

# TOWN COUNCIL MEETING

Monday, October 20, 2025 at 6:00 PM

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

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## AGENDA

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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:

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

### **B. Moment of Silent Prayer**

### **C. Approval of Minutes**

[1.](#) Town Council Meeting Minutes September 29, 2025

[2.](#) Town Council Meeting Minutes October 6, 2025

### **D. Announcements from the President**

1. Tutorial on Website Accessibility and Language Options

### **E. Presentations**

[1.](#) Council Order 2025-078: Tax Classification

### **F. Public Comments/Discussions**

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

### **G. Proclamations**

## **H. Appointments**

## **I. Motions, Orders, and Resolutions**

1. Resolution 2025-002 Supporting Randolph's Police Officers and First Responders and Condemning Violence Against Those Who Serve

## **J. Town Manager's Report**

## **K. Old/Unfinished Business**

## **L. New Business**

1. Council Order 2025-076-Amendment to the General Ordinances of the Town of Randolph To Add Section 140-10 Concerning Engaging in Illegal Activity While Masked
2. Council Order 2025-077: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance –Chapter 200 of the General Code of the Town of Randolph –To Amend the Zoning Map, Pursuant to M.G.L. ch. 40A, sec. 5
3. Council Order 2025-079: Acceptance of Gift from Randolph-Canton-Avon Rotary Club
4. Introduction of Green Communities Act Energy Reduction Plan

## **M. Correspondence**

1. Letter from the Massachusetts State Lottery Commission

## **N. Committee Reports**

## **O. Open Council Comments**

## **P. Adjournment**

Notification of Upcoming Meeting Dates

November 24

December 8



## Randolph Town Council

### DRAFT Meeting Minutes

**Meeting Date: Monday, September 29, 2025, at 6:00 p.m.**

**Chapin Hall, Randolph Town Hall**

**This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.**

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

**Roll Call – Council Members Present:** Christos Alexopoulos (In-Person), Richard Brewer (In-Person), James Burgess (In-person), Natacha Clerger (In-Person), Ryan Egan (In-person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In Person)

**Pledge of Allegiance:** Pledge of Allegiance led by Councilor Burgess.

**Moment of Silent Prayer:** Moment of Silent Prayer held.

**Approval of Meeting Minutes:** None

**Announcements from the President:**

Council President Alexopoulos welcomed the new Clerk to the Town Council, Emily Lorgeree. He noted that there was great turnout for the recent suicide awareness and prevention event.

**Presentations:** None

**New Business:**

The Council President proposed that the Council take some of the New Business items out of order. Hearing no objection, the Council President turned to Council Order 2025-074.

**1. Council Order 2025-074: Acceptance of Board of Registrars' Recommendation for In-Person Early Voting For Fall 2025 Local Election.**

The Council President welcomed Town Clerk Cheryl Sass. Clerk Sass gave a brief overview of the proposal stating that this is consistent with how the Town has historically handled in-person early voting. Clerk Sass also noted the dates and times that are available for early voting, with October 25th being the last day to be able to register to vote.

There was a brief discussion by the Council.

**Motion to approve Council Order 2025-074 as presented was made by Vice President Brewer, seconded by Councilor Egan.**

**Roll Call Vote: 9-0-0**

**Motion passes.**

**2. Council Order 2025-073: Acceptance of Gift of Historical Materials.**

The Town Attorney, Christine Griffin, and Councilor Burgess provided a brief summary of this Order. Councilor Burgess has some historic materials related to Randolph that he would like to donate to the Town.

A brief description of the items was provided.

**Motion to approve Council Order 2025-073 as presented was made by Councilor Egan, seconded by Councilor Thompson.**

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

**Motion passes.**

**3. Council Order 2025-069: Request to Initiate Amendments and Recodification to Chapter 200, the Town of Randolph Zoning Ordinance, and  
Council Order 2025-070: A request for the Town Council to Amend the Zoning Map for parcels on Stackpole Ave and Oak Street.**

The Council President welcomed Town Planner, Michelle Tyler. Town Planner Tyler provided an overview of these Council Orders. As the Council is aware, Council Order 2025-069 is a project that the Planning Board has been working on to amend and recodify the Town Zoning Ordinance. This Zoning Ordinance will require two meetings and a public hearing before the Town Council and also needs to be referred to the Planning Board. This Council Order initiates the Amendments and Recodification to Chapter 200, the Town Zoning Ordinance.

Town Planner Tyler also spoke on Council Order 2025-070, which is a proposal to change the Zoning Districts for certain parcels on Stackpole Avenue and Oak Street. If the Zoning change is approved, the parcel size requirements will go from 16,000 sq. ft. to 12,000 sq. ft. This would match the zoning requirements for the properties surrounding Stackpole Ave and Oak Street.

This Zoning Amendment will also require two meetings and a public hearing before the Town Council, and also needs to be referred to the Planning Board.

**Motion to take collective action on Council Orders 2025-069 and 2025-070 by Councilor Burgess, seconded by Councilor Egan.**

**Roll Call Vote: 9-0-0**

**Motion passes.**

**Motion to refer Council Order 2025-069 and 2025-070 to the Planning Board and the Ordinance Subcommittee was made by Councilor Burgess, seconded by Councilor Thompson.**

**Roll Call Vote: 9-0-0**

**Motion passes.**

### **Public Hearings:**

**The Council President opened the Public Hearings on Council Order 2025-066: Amendment of the Traffic Rules and Regulations of the Town of Randolph Regarding Traffic Calming Measures and Council Order 2025-067: Amendment to the General Ordinances of the Town of Randolph To Add Chapter 70 Concerning Annual Salaries For Elected Town Officials. The Council President indicated that we will start with Council Order 2026-066. The Public Hearing on Council Order 2026-067 will take place thereafter.**

#### **1. Council Order 2025-066: Amendment of the Traffic Rules and Regulations of the Town of Randolph Regarding Traffic Calming Measures**

Council Order 2025-066 was introduced during the previous Town Council Meeting. It is scheduled for a public hearing and is available for a vote tonight. Town Attorney Griffin referenced the legal ad published in the Patriot Ledger on September 23, 2025. Council Order: 2025-066 is an amendment to the Town of Randolph Traffic Rules and Regulations. Council President Alexopoulos opened the public hearing and opened the public comments portion of the public hearing.

Sandy Cohen, Bittersweet Lane; asked about the implementation method regarding the speed bumps as well as if they will be rotated. President Alexopoulos stated the Police will be using statistics to find the high traffic areas. Town Manager Brian Howard stated that the Police Chief and DPW will be working to find the best policies for speed bumps as well as the process of rotation, if we do that. Rotating the speed bumps will require more labor and signage. Town Manager Howard mentioned there will be a form residents can fill out to request these speed bumps as part of the data collection process. Ms. Cohen requested that residents stay informed on the status of the placement.

Guerline Semerzier, 16 Mill Street; happy to hear of the implementation since there is high traffic on Mill Street. He believes data would be the best process for implementation. He brought up concerns about racial profiling by Police Officers as part of the speed bump implementation. President Alexopoulos stated that he is not going to have discussion on that topic at this time. The manner in which it will be implemented will be overseen by the Town Manager and Police Chief and is not something that the Council handles.

Joe Burke, 54 Hill Street; asked if we still use our safety officer and if he should be involved in this? President Alexopoulos indicated that we do use a safety officer and that they will be consulted.

There were no further public comments from the audience. The public comments portion of the public hearing was closed. The discussion was opened up to the Council.

**Motion to Amend Council Order 2025-66 to read “Temporary Speed Bumps. Temporary, movable speed bumps may be deployed and utilized in the Town of Randolph at appropriate locations, for a period of time, as determined by the Town Manager, in consultation with the Police Chief and the DPW Director, or their designees, in conformity with applicable laws, rules, and regulations.” made by Councillor Burgess, seconded by Councillor Brewer.**

**Roll Call Vote: 9-0-0**

**Motion passes.**

Councilor Clerger asked about painting the roads, which is cheaper and a quick remedy. Some money was previously appropriated as part of a traffic study. Councilors will follow up with Town Manager Howard to see if and how much funding was appropriated.

Councilor Huff-Larmond asked about reviewing policies that we have set in place previously.

Councilor Burgess mentioned that DPW Director Neil McCole has a list of projects that he is working on currently. Councilor Huff-Larmond requested a list of ongoing projects he is currently working on/planning.

**Councilor Gordon made a motion to amend the language in Council Order 2025-066 from “may” to “shall” and to add the Town Council to the list of those to be consulted in Council Order 2025-066. The motion failed for a lack of a second.**

Councilor Huff-Larmond asked where the data will come from and are the residents opinions being considered. Town Manager Howard did mention that residents will be heard and that data collection can be collected by laying cables in the roads.

Councilor O’Connell is in agreement with Councilor Burgess’ amendment and believes the Town Council will be able to help residents get their concerns heard.

Councilor Clerger repeated her recommendation to have the streets painted while the data collection and placement is sorted out. She also believes that the Town employees should be the decision makers and leave the Council to be the advocates.

Councilor Thompson said Town Manager Howard should be the point person given that he is easily accessible and responsive.

Councilor Burgess called the question. Councilor Gordon asked if there was a second on his motion from above. However, the question had been called, and it was past the point for a second.

**Motion to Call the Question by Councilor Burgess, seconded by Councilor Clerger.**

**Roll Call Vote: 7-0-2 (Abstentions: Huff-Larmond and Gordon)**

**Motion passes.**

Councilor Egan expressed concerns over appropriate signage wherever the speed bumps are placed. This could create an issue with nighttime driving and moveable speed bumps if signage is not there. These would be unpleasant to go over in a vehicle if the speed bump is not expected.

Councilor Thompson asked if there was someone who could go through traffic stop data to use as a tool to help with implementation.

The President indicated that the question had been called.

**Motion to approve Council Order 2025-66, as amended by Councilor Burgess, made by Councilor Burgess, seconded by Councilor Egan.**

**Roll Call Vote: 9-0-0**

**Motion passes.**

#### **New Business (Continued):**

**Motion To Take Council Order 2025-071 Out of Order, made by Councilor Burgess and seconded by Councilor O'Connell. Council Burgess states that this Order is also traffic related, so we might as well act on these two Orders together.**

**Roll Call Vote: 9-0-0**

**Motion passes.**

**The Council President announced that the Public Hearing on Council Order 2025-067: Amendment to the General Ordinances of the Town of Randolph To Add Chapter 70 Concerning Annual Salaries For Elected Town Officials, will be continued until after the discussion on Council Order 2025-071.**

#### **4. Council Order 2025-071: Amendment of the Traffic Rules and Regulations of the Town of Randolph Concerning Traffic Calming–Moveable/Temporary Traffic Signs**

**Motion was made by Councilor Burgess and seconded by Councilor Egan to amend Council Order 2025-071 to read “Moveable/Temporary Traffic Signs and Devices. Temporary, moveable traffic signs and devices, including but not limited to stop signs and electronic speed limit signs, may be deployed and utilized in the Town of Randolph at appropriate locations, for a period of time, as determined by the Town Manager, in consultation with the Police Chief and the DPW Director, or their designees, in conformity with applicable laws, rules, and regulations.”**

**Roll Call Vote: 9-0-0**

**Motion passes.**

The reasoning behind Councilor Burgess' amendment was to make it consistent with Council Order 2025-066.

**Councilor Gordon would like to also add the Town Council to the list of those who are consulted with by the Town Manager. He so moved. This motion was seconded by Councilor Huff-Larmond.**

Councilor Huff-Larmond asked Councilor Gordon why he thinks the Town Council should be involved in the decisionmaking process.

Councilor Gordon stated that he believes the public does not feel that they are being heard.

Councilor Huff-Larmond said she does not believe that councilors should be part of that decision making but if people feel they are not being heard, there should be another avenue for that.

As stated with regard to Council Order 2025-066, Councilor O'Connell does not believe that Town Councilors should be part of this type of decisionmaking.

Councilor Clerger stated if the public feels that they are not being heard then we are not doing our job.

Councilor Brewer feels that the Town Council should not be part of the decisionmaking but maybe the Fire Department should also be consulted, since the ambulances and firetrucks will be going up and down these streets and could be affected by the speed bumps and other traffic calming.

Councilor Thompson does not feel having the Town Council involved is proper or correct.

**Councilor Gordon withdrew his motion to add the Town Council to the list of parties involved.**

**Motion was made by Councilor Burgess and seconded by Councilor Egan, to approve Council Order 2025-071 as amended.**

**Roll Call Vote: 9-0-0**

**Motion passes.**

**Public Hearings (continued):**

- 2. The Public Hearing on Council Order 2025-067: Amendment to the General Ordinances of the Town of Randolph To Add Chapter 70 Concerning Annual Salaries For Elected Town Officials, continued after the discussion on Council Order 2025-071.**

Council Order 2025-067 was introduced during the previous Town Council Meeting. It is scheduled for a public hearing and is available for a vote tonight. Town Attorney Griffin referenced the legal ad published in the Patriot Ledger on September 23, 2025. Council Order: 2025-067 is an amendment to the General Ordinances concerning annual salaries for elected officials. Council President Alexopoulos opened the public hearing and opened the public comments portion of the public hearing.

Before public comments were made, Councilor Egan asked if the proposed amended version of the Council Order, which is attached to the Agenda, could be introduced. Attorney Griffin described the proposed amended version of the Council Order, which has been numbered as Council Order 2025-067A. Key differences include the removal of the stipend for chairs of subcommittees and for the Town Council's School Committee Representative, the removal of the cost of living adjustment, the stipend for President and Vice President was moved to the first section, and language was added that this Ordinance may not be amended during the final two months of a Town Council term.

The Council President invited public comments on this proposed Ordinance Amendment.

Joe Burke, 54 Hill Street, expressed concerns over a tight budget season and that this money will have to come out of other budgets to fund the salaries for the Council members.

Tina Fegan, Maple Ave; happy to see a full board. Being a previous School Committee member, she understood that this was community service. She is disappointed to think that the Town Council wants to be paid. Many of the members have been elected multiple times and have never been paid before, why now? She also believes that this leads to an increase in taxes. She was not happy thinking that the Town Council would get more than the School Committee.

D. Paul Ainsley, 151 Bittersweet Lane; Mr. Ainsley feels this opens Pandora's box and is financially irresponsible especially when it comes to pensions and health insurance. Town Councilors are volunteering their time for this service and should not be compensated. Mr. Ainsley shared data from other towns who have voted a similar order and their salaries have been increased greatly. Mr. Ainsley passed around copies of the paper he read from to everyone present at the meeting.

Sandy Cohen, Bittersweet Lane; asked if this will be a ballot question. Sandy believes if people do not show up to the meetings that they should not be paid. She then asked about how many meetings and subcommittee meetings take place each year? She stated that we are always fighting for dollars and that she does think it's right to pay the Council members.

Representative from the IGBO Organization and resident; he is in favor of the order allowing the Councilors to be paid, given the amount of time they give to the community.

The public comments portion of the public hearing was closed.

Councilor Clerger stated that this is \$5,000 for the whole year. She believes this could be an incentive to have more people try to join the Town government. This is more than 28 meetings a year. We work all the time.

Councilor Huff-Larmond asked for clarification on if an attendance requirement was in the original order. She would like to have a discussion on if there should be a meeting attendance requirement and if zoom would count as being present.

**Motion was made by Councilor Gordon and seconded by Council Egan to amend the Order by substituting Council Order 2025-067A in place of the prior Council Order 2025-067.**

**Roll Call Vote: 8-1-0 (Nays: O'Connell)**

**Motion passes.**

**Motion was made by Councilor Gordon and seconded by Councilor Huff-Larmond to remove the last two sentences in section 70-1, which include the stipend for the Vice President and the President.**

**Motion was made by Councilor O'Connell and seconded by Councilor Egan to add the \$1500 stipend for the Town Council's School Committee Representative back into the Order.**

Councilor Burgess expressed his desire to have all boards meet in person.

Councilor Egan questioned the attendance policy; how and who is going to enforce this?

Councilor Burgess stated that when he took this seat he understood it was not only Monday night meetings but community events as well. What is the definition of meeting and what counts towards attendance?

Council President Alexopoulos stated that tracking hours could open up the opportunity for health coverage and pension plans. If we count dates and times and exceed 18 hours per week, the Councilors could be eligible for health coverage.

Town Attorney Griffin stated that if the \$5,000 stipend goes through, Councilors could petition to join the Norfolk County pension program. However, the GIC, which handles the health insurance for the Town and the State, requires that you work 18.75 hours per week on a regular basis to qualify for health coverage. Randolph elected officials are not deemed eligible by the GIC based on that.

Councilor Clerger shared an example of how she was helping a family in the community which ultimately led to her needing to be present at a meeting via zoom; she asked if this would be considered not doing her job since she was not physically in attendance.

**Motion was made by Councilor Huff-Larmond and seconded by Councilor Gordon to require attendance at 80% or more of the Town Council meetings in a year in order to receive the annual stipend.**

**Motion was made by Councilor Burgess and seconded by Councilor Egan to take no action on the attendance requirement Motion made by Councilor Huff-Larmond.**

**Roll Call Vote: 7-2-0 (Nays: Gordon and Huff-Larmond)**

**Motion passes.**

**Motion was made by Councilor Burgess and seconded by Councilor Egan to take no action on the Motion by Councilor O'Connell to add back the \$1500 stipend for the Town Council's School Committee Representative.**

**Roll Call Vote: 4-4-1 (Yays: Burgess, Clerger, Egan, Alexopoulos; Nays: Huff-Larmond, O'Connell, Brewer, Thompson; Abstention: Gordon)**

**Motion fails**

Councilor Gordon asked how many need to say yes in order for a motion to pass. Five votes are needed (a majority). Councilor Gordon asked to change his vote. Town Attorney Griffin stated that after the result is called, and there are new motions on the table, that is generally considered too late to change a vote. The Council President concurred.

**Motion was made by Councilor Burgess and seconded by Councilor Egan to move no action on Councilor Gordon's Motion to remove the last two sentences of Section 70-1, which includes removal of the stipend for the President and Vice President.**

**Roll Call Vote: 6-3-0 ( Nays: Clerger, Gordon, Huff-Larmond)**

**Motion passes.**

Councilor Egan stated that he supports leaving the stipends in for the President and Vice President since that is what neighboring communities do as well. He also stated that the Council President has to be involved with creating the agendas and meets with our Town Manager. He believes stipends muddy the waters which is why we removed some of these, including the stipend for the School Committee Representative. He wants to leave this up to the voters and supports the Council Order 2025-067A.

Councilor O'Connell mentioned that the School Committee Representative has to do extra work as well, which is his stance as to why he is in favor of the stipend for the School Committee Representative.

Councilor Clerger said that you are present in the community the same no matter what other title you hold. She also brought up the attendance statement from Councilor Huff-Larmond, on whether Zoom meetings should count.

Councilor O'Connell stated that he was very vocal about the School Committee meeting via Zoom, that he is in favor of in-person meetings.

Councilor Gordon expressed that he is not in favor of giving extra salary to the President and Vice President, and if that language stays he would not be in favor of it.

Councilor Gordon asked for information on a public petition to reconsider the ordinance if it is passed, or other motions to reconsider. Attorney Griffin indicated that there is a petition process in the Charter, but that it generally does not apply to topics such as employment or salary. She stated she would review the provision and provide the Council with additional information. She also indicated that any Councilor who votes on the prevailing side of a measure may move to reconsider that measure in compliance with the Council rules.

**Councilor Egan called the question and this was seconded by Councilor Burgess.**

**The Council President noted that there is still a pending Motion to Amend and indicated that the Council would vote on that Motion first.**

**Motion was re-made by Councilor O'Connell and seconded by Councilor Thompson to amend the Order by adding the \$1500 Stipend for the Town Council's School Committee Representative back into section 70-1 on Council Order 2025-067A.**

**Roll Call Vote: 5-4-0 (Yays: Gordon, Huff-Larmond, Thompson, O’Connell, Brewer; Burgess, Clerger, Egan, Alexopoulos)**  
**Motion passes.**

Section C, Item1.

**Motion was made by Councilor Egan and seconded by Councilor Burgess to approve Council Order 2025-067A as amended.**

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

**Public Comments/Discussions:**

1. Joe Burke, 54 Hill St; asked if the three minute rule for the public is the same standard for the Councilors? Mr. Burke states he goes to the Town of Randolph meetings as well as Blue Hills Meetings and Norfolk County Retirement Board Meetings. He questioned the attendance of Councilor O’Connell at the last School Committee meeting.
2. Guerlince Semerzier, 60 Mill St; expressed gratitude for the Suicide Awareness and Prevention event. He states the support from the Councilors and Town Manager makes Randolph a great community.
3. Nicole Galvez, 33 Crawford Street; new resident asking about basic services such as registering for elections, paving and snow removal. She gave her contact information to Town Attorney Griffin to follow up with her.
4. Bonney Chibueze, President of Igbo Organization of New England; Accompanied by several other members of Igbo Organization. Thanked the current and past Town Employees, especially Brian Howard and Councilor Clerger. This thanks was due to help with a tax lien while the organization figured out if nonprofits were exempt from certain taxes. They are very happy to be located in Randolph. This organization looks forward to a continued partnership with Randolph.

Mr. Chibueze presented Town Manager Howard with an Award of Excellence for outstanding community engagement.

Mr. Chibueze presented Councilor Clerger with an award for appreciation of her support for their events as well as her communication.

Town Manager Howard spoke. Igbo is a great organization and their events are a wonderful celebration of their culture. We are glad to call Randolph their home.

5. Sandy Cohen, Bittersweet Lane; brought up the Boston Globe article about the high eviction rate in Randolph. Ms. Cohen asked if there was anything the Town was doing to help control rent prices to help lower the eviction rate.

Brian Howard responded, stating that the Boston Globe has since changed the headline on the

article, because it was incorrect. Also, while Randolph does have a high eviction rate, it is not the highest in the state. Bridgewater is. The Council indicated that rent is a private market and the Town does not have control over their pricing.

**Proclamations: None**

**Appointments: None**

**Motions, Orders and Resolutions: None**

**Old/Unfinished Business: None**

**Town Managers Report: No updates at this time**

**New Business (Continued):**

**5. Council Order 2025-072: Amendment of Chapter 176 of the General Ordinances of the Town of Randolph Concerning Vehicles, Junk and Unregistered**

This Council Order is being introduced tonight. It is an Ordinance amendment and will be available for a vote at a future meeting.

**Motion made by Councilor Burgess to refer this Order to the Public Safety Subcommittee; seconded by Councilor Egan.**

**Roll Call Vote: 9-0-0**

**Motion passes.**

**Correspondence: None**

**Committee Reports: None**

**Open Council Comments:**

Councilor Clerger states she was grateful for her award and the team she works with. Stressed that being a Councilor is based on teamwork.

Councilor Gordon asked about what services are available for renters. Asking the Town Manager to create a report on what is available.

Councilor Burgess stated he was disappointed by the comments regarding stereotyping and racial profiling earlier in the meeting when discussing traffic calming measures.

Councilor Brewer thanked Town Manager Howard and the Town staff for the send off for Community Programs Director Elizabeth LaRosee, and also thanked Ira Green.

Councilor Huff-Larmond had questions about the accuracy of the reports she has heard about the

depletion of the Resiliency Fund. Town Manager Howard did confirm that the fund has been

Councilor Huff-Larmond stated that the Suicide Awareness event on Friday was touching and appreciates everyone who testified. The Brave Space event is going on October 10th at The First Congressional Church. Councilor Huff-Larmond spoke on racial profiling, saying that the speaker did not have ill intentions and that racial profiling does still exist.

Councilor O'Connell started by welcoming the new Council Clerk. He then thanked Councilor Huff-Larmond and the Police Department for helping with the Suicide Prevention and Awareness event, it was a moving event. I was happy to see the Igbo Organization today and look forward to more of their events. Councilor O'Connell clarified the information regarding his attendance at School Committee meetings, which was questioned earlier during Public Comments; Councilor O'Connell stated that he was at the workshop meeting last week, which was not televised.

Councilor Thompson spoke on the rent concerns that had been discussed at the meeting. The Town Manager and Social Workers in Town are a helpful tool and provide good resources. He also brings up that these apartment complexes are sending eviction notices after tenants are as little as two days late, nevermind the termination of gas and electricity from National Grid and Eversource. Councilor Thompson says these property companies that have headquarters in other states are not here to keep up with the repairs the buildings need. All these large scale apartment complexes also charge approximately the same rent which decreases the competition.

#### **Executive Session:**

The following was read into the record:

The Town Council may vote to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(3) relative to potential litigation strategy concerning PFAS-related litigation. M.G.L. ch. 30A, section 21(a)(3) permits a public body to go into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

The Chair did so declare.

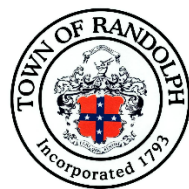
Council President Alexopoulos requested a vote for the Town Council to enter into Executive Session.

**Motion to enter into executive session made by Councilor Egan, seconded by Councilor Clerger.**

**Roll Call Vote: 8-1-0 (Nays: James Burgess)**

**Motion passes.**

The Council President announced that the Council would enter the Executive Session and would not be returning to public session after the Executive Session. The public portion of the Town Council meeting concluded, and the Council entered into an Executive Session, at 8:54 PM



## **Randolph Town Council**

### **DRAFT Meeting Minutes**

**Meeting Date: Monday, October 6, 2025, at 6:00 p.m.**

**Chapin Hall, Randolph Town Hall**

**This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.**

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

Council President Alexoupolos called the meeting to order at 6:00pm.

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), Richard Brewer (In-Person), James Burgess (In-person), Natacha Clerger (In-Person), Ryan Egan (In-person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In Person)

The pledge of allegiance was led by Councilor Thompson.

#### **B. Moment of Silent Prayer**

Silent prayer was held in memory of Lieutenant Jeffrey Chaplin, today marking the third anniversary of his passing.

#### **C. Approval of Minutes**

##### **1. Town Council Meeting Minutes of July 8, 2025 at 1PM.**

**Motion to approve the Meeting Minutes of July 8, 2025 at 1pm by Councilor Egan, Seconded by Councilor Clerger.**

**Minutes, Randolph Town Council Meeting, October 6, 2025**

**Roll Call Vote: 9-0-0**

**Motion passes.**

**2. Town Council Meeting Minutes of July 8, 2025 at 1:15PM.**

**Motion to approve the Meeting Minutes of July 8, 2025 at 1:15pm by Councilor Egan,  
Seconded by Councilor Clerger.**

**Roll Call Vote: 9-0-0**

**Motion passes.**

**D. Announcements from the President**

Council President Alexopoulos welcomed Police Chief Marag and asked Chief Marag to give a briefing on the street takeover event from over the weekend.

Chief Marag stated that this matter is under investigation. We are looking at cruiser footage and other local camera footage. This incident seems to be connected to the incident in Boston as well as Dedham and potentially other communities. These events do seem to be escalating, which is creating safety issues for Officers and the public. This event is not specific to Randolph. It is happening around the state and the country. We are working to address this issue.

**E. Presentations- None**

**F. Public Hearings**

**1. Council Order 2025-072: Amendment of Chapter 176 of the General Ordinances of the Town of Randolph Concerning Vehicles, Junk and Unregistered.**

The Council President opened the Public Hearing on Council Order 2025-072: Amendment of Chapter 176 of the General Ordinances of the Town of Randolph Concerning Vehicles, Junk and Unregistered.

Council Order 2025-072 was introduced during the previous Town Council Meeting. It is scheduled for a public hearing and is available for a vote tonight. Town Attorney Griffin noted that this public hearing had been advertised in the newspaper. Council Order: 2025-0072 is an amendment to the Town of Randolph General Ordinances. Council President Alexopoulos opened the public hearing and opened the public comments portion of the public hearing.

Joe Burke, 54 Hill St; isn't this already an ordinance with one car allowed? Councilor Burgess stated that this amendment cleans up the definition of junk and inoperable vehicles making it more enforceable. Mr. Burke then asked about cars being worked on that are waiting for parts. Council President Alexopoulos stated that the enforcement agency and code enforcement will

**Minutes, Randolph Town Council Meeting, October 6, 2025**

have discretion over different scenarios, for example a vehicle waiting for parts. Councilor Burgess stated that, generally, this would be enforced when the car has sat for a substantial amount of time, when there is grass growing over the vehicle, rodents or neighbor complaints. Mr. Burke then asked for clarification that vehicles inside a structure are allowed, which was confirmed by Councilor Burgess.

Guerlince Semerzier, 60 Mill St; what is the time frame residents will have before they start to get tickets?

Assistant Town Manager, Monica Lamboy, gave a brief overview of these amendments. Currently the ordinance is “unregistered”. Now this will add “inoperable”. The expansion of this definition gives the code enforcement officer a clearer meaning, which will help with enforcement. The owners will be notified by sticker on the windshield, mailings to both property owner and registered owner of the vehicle. The Town would be able to use civil penalties in the amount of \$50 dollars per day after the notice.

There were no further public comments from the audience. The public comments portion of the public hearing was closed. The discussion was opened up to the Council.

Councilor Thompson asked about how these larger complexes will handle this ordinance? An example he provided was a vehicle with a flat tire, which would classify as inoperable. Councilor Burgess stated that there is a hearings officer who can talk to residents about their individual situation. Assistant Town Manager Lamboy clarified that it says “lack of tire” versus just a flat tire.

Councilor Huff-Larmond asked, since this has not gone to the Public Safety Subcommittee, should we wait to vote on it? Councilor Burgess said that this is an amendment to an existing Ordinance. Councilor Burgess does not think that their approach to the Ordinance would be changed during a Subcommittee meeting.

Councilor Gordon asked if there was a distinction between home addresses and businesses and garages with kept vehicles. Councilor Burgess replied that those with junk licenses or class two licenses would be an exception (section 176-2A of the proposed Ordinance retains the exception for licensed businesses).

Councilor Huff-Larmond clarified that the “72 hours” is not new language.

Councilor O’Connell asked how it is determined that a vehicle is a junk vehicle? What about people who are fixing up antique vehicles slowly over time? Councilor Burgess responded that the hearing officer is available for residents to explain their scenario to.

Town Manager Brian Howard said that these enforcement officers are not going out just looking for individual junk vehicles. Usually the junk vehicles are part of a larger effort on a property

that needs a clean up. This is strictly to help clean up the definitions in the Ordinance, if we need to handle a situation regarding junk or inoperable vehicles.

Councilor Burgess gave an example of a father and son working together on a vehicle to fix it up. This person was spoken to and a corrective plan was put in place, which included moving the vehicle to the side yard.

Councilor Clerger stated that, since this can not be a one-size-fits-all, what about an apartment complex that has multiple junk vehicles? How would that be handled? Councilor Burgess said that we will look at everything as it comes to us as to what the best plan of action is.

Councilor Egan thanked the Assistant Town Manager and Town Manager for bringing this up. While he is in favor of property rights, we do need to keep our neighborhoods clean. Councilor Egan wanted to clarify that the Police Department is the one in charge of enforcement. Is that correct? Town Manager Howard stated that the Police Department would be in charge of the enforcement and that this language change helps with enforcement and allows code enforcement to participate. Assistant Town Manager Lamboy stated that unregistered vehicles would go through the Police Department because they can check registration status. Councilor Egan then asked about the appointed municipal hearing officer who would hear any appeals under this Ordinance. Councilor Burgess said that the Town Manager would oversee the municipal hearing officer, and that that would also be a municipal employee. If action needed to be taken further than the municipal hearing officer, it would then go to court. Town Attorney Christine Griffin said that the civil enforcement process would be followed for civil violations under the new Ordinance.

Councilor Huff-Larmond asked about cars located in backyards. Assistant Town Manager Lamboy said that the policy allows one vehicle in the open air. That would include driveways, front yards and backyards. Councilor Burgess stated that boats and RVs would fall under the side yard set back for off season use and not under this order.

Councilor Brewer thinks that this order will help give the enforcement guidelines needed for the Town to bring some of these situations to resolution.

Councilor Thompson asked if motorcycles, jetskis, motorized bicycles, other motorized vehicles are covered by the Ordinance. The response from Assistant Town Manager Lamboy was that it covers any vehicle with a motor. Town Attorney Griffin said that the Town would follow the definition of a motor vehicle used under the Massachusetts Registry of Motor Vehicles.

**Motion to Call the Question was made by Councilor Burgess and seconded by Councilor Clerger.**

**Roll Call Vote: 8-0-1 (Abstention: O'Connell)**

**Motion passes.**

**Motion by Councilor Burgess, seconded by Councilor Brewer, to approve Council Order 2025-072 as printed.**

**Roll Call Vote: 8-0-1 (Abstention: O’Connell)**

**Motion passes.**

**G. Public Comments/Discussions**

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

Henry Lee, 120 Liberty St; brought two issues to the Council. The first requesting to rezone the Lyons School property to medium density. Certified letter sent May 2024 asking to follow up on this. According to Mr. Lee, portions of the school property were taken by eminent domain to be used for the school, and were never used. Mr. Lee’s second concern is regarding the road in the area of the Lyons School (not Lee Farm Rd). Mr. Lee referenced M.G.L. part 1, Title 7, Ch. 41, s81L; which defines a public roadway. He is requesting a letter from the Town Clerk about the status of this road. Mr. Lee says roughly 200 vehicles a day are using this road repetitively.

Councilor Burgess stepped out of the meeting.

Guerlince Semerzier, 16 Mill St; thanked Randolph Police for the way they handled this weekend's street takeover. He is proud of the way the involved officers handled this.

**H. Proclamations- None**

**I. Appointments-None**

**J. Motions, Orders, and Resolutions- None**

**K. Town Manager’s Report**

**1. Request to appoint Ronnie Bevis to the Disability Commission.**

The Town Manager asked the Town Council to ratify his appointment of Ronnie Bevis to the Disability Commission. He spoke about her qualifications. She has expertise in special education and would be a great addition.

**Motion to approve the appointment of Ronnie Bevis to the Disability Commission made by Councilor Egan and seconded by Councilor O’Connell.**

**Roll Call Vote: 8-0-0 (Absent: Burgess)**

**Motion passes.**

Councillor Burgess stepped back into the meeting.

**2. MassDOT Pilot Program on Rt. 28.**

**Minutes, Randolph Town Council Meeting, October 6, 2025**

The Town Manager provided information on the MassDot Pilot Program in Milton on Rt. 28. This is a new procedure which combines two lanes into one lane and adds a turn lane. Councilor Gordon asked if residents would be able to give feedback on the project; The project email is [Milton-route28@dot.state.ma.us](mailto:Milton-route28@dot.state.ma.us). There is also additional information on the [Mass.gov](http://Mass.gov) web page along with the Town of Milton's website.

**L. Old/Unfinished Business- None**

**M. New Business**

**1. Council Order 2025-075: Prior Year Unpaid Bills.**

Town Manager Howard introduced this Order, which concerns two outstanding bills that were not paid during the close out of FY25. This Order includes two bills that were issued to the Tri Board; one for KP Law, P.C. and one for Environmental Partners Group, LLC. KP Law's invoice was in the amount of \$1,437.76 for work done relating to permitting at the reservoir and new treatment plant. The Environmental Partners' invoice related to creating a water report, as well as collecting and testing the water quality and providing mailings with water information for residents. Environmental Partners's invoice totaled \$7,975.00.

**Councilor Egan moved to approve Council Order 2025-075, seconded by Councilor Huff-Larmond.**

**Roll Call Vote: 9-0-0**

**Motions passes.**

**2. Town Attorney Contract for FY26-FY28.**

A brief contract overview was given by Council President Alexopoulos and Councilor Egan. The subcommittee met and is recommending this contract. Changes were made to align the contract with language in the Town Manager's contract. These changes include the dates of the contract, allowing a 50% pay out of sick time upon separation from employment with the Town, and language for deferred compensation. This is a three year contract and includes updated compensation amounts for each year. Councilor Burgess asked for additional information concerning the deferred compensation language. A discussion about that language took place. Councilor Thompson asked about the change in total sick bank time to 80 days. This change was made because it says 30 days in one place and 80 days elsewhere in the contract. This change is to match the rest of the contract. Time being used out of sick bank time, as opposed to regular sick time, requires notification to the Council President.

**Motion to approve the Town Attorney contract for FY26-FY28, as presented, made by Council Egan and seconded by Councilor Clerger.**

**Roll Call Vote: 9-0-0**

**Minutes, Randolph Town Council Meeting, October 6, 2025**

**Motions passes.**

Three copies of the contact were circulated for the Council members to sign.

**N. Correspondence- No Correspondence for the Council****O. Committee Reports**

1. Councilor Huff-Larmond requested to schedule an Ordinance Subcommittee meeting on 10/20/2025 at 5pm.
2. Councilor Clerger would like to have a meeting with the Public Safety Subcommittee around the street takeover on Saturday night. Councilor Burgess recommends that we wait until Chief Marag gets further into the investigation. Councilor Burgess went on record stating that this will not be tolerated in Town.
3. Councilor Burgess stated that the Public Safety Subcommittee will be working out the criteria for the traffic calming measures, including speed bumps.
4. Councilor O'Connell mentioned that residents are emailing him about not wanting speed bumps on Woodlawn and they do not want them back. Councilor O'Connell also updated the Council regarding the School Committee. He said that last Thursday they interviewed for the School Finance Director position at the School Committee Meeting and a motion was made to move forward with a candidate. He also brought up concerns about the locker rooms for female students at the Schools. Councilor O'Connell stated that the condition of the locker rooms are worse than we think. Councilor Brewer requested a tour of the facility. Councilor Burgess stated that a school employee sent an email saying that they were not that bad. Councilor O'Connell suggested that the Town Council and School Committee met jointly. Councilor Brewer and Councilor Burgess would like to plan such a meeting after the tour.

**P. Open Council Comments**

1. Councilor Thompson has a friend, Kay Scarpone, who will be publicly speaking at an event called Mobilized Recovery at Georgetown University where they talk about addiction and recovery. It will be available to watch online.
2. Councilor O'Connell thanked the Fire Department and Fire Chief for the open house, it was a great turnout.
3. Councilor Huff-Larmond informed the Town that Randolph youth council are meeting again with the start of the school year. If you are a high school student and interested in community service within the town, reach out to Councilor Katrina Huff-Larmond. November 21st there will be a multicultural event at the schools.

4. With regard to the street takeover, Councilor Brewer fully supports the Police Department with bringing this group to justice. Pack the Pantry is hosting a 5k run/walk on Saturday, November 1st at 10am. This fundraiser encourages supporters to bring non-perishable food for the food pantry.
5. Councilor Burgess is requesting the community's support with donating to a local teacher who lost everything in a house fire. He mentioned that she is in need of toiletries, size 7/8 clothing for her son, size 6/7 clothes for her daughter, children's size 2 shoes for both children, and basic items such as blankets. There will be a donation bin at Donovan Elementary School.
6. Councilor Egan congratulated Town Attorney Griffin on the renewal of her contract and thanked her for all the assistance she provides. He also thanked the Randolph Police Department for their swift and professional response to the events of this past weekend.
7. Councilor Gordon would like to follow the language in the Charter about the budget and about meetings with the School Committee. He would like to submit an Order which calls for more meetings jointly with the School Committee to aid in budget disagreements. Councilor Burgess asked if the meetings should be working sessions or public meetings? Councilor Gordon believes the public input would be more beneficial. Town Attorney Griffin mentioned that there is a tentative meeting in November. Councilor Gordon said that there is a public rally on 10/18 called "No Kings Two" from 11am-1pm at Stetson Hall.
8. Councilor Clerger stated that she wanted to clarify some of her statements from the last meeting on September 29, which is that Councilors work 24/7. These duties go beyond the meetings. She also stated that if the Councilors are going to be paid based on in-person attendance then the School Committee members would not qualify to be paid under that rule. Councilor Clerger gave a shout out to Town Manager Brian Howard. She is also continuing to work to be able to distribute food to those who need it. Call or text 857-249-0916 with your address and preference. Councilor Clerger then thanked the Randolph Police Department for their bravery, strength and keeping us safe.
9. Councilor Alexopoulos thanked the Police Chief for giving the Council a briefing on the street takeover situation at the last minute. He thanked the men and women of the Randolph Police Department and said that we appreciate you and your selflessness. It's not an easy job and thank you. He also noted that Randolph High The School Blue Devils won and they are now 4-0.

## **Q. Adjournment**

**Motion to Adjourn made by Councilor Clerger and seconded by Councilor Thompson.**

**Roll Call Vote: 9-0-0**

**Motion passes.**

**Minutes, Randolph Town Council Meeting, October 6, 2025**

The meeting was adjourned at 7:41PM.

**Notification of Upcoming Town Council Meeting Dates**

October 20

November 24

December 8



# Town of Randolph

FY2026 Tax Classification Presentation  
October 20, 2025

# What Is The Purpose Of This Presentation?

1. Select a single or split tax rate
2. Whether to adopt open space discount
3. Whether to adopt residential exemption
4. Whether to adopt small commercial exemption

## Full and Fair Cash Value\*

Class	FY2025	FY2026	% Change
Residential	\$5,334,487,024	\$5,495,821,293	3.0%
Comm/Ind/PP	\$680,798,384	\$705,945,274	3.7%
% of Total	88.7 <sub>(res)</sub> / 11.3 <sub>(CIP)</sub>	88.6 <sub>(res)</sub> / 11.4 <sub>(CIP)</sub>	.02%
Total Value	\$6,015,285,408	\$6,201,766,567	3.1%

# Five Year Sale Price Review

## Single Family



Solds / Year	2021	2022	2023	2024	2025
List Price	\$472,792.26	\$519,082.42	\$541,039.18	\$574,296.39	\$584,728.74
Sale Price	\$491,609.91	\$540,762.75	\$555,362.78	\$591,812.84	\$597,678.72

Data courtesy of Pinergy MLS

# FY26 Residential Shift

Shift	Rate	Avg SFR Bill	Compared to Last Year's Average
1.70	\$11.63	\$6,355	\$183
1.71	\$11.61	\$6,344	\$172
1.72	\$11.60	\$6,338	\$166
1.73	\$11.58	\$6,328	\$156
1.74	\$11.57	\$6,322	\$150
1.75	\$11.55	\$6,311	\$140

\*Average SFR (Single Family Residential) Value FY26: **\$546,462**

\*Single Tax Rate would be **\$12.78**.      Average Tax Bill: **\$6,983**

# Single Family FY25 VS. FY26

Section E, Item1.

Res Rate FY25	FY25 Avg Value	FY25 Avg Bill
\$11.61 *1.73 Shift	\$531,632	\$6,172
Res Rate FY26	FY26 Avg Value	FY26 Avg Bill
\$11.55 *1.75 shift	\$546,462	\$6,311

# FY26 CIP Shift

(Commercial, Industrial, Personal)

Shift	Rate	Tax	Compared to Last Year's Average
1.70	\$21.73	\$18,707	\$295
1.71	\$21.85	\$18,810	\$398
1.72	\$21.98	\$18,922	\$510
1.73	\$22.11	\$19,034	\$622
1.74	\$22.24	\$19,146	\$734
1.75	\$22.37	\$19,258	\$846

\* Average CIP Value for FY26: **\$860,908**

\* Single Tax Rate would be **\$12.78**. Average Tax Bill : **\$11,002**

# CIP FY25 VS. FY26

CIP Rate FY25	FY25 Avg Value	FY25 Avg Bill
\$22.15 *1.73 Shift	\$831,256	\$18,412
CIP Rate FY26	FY26 Avg Value	FY26 Avg Bill
\$22.37 *1.75 Shift	\$860,908	\$19,258

# Fiscal Year 2026 Levy Limit

Section E, Item 1.

<b>FY 2025 Levy Limit</b>	<b>\$76,188,171</b>
<b>Plus 2.5%</b>	<b>+ \$1,904,704</b>
<b>Plus New Growth</b>	<b>+ \$728,785</b>
<b>FY 2026 Levy Limit</b>	<b>= \$78,821,660</b>
<b>Debt Exclusion</b>	<b>+ 494,608</b>
<b>FY 2026 Maximum Allowable Levy</b>	<b>\$79,316,268</b>

# Minimum Residential Factor (MRF)

Shift	Res Factor	Res Tax Rate	CIP Tax Rate
1.70	0.9101	\$11.63	\$21.73
1.71	0.9088	\$11.61	\$21.85
1.72	0.9075	\$11.60	\$21.98
1.73	0.9062	\$11.58	\$22.11
1.74	0.9049	\$11.57	\$22.24
1.75	0.9037	\$11.55	\$22.37

# History of Classification Shifts

Fiscal Year	Shift
2025	1.73
2024	1.75
2023	1.74
2022	1.75
2021	1.74

# Comparison of Surrounding Communities

\*These are FY25 numbers, many towns do not have an FY26 tax rate set as of today

Section E, Item1.

Community	FY25 Residential	FY25 Commercial	Shift	Average Single Family Value	Average SF Tax Bill
<b>Randolph</b>	<b>\$11.61</b>	<b>\$22.15</b>	<b>1.73</b>	<b>\$531,632</b>	<b>\$6,172</b>
Holbrook	\$13.18	\$26.04	1.75	\$485,987	\$6,405
Avon	\$13.34	\$27.28	1.44	\$509,218	\$6,793
Stoughton	\$12.38	\$20.54	1.47	\$550,732	\$6,818
Braintree	\$ 9.98	\$21.28	1.75	\$704,287	\$7,029
Abington	\$13.06	\$13.06	No Shift	\$575,247	\$7,513
Quincy	\$11.53	\$23.01	1.75	\$665,307	\$7,671
Canton	\$9.89	\$20.45	1.65	\$827,196	\$8,181
Milton	\$11.09	\$16.93	1.50	\$1,028,487	\$11,406
<b>State Avg</b>	<b>\$12.35</b>	<b>\$15.34</b>	<b>N/A</b>	<b>\$872,075</b>	<b>\$6,723</b>

# Action

Section E, Item 1.

1. Town Council is choosing a shift of \_\_\_\_\_

2. Was a discount granted to Open Space?

**Open Space Discount** – Land that is maintained in an open or natural condition that contributes to the benefit and enjoyment of the public (private parks, recreation facilities, golf courses). The Town of Randolph has no property that falls under the open space classification.

Yes \_\_\_\_\_ No \_\_\_\_\_

3. Was the Residential Exemption Adopted?

**Residential Exemption** – Shifts the tax burden within the residential class from owners of moderately valued properties to the owners of higher valued homes and properties not occupied by the owner, including rentals. The overwhelming majority of the Commonwealth's cities and towns have declined to adopt this exemption.

Yes \_\_\_\_\_ No \_\_\_\_\_

4. Was a Small Commercial Exemption adopted?

**Commercial Exemption** – Designed to provide tax relief for small businesses. The benefit goes to the landlord not the business owner. The tax burden is shifted within the commercial and industrial class. The properties must be approved by the Department of Workforce, have a valuation of less than 1 million dollars and an average annual employment of 10 or fewer people.

Yes \_\_\_\_\_ No \_\_\_\_\_

# Thank You!



Janet Teal, Principal Assessor  
(781) 961-0907

**Resolution Number: 2025-002**

**Introduced By: President Alexopoulos  
October 20, 2025**

**Resolution Supporting Randolph's Police Officers and First Responders and  
Condemning Violence Against Those Who Serve**

Whereas, in the early morning hours of October 5, 2025, a group of masked individuals engaged in a dangerous and unlawful street takeover in several communities, including the Town of Randolph; and

Whereas, Randolph Police Officers responding to this incident were engulfed by crowds who interfered with their response to the scene, battered their vehicles and set off fireworks around and under their police cruisers; and

Whereas, this incident underscores the real dangers faced by the men and women who wear the uniform - police officers, firefighters, and emergency medical personnel - who put themselves in harm's way every day to keep our Town safe; and

Whereas, these individuals perform difficult and often dangerous work with professionalism and dedication, deserving the full support and gratitude of the communities they serve; and

Whereas, the families of our first responders also carry the weight of this sacrifice, hoping each day that their loved ones will return home safely; and

Whereas, our Town's strength and public trust depend on standing firmly with those who protect and serve while ensuring that violence and lawlessness are never tolerated;

Now, therefore, be it resolved, that the Randolph Town Council stands in full support of all Randolph Police Officers, Firefighters, EMS Personnel, and other First Responders; condemns in the strongest terms all acts of violence or intimidation directed toward them; and calls for full accountability for those responsible for the October 5<sup>th</sup> takeover.

Be it further resolved, that the Town Council reaffirms its commitment to ensuring Randolph's First Responders have the resources, respect, and protection they need to do their jobs safely, and to support them, such that their families know this Town stands with them, today and always.

Council Order 2025-076

Introduced By: President Alexopoulos  
at the request of the Randolph Police Department  
October 20, 2025

**Amendment to the General Ordinances of the Town of Randolph**  
**To Add Section 140-10 Concerning Engaging in Illegal Activity While Masked**

The Randolph Town Council hereby amends the General Ordinances of the Town of Randolph to insert a new Section 140-10 concerning engaging in illegal activity while masked, and to update the fine schedule, as follows:

**I. Add a new Section 140-10 in Chapter 140, as follows:**

**§ 140-10 Engaging in illegal activity while masked.**

**A. Prohibited acts.**

No person shall engage in illegal activity in the Town of Randolph while wearing a mask or otherwise obscuring their face, fully or partially, with the intent of concealing their identity to obstruct justice. Illegal activity shall include any activity prohibited under the U.S. Constitution or other Federal, state or local law or regulation.

**B. Conspiracy.**

No person shall engage in a conspiracy to undertake the acts prohibited in Section 140-10(A).

**C. Violations and penalties.**

Violation of any provision of this Section 140-10 shall be subject to arrest and a fine in accordance with the fine schedule.

This Section 140-10 may be enforced through any lawful means in law or in equity including, but not limited to, enforcement by arrest, criminal indictment or complaint pursuant to applicable law, including M.G.L. ch. 268, § 34 or M.G.L. ch. 272, § 59, by criminal fine in accordance with the fine schedule, or by non-criminal disposition pursuant to M.G.L. ch. 40, § 21D, by any police officer.

Violations of this Section 140-10 that are enforced via M.G.L. ch. 40, § 21D shall be punishable by a non-criminal fine in accordance with the fine schedule for each offense.

**II. Amend the Table of Fines to Delete the Section Concerning Fines For Violations of Chapter 140 and Replace that Section with the following:**

Chapter 140, Peace and Good Order.

Ch. 140	Any criminal violation for which a fine may be assessed under Ch. 140.	\$300 per offense
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Ch. 140	Any civil violation of Ch. 140 and any violation enforced through M.G.L. ch. 40, § 21D.	\$300 per offense
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DRAFT

**Council Order: 2025-077****Introduced By: Councilor James F. Burgess, Jr.  
Date: October 20, 2025**

**Request for the Town Council to Initiate  
An Amendment to the Randolph Zoning Ordinance –  
Chapter 200 of the General Code of the Town of Randolph –  
To Amend the Zoning Map, Pursuant to M.G.L. ch. 40A, sec. 5**

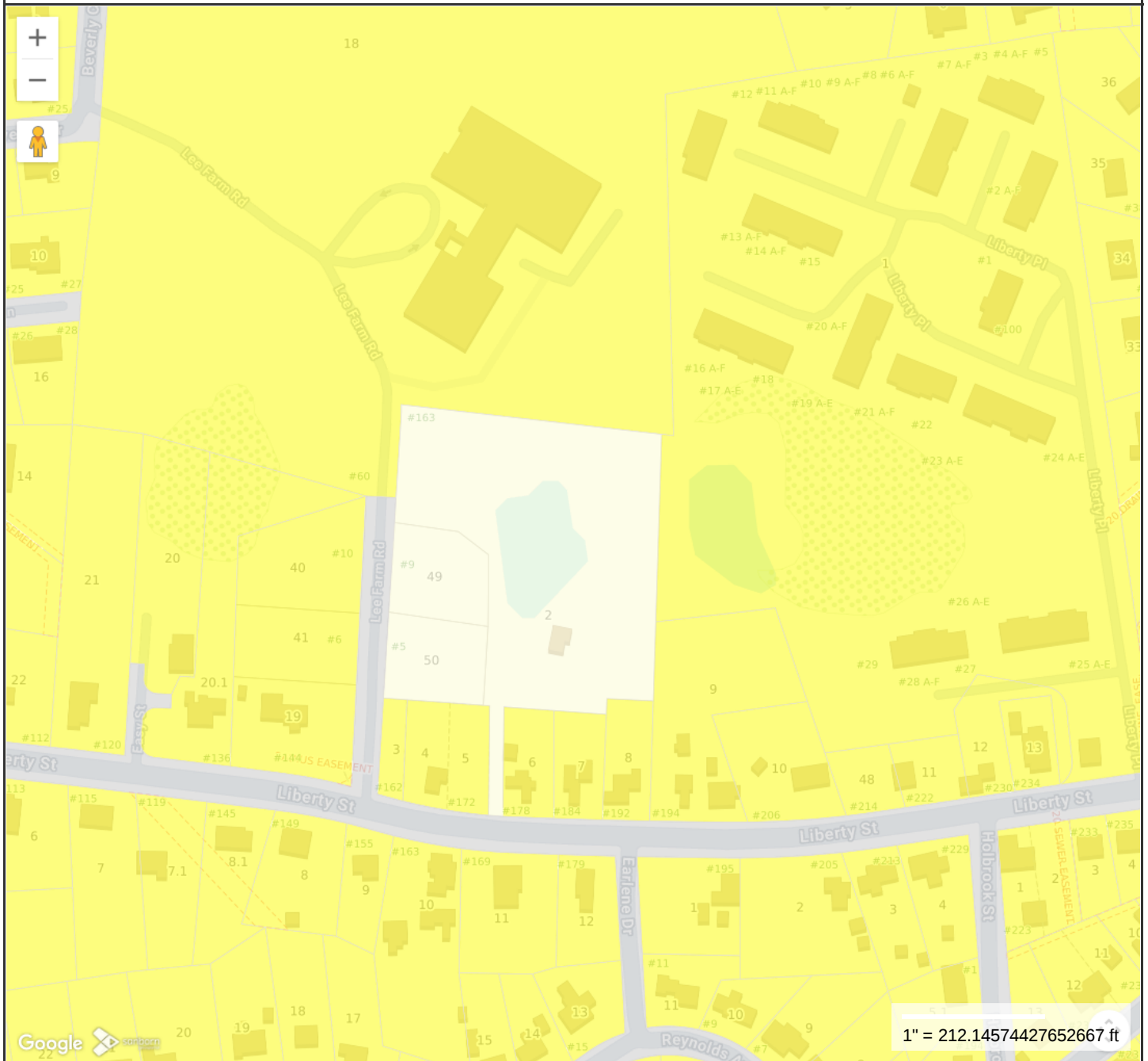
That the Town Council amends the zoning map for the listed parcel as follows:

<b>ASSESSOR PARCEL ID</b>	<b>LOCATION</b>	<b>CURRENT ZONING</b>	<b>PROPOSED ZONING</b>
37-A-002	Rear Liberty Street	RMDD	RHDD

**RMDD** = Residential Medium Density District  
Minimum parcel size = 16,000 square feet

**RHDD** = Residential High-Density District  
Minimum parcel size = 12,000 square feet

# Liberty Street/Lee Farm Road



## MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Randolph, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated August 2025  
Data updated August 2025

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.

**Council Order 2025-079**

Introduced By: Town Manager Brian Howard

Date: October 20, 2025

**Acceptance of Gift from Randolph-Canton-Avon Rotary Club**

The Randolph Town Council, with the recommendation and approval of the Town Manager, hereby authorizes the Town of Randolph to accept the gift of \$882.58 from the Randolph-Canton-Avon Rotary Club, pursuant to M.G.L. ch. 44, section 53A and any other applicable law. The donation of \$882.58 is to be used by the Recreation Department to cover the cost of ice cream purchased, for recreation department events and programs.



Invoice Journey for  
Randolph Recreation Department - 304969  
128 Pleasant Street, Randolph, MA

Invoice	6242525510
Due Date	9/26/25
Open Amount	\$882.58
Status	Open
↓ Date & Time	Action
9/13/2025 1:02 AM	Created

Invoice created for \$882.58 due 9/26/25 by data feed

Invoice Rotary Club  
check # 224 will be  
used to pay

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FOUR-WAY TEST FOUNDATION  
CHARITABLE TRUST  
CANTON ROTARY CLUB  
P.O. BOX 372  
CANTON, MA 02021

THE BANK OF CANTON  
490 TURNPIKE STREET  
CANTON, MA 02021  
53-7310/2113

224

9/13/2025

\$ \*\*882.58

PAY TO THE ORDER OF Randolph Recreation Department

Eight Hundred Eighty-Two and 58/100\*\*\*\*\* DOLLA

Randolph Recreation Department  
128 Pleasant St  
Randolph, MA 02368

MEMO

*[Signature]* Treasurer  
AUTHORIZED SIGNATURE

⑈000224⑈ ⑆211373102⑆ 24 025116⑈

# The Town of Randolph

## Energy Reduction Plan

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Prepared by the Metropolitan Area Planning Council in  
collaboration with the Town of Randolph



In fulfillment of the  
Massachusetts Green Communities Grant Program Criterion 3  
*Adopted by Town Council [insert date]*  
*Adopted by School Committee [insert date]*

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# Purpose and Acknowledgements

*[insert approval letter from Town Manager]*

*[insert approval letter from Superintendent]*

## A. List of Contributors:

Under the direction of Town Manager Brian Howard, Assistant Town Manager, Monica Lamboy and Municipal Energy Manager Kai Mueller collaborated with MA Department of Energy Resource’s Green Communities Regional Coordinator Lisa Sullivan and MAPC on the development of this plan.

Much of the information in this plan was derived from energy audits performed by Trane US Inc. led by Morgan Perras, Deanna Fava, and Atul Gupta. Additional technical assistance was provided by the Metropolitan Area Planning Council (MAPC) for the development of this plan.

## II. Executive Summary

### A. Narrative Summary of the Town

Located in Norfolk County, the Town of Randolph was incorporated in 1793 and covers an area of 10.5 square miles. The town has a population of approximately 35,000 (2020 Census). Randolph borders the

towns of Avon, Holbrook, Braintree, Quincy, Milton, and Canton. Known as a town that possesses the tranquility of a small New England town and the vibrant fabric of a diverse community with good access to transportation networks, Randolph prides itself on its unique diversity, inclusion, and progressive nature. The town is at the crossroads of Interstate 93 and Route 24 and is connected by the commuter rail service on the Fall River/New Bedford line, linking directly to South Station.

The Town is governed by the Town Council, which has 9 members who serve 2-year terms. Randolph has a Master Plan Implementation Committee (MPIC) that functions in an advisory capacity to the Town manager, officials, and residents, regarding their Comprehensive Master Plan. The Plan has multiple goals and objectives, including but not limited to promoting sustainable land use and development practices, increasing the quantity and quality of affordable housing, and preserving wildlife.

It is served by National Grid and Eversource for its energy utility needs including electricity and natural gas. Pursuant to criterion 5 set by Massachusetts on becoming a Green Community, Randolph passed the Stretch Energy Code in 2025.

## **B. Summary of the Green Communities Program**

Municipalities in Massachusetts must meet five criteria to earn Green Communities Designation from the Massachusetts' Department of Energy Resources:

- Pass zoning in designated locations for as-of-right siting of renewable or alternative energy generating facilities, research and development facilities, or manufacturing facilities.
- Adopt expedited process and permitting (maximum 1 year) under which facilities interested in locating their facility in a designated renewable zone may be sited within the municipality.
- Establish a baseline energy use inventory for municipal buildings, open spaces, streetlights and traffic lights, and water infrastructure and adopt a plan to reduce municipal energy use by 20% over 5 years.
- Adopt a fuel-efficient vehicle policy, develop an inventory of all municipal vehicles, and provide a plan for replacing non-exempt vehicles meeting certain fuel efficiency requirements.
- Adopt the Stretch Code.

Once a municipality meets these five requirements, the municipality is eligible for grants to finance energy efficiency and renewable energy projects in municipal facilities. Green Communities grants help municipalities increase energy efficiency, reduce energy bills, and reduce carbon emissions. By creating this Energy Reduction Plan, the Town of Randolph commits to work towards reducing municipal energy usage by 20% over the next five years (2026-2031). The Town of Randolph will actively pursue this goal through competitive grants, energy conservation measures (ECMs), and updates to its vehicle fleet. This Energy Reduction Plan is meant to serve as an outline for the Town to achieve its goal.

*The Town is not bound to implementing all ECMs identified in the plan and has flexibility to change which ECMs it pursues after designation. This may especially be the case if the municipality conducts additional audits. The Town will not direct budgeted funds to a potential energy reduction project at the expense of school or municipal services. If the Town does not meet its energy reduction goal within the five-year timeframe, the Town will remain focused on advancing energy reduction initiatives and working toward more sustainable and efficient operation of its facilities.*

## C. Summary of Municipal Energy Uses

The Town's municipal energy usage comes from municipal buildings, municipal vehicles, recreational spaces. Table 1 provides a breakdown of the number of facilities in Randolph.

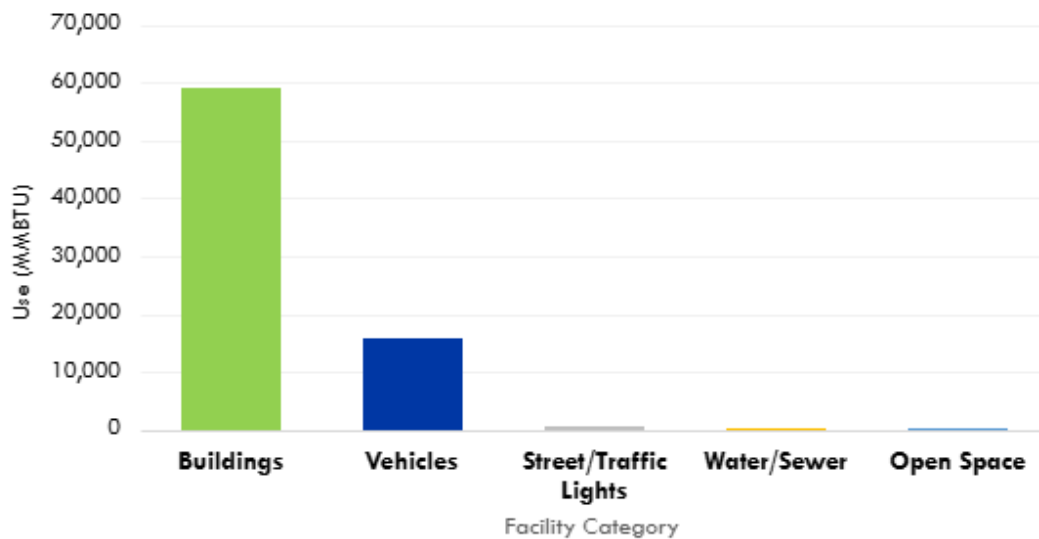
- **Municipal Buildings.** The Town has 26 municipal buildings, including 5 school buildings, 7 administrative buildings, 2 public safety buildings, 4 recreational facilities, and 1 building used for residential purposes.
- **Vehicles.** There Town manages 72 municipal vehicles and 57 school vehicles. Of these, 116 vehicles are exempt and 13 are non-exempt from the Town's Vehicle Procurement Policy (Criteria 4 of the Green Communities program). The Town's fleet consists of both gasoline and diesel fuel vehicles.
- **Street and traffic lights.** The Town manages approximately 2,500 streetlights and 14 traffic lights.
- **Drinking Water Pump Stations.** There are 13 pump stations scattered throughout the Town.
- **Open Spaces.** The town has multiple open spaces including Belcher Park and Powers Farm, and it abuts the Blue Hills Reservation.

Table 1: Municipal Energy Use Summary	
Subcategory	Number
<b>Buildings</b>	<b>26</b>
Oil Heat	1
Natural Gas Heat	22
Propane Heat	0
Biomass Heat	0
Other Heat Type	0
Electric or No heat	3
<b>Vehicles</b>	<b>129</b>
Gasoline or Diesel	129 (57 are school)
Hybrid	0
Electric	0
<b>Streetlights &amp; Traffic Lights</b>	<b>2,514</b>
Streetlights	2,500
Traffic Lights	14
<b>Water and Sewer</b>	<b>13</b>
Drinking Water Treatment Plant	0
Drinking Water Pumping Stations	13
Wastewater Treatment Plant	0
Wastewater Pumping Stations	0

## D. Summary of Energy Use Baseline and Plans for Reduction

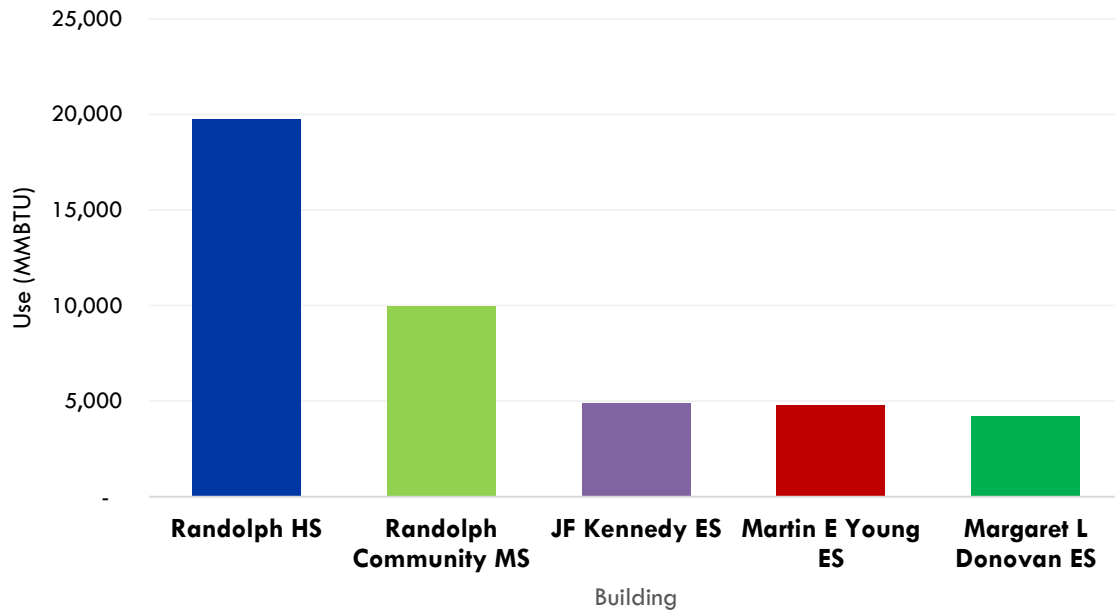
In the baseline year (FY 2024), the Town used 75,968 MMBTUs of energy. This Energy Reduction Plan commits The Town of Randolph to reduce energy use in municipal facilities by at least 20% compared to Fiscal Year 2024 over five years. The Town of Randolph's 20% energy reduction goal will be measured against the non-weather normalized baseline of MMBTUs. This means the Town must reduce usage by at least 15,194 MMBTUs.

**Figure 1. Municipal Energy Use Baseline (FY 2024) by Facility Category**



As shown in **Figure 1**, buildings made up over 78% of the usage by facility type (i.e. building, vehicles, street/traffic light, water/sewer, and open space), followed by vehicles at 20.6%. Within buildings, schools generally account for a large share of the energy usage.

**Figure 2** shows the energy usage of the top five energy consuming facilities. Randolph High School has the largest energy use among municipal buildings at 19,759 MMBTU (26% of the total energy usage of the town), followed by four other schools. Town Hall and the Joseph J. Zapustas Ice Arena are the sixth and the seventh largest energy consuming facilities, respectively.

**Figure 2. Municipal Energy Use Baseline (FY 2024) by Building**

The Town of Randolph has identified energy savings measures in each facility category to reduce energy use 20.6% based on the total non-weather normalized usage, as illustrated in Table 2.

Table 2: Summary of Municipal Energy Use & Reductions				
Facility Category	MMBTU Used in Baseline Year	% of Total MMBTU Baseline Energy Consumption	Projected Planned MMBTU Savings	Savings as % of Total MMBTU Baseline Energy Consumption
Buildings	59,597	78.5%	13,221	17.4%
Vehicles	15,674	20.6%	2,450	3.2%
Street/Traffic Lights	596	0.8%	-	0.0%
Water/Sewer	251	0.3%	-	0.0%
Open Space	116	0.2%	-	0.0%
<b>Total Energy Use</b>	<b>75,968</b>	<b>100.0%</b>	<b>15,671</b>	<b>20.6%</b>

The planned projected MMBTU Savings for vehicles refers to calculations done in Table 5 on page 24. These savings may be achieved if the Town chooses to pass an anti-idling policy, use synthetic oils, and chooses to closely monitor tire air pressure and the use of fuel efficient

tires. These are projected savings if the Town chooses to go down any of the aforementioned routes.

### III. Energy Use Baseline Inventory

#### A. Identification of the Inventory Tool Used

The Town of Randolph used the Department of Energy Resources' (DOER) MassEnergyInsight (MEI), a web-based energy inventory and analysis tool. Energy use is measured in British thermal units (MMBTUs), which allow all fuel types (e.g. electricity, natural gas, diesel, etc.) to be converted to a common unit. See Appendix E for the conversions used.

#### B. Identification of the Baseline Year

The Fiscal Year 2024 will serve as the baseline year. It ran from July 1, 2023, to June 30, 2024. This will give the Town until July 1, 2031 (FY2026 – FY2031) to reach its 20% energy reduction goal.

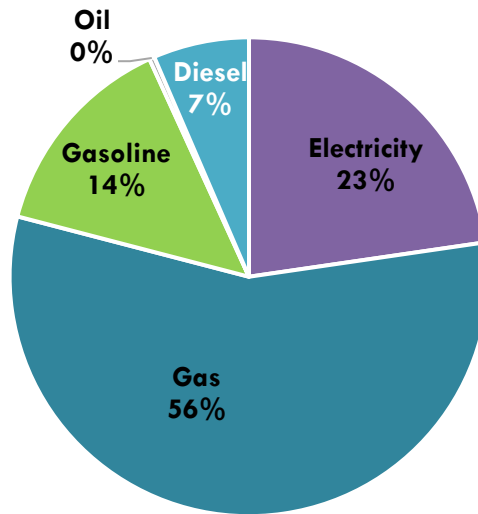
#### C. Municipal Energy Consumption for the Baseline Year (FY 2024)

Appendix A presents Table 3A that shows energy use for each municipal facility in native units and MMBTUs in the Baseline year. Note that Appendix A shows non-weather normalized data, because MEI only provides weather-normalized data for total town usage and fuel type. In the baseline year, the Town used 75,968 MMBTUs of energy. 5 buildings alone comprised 57% of this total energy use (as shown in Table 3b).

Table 3b. Top 5 Energy Consuming Facilities in Randolph		
Facility	MMBTUs	Percent of FY24 Baseline
Randolph HS	19,759	26%
Randolph Community MS	9,978	13%
JF Kennedy ES	4,906	6%
Martin E Young ES	4,809	6%
Margaret L Donovan ES	4,202	6%
<b>Total FY 2024 Usage for Top Five</b>	<b>43,655</b>	<b>57%</b>
<b>Total FY 2024 Usage Baseline</b>	<b>75,968</b>	<b>100%</b>

Natural gas was the fuel type that contributed to the most energy use in the Town's energy use baseline as shown in Figure 3.

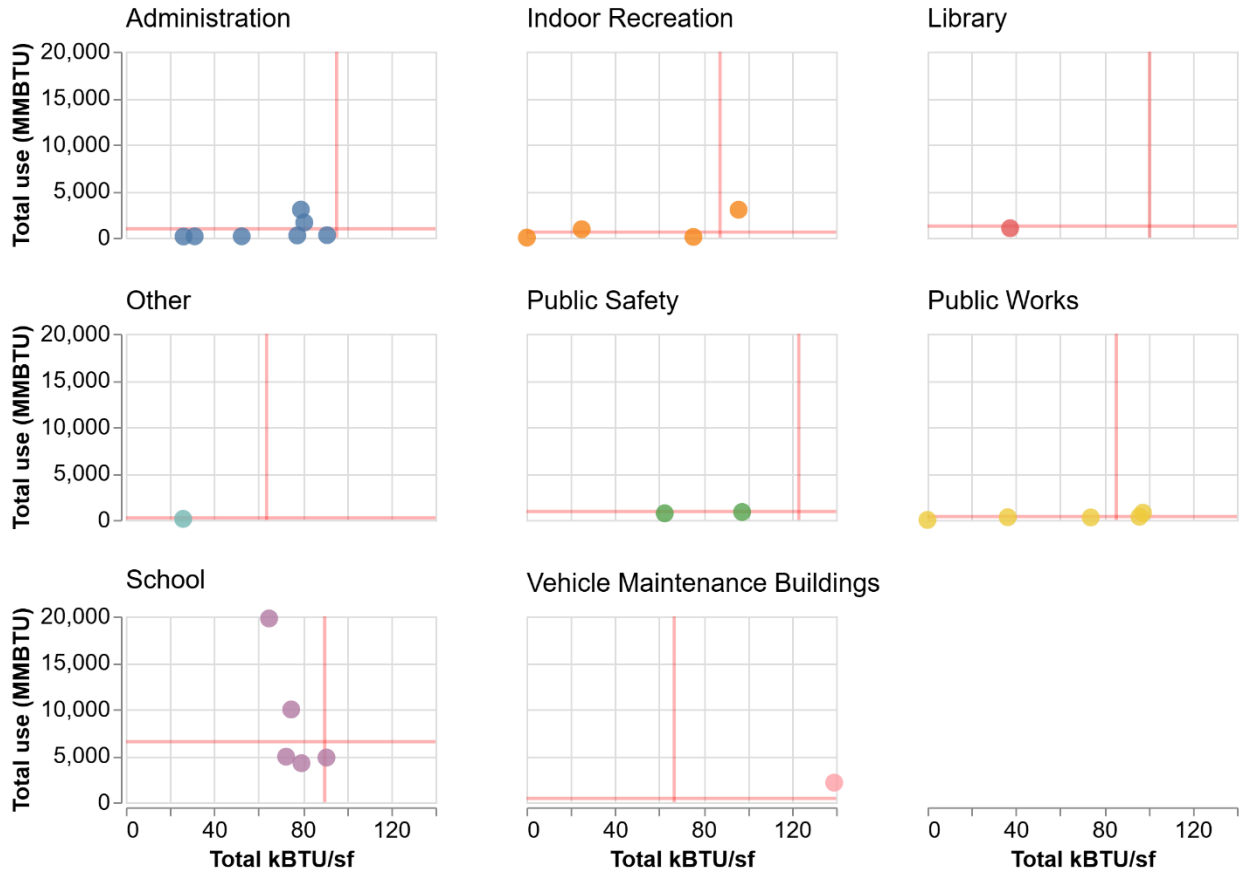
**Figure 3. Energy Usage in FY 2024 By Fuel**



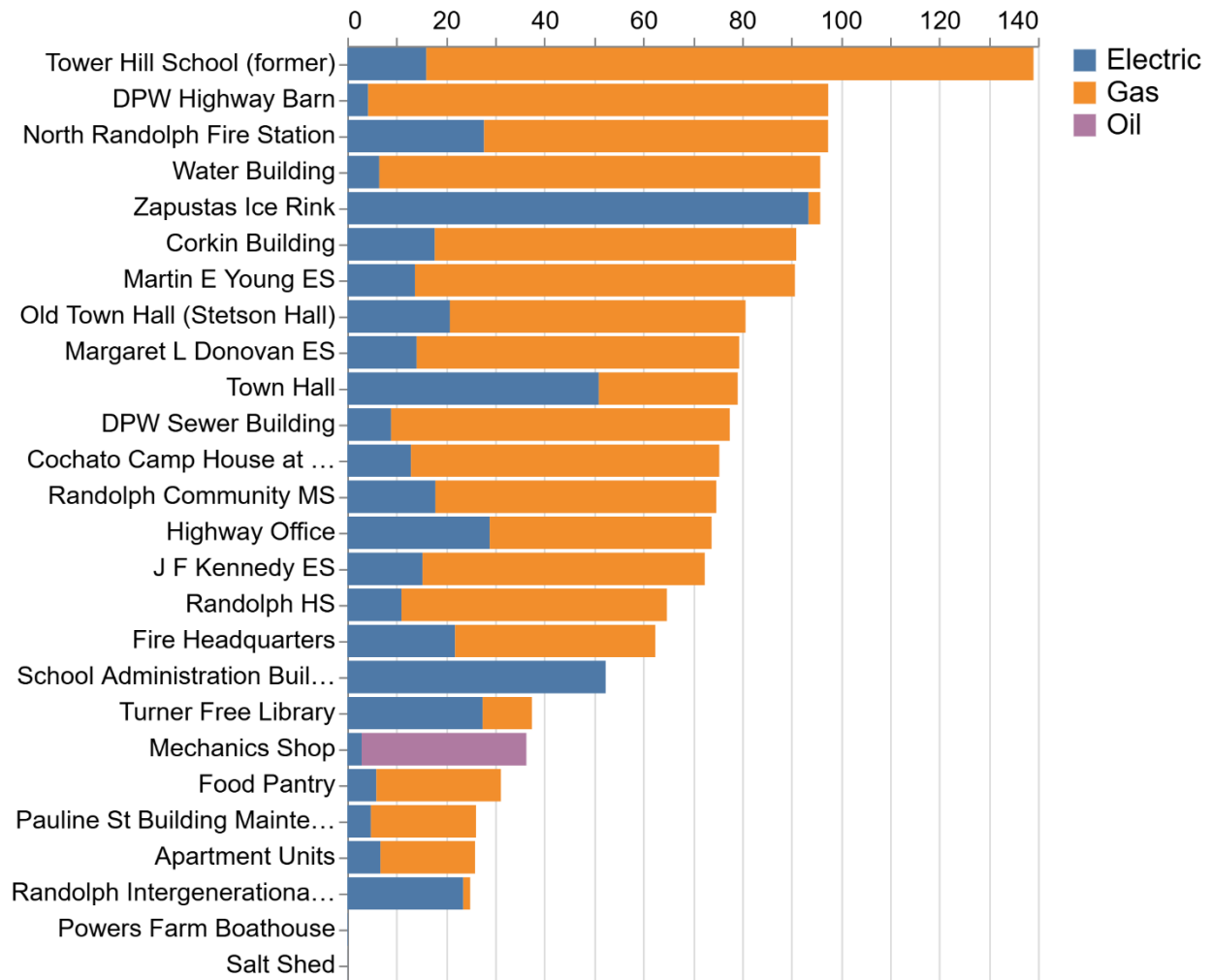
**Figure 4a. Energy Use Intensity (kBtu/sf) vs MMBtu by Building Subcategory**

Energy Use Intensity (EUI) is a measure of the energy used per square foot, with lower EUIs indicating more efficient buildings. Buildings with a higher EUI generally have more opportunities for cost-effective energy efficiency upgrades.

**Buildings EUI vs MMBtu by subcategory**



In Figure 4, points further to the right have a higher EUI, which signifies a higher use per square foot (i.e. less energy efficient). Points that are more vertical use more total energy. The former Tower Hill School (depicted as the pink dot in the Vehicle Maintenance Buildings sub-category), for example, has a relatively high usage per square foot than all of the other town and school buildings. Red lines show the medians for the Town's buildings. For more detail on the Energy Use Intensity per square foot for each building, refer to Figure 4b below.

**Figure 4b.** Energy Use Intensity (kBtu/sf) by Building

## D. Existing Energy Management Processes

With the Town's new Municipal Energy Manager, the Town Manager's Office is equipped to take a leadership role in managing energy for the town and to collaborate with the Superintendent and School Facilities Director on energy management of the schools. Vehicles and equipment are purchased by each department individually, subject to funding available or approved by the Town Council.

## E. Energy Reduction Goal

The Town of Randolph's 20% energy reduction goal will be measured against the non-weather normalized baseline of 75,968 MMTBUs. The Town will need to reduce its non-weather normalized energy consumption by at least 15,194 MMBTUs over a five-year period.

The Town will focus on reducing energy consumption in its least efficient and top energy consuming buildings through a combination of mechanical, lighting, and weatherization and building envelope measures. The Town is also considering behavioral measures such as a School Behavior Based Savings Program.

# IV. Energy Reduction Plan

## A. Narrative Summary

The Town has identified energy saving measures to reduce non-weather normalized usage from FY 2024 by 15,671 MMBTUs or 20.6% (as shown in Table 4, pages 17-19). Energy conservation measures include mechanical, weatherization, and lighting upgrades. The measures are summarized in the following sections.

This Energy Reduction Plan is meant to serve as a guide and provide a roadmap for the Town to work on to achieve its goal. The Town is not bound to implement all selected Energy Conservation Measures (ECMs) identified in the plan. After becoming a Designated Green Community, the Town has the flexibility to change its pursued ECMs, especially after doing deeper audits with a selected vendor. These measures will also translate to reduced operations and maintenance costs. Behavioral and policy measures related to Randolph's public schools and vehicle fleet have been calculated to provide additional savings for the Town's consideration throughout the five-year plan.

The following sections provide a building-level summary of planned energy conservation measures

### i. Overview of Goals for Years 1-3:

#### **Energy Management Processes**

The scheduling of projects and buildings to focus on provides a guideline but will be reevaluated on a year-to-year basis to determine the Town and School's best course of action to take as well as unforeseen factors that could push back or move forward on a project. The Town Manager's Office

and the School's Superintendent Office will manage the order and timing of implementing energy reduction projects by taking the following measures on a year-to-year basis:

- Create a process and schedule to regularly review and check set points, particularly in largest buildings;
- Plan to develop energy efficient purchasing policy;
- Plan to amend certain job descriptions with Green Communities implementation responsibilities;
- Coordinate implementation items with all essential personnel and evaluate all potential School Department projects with their capital expenditure plan.

### **Energy Conservation Measures**

During years 1-3 the Town has identified the following buildings and associated energy conservation measures for implementation.

#### ***Year 1***

##### **Town Hall**

- Lighting
  - Converting any non-LED lamp or fixture to a new LED lamp or fixture; add occupancy sensors and daylight sensors where it is most economical.
- HVAC
  - New energy-efficient RTUs; right-size & optimize zones
- Control
  - BMS

##### **Stetson Hall**

- HVAC
  - New energy-efficient HVAC equipment; right-size and optimize zones
- Control
  - BMS
- Building Envelope
  - Penetration Air Sealing; Window Weatherization

##### **Fire HQ**

- Lighting
  - Converting any non-LED lamp or fixture to a new LED lamp or fixture; add occupancy sensors and daylight sensors where it is most economical.

##### **Multiple School Buildings**

- Control
  - BMS

##### **Young Elementary**

- HVAC
  - New boiler

##### **JFK Elementary**

- HVAC
  - New boiler

### *Year 2*

#### **Randolph High School:**

- Building Envelope
  - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)
- Exploratory decarbonization and electrification study

#### **Town Hall:**

- Building Envelope
  - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)

#### **Fire Station 2:**

- Building Envelope
  - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)

#### **Joseph J. Zapustas Ice Arena:**

- Explore Building Envelope Improvements
  - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)

### *Year 3*

#### **Randolph Community Middle School:**

- Building Envelope
  - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)
- Exploratory decarbonization and electrification study

#### **Randolph High School:**

- HVAC improvements

#### **Former Tower Hill School:**

- Building Envelope
  - Door Weather Stripping; Overhang Air Sealing; Overhead Door Weather Stripping; Penetration Air Sealing; Roof-Wall Intersection Air Sealing; Window Weatherization (Glazing Corners)

#### **Multiple Buildings**

- Exploratory solar and battery storage study

**Joseph J. Zapustas Ice Arena:**

- Explore ice-making machine

ii. **Overview of Goal for Years 4-5:**

**Energy Management Processes**

The same philosophy behind the goals of years 1-3 remain with project goals in years 4-5. All projects and buildings will be reevaluated on a year-to-year basis to determine immediate need and compliance with the direction of essential personnel and committees. Logically, projects in years 4-5 are those that may take a longer time to implement either in scope or cost and therefore have been pushed back for the purpose of this Energy Reduction Plan. However, circumstances are open to change depending on the direction and year-to-year reevaluation by the Town.

**Energy Conservation Measures**

During years 4-5 the Town has identified the following buildings and associated energy conservation measures for implementation.

*Years 4 and 5*

**Multiple Buildings:**

- Implement selected decarbonization and electrification measures
- Implement identified solar projects

iii. **Energy Efficiency Identification Measures:**

- The Town of Randolph should continue to utilize MEI to review data and identify if year-over-year trends are occurring as expected. Unexpected increases or the failure of some categories to decrease despite known interventions/retrofits should prompt further inquiry.
- Use MEI's building "Buildings to Target" tab to identify underperforming and/or wasteful buildings based on Energy Use Intensity (see Figure 4 above).
- Conduct research and talk with experts such as energy auditors, DOER, MAPC, Massachusetts Clean Energy Center and others to find out if new technologies have come to market that could provide new savings in existing facilities. MAPC recommends exploring Massachusetts Clean Energy Center's Commercially Ready Technology's list. See <http://www.masscec.com/>.

iv. **Funding**

The total amount of funding needed, after incentives, to complete the projects identified in this ERP is nearly \$13.7 million. After the Town's Designation Grant funding of \$230,000 is expended, the Town would be eligible for up to \$250,000.00 annually through Green Communities Competitive Grant program. All prior projects must be completed before applying for additional funds each year – which may mean the Town does not apply for funding each consecutive year, depending on project

timelines. The Town will need to complement the grant funding with local investments and other grant funding sources in order to achieve its goal over the next five year. The funding recommendations are based on past programmatic structure and timing for the Green Communities Competitive Grant program.

The Town will also need to leverage supplemental grant funding to support achieving its 20% reduction over the five years. The Town may consider pursuing MSBA (Massachusetts School Building Authority - <https://www.massschoolbuildings.org/programs>) funding to support energy conservation measures implemented at the schools. Another funding source that the Town intends to pursue, due to its standing as an MVP community, is Municipal Vulnerability Preparedness Action Grant Funds. Where there is overlap between preparedness and energy conservation measures, the Town will seek to support its energy reduction goals in this way. The Town will actively pursue other applicable grants when they become available and utilize resources available from MAPC and DOER to identify viable opportunities over the course of the five years.

## **B. Path to 20% Energy Use Reduction by the end of FY 2031**

### **i. Program Management Plan for Implementation, Monitoring, and Oversight**

#### **Document Tracking**

The Town of Randolph will store all files for Green Communities, including this Energy Reduction Plan, audits, and MEI login credentials, in a cloud-based folder on the Town's computer server. Once designated, the Town will also store its annual reports, grant closeout paperwork, and grant application materials in this folder.

#### **Green Communities Administration Lead & Point of Contact**

The Town's Assistant Town Manager, Monica Lamboy, will be the Town's Administrative Lead/Point of Contact for Green Communities activities. The Town's Municipal Energy Manager, Kai Mueller, will be responsible for preparation and submission of the Town's annual reports, grant applications, and grant project related reporting. Mueller will also be responsible for providing annual updates to the Town Council on the Town's progress towards the 20% reduction goal over the next five years.

#### **MEI Maintenance Lead**

Municipal Energy Manager, Kai Mueller, will be responsible for maintaining and updating the Town's MEI data.

#### **Energy Conservation Measure Implementation Lead**

Assistant Town Manager Monica Lamboy and Municipal Energy Manager Kai Mueller will be responsible for implementation of energy conservation measures, quarterly updates, and coordination of additional necessary building audits. The Town Manager's Office and the School Superintendent will also be responsible for leading implementation at the schools.

#### **Regular Evaluation and Tracking**

Municipal Energy Manager Kai Mueller will be responsible for regular evaluation and tracking.

ii. Summary of Energy Audit(s) or Other Sources for Projected Energy Savings

**Building audits** were conducted by Trane US Inc. in the Spring and Summer of 2025. The audit report, submitted on October 16, 2025, provides a wide variety of ECMs recommended to achieve 17.4% energy savings (15,194 MMBTUs). The ECM categories include upgrading lighting with LED, building envelope improvement, HVAC upgrades, and others. The Audit Report is included in **Appendix B**.

**Vehicle policy and maintenance measures** targeting overall vehicle usage will provide another 3.2% energy savings (2,450 MMBTUs). The supporting documentation for these policy and maintenance measures are available in **Appendix C**.

MAPC developed estimates for energy savings through building operator certification trainings and **behavior-based energy programs** in schools, based on published research from the report Powering Down from the US Green Building Council's Center for Green Schools. These supplementary measures identify 1.08% additional energy savings (824 MMBTUs). The supporting documentation is included in **Appendix D**.

### iii. Energy Conservation Measures

**Table 4** lists recommended energy conservation measures. References for each measure is included in the table, and these references are included as appendices to the Energy Reduction Plan. Projected annual MMBTU savings for each category (buildings, vehicles, water and sewer) are subtotaled to arrive at a municipal grand total of 15,671 MMBTUs.

Table 4. Estimated Energy Savings in Randolph Municipal Facilities

Measure		Status	Energy Data				Financial Data						Reference	
Category/Building	Energy Conservation Measure	Status (Completed with month/year or Planned Quarter/year)	Projected Annual Energy Savings				Projected Annual Cost Savings (\$)	Estimated Total Project Cost (\$)	Green Communities Grant* (\$)	Estimated Utility Incentives (\$)	Estimated Cost After Utility Incentives (\$)	Estimated Payback After Incentives (years)	Funding Source	Source for Energy Savings
			Electricity Savings (kWh)	Natural Gas Savings (therms)	Vehicle Gasoline (gallons)	Diesel Savings (Gallons)								
NATIVE UNIT TOTALS:			5,063,444	430,171	86,629	4,932	247,553	\$ 13,812,240		\$ 311,635	\$ 13,500,605	54.5		
John F. Kennedy Elementary School	Lighting	Planned FY26-31	4,807				\$1,250.26	\$13,752.82		\$1,683	\$12,070	9.7	Performance Contract	Trane Energy Reduction Plan
Margaret L. Donovan Elementary School	Lighting	Planned FY26-31	3,603				\$979.98	\$10,779.74		\$1,261	\$9,519	9.7	Performance Contract	Trane Energy Reduction Plan
Martin E. Young Elementary School	Lighting	Planned FY26-31	4,500				\$1,223.88	\$13,462.71		\$1,575	\$11,888	9.7	Performance Contract	Trane Energy Reduction Plan
Randolph Community Middle School	Lighting	Planned FY26-31	9,380				\$2,275.14	\$25,026.55		\$3,283	\$21,744	9.6	Performance Contract	Trane Energy Reduction Plan
Randolph High School	Lighting	Planned FY26-31	39,420				\$9,435.31	\$103,788.37		\$13,797	\$89,991	9.5	Performance Contract	Trane Energy Reduction Plan
School Administration Building	Lighting	Planned FY26-31	6,047				\$1,759.90	\$19,358.91		\$2,116	\$17,243	9.8	Performance Contract	Trane Energy Reduction Plan
Facilities Maintenance Building	Lighting	Planned FY26-31	16,104				\$4,687.01	\$51,557.16		\$5,636	\$45,921	9.8	Performance Contract	Trane Energy Reduction Plan
Stetson Hall / Old Town Hall	Lighting	Planned FY26-31	10,074				\$3,126.22	\$34,388.38		\$3,526	\$30,862	9.9	Performance Contract	Trane Energy Reduction Plan
Town Hall	Lighting	Planned FY26-7	14,028				\$3,313.22	\$36,445.43		\$4,910	\$31,535	9.5	Performance Contract	Trane Energy Reduction Plan
North Randolph Fire Station 2	Lighting	Planned FY26-31	556				\$149.19	\$1,641.07		\$194	\$1,447	9.7	Performance Contract	Trane Energy Reduction Plan
Fire Headquarters	Lighting	Planned FY26-7	10,432				\$2,540.13	\$27,941.44		\$3,651	\$24,290	9.6	Performance Contract	Trane Energy Reduction Plan
Turner Free Library	Lighting	Planned FY26-31	2,317				\$429.13	\$4,720.39		\$811	\$3,909	9.1	Performance Contract	Trane Energy Reduction Plan
Joseph J. Zapustas Ice Arena	Lighting	Planned FY26-31	6,144				\$2,565.76	\$28,223.38		\$2,150	\$26,073	10.2	Performance Contract	Trane Energy Reduction Plan
Imagination Station Snack Shack	Lighting	Planned FY26-31	116				\$29.10	\$320.05		\$41	\$279	9.6	Performance Contract	Trane Energy Reduction Plan
Randolph Intergenerational Community Center	Lighting	Planned FY26-31	0				\$0.00	\$0.00		\$0	\$0		Performance Contract	Trane Energy Reduction Plan
Belcher Park - Cochato Camp House	Lighting	Planned FY26-31	1,137				\$1,333.43	\$14,667.68		\$398	\$14,270	10.7	Performance Contract	Trane Energy Reduction Plan
Powers Farm Boathouse	Lighting	Planned FY26-31	130				\$36.18	\$397.95		\$45	\$353	9.8	Performance Contract	Trane Energy Reduction Plan
Salt Shed	Lighting	Planned FY26-31	9				\$2.55	\$28.05		\$3	\$25	9.8	Performance Contract	Trane Energy Reduction Plan
Sewer Building	Lighting	Planned FY26-31	983				\$569.54	\$6,264.96		\$344	\$5,921	10.4	Performance Contract	Trane Energy Reduction Plan
Corkin Building	Lighting	Planned FY26-31	1,443				\$410.81	\$4,518.86		\$505	\$4,014	9.8	Performance Contract	Trane Energy Reduction Plan
Food Pantry	Lighting	Planned FY26-31	728				\$207.51	\$2,282.59		\$255	\$2,028	9.8	Performance Contract	Trane Energy Reduction Plan
Pauline Street Building	Lighting	Planned FY26-31	466				\$132.85	\$1,461.30		\$163	\$1,298	9.8	Performance Contract	Trane Energy Reduction Plan
John F. Kennedy Elementary School	Envelope	Planned FY26-31	961	645			\$652.99	\$5,876.93		\$1,110	\$4,767	7.3	Performance Contract	Trane Energy Reduction Plan
Margaret L. Donovan Elementary School	Envelope	Planned FY26-31	541	1,137			\$838.22	\$7,544.02		\$1,554	\$5,990	7.1	Performance Contract	Trane Energy Reduction Plan

Measure		Status	Energy Data				Financial Data						Reference	
Category/Building	Energy Conservation Measure	Status (Completed with month/year or Planned Quarter/year)	Projected Annual Energy Savings				Projected Annual Cost Savings (\$)	Estimated Total Project Cost (\$)	Green Communities Grant* (\$)	Estimated Utility Incentives (\$)	Estimated Cost After Utility Incentives (\$)	Estimated Payback After Incentives (years)	Funding Source	Source for Energy Savings
			Electricity Savings (kWh)	Natural Gas Savings (therms)	Vehicle Gasoline (gallons)	Diesel Savings (Gallons)								
Martin E. Young Elementary School	Envelope	Planned FY26-31	600	3,840			\$2,497.34	\$22,476.10		\$4,818	\$17,658	7.1	Performance Contract	Trane Energy Reduction Plan
Randolph Community Middle School	Envelope	Planned FY28-9	1,876	2,642			\$2,000.26	\$18,002.35		\$3,827	\$14,175	7.1	Performance Contract	Trane Energy Reduction Plan
Randolph High School	Envelope	Planned FY27-8	3,154	5,619			\$3,908.20	\$35,173.82		\$7,846	\$27,328	7.0	Performance Contract	Trane Energy Reduction Plan
School Administration Building	Envelope	Planned FY26-31	121	650			\$449.90	\$4,049.08		\$823	\$3,226	7.2	Performance Contract	Trane Energy Reduction Plan
Facilities Maintenance Building	Envelope	Planned FY26-31	483	450			\$427.59	\$3,848.34		\$709	\$3,139	7.3	Performance Contract	Trane Energy Reduction Plan
Stetson Hall / Old Town Hall	Envelope	Planned FY26-7	403	424			\$404.83	\$3,643.49		\$650	\$2,993	7.4	Performance Contract	Trane Energy Reduction Plan
Town Hall	Envelope	Planned FY27-8	2,104	371			\$752.18	\$6,769.63		\$1,182	\$5,588	7.4	Performance Contract	Trane Energy Reduction Plan
North Randolph Fire Station 2	Envelope	Planned FY26-31	333	217			\$301.54	\$2,713.88		\$377	\$2,337	7.7	Performance Contract	Trane Energy Reduction Plan
Fire Headquarters	Envelope	Planned FY27-8	209	165			\$215.52	\$1,939.66		\$271	\$1,669	7.7	Performance Contract	Trane Energy Reduction Plan
Turner Free Library	Envelope	Planned FY26-31	695	108			\$267.80	\$2,410.20		\$373	\$2,037	7.6	Performance Contract	Trane Energy Reduction Plan
Joseph J. Zapustas Ice Arena	Envelope	Planned FY27-8	3,686	23			\$1,539.46	\$13,855.11		\$1,318	\$12,537	8.1	Performance Contract	Trane Energy Reduction Plan
Randolph Intergenerational Community Center	Envelope	Planned FY26-31	898	117			\$420.69	\$3,786.20		\$454	\$3,332	7.9	Performance Contract	Trane Energy Reduction Plan
Pauline Street Building	Envelope	Planned FY26-31	19	350			\$245.06	\$2,205.57		\$427	\$1,779	7.3	Performance Contract	Trane Energy Reduction Plan
John F. Kennedy Elementary School	Controls	Planned FY26-7	24,036	4,606			\$9,129.75	\$372,284.00		\$13,940	\$358,344	39.3	Performance Contract	Trane Energy Reduction Plan
Margaret L. Donovan Elementary School	Controls	Planned FY26-7	9,008	8,123			\$7,387.28	\$185,136.00		\$12,900	\$172,236	23.3	Performance Contract	Trane Energy Reduction Plan
Martin E. Young Elementary School	Controls	Planned FY26-7	10,500	4,250			\$5,438.97	\$291,500.00		\$8,775	\$282,725	52.0	Performance Contract	Trane Energy Reduction Plan
Randolph Community Middle School	Controls	Planned FY26-7	46,901	18,872			\$22,413.47	\$733,722.00		\$39,062	\$694,660	31.0	Performance Contract	Trane Energy Reduction Plan
Randolph High School	Controls	Planned FY26-7	65,700	32,106			\$33,744.70	\$1,677,500.00		\$61,522	\$1,615,978	47.9	Performance Contract	Trane Energy Reduction Plan
Facilities Maintenance Building	Controls	Planned FY26-31	2,147	1,500			\$1,581.49	\$83,600.00		\$2,551	\$81,049	51.2	Performance Contract	Trane Energy Reduction Plan
Stetson Hall / Old Town Hall	Controls	Planned FY26-7	5,037	2,422			\$3,161.87	\$140,476.00		\$4,669	\$135,807	43.0	Performance Contract	Trane Energy Reduction Plan
Town Hall	Controls	Planned FY26-7	29,225	1,592			\$7,996.59	\$22,500.00		\$12,139	\$10,361	1.3	Performance Contract	Trane Energy Reduction Plan
Town Hall	Controls	Planned FY26-7	2,900	152			\$789.40	\$7,500.00		\$1,197	\$6,303	8.0	Performance Contract	Trane Energy Reduction Plan
North Randolph Fire Station 2	Controls	Planned FY26-31	5,556	1,238			\$2,703.28	\$5,000.00		\$3,430	\$1,570	0.6	Performance Contract	Trane Energy Reduction Plan
Fire Headquarters	Controls	Planned FY26-31	3,477	942			\$1,788.24	\$12,500.00		\$2,347	\$10,153	5.7	Performance Contract	Trane Energy Reduction Plan
Turner Free Library	Controls	Planned FY26-31	2,317	154			\$627.82	\$26,800.00		\$996	\$25,804	41.1	Performance Contract	Trane Energy Reduction Plan
Department of Public Works Highway Office	Controls	Planned FY26-31	1,100	160			\$341.59	\$2,500.00		\$577	\$1,923	5.6	Performance Contract	Trane Energy Reduction Plan
Sewer Building	Controls	Planned FY26-31	197	392			\$506.20	\$2,500.00		\$539	\$1,961	3.9	Performance Contract	Trane Energy Reduction Plan
John F. Kennedy Elementary School	HVAC Upgrades	Planned FY26-31	4,807				\$1,250.20	\$32,000.00		\$1,682	\$30,318	24.3	Performance Contract	Trane Energy Reduction Plan
John F. Kennedy Elementary School	HVAC Upgrades	Planned FY26-7	9,614				\$2,500.41	\$1,520,000.00		\$3,365	\$1,516,635	606.6	Performance Contract	Trane Energy Reduction Plan
Margaret L. Donovan Elementary School	HVAC Upgrades	Planned FY26-31	5,405				\$1,470.02	\$24,000.00		\$1,892	\$22,108	15.0	Performance Contract	Trane Energy Reduction Plan
Martin E. Young Elementary School	HVAC Upgrades	Planned FY26-7	6,200				\$1,686.24	\$24,000.00		\$2,170	\$21,830	12.9	Performance Contract	Trane Energy Reduction Plan
Randolph Community Middle School	HVAC Upgrades	Planned FY26-31	14,070				\$3,412.67	\$60,000.00		\$4,925	\$55,075	16.1	Performance Contract	Trane Energy Reduction Plan
Randolph High School	HVAC Upgrades	Planned FY28-9	13,140				\$3,145.10	\$1,520,000.00		\$4,599	\$1,515,401	481.8	Performance Contract	Trane Energy Reduction Plan
Fire Headquarters	HVAC Upgrades	Planned FY26-31	1,739	235			\$658.34	\$60,000.00		\$891	\$59,109	89.8	Performance Contract	Trane Energy Reduction Plan

Measure		Status	Energy Data				Financial Data						Reference	
Category/Building	Energy Conservation Measure	Status (Completed with month/year or Planned Quarter/year)	Projected Annual Energy Savings				Projected Annual Cost Savings (\$)	Estimated Total Project Cost (\$)	Green Communities Grant* (\$)	Estimated Utility Incentives (\$)	Estimated Cost After Utility Incentives (\$)	Estimated Payback After Incentives (years)	Funding Source	Source for Energy Savings
			Electricity Savings (kWh)	Natural Gas Savings (therms)	Vehicle Gasoline (gallons)	Diesel Savings (Gallons)								
Pauline Street Building	HVAC Upgrades	Planned FY26-31	350	225			\$253.88	\$25,000.00		\$393	\$24,607	96.9	Performance Contract	Trane Energy Reduction Plan
John F. Kennedy Elementary School	Boilers	Planned FY26-31		2,763			\$1,726.70	\$1,440,000.00		\$3,316	\$1,436,684	832.0	Performance Contract	Trane Energy Reduction Plan
Margaret L. Donovan Elementary School	Boilers	Planned FY26-31		3,249			\$1,974.82	\$1,080,000.00		\$3,899	\$1,076,101	544.9	Performance Contract	Trane Energy Reduction Plan
Martin E. Young Elementary School	Boilers	Planned FY26-31		2,250			\$1,367.60	\$1,314,000.00		\$2,700	\$1,311,300	958.8	Performance Contract	Trane Energy Reduction Plan
Facilities Maintenance Building	Boilers	Planned FY26-31		1,500			\$956.61	\$864,000.00		\$1,800	\$862,200	901.3	Performance Contract	Trane Energy Reduction Plan
Stetson Hall / Old Town Hall	Boilers	Planned FY26-31		1,817			\$1,199.40	\$468,000.00		\$2,180	\$465,820	388.4	Performance Contract	Trane Energy Reduction Plan
Randolph Intergenerational Community Center	Boilers	Planned FY26-31		335			\$445.95	\$180,000.00		\$402	\$179,598	402.7	Performance Contract	Trane Energy Reduction Plan
Food Pantry	Boilers	Planned FY26-31		350			\$227.50	\$41,400.00		\$420	\$40,980	180.1	Performance Contract	Trane Energy Reduction Plan
Stetson Hall / Old Town Hall	Replace Chiller	Planned FY26-7	8,059				\$2,500.91	\$350,000.00		\$2,821	\$347,179	138.8	Performance Contract	Trane Energy Reduction Plan
Joseph J. Zapustas Ice Arena	Replace Chiller	Planned FY28-9	78,000				\$32,573.15	\$580,000.00		\$27,300	\$552,700	17.0	Performance Contract	Trane Energy Reduction Plan
Martin E. Young Elementary School	Pumps	Planned FY26-31	12,500				\$3,399.67	\$50,000.00		\$4,375	\$45,625	13.4	Performance Contract	Trane Energy Reduction Plan
Randolph Community Middle School	Pumps	Planned FY26-31	16,500				\$4,002.06	\$56,000.00		\$5,775	\$50,225	12.5	Performance Contract	Trane Energy Reduction Plan
J F Kennedy ES	School Behavior Based Savings Program	Planned FY26-31	30,272				\$4,238.00	\$5,000.00		\$0	\$5,000	1.2	Grant Funding/Capital Investment	MAPC Calculations, Appendix D
Margaret L. Donovan ES	School Behavior Based Savings Program	Planned FY26-31	21,840				\$3,058.00	\$5,000.00		\$0	\$5,000	1.6	Funding/Capital Investment	MAPC Calculations, Appendix D
Martin E Young ES	School Behavior Based Savings Program	Planned FY26-31	21,366				\$2,991.00	\$5,000.00		\$0	\$5,000	1.7	Funding/Capital Investment	MAPC Calculations, Appendix D
Randolph Community MS	School Behavior Based Savings Program	Planned FY26-31	69,939				\$9,791.00	\$5,000.00		\$0	\$5,000	0.5	Funding/Capital Investment	MAPC Calculations, Appendix D
Randolph HS	School Behavior Based Savings Program	Planned FY26-31	98,100				\$13,734.00	\$5,000.00		\$0	\$5,000	0.4	Funding/Capital Investment	MAPC Calculations, Appendix D
<b>Buildings Subtotal</b>	<b>MMBTU Saved:</b>	<b>13,221</b>	<b>768,509</b>	<b>105,990</b>	<b>-</b>	<b>-</b>	<b>\$ 247,553</b>	<b>\$ 13,812,240</b>	<b>\$ -</b>	<b>\$ 311,635</b>	<b>\$ 13,500,605</b>	<b>54.54</b>		
Vehicle Policy	Policies that Affect Fleet Gas and Diesel Usage	Planned FY26-31		0	2,450	-					\$ -		Funding/Capital Investment	MAPC Calculations, Appendix C
<b>Vehicle Subtotal</b>	<b>MMBTU Saved:</b>	<b>2,450</b>	<b>0</b>	<b>0</b>	<b>2,450</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>		
<b>Total MMBTU Saved</b>		<b>15,671</b>	<b>2,622</b>	<b>10,599</b>	<b>2,450</b>	<b>-</b>								

\*Please note that the 'Green Communities Grant' column is for reference only and will be filled in based on the designation and future competitive grant requests.

## C. Summary of Long-Term Energy Reduction Goals – Beyond 5 Years

### A. Municipal Buildings (including schools)

To better strategize for the long-term maintenance and management of municipal buildings, Town staff will work with school and town staff as well as outside consultants, when necessary, to assess and document the condition of major municipal and school buildings. In addition to exposing continuing opportunities for energy use reductions, this effort will provide the Town with a clear, long-term asset management strategy for the effective budgeting and maintenance of buildings.

### B. Vehicles (including schools)

The Fuel-Efficient Vehicle policy will have become engrained within municipal purchasing practices after 5 years. The Town is committed to exploring and replacing vehicles with comparable battery electric, plug-in hybrid, and hybrid electric models, where feasible. While the Town will work towards complete electrification in the long run, the Town will likely be considering hybrid vehicles especially given the current market limitations on electric options for large vehicles. The Town will also seek to explore even more efficient policies and tracking systems to enable more efficiency. Additional measures include implementing an anti-idling policy, closely monitoring tire air pressure and using efficient tires, and 100% synthetic oil to reduce the number of annual oil changes needed. These additional measures, detailed in Table 5, provide more opportunity for energy savings and increase the town's savings from about 17.4% to 20.6%.

### C. Perpetuating Energy Efficiency

An annual municipal audit by Town and Schools staff can tap into the knowledge of the employees who use and maintain the building every day. It can empower building staff to develop a detailed repair and management schedule and collect data on problems and inefficiencies that may be missed by traditional third-party audits.

The Town of Randolph will grow its capacity to retrofit and build more efficient facilities, purchase more efficient vehicles, and illuminate the Town through more efficient lighting throughout the 5-year period. These practices will become more engrained in the culture of the Town and will provide opportunities to instill the ethos into additional policies and programs for more dedicated long-term funding streams and strategies.

The Town may consider developing an energy reinvestment plan/mechanism to reinvest the savings from energy conservation measures into additional energy efficiency measures.

## V. Appendix A: Table 3A - Municipal Energy Consumption for FY 2024

Table 3a: Municipal Energy Use Baseline (FY2024)

Facility	Electric		Gas		Oil		Gasoline		Diesel		Total MMBTU
	kWh	MMBTU	therms	MMBTU	Gallons	MMBTU	Gallons	MMBTU	Gallons	MMBTU	
Corkin Building	14,811	51	2,090	209							260
DPW Highway Barn	9,915	34	7,460	746							780
DPW Sewer Building	7,657	26	2,022	202							228
Old Town Hall (Stetson Hall)	122,480	418	12,021	1,202							1,620
Pauline St Building Maintenance	6,402	22	969	97							119
School Administration Building	40,733	139									139
Town Hall	567,327	1,936	10,683	1,068							3,004
Cochato Camp House at Belcher Park	3,456	12	570	57							69
Powers Farm Boathouse	13	0									0
Randolph Intergenerational Community Center	247,881	846	512	51							897
Zapustas Ice Rink	855,254	2,918	730	73							2,991
Turner Free Library	215,600	736	2,672	267							1,003
Apartment Units	8,417	29	820	82							111
Fire Headquarters	73,225	250	4,643	464							714
North Randolph Fire Station	71,200	243	6,109	611							854
Highway Office	30,481	104	1,619	162							266
Salt Shed	17	0									0
Food Pantry	7,683	26	1,122	112							138
Mechanics Shop	6,847	23			1,922	267					291
Water Building	6,847	23	3,218	322							345
J F Kennedy ES	302,720	1,033	38,736	3,874							4,906
Margaret L Donovan ES	218,400	745	34,569	3,457							4,202
Martin E Young ES	213,680	729	40,801	4,080							4,809
Randolph Community MS	699,387	2,386	75,913	7,591							9,978

Randolph HS	981,000	3,347	164,123	16,412							19,759
Tower Hill School (former)	71,360	243	18,708	1,871							2,114
<b>Buildings Subtotal</b>	<b>4,782,793</b>	<b>16,319</b>	<b>430,110</b>	<b>43,011</b>	<b>1,922</b>	<b>267</b>					<b>59,597</b>
Pump Stations	172,979	590	61	6							596
<b>Water/Sewer Subtotal</b>	<b>172,979</b>	<b>590</b>	<b>61</b>	<b>6</b>							<b>596</b>
FB Merrick Cir HH 1-3	115	0									0
FB Merrick Cir HH 1-5	163	1									1
P95 N Main St Access Point (AP)	28	0									0
Traffic & Street Lights	64,224	219									219
Traffic and Fire	9,061	31									31
<b>Street Lights/Traffic Lights Subtotal</b>	<b>73,591</b>	<b>251</b>									<b>251</b>
Randolph HS field lights	28,400	97									97
Williams Gazebo	259	1									1
Fountain at Crawford Square park	5,422	18									18
<b>Open Space Subtotal</b>	<b>34,081</b>	<b>116</b>									<b>116</b>
<b>Vehicles Subtotal</b>							86,629	10,742	35,483	4,932	15,674
<b>TOTAL ENERGY USE</b>	<b>5,063,444</b>	<b>17,276</b>	<b>430,171</b>	<b>43,017</b>	<b>1,922</b>	<b>267</b>	<b>86,629</b>	<b>10,742</b>	<b>35,483</b>	<b>4,932</b>	<b>75,968</b>

## VI. Appendix B: 2025 Energy Audit Report – TRANE

Please find the report here:

<https://drive.google.com/file/d/1WE7X8Zww07d0L4otwyBNiLLqTxrYo8ya/view?usp=sharing>

## VII. Appendix C: MAPC Vehicle Calculations

Table 5: Policies that Affect Fleet Gas and Diesel Usage

Anti-Idling Policy**		Notes
All FY 2024 Gasoline Usage (Gallons)**	86,629	
All FY 2024 Diesel Usage (Gallons)	35,483	
Percent Savings	10%	Idling vehicles contribute significantly to air pollution and waste fuel, increasing fleet management costs. Municipalities across the commonwealth and the nation have seen significant cost and greenhouse gas emission reductions since implementing Town-wide “no idling” policies for municipal vehicles.*
Gallons Gasoline Saved per Year	8,663	
Gallons Diesel Saved per Year	3,548	
<b>MMBTUs Saved per Year</b>	<b>1,531</b>	
<b>Closely Monitor Tire Air Pressure and Use Fuel Efficient Tires</b>		
All FY 2024 Gasoline Usage (Gallons)	86,629	
All FY 2024 Diesel Usage (Gallons)	35,483	
Percent Savings	4%	Maintaining appropriate air pressure in vehicle tires can decrease that vehicles fuel consumption by as much as 4%.*
Gallons Gasoline Saved per Year	3,465	
Gallons Diesel Saved per Year	1,419	
<b>MMBTUs Saved per Year</b>	<b>613</b>	
<b>Use 100% Synthetic Oil</b>		
All FY 2024 Gasoline Usage (Gallons)	86,629	
All FY 2024 Diesel Usage (Gallons)	35,483	
Percent Savings	2%	The use of 100% synthetic oils reduces fuel consumption, the number of annual oil change and labor costs.*
Gallons Gasoline Saved per Year	1,733	

Gallons Diesel Saved per Year	710	
<b>MMBTUs Saved per Year</b>	<b>306</b>	
<b>Total MMBTUs</b>	<b>2,450</b>	
* <a href="http://www.fueleconomy.gov/feg/pdfs/OwnerRelatedFuelEconomyImprovements.pdf">http://www.fueleconomy.gov/feg/pdfs/OwnerRelatedFuelEconomyImprovements.pdf</a>		

## VIII. Appendix D: MAPC Behavior-Based Energy Savings

A School Behavior-Based Energy Use Reduction Program will allow The Town of Randolph to not only better understand the inefficiencies in their building operations but will also help them implement programs that will work synergistically with their existing investments in energy infrastructure in school buildings. Further, this program can support or expand school curriculum by using “buildings as a teaching tool” for students. MAPC assumed a conservative 10% savings per year for electricity use in each school in Randolph. See Table 6.

**Table 6: School Behavior-Based Savings Program**

School	MMBTU Electricity FY 2024	Reduction from Program	MMBTU Saved Electricity (Annual)	kWh Saved Electricity (Annual)	Cost Savings Electricity (Annual)
J F Kennedy ES	1,033	10%	103.3	30,272	\$4,238
Margaret L Donovan ES	745	10%	74.5	21,840	\$3,058
Martin E Young ES	729	10%	72.9	21,366	\$2,991
Randolph Community MS	2,386	10%	238.6	69,939	\$9,791
Randolph HS	3,347	10%	334.7	98,100	\$13,734
<b>Total</b>	<b>8,241</b>		<b>824</b>	<b>241,516</b>	<b>\$ 33,812</b>

Schools in the region that have created a behavior-based energy conservation program have achieved dramatic reductions in electricity use, ranging from 20 to 30%, as a direct result of the behavior-based strategies. More information can be found in the Powering Down report the US Green Building Council’s Center for Green Schools at <http://centerforgreenschools.org/sites/default/files/resource-files/Behavior-based-Efficiency.pdf>.

In 2016, four MAPC communities (Hamilton, Wenham, Salem and Swampscott), hired a consultant to oversee the implementation of a behavior-based energy reduction program in one school in each school district. The programs used a faculty lead to work with students that developed programs to ensure everyday energy savings – such as lights being turned off – as well as larger weekly savings, such as powering down all applicable electronics by end of day Friday. The programs also connected students to the facilities staff. In this way, students became an extension of the facilities staff to help monitor issues and check up on set

points.

Based on MAPC's program with the four schools, MAPC would recommend budgeting about \$15,000 to \$20,000 for a consultant. Hiring a consultant is recommended. Each school would also want to set aside about \$500 to \$1000 per year to pay for materials the students may need to implement their behavioral awareness programs.

The Town of Randolph also recently hired a Municipal Energy Manager through the Mass Save's Municipal Energy Manager Grant. Kai Mueller, who serves in this position, could be a valuable resource to support or oversee school-based behavioral energy programs.

## IX. Appendix E: MMBTU Conversion Chart – DOER

### MMBTU Conversion Chart

*Fuel Energy Content of Common Fossil Fuels per DOE/EIA*

BTU Content of Common Energy Units – (1 million BTU equals 1 MMBTU)

1 kilowatt hour of electricity = 0.003412 MMBTU 1 therm = 0.1 MMBTU

1 ccf (100 cubic foot) of natural gas = 0.1028 MMBTU (based on U.S. consumption, 2007) 1 gallon of heating oil = 0.139 MMBTU

1 gallon of propane = 0.091 MMBTU 1 cord of wood = 20 MMBTU

1 gallon of gasoline = 0.124 MMBTU (based on U.S. consumption, 2007) 1 gallon of E100 ethanol = 0.084 MMBTU

1 gallon of E85 ethanol = 0.095 MMBTU 1 gallon of diesel fuel = 0.139 MMBTU

1 gallon of B100 biodiesel = 0.129 MMBTU 1 gallon of B20 biodiesel = 0.136 MMBTU<sup>3</sup> 1 gallon of B10 biodiesel = 0.137 MMBTU 1 gallon of B5 biodiesel = 0.138 MMBTU<sup>7</sup>

1 barrel of residual fuel oil = 6.287 MMBTU



# Massachusetts State Lottery Commission

DEBORAH B. GOLDBERG  
*Treasurer and Receiver General*

MARK WILLIAM BRACKEN  
*Executive Director*

October 10, 2025

Randolph Town Council  
41 South Main Street  
Randolph, MA 02368

Dear Sir/Madam:

The Massachusetts State Lottery is offering a KENO monitor to existing KENO To Go agent/s in your city/town, to display the game at their location. In accordance with M.G.L. c 10, section 27A, as amended, you are hereby notified of the Lottery's intent to install a monitor at the following location/s in your community:

OM Randolph Smoke Shop  
86 North Main Street  
Randolph, MA 02368

If you object to these agent(s) receiving a monitor, you must do so, in writing, within twenty-one (21) days of receipt of this letter. Please address your written objection to Gregory Polin, General Counsel, Legal Department, Massachusetts State Lottery Commission, 150 Mount Vernon Street, Dorchester MA 02125. Should you have any questions regarding this program or any other issues relative to the Lottery, please call me at 781-849-5555. I look forward to working with you as the Lottery continues its' efforts to support the 351 cities and towns of the Commonwealth.

Estimated weekly traffic: (number of people): 500

Current No. of Cashier positions selling Lottery products: 1

Percentage of floor space currently devoted to Lottery sales: 5%

Percentage of floor space for KENO sales: 5%

Estimated annual gross revenues of current Lottery products: \$290K

Estimated percentage of gross revenues from sales of Lottery products: 10%

Estimated net income to be derived from sales of KENO products at this location: \$29,000

Sincerely,

Diane Scott, MSLC Licensing Department  
dscott@masslottery.com



*Supporting the 351 Cities and Towns of Massachusetts*

150 Mount Vernon Street • Dorchester • Massachusetts • 02125 • Tel: 781-849-5555 • Fax: 781-849-5547 • TTY: 781-849-5678 • www.masslottery.com