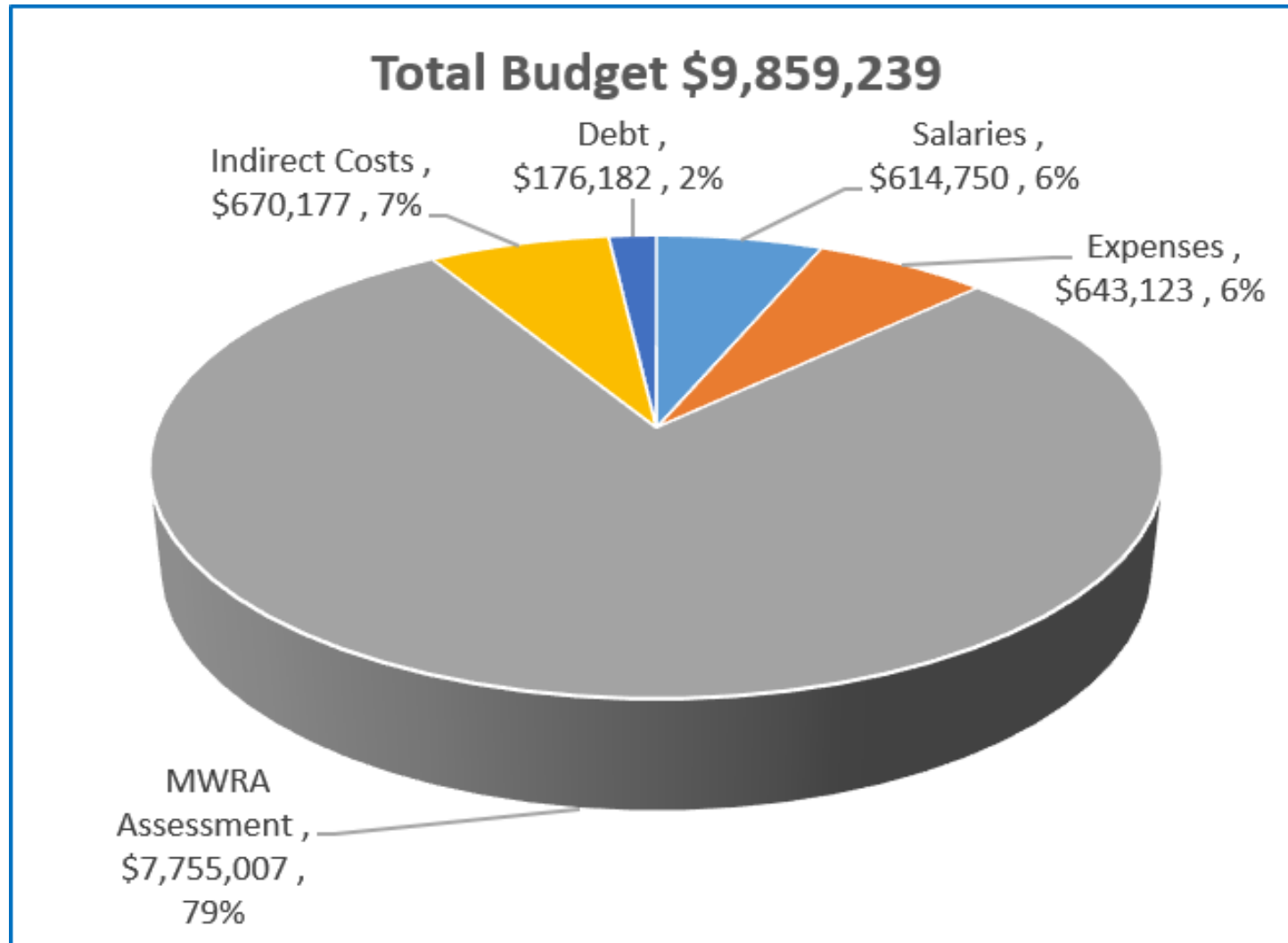
- Due to healthy retained earnings, the Town has recently built up the Water Treatment Stabilization Fund balance.
- Water Stabilization Fund balance as high as it's been (\$13.5 million currently)
- Retained earnings built up recently, but recent authorizations have reduced balance.



FY 2027 Water Budget Breakdown



FY 2027 Sewer Budget Breakdown



Financial Highlights – Water

- **FY 2021 to FY 2025 all finished in surplus, other than FY 2024**
 - FY 2024 deficit of \$305k; Wet warmer months meant less outdoor water usage
 - FY 2025 surplus of \$210k, FY 2026 proj. surplus of \$311k; Dry warmer months = more outdoor water usage
- **FY 2027 water budget up \$1.3 million (or 23.4%) from FY 2026**
 - Salaries up \$108k, Expenses for Tri-Board and Joint Water up \$1.0 million, Debt up \$168k
- **Impact of latest capital plan included in projections – annual average of \$372k new debt FY 2028 to FY 2031**
 - Not included in capital plan are some capital projects on the horizon
- **Despite projected FY 2026 surplus, deficits in FY 2027 to FY 2031 are projected, totaling \$7.8 million**

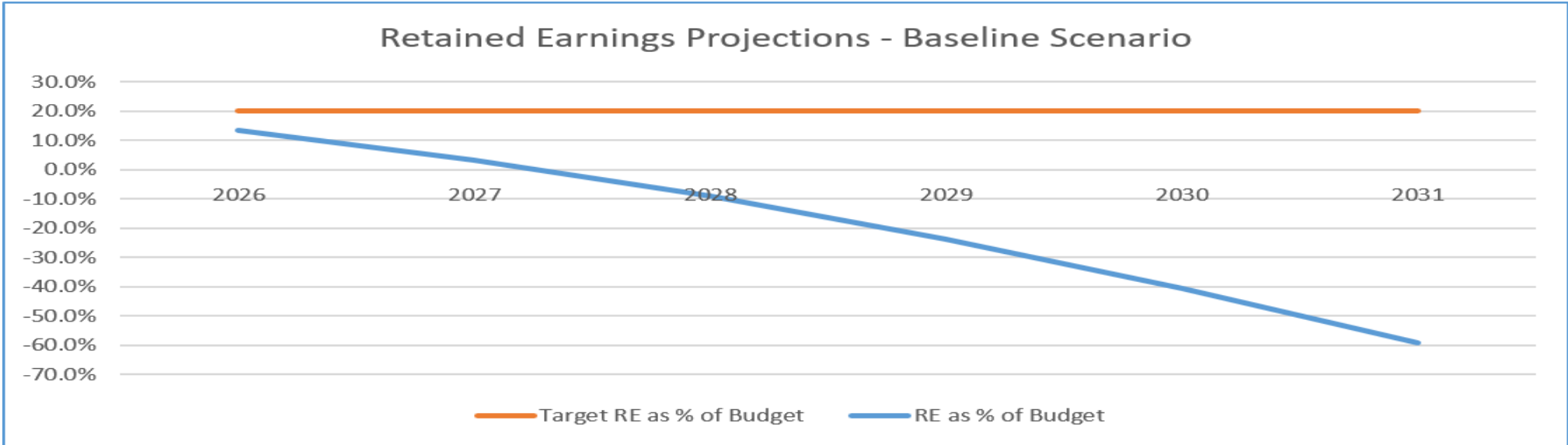
Financial Highlights – Sewer

- **Sewer Revenues Greater Than Expenses Each Year FY 2018 to FY 2025**
 - Surplus of \$163k anticipated for FY 2026 as well
- **FY 2027 sewer budget up \$350k (or 3.7%) from FY 2026**
 - Salaries up \$12k, MWRA assessment up \$107k, Indirect Costs up \$54k, Debt up \$176k
- **MWRA Assessment average increase 2.2% last 7 years (1.4% in FY27) - 3.0% increase assumed for future years**
- **Impact of latest capital plan included in projections – annual average of \$210k new debt FY 2028 to FY 2031**
- **Despite projected FY 2026 surplus, deficits in FY 2027 to FY 2031 are projected, totaling \$5.6 million**

Baseline Scenario – No Rate Changes

- Baseline represents the “do nothing” scenario; contains all projections, but no revenue changes
- Retained Earnings target of 20% of fund expenses
- Projected use of \$1.5 million to cover FY 2027 shortfall

Baseline	2026	2027	2028	2029	2030	2031
	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
Surplus/Deficit	\$ 473,774	\$ (1,507,121)	\$ (2,130,098)	\$ (2,754,725)	\$ (3,211,155)	\$ (3,839,276)
Projected Retained Earnings	\$ 2,063,237	\$ 556,116	\$ (1,573,981)	\$ (4,328,707)	\$ (7,539,862)	\$ (11,379,138)
RE as % of Budget	13.5%	3.3%	-9.0%	-23.9%	-40.6%	-59.3%



Rate Option 1 – 13.0% Water & Sewer Rate Incr.

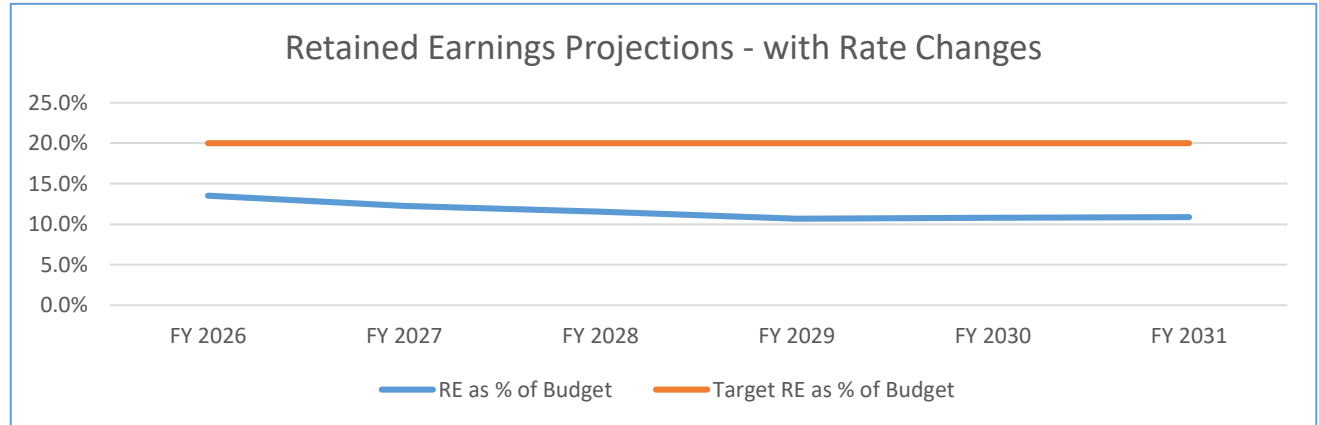
Rate Option Summary

- Keeps retained earnings level
- No change to base charges
- No draw from Stabilization Fund
- Tier Structure:

			Current		FY 2027	
Tiers	Start	End	Water	Sewer	Water	Sewer
1	1	2,500	\$4.91	\$8.21	\$5.55	\$9.28
2	2,500	+	\$6.23	\$14.10	\$7.04	\$15.93

- Rate Change Impact on Users ->
 (Bills in the User Impact table include base charges of \$25.00 for water and \$12.50 for sewer. The base charges with the Senior Discount are \$5.00 for water and \$2.50 for sewer.)

		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Rate Changes	Water	13.0%	4.3%	4.3%	4.3%	4.3%
	Sewer	13.0%	4.3%	4.3%	4.3%	4.3%
Rate Impact	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
Surplus/Deficit	\$ 473,774	\$ 5,660	\$ (51,886)	\$ (86,769)	\$ 71,905	\$ 85,337
Projected Retained Earnings	\$ 2,063,237	\$ 2,068,897	\$ 2,017,012	\$ 1,930,243	\$ 2,002,148	\$ 2,087,485
RE as % of Budget	13.5%	12.3%	11.5%	10.7%	10.8%	10.9%



User Impact (Water & Sewer Combined Quarterly Bill)				Diffs Current -> FY 2027	
User Type	Flow	Current Bill	FY 2027 Bill	Quarterly	Annually
Low-End User	1,000	\$ 168.70	\$ 185.80	\$ 17.10	\$ 68.40
Average User	2,500	\$ 365.50	\$ 408.25	\$ 42.75	\$ 171.00
Large User	4,000	\$ 670.45	\$ 752.80	\$ 82.35	\$ 329.40
Very Large User	10,000	\$ 1,890.25	\$ 2,131.00	\$ 240.75	\$ 963.00

Rate Option 2 – 1.0% Water & Sewer Rate Incr. FY27 + Stabilization Fund Draw of \$1.2 million

Section E, Item 1.

Rate Option Summary

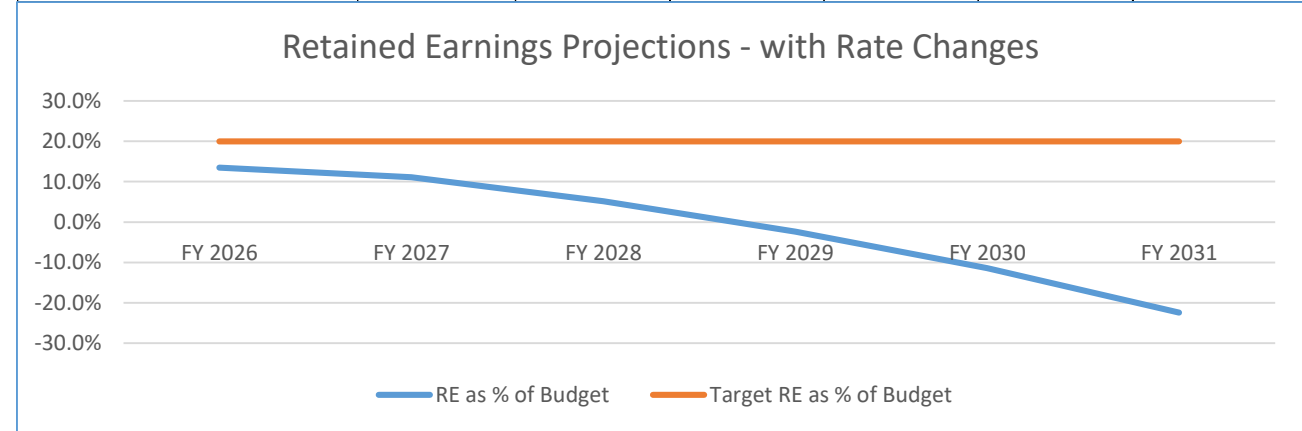
- Retained earnings depletes after FY28
- No change to base charges
- Annual draw from Stabilization Fund covers 100% of Tri-Town debt & 50% of operating increment in budget
- Tier Structure:

			Current		FY 2027	
Tiers	Start	End	Water	Sewer	Water	Sewer
1	1	2,500	\$4.91	\$8.21	\$4.96	\$8.29
2	2,500	+	\$6.23	\$14.10	\$6.29	\$14.24

• Rate Change Impact on Users ->

(Bills in the User Impact table include base charges of \$25.00 for water and \$12.50 for sewer. The base charges with the Senior Discount are \$5.00 for water and \$2.50 for sewer.)

		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Rate Changes	Water	1.0%	1.0%	1.0%	1.0%	1.0%
	Sewer	1.0%	1.0%	1.0%	1.0%	1.0%
Rate Impact	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
Surplus/Deficit	\$ 473,774	\$ (195,196)	\$ (967,820)	\$(1,337,109)	\$(1,678,691)	\$ (2,190,655)
Projected Retained Earnings	\$ 2,063,237	\$ 1,868,041	\$ 900,221	\$ (436,887)	\$(2,115,578)	\$ (4,306,233)
RE as % of Budget	13.5%	11.1%	5.1%	-2.4%	-11.4%	-22.4%



User Impact (Water & Sewer Combined Quarterly Bill)				Diffs Current -> FY 2027	
User Type	Flow	Current Bill	FY 2027 Bill	Quarterly	Annually
Low-End User	1,000	\$ 168.70	\$ 170.00	\$ 1.30	\$ 5.20
Average User	2,500	\$ 365.50	\$ 368.75	\$ 3.25	\$ 13.00
Large User	4,000	\$ 670.45	\$ 676.70	\$ 6.25	\$ 25.00
Very Large User	10,000	\$ 1,890.25	\$ 1,908.50	\$ 18.25	\$ 73.00

Rate Option 2 – 2.0% Water & Sewer Rate Incr. FY27

Section E, Item 1.

+ Stabilization Fund Draw of \$1.2 million

Rate Option Summary

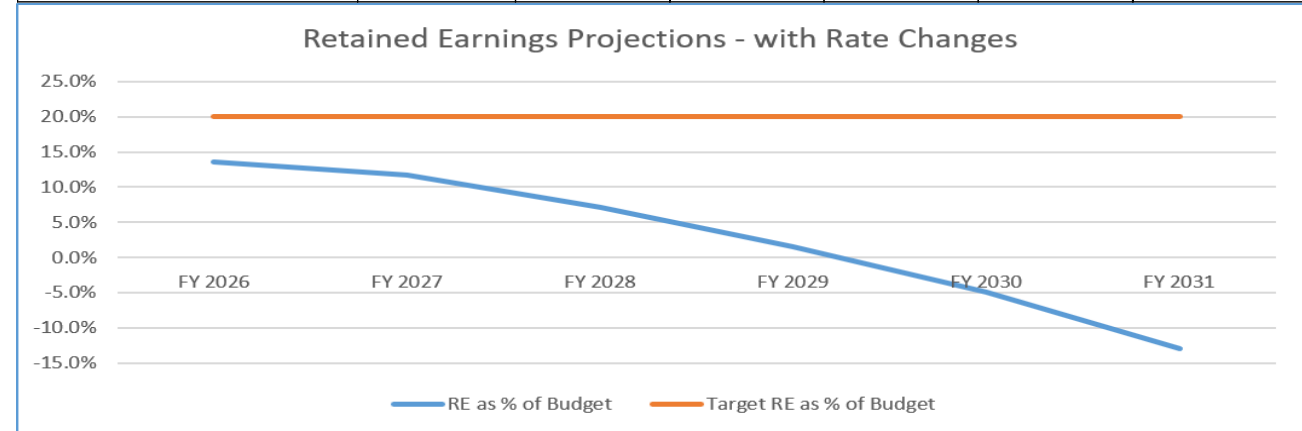
- Retained earnings depletes after FY29
- No change to base charges
- Annual draw from Stabilization Fund covers 100% of Tri-Town debt & 50% of operating increment in budget
- Tier Structure:

			Current		FY 2027	
Tiers	Start	End	Water	Sewer	Water	Sewer
1	1	2,500	\$4.91	\$8.21	\$5.01	\$8.37
2	2,500	+	\$6.23	\$14.10	\$6.35	\$14.38

• Rate Change Impact on Users ->

(Bills in the User Impact table include base charges of \$25.00 for water and \$12.50 for sewer. The base charges with the Senior Discount are \$5.00 for water and \$2.50 for sewer.)

		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Rate Changes	Water	2.0%	2.0%	2.0%	2.0%	2.0%
	Sewer	2.0%	2.0%	2.0%	2.0%	2.0%
Rate Impact	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
Surplus/Deficit	\$ 473,774	\$ (78,828)	\$ (731,593)	\$ (977,451)	\$ (1,191,946)	\$ (1,573,083)
Projected Retained Earnings	\$ 2,063,237	\$ 1,984,409	\$ 1,252,816	\$ 275,365	\$ (916,581)	\$ (2,489,664)
RE as % of Budget	13.5%	11.8%	7.2%	1.5%	-4.9%	-13.0%



User Impact (Water & Sewer Combined Quarterly Bill)				Diffs Current -> FY 2027	
User Type	Flow	Current Bill	FY 2027 Bill	Quarterly	Annually
Low-End User	1,000	\$ 168.70	\$ 171.30	\$ 2.60	\$ 10.40
Average User	2,500	\$ 365.50	\$ 372.00	\$ 6.50	\$ 26.00
Large User	4,000	\$ 670.45	\$ 682.95	\$ 12.50	\$ 50.00
Very Large User	10,000	\$ 1,890.25	\$ 1,926.75	\$ 36.50	\$ 146.00

Rate Option 2 – 3.0% Water & Sewer Rate Incr. FY27

Section E, Item 1.

+ Stabilization Fund Draw of \$1.2 million

Rate Option Summary

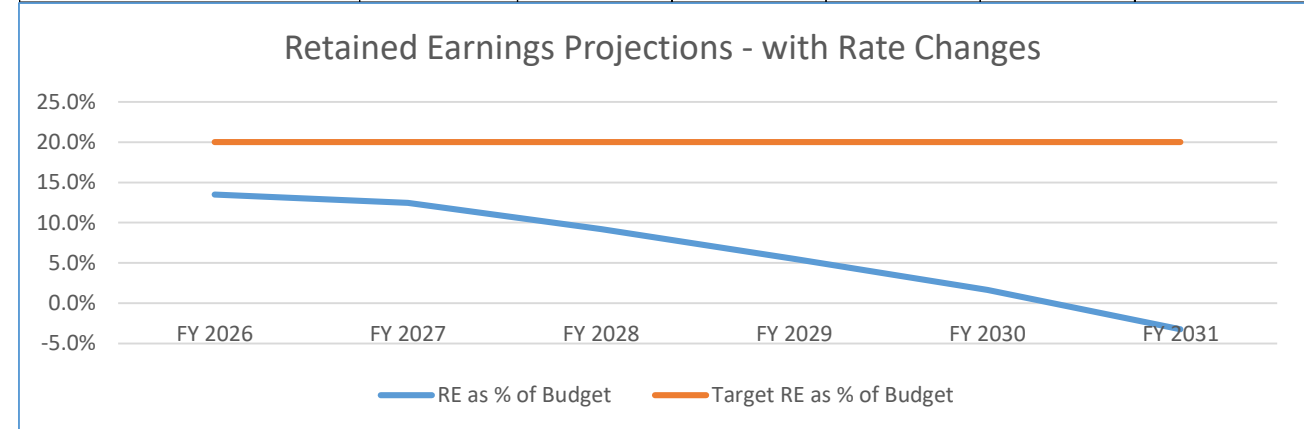
- Retained earnings depletes after FY30
- No change to base charges
- Annual draw from Stabilization Fund covers 100% of Tri-Town debt & 50% of operating increment in budget
- Tier Structure:

			Current		FY 2027	
Tiers	Start	End	Water	Sewer	Water	Sewer
1	1	2,500	\$4.91	\$8.21	\$5.06	\$8.46
2	2,500	+	\$6.23	\$14.10	\$6.42	\$14.52

• Rate Change Impact on Users ->

(Bills in the User Impact table include base charges of \$25.00 for water and \$12.50 for sewer. The base charges with the Senior Discount are \$5.00 for water and \$2.50 for sewer.)

		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Rate Changes	Water	3.0%	3.0%	3.0%	3.0%	3.0%
	Sewer	3.0%	3.0%	3.0%	3.0%	3.0%
Rate Impact	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
Surplus/Deficit	\$ 473,774	\$ 37,539	\$ (493,039)	\$ (610,671)	\$ (690,672)	\$ (930,811)
Projected Retained Earnings	\$ 2,063,237	\$ 2,100,777	\$ 1,607,737	\$ 997,066	\$ 306,394	\$ (624,417)
RE as % of Budget	13.5%	12.5%	9.2%	5.5%	1.7%	-3.3%



User Impact (Water & Sewer Combined Quarterly Bill)				Diffs Current -> FY 2027	
User Type	Flow	Current Bill	FY 2027 Bill	Quarterly	Annually
Low-End User	1,000	\$ 168.70	\$ 172.70	\$ 4.00	\$ 16.00
Average User	2,500	\$ 365.50	\$ 375.50	\$ 10.00	\$ 40.00
Large User	4,000	\$ 670.45	\$ 689.60	\$ 19.15	\$ 76.60
Very Large User	10,000	\$ 1,890.25	\$ 1,946.00	\$ 55.75	\$ 219.00

Thank you

Questions and Comments?

Resolution Number: 2026-008

**Introduced By: Councilor Jesse Gordon
June 8, 2026**

Resolution In Support Of Massachusetts Medicare For All Legislation

Whereas, access to health care has become one of the biggest political issues of the day and is of great concern to ourselves and our neighbors; and

Whereas, the United States remains one of the few countries that does not provide universal publicly funded health care; and

Whereas, the cost of health care keeps increasing, thereby creating a burden and a concern to us all; and

Whereas, as the number of people who do not have affordable access to quality health care increases, the health of our communities decreases; and

Whereas, the cost of health insurance continues to increase and the health insurance policies include up-front costs of co-pays and deductibles that are a burden for employers and employees; and

Whereas, these funds could be better spent to improve the overall quality of life for Massachusetts residents and to increase wages, salaries and other benefits; and

Whereas, Massachusetts has been a leader in providing coverage for quality healthcare for its people; and

Whereas, there is an alternative means of providing healthcare for all that also provides better coverage, without co-pays and deductibles, and includes medical, dental, long-term, and preventative care; and

Whereas, An Act Establishing Medicare For All in Massachusetts creates that alternative and has been introduced in the Legislature as H.1405 and S.860; and

Whereas, this Act would save the Town of Randolph an estimated \$7.7 million dollars (FY2024 Mass-Care Spreadsheet) in the first year alone;

Now, therefore, be it resolved, that the Randolph Town Council endorses An Act Establishing Medicare For All in Massachusetts and will communicate its support to Randolph's State Representatives and State Senators.

Resolution Number: 2026-009

**Introduced By: Councilor Jesse Gordon
June 8, 2026**

**Resolution In Support Of Exploring
Grandmothers' Village Use of Former Lyons School Property**

Whereas, Grandmothers' Village Project, Inc. ("Grandmothers' Village") has provided the Town with a Preliminary Vision & Inquiry Regarding the Lyons School Property; and

Whereas, that document indicates that Grandmothers' Village is interested in exploring whether the former Lyons School Property may present an opportunity for adaptive reuse and community-centered redevelopment focused on elder wellness, intergenerational connection, sustainability, and community benefit; and

Whereas, the Grandmothers' Village is seeking to determine whether the former Lyons School Property is available for use and what restrictions or opportunities might be available at the site; and

Whereas, Grandmothers' Village is exploring the possibility of transforming the existing structure at the Lyons School Property into a thoughtfully designed, eco-conscious, multi-use community space centered primarily on residential housing for elders and community members; and

Whereas, the proposed use may include residential housing units, shared community gathering spaces, administrative offices, an eco-education and community learning center, community programming space and a commercial/industrial kitchen space for food education, community meals and programming; and

Whereas, if the property is available, Grandmothers' Village would like to begin preliminary site and building assessments; conversations with green architects and sustainability-focused design professionals; feasibility discussion regarding adaptive reuse and expansion possibilities; a community listening and engagement process; and surveys and research related to local needs and community benefits; and

Whereas, Grandmothers' Village is interested in reviewing existing environmental and site documentation; exploring the possibility of an updated wetlands assessment or re-survey; understanding ecological and stormwater considerations connected to the property; and identifying opportunities for environmentally responsible and sustainable site planning; and

Whereas, Grandmothers' Village values land stewardship and ecological responsibility as central components of long-term community development; and

Whereas, Grandmothers' Village is also interested in exploring opportunities for sustainable food production and regenerative land use, including soil restoration, ecological rehabilitation, rooftop or indoor agriculture models, greenhouse or controlled-environment growing systems, and educational programming connected to food resilience and wellness; and

Whereas, the long-term intent is to explore whether the property could become a model for community-centered redevelopment, elder wellness and belonging, intergenerational engagement, sustainable and resilient design, educational and cultural programming and community food access and gathering;

Now, therefore, be it resolved, that the Randolph Town Council supports the Town of Randolph exploring the uses proposed by Grandmothers' Village for the former Lyons School Property.

Council Order: 2026-045

**Introduced By: Town Manager Brian Howard
June 8 , 2026**

FY2027 Water and Sewer Rates

ORDERED: That the Randolph Town Council hereby votes to establish water and sewer rates for the Town of Randolph for Fiscal Year 2027.

Council Order: 2026-046

**Introduced By: Town Manager Brian Howard
June 8, 2026**

FY2027 Water & Sewer Enterprise Budget

To see if the Town Council will vote to appropriate \$15,230,258 for the direct costs related to the operation of the Water and Sewer Enterprise Fund and authorize and appropriate the sum of \$1,631,796 as appropriated in the General Fund to be used for the indirect costs for the fiscal year commencing July 1, 2026, pursuant to M.G.L. Ch. 44, Section 53F1/2 and all other applicable law, and to meet the appropriation, \$16,862,054 will be raised through Water and Sewer Rates for the following sums:

Water & Sewer Personal Services	\$1,737,173
Water & Sewer Expenditures	\$11,035,944
Water & Sewer Debt	\$2,457,141
Total Appropriation for Direct Costs	\$15,230,258
Indirect Costs – Reimburse General Fund	\$1,631,796
Total Cost Water & Sewer Fund	\$16,862,054

Council Order: 2026-047

**Introduced by: Town Manager Brian Howard
June 8, 2026**

FY27 Randolph Community Preservation Budget and Reserves

To see if the Town Council will vote to appropriate from the Community Preservation Fund FY27 estimated revenues the sum of \$73,670 to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2027; and further to reserve for future appropriation from the Community Preservation Fund FY27 estimated revenues the sum of \$147,339 for the acquisition, creation and preservation of open space; \$147,339 for the acquisition, preservation, restoration and rehabilitation of historic resources; \$147,339 for the acquisition, creation, preservation and support of community housing; \$923,847 for the creation of a budgeted reserve and \$33,856 to provide for the Community Preservation Fund FY27 debt obligations.

Explanation: By statute, the Town is required to set aside at least 10% of its estimated revenues in the categories listed above as well as up to 5% to establish an administrative budget. If the administrative budget is not expended, the funds remain part of the Community Preservation Fund balance. The amount for debt is directly related to past Community Preservation projects in which the Town borrowed long term to finance the project.

Council Order: 2026-049

**Introduced by: Town Manager Brian Howard
June 8, 2026**

**Transfer of General Fund Free Cash
For Various Purposes**

To see if the Randolph Town Council will vote to authorize the following transfers from General Fund Free Cash to the accounts, and for the purposes, identified below:

Source			Use	
Description	Amount		Description	Amount
General Fund Free Cash	\$300,000		Transfer To The Overlay Account	\$300,000
General Fund Free Cash	\$350,000		Transfer To Town's Reserve Fund for Future Payment of Accrued Liabilities for Compensated Absences Due Employee of Town Upon Termination of Employment pursuant to M.G.L. Ch. 40, Section 13D	\$350,000
General Fund Free Cash	\$120,000		To Fund the Replacement of the Score Board at the High School Football Field	\$120,000
General Fund Free Cash	\$100,000		To Provide for Payment of the Town's ARPA Consultants, Accenture	\$100,000
General Fund Free Cash	\$455,000		To Pay for the Salary Cost of Overtime for Snow and Ice Removal and Remediation Operations During FY2026	\$455,000
General Fund Free Cash	\$835,000		To Pay for Expenses for Snow and Ice Removal and Remediation Operations During FY2026	\$835,000
TOTAL \$2,160,000			TOTAL \$2,160,000	

Council Order: 2026-050

**Introduced by: Town Manager Brian Howard
June 8, 2026**

**Transfer of Water/Sewer Retained Earnings
For Tri Water Board Operations**

To see if the Randolph Town Council will vote to authorize the following transfers from the Retained Earnings of the Town's Water/Sewer Enterprise Fund for the purposes identified below:

Source			Use	
Description	Amount		Description	Amount
Retained Earnings of the Town's Water/Sewer Enterprise Fund	\$250,000		To Fun the Operations of the Braintree-Randolph-Holbrook Tri Water District	\$250,000
TOTAL	\$250,000		TOTAL	\$250,000

Council Order: 2026-043

Introduced by: Town Manager Brian Howard
June 8, 2026

**Transfer of Water/Sewer Retained Earnings
For Lead Service Line Identification**

To see if the Randolph Town Council will vote to authorize the following transfer from the Retained Earnings of the Town’s Water/Sewer Enterprise Fund for the purpose identified below:

Source			Use	
Description	Amount		Description	Amount
Retained Earnings of the Town’s Water/Sewer Enterprise Fund	\$300,000		To Fund Lead Service Line Identification, With a Focus on Curb Stop Excavation and Costs Relating Thereto	\$300,000
TOTAL \$300,000			TOTAL \$300,000	

Explanation: The DPW is seeking a \$300,000 transfer to begin water curb-stop excavations as part of the Lead Service Line Inventory identification project. This will fund a contract with a third party vendor to dig curbstops at the most vulnerable properties listed as "unknown" for water service line materials. This includes schools, daycares, nursing homes, senior buildings, etc... Curbstop excavations allow for review of both the public and private sides of the service line. For full EPA compliance, both sides of the water line must be fully identified. This project is expected to last up to 1 year

Council Order: 2026-044

**Introduced by: Town Manager Brian Howard
June 8, 2026**

**Approval to Apply for MassDEP's
Clean Water Trust State Revolving Loan Program**

To see if the Randolph Town Council will vote to appropriate \$2,500,000 to be used to continue the process of identifying public and private water service line materials as part of the Lead Service Line identification project in compliance with US EPA's Lead and Copper Rule Revisions, including the costs of designing such program, constructing, equipping, and furnishing of such program and including without limitation all costs incidental or related thereto: which amount shall be expended in addition to all other amounts previously appropriated by the Town for this purpose. To meet this appropriation, the Treasurer with the approval of the Town Manager is authorized to borrow \$2,500,000, from the Massachusetts Clean Water Trust established pursuant to Chapter 29C; and in connection therewith to enter into a financing agreement and/or a security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Town Manager is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, if requested, to expend all funds available for the project and to take any other action necessary or convenient to carry out the project.

Clean Water Trust State Revolving Loan Programs are currently offering at 0% interest loan with the potential for up to 40% of loan forgiveness. It is expected to take about 1 year before funds would be available to the Town, if the loan is approved by the Trust.

Explanation: The DPW is seeking approval to apply for \$2,500,000 in MA DEP CWT SRF funds to continue the curbstop excavation work to identify the material for "unknown" water service lines. The SRF application process is expected to take 12 months. These funds will become active for use after the original \$300,000 contract is completed. The Town will continue to identify unknown service lines before shifting to a water line replacement project after November 2027. The Town will then have 10 years to replace all known lead service lines and any remaining unknown lines

Council Order: 2026-053

**Introduced by: Town Manager Brian Howard
June 8, 2026**

**Amendment of Section 18-3 of the
General Ordinances of the Town of Randolph
Concerning Department Revolving Funds – DPW Scrap Metal Revolving Fund**

To see if the Randolph Town Council will vote to amend section 18-3 of the general ordinances of the Town of Randolph concerning department revolving funds as follows:

In section 18-3(F), the Table of Revolving Funds, under the following headings:

Revolving Fund	Department Authorized to Spend from Fund	Fees, Charges or Other Receipts Credited to Fund	Program or Activity Expenses Payable from Fund	Restrictions or Conditions on Expenses	Other Requirements/ Reports	Fiscal Years
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Add the following:

Department of Public Works Scrap Metal Revolving Fund	Department of Public Works	Fees received for the salvage of Department of Public Works materials, including scrap metal, piping, hydrants, vehicle parts and trash.	All expenses to support Department of Public Works highway and water/sewer operations and transfer to General Fund	None	None	Fiscal Year 2027 and subsequent years
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Council Order 2026-054

Introduced By: Councilor Brandon Thompson
June 8, 2026

Amendment to the General Ordinances of the Town of Randolph
To Prohibit the Use of Algorithmic Rent Setting Devices

The Randolph Town Council hereby amends the General Ordinances of the Town of Randolph to prohibit the use of algorithmic rent setting devices, as follows:

I. Add the following new section 185-2 to the General Ordinances of the Town of Randolph:

§ 185-2 Prohibition of algorithmic rent setting devices.

(1) **Purpose.** In recent years, several software programs, often referred to as “algorithmic devices,” have threatened to destabilize rental housing markets in municipalities across the United States. More and more landlords in large U.S. cities are now pooling their data and pricing decisions using such software. The use of this software has contributed to double-digit rent increases, higher vacancy rates, and higher rates of eviction. It has distorted markets to the extent that rents and vacancy rates have increased simultaneously. The software permits landlords to coordinate and to collude about pricing. The software also hinders the efforts of consumers to engage in price comparisons or price negotiations. This ordinance prohibits the use of algorithmic devices for the purpose of setting rents on residential dwelling units in Randolph, Massachusetts, to bring immediate relief to tenants and ensure that landlords are adhering to fair standards for setting rental rates.

(2) **Definitions.** As used herein, the following terms shall have the following meanings:

“Algorithmic device” shall mean a product or service involving a system, software, or process using computation that: uses one or more algorithms to perform calculations; uses data concerning historical or contemporaneous prices, price changes, supply levels, occupancy rates, or lease or rental contract termination and renewal dates from:

- a. two or more real estate lessors;
- b. public databases; or
- c. a combination of public databases, or two or more real estate lessors;

that recommends rental prices, fees, rental terms, or occupancy levels to a landlord.

"Algorithmic device" includes a product that incorporates an algorithmic device, but does not include (1) a report that publishes periodically, but not more frequently than monthly, existing rental data in an aggregated and anonymous manner but does not recommend

rent prices, fees, or occupancy rates or other rental contract terms for future leases; or (2) a product used for the purpose of establishing rent or income limits in accordance with the affordable housing program guidelines of a local government, the state, the federal government, or other political subdivision, or a non-profit entity working on behalf of a government entity.

“Price coordination” shall mean engaging in both of the following acts: (1) collecting historical or contemporaneous non-public competitor information concerning prices, price changes, supply levels, occupancy rates, or lease or rental contract termination and renewal dates of residential rental units from two or more real estate lessors, whether or not monetary or other valuable consideration is paid to acquire or collect such information, or information concerning such matters from a public database; and (2) recommending or suggesting rental prices, fees, rental terms, or occupancy levels to a real estate lessor based on such information when such recommendation involves the analysis or processing of such information using an algorithmic device.

“Price coordination” does not include (1) providing information for the purpose of establishing rent or income limits in accordance with the affordable housing program guidelines of a governmental entity; or (2) generation or use of any report, study, or presentation that provides existing rental data in an aggregated manner but does not recommend rent prices, fees, or occupancy rates or other rental contract terms for future leases; or (3) providing or using information for the purpose of conducting market research for project financing, for the purpose of conducting an appraisal, or for conducting research, testing, and training for software development.

“Real estate lessor” shall mean any entity, individual, corporation, partnership, association, joint-stock company, trust, or unincorporated organization that owns or manages real property, or any agent thereof who leases or rents such property or any portion of such property as a residential unit.

(3) Prohibited conduct.

- a. No real estate lessor in Randolph shall engage in price coordination for residential rental units in Randolph, including through the sale, licensure, or provision of any service or product that involves price coordination of residential units.
- b. No real estate lessor in Randolph shall enter an agreement with any other person to not compete with respect to rental pricing, fees, or any other rental term for residential rental units in Randolph.
- c. No real estate lessor shall use, subscribe to, or contract or pay for, the services of another person if such services involve price coordination or otherwise encourage or facilitate an agreement with other persons to not compete with respect to any rental term for residential units in Randolph.

- d. No real estate lessor shall use, subscribe to, contract or pay for, or otherwise provide anything of value for use of, any algorithmic device that provides data, information, analysis or recommendations with respect to rental pricing, fees, or any other rental term regarding any residential rental property in Randolph.

(4) Enforcement.

This Ordinance section 185-2 may be enforced by the Police Chief, by the Board of Health, by the Planning Director or by any of their designees.

(5) Penalty.

The penalty for violation of this ordinance shall be in accordance with the fine schedule and shall be in compliance with the provisions of M.G.L. c. 40, § 21D. Each day such violation is committed or permitted to continue shall constitute a separate offense, and shall be punishable as such hereunder. Any fine or penalty imposed by this section and not paid shall become a municipal charge under the lien created by M.G.L. c. 40, § 58.

In addition, the Police Department shall work collaboratively with the District Attorney’s Office and/or the Massachusetts Attorney General’s Office to share information about violations of this section of the Ordinances in order to aid the appropriate prosecution of these matters under any applicable Massachusetts consumer protection law.

II. Amend Section 301-1 of the General Ordinances of the Town of Randolph, concerning “Fines”, to delete the portion regarding General Ordinance Chapter 185 and replace that portion with the following:

Chapter/Section	Title	Fine Amount
Chapter 185, Quality of Life		
§ 185-1H	Violation of any provision of Section 185-1	Minimum of \$500 and maximum of \$1,000 per violation; each day after notification shall be considered a separate offense
§ 185-2	Violation of any provision of Section 185-2	\$300 per offense per day



FIREFIGHTER SUNDAY



The Randolph Firefighters, Local 1268 P.F.F.M. / I.A.F.F., cordially invite you and your family to join us on Sunday June 14, 2026 for our annual Firefighter Memorial Sunday. During this year's ceremony we'll be honoring all those who have served as members of the Randolph Fire Department.

Firefighter Sunday will commence with a memorial service starting at 9:30 a.m. held at Fire Headquarters located at 10 Memorial Parkway.

We look forward to seeing you at this year's ceremony.

Lieutenant Tim Sproules - Group 4
Lieutenant Brent Eaton - Group 2
(781)-961-0991 or 0992



NEED A MAMMOGRAM? THE VAN IS COMING

Randolph High School

Thursday, July 30

7 AM to 3:15 PM

To schedule your mammogram or learn more, please call **617-632-1974** or scan the QR code.

Pre-registration is required.

Dana-Farber's Mammography Van possesses a valid license and certificate of inspection issued by the Massachusetts Department of Public Health.



Dana-Farber
Cancer Institute

Section O, Item 2.





Need a Mammogram?

If you are due for your breast cancer screening, please join us on **Dana-Farber's Mammography Van!** The American College of Radiology recommends a mammogram every year if you are age 40 or older.



Randolph High School

70 Memorial Parkway, Randolph, MA 02368

Thursday, July 30

7 AM to 3:15 PM

The mammography van offers digital screenings (3D mammography). The van comes to you, and our friendly, professional staff provides easy access to a vital screening. The entire process is an average of 20 minutes.

Pre-registration is required. To schedule your mammogram or learn more, please [register online](#) or call 617-632-1974.

Dana-Farber's Mammography Van possesses a valid license and certificate of inspection issued by the Massachusetts Department of Public Health.

¿Necesita hacerse una mamografía?

Si debe hacerse una evaluación de los senos, ¡visítenos en la Van de mamografías de Dana-Farber! El Colegio Americano de Radiología recomienda hacerse una mamografía cada año a partir de los 40 años.



Randolph High School

70 Memorial Parkway, Randolph, MA 02368

El jueves, 30 de julio

7 AM – 3:15 PM

La van de mamografías ofrece mamografías digitales de detección (mamografías tridimensionales). La van viene a su comunidad y nuestro personal, amable y profesional, le realizará esta importante evaluación. El proceso completo demora 20 minutos en promedio.

Se requiere preinscripción. Para hacer su cita para la mamografía o para obtener más información, llame a la oficina de la van al 617.632.1974.

La van de mamografías de Dana-Farber tiene licencia válida y certificado de inspección emitido por el Departamento de Salud Pública de Massachusetts