



TOWN COUNCIL MEETING

Monday, June 22, 2026 at 6:00 PM

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

AGENDA

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

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

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

B. Moment of Silent Prayer

C. Approval of Minutes

1. Approval of Meeting Minutes from June 8, 2026

D. Announcements from the President

E. Presentations

F. Public Hearings

1. Council Order 2026-045: FY2027 Water and Sewer Rates
2. Council Order 2026-046: FY2027 Water and Sewer Enterprise Budget
3. Council Order 2026-047: FY2027 Randolph Community Preservation Budget and Reserves

G. Public Comments/Discussions

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

H. Proclamations

I. Appointment of Treasurer Collector

1. Treasurer/Collector

J. Motions, Orders, and Resolutions

K. Old/Unfinished Business

1. Council Order 2026-048: Transfer from Water Stabilization to Support Water and Sewer Rates (Same Night Action)
2. Council Order 2026-044: Approval to Apply for MassDEP's Clean Water Trust State Revolving Loan Program (Available for Vote)
3. Council Order 2026-052: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds - DPW Utility Revolving Fund (Available for Vote)
4. Council Order 2026-051: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds - Community Programs Revolving Fund (Available for Vote)

L. New Business

1. Council Order 2026-055: Transfer of General Fund Free Cash for Various Purposes (Same Night Action)
2. Council Order 2026-056 FY2027 Revolving Fund Spending Authorization (Same Night Action)
3. Council Order 2026-057 Transfer of General Fund Free Cash to Stabilization (Same Night Action)
4. Copy of Council Order 2026-058 Amendment of the General Ordinances of the Town of Randolph To Create an Affordable Housing Trust (For referral to Zoning and Ordinance Subcommittee)

M. Town Manager's Report

N. Correspondence

O. Committee Reports

P. Open Council Comments

Q. Adjournment

Notification of Upcoming Meeting Dates

July 13 and 27

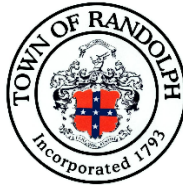
August 10 and 24- August 10th is regular and joint with the School Committee

September 14 and 28

October 5 and 19

November 2 and 23

December 7- Regular and joint meeting with the School Committee



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Monday, June 8, 2026, at 6:05 p.m.

Randolph Town Hall-Chapin Hall 2nd Floor

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

Call to Order: Council President Ryan Egan called the meeting to order.

Roll Call – Council Members Present: Christos Alexopoulos (In-Person), Richard Brewer (In-Person), James F. Burgess Jr. (In-Person), Natacha Clerger (In-Person), Ryan Egan (In-Person), Jesse Gordon (In-Person), Kevin O’Connell (In-Person). Brandon Thompson arrived after roll call.

Councilor Thompson arrived at 6:06 pm

Pledge of Allegiance: Pledge of Allegiance led by Councilor Clerger.

Moment of Silent Prayer: Moment of Silent Prayer held.

Approval of Meeting Minutes

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

Motion: Councilor Burgess moved to collectively approve the meeting minutes of May 18, 2026 and May 26, 2026. This motion was seconded by Councilor Clerger.

Roll Call Vote: 8-0-0 (Absent: Huff-Larmond)

Motion passes.

Announcements from the President: None

Presentations:

1. FY2027 Water and Sewer Rates Presentation
 - a. This Presentation was introduced by Town Manager Howard and given by Matthew Abraham from the Abrahams Group.
 - b. Mr. Abrahams started the presentation by speaking on the water/sewer retained earnings and water stabilization fund. The water stabilization fund is as high as it is currently at 13.5 million dollars. Next the \$7,002,814 million dollar water budget was broken down, explaining the amounts of debt, emergency repairs, indirect costs, water production, expenses and salaries. Then the \$9,859,239 million dollar sewer budget was explained, which contains indirect costs, debt,

salaries, MWRA Assessments and expenses. The presentation explained financial highlights for both Water and Sewer. Lastly, rate options were shared with the council for a 13% increase, 1.0% increase, 2.0% increase and 3.0% increases.

- c. Town Manager Howard spoke on the frequently asked questions. One of which +/- 80% of residents fall into the low end and average user with 32% being in the low end. 2,800 residents are receiving a senior discount. Town Manager Howard then spoke on the Water and Sewer Budgets.
- d. President Egan asked for further information from Town Manager Howard and Mr. Abrahams. He asked for a debt schedule, history of both rates, and a clear full scope of how the rates/debt affect the overall operations.
- e. Councilor Burgess asked about the Debt, do these amounts include Tri-Town water debt. DPW Neil McCole explained the origin of some new debt is from a street sweeper and a water main. Councilor Burgess asked if the construction fees have hit the DPW account yet, Town Manager Howard stated that they have been paying for construction of the new water treatment plant already. Mr. Abrahams stated that the water treatment plant debt is not included in that current debt displayed; and will not be until FY28.
- f. Councilor Gordon asked to review the baseline scenario slide. This would include using retained earnings to fund the increase in the expenses. Councilor Gordon asked if the water stabilization fund account earns interest, which it does. Councilor Gordon stated that we could vote a baseline of 0% increase and then next year reevaluate. Councilor Gordon asked to see a 0% increase in Sewer and 1% increase in water and then a 1% increase in Sewer and 0% increase in water. Councilor Gordon also asked about Braintree and Holbrook's rates.
- g. Councilor O'Connell asked about paying for capital improvements with free cash so that we could maintain funds in the interest bearing accounts.
- h. Councilor Thompson asked to see the prior year projections as well as how they aligned with the actual outcomes.
- i. Councilor Burgess asked about Council Order 2026-048 which states 2 million from water stabilization yet the presentation is using 1.2 million. Town Attorney Griffin stated that this would be amended depending on the rate that is voted.
- j. President Egan asked about 4.3% projection. Mr. Abrahams stated that the 13% for FY27 and then 4.3% following years would help keep retained earnings level. President Egan would like to see the backup for how these projections were estimated.
- k. Councilor Gordon reminded the council that the Board of Health votes on the trash rates; and those will be increasing 7%.
- l. Councilor Thompson asked how the water usage for town building is accounted for. Town Manager Howard stated that those are charged as indirects.

Public Hearings: None

Public Comments

Council President Egan opened the public comments portion of the meeting.

1. Dr. Sandy Range, North Main Street, would like to collaborate with the town to hold a Good Neighbor Day. She is requesting to be put into contact with the relevant town employee.
2. Sandi Cohen, 63 Bittersweet Lane, asked about the Town's relationship with Citizens Bank. Asked about the Town's efforts to monitor cars parking on the lawn and unkempt lawns.

3. Chisom Nwazojie, Igbo Organization, would like to set up a meeting with the Town Manager to discuss Igbo Day.
4. Joe Burke, 54 Hills Street, mentioned that the town has an ordinance for parking cars on the lawn.

Proclamations: None

Appointments:

1. Veterans' Agent

Motion: Councilor Burgess motioned to appoint Declan Ware as the Veterans' Agent. This motion was seconded by Vice President Brewer

Roll Call Vote: 8-0-0 (Absent: Huff-Larmond)

Motion passes.

Motions, Orders, and Resolutions:

1. 2026-008: Resolution in Support of Massachusetts Medicare for All Legislation
 - a. Councilor Gordon as the sponsor of Resolution 2026-008 gave a brief introduction and then it was referred to the Resolutions and Proclamations Subcommittee. This resolution is based on a ballot measure that is at the state level which would provide medicare for all.
2. 2026-009: Resolution in Support of Exploring Grandmothers' Village Use of Former Lyons School Property
 - a. Councilor Gordon as the sponsor of Resolution 2026-009 gave a brief introduction and then it was referred to the Resolutions and Proclamations Subcommittee. This resolution would be to write a letter in support of the Grandmothers Village Project seeing if the Lyons School would be a good fit for their vision.

Old/Unfinished Business: None

New Business:

1. Council Order 2026-045: FY2027 Water and Sewer Rates
 - a. Town Manager Howard introduced the Council Order. A Public Hearing is scheduled for the next meeting on June 22nd. President Egan stated that items 1,2 and 3 under new business are related to the Water/Sewer budget and rates; these will not be voted on this evening.
2. Council Order 2026-048: Transfer from Water Stabilization to Support Water and Sewer Rates
 - a. President Egan wanted to wait to vote on this order and vote it when the Council voted on the Water and Sewer rates and Enterprise budget, which is scheduled to be voted on 6/22 following the Public Hearing. President Egan stated that items 1,2 and 3 under new business are related to the Water/Sewer budget and rates; these will not be voted on this evening.
3. Council Order 2026-046: FY2027 Water and Sewer Enterprise Budget
 - a. Town Manager Howard introduced the Council Order. A Public Hearing is scheduled for the next meeting on June 22nd. President Egan stated that items 1,2 and 3 under new business are related to the Water/Sewer budget and rates; these will not be voted on this evening.

4. Council Order 2026-047: FY2027 Randolph Community Preservation Budget and Reserves
 - a. Town Manager Howard introduced the Council Order. A Public Hearing is scheduled for the next meeting on June 22nd at which point the council would vote on this order.
5. Council Order 2026-049: Transfer of General Fund Free Cash for Various Purposes
 - a. Town Manager Howard introduced Council Order 2026-049 which included free cash transfer for the football scoreboard, snow and ice removal, and funding to other town financial accounts.
 - b. Town Manager Howard stated that the DPW Superintendent presented an invoice that was received after this Council Order was drafted in the amount of \$6480 by Nelson Landscaping for snow and ice removal.
 - c. Councilor Thompson asked about the scoreboard warranty?
 - d. Councilor Burgess asked about the lighting of the scoreboard at night? He would like to make sure this does not happen.
 - e. Councilor Alexopoulos asked about the brand of the scoreboard? Town Manager Howard stated that they have to go through the procurement process for the scoreboard.
 - f. Councilor O'Connell asked if the old scoreboard is staying or this will be a replacement.
 - g. President Egan asked if the town will be getting any winter relief. Town Manager Howard stated will be receiving an estimated \$200,000.
 - h. A conversation was held by the council on security and accessibility at the new field.
 - i. Councilor O'Connell asked if there were any fencing updates.

Motion: Councilor Burgess moved to approve Council Order 2026-049 with the amendment to increase the amount of the transfer from General Fund Free Cash to Expenses for Snow and Ice Removal and Remediation Operations During FY2026 by \$6480.00 to pay for an invoice by Nelson Landscaping. In addition, as part of the same motion Councilor Burgess moved to refer the following matter to the Appointments, Operations, and Oversight Subcommittee: to review the status of the fencing and security plan for the High School Football Field and new scoreboard. The combined motion was seconded by Councilor Clerger.

Roll Call Vote: 8-0-0 (Absent: Huff-Larmond)

Motion passes.

6. Council Order 2026-050: Transfer of Water/Sewer Retained Earnings for Tri Water Board Operations
 - a. Town Manager Howard introduced this Council Order as a transfer from Water/Sewer Retained earnings to the Tri Board Operations for the purpose of covering the costs of chemicals necessary for plant operations, as well as other operational expenses related to the facility.

Motion: Councilor Alexopoulos moved to approve Council Order 2026-050. This motion was seconded by Vice President Brewer.

Roll Call Vote: 8-0-0 (Absent: Huff-Larmond)

Motion passes.

7. Council Order 2026-043: Transfer of Water/Sewer Retained Earnings for Lead Service Line Identification
 - a. Town Manager Howard stated that these funds would be used to immediately start the operations with the Lead Service Line operations. Council Order 2026-043 is related to this one, which is the loan to further continue these operations.
 - b. Councilor Burgess offered to have some members of the Town Council go door knocking to help with the identification of the lead lines.

- c. President Egan asked who the third party vender is? Town Manager Howard stated that this would have to go out to bid, so we do not know yet. President Egan would like to see a more in depth explanation of the program and potential loan.

Motion: Councilor Burgess moved to approve Council Order 2026-043. This motion was seconded by Councilor Clerger.

Roll Call Vote: 8-0-0 (Absent: Huff-Larmond)

Motion passes.

8. Council Order 2026-044: Approval to Apply for MassDEP's Clean Water Trust State Revolving Loan Program
 - a. Town Manager Howard spoke on this council order with Council Order 2026-043. This is a loan to further continue the operations of the Lead Service Line Operations. This loan could qualify for up to 40% loan forgiveness.
 - b. President Egan would like to know how this loan would be repaid/what account?
9. Council Order 2026-051: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds - Community Programs Revolving Fund
 - a. Town Manager Howard introduced this revolving fund. The intent is to use these funds for further programing at the RICC. This will be voted on at the next town council meeting.
 - b. President Egan asked about the estimated revenue and spending limits out of this account.
10. Council Order 2026-052: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds - DPW Utility Revolving Fund
 - a. Town Manager Howard introduced this Council Order which would create a revolving fund for road repairs due after utility companies. Companies such as Eversource would be invoiced for the repairs after road cuts, trench repairs etc, those funds would go into this account. These funds would allow us to fully pave a road versus just patching the repair.
 - b. Councilor Brewer asked who identifies the total owed for the repair following a trench/road cut.
 - c. Councilor Gordon thinks this is a great idea for us to be able to repair our roads.
11. Council Order 2026-053: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds - DPW Scrap Metal Revolving Fund.
 - a. This order was withdrawn by the Town Manager.
12. Council Order 2026-054: Amendment to the General Ordinances of the Town of Randolph to Prohibit the Use of Algorithmic Rent Setting Devices
 - a. Councilor Thompson introduced this order which would prohibit landlords from using algorithmic devices to set rent prices.
 - b. This was referred to the Zoning and Ordinance subcommittee.
13. Approval of Town Manager Contract Amendments
 - a. President Egan shared that the Town Manager is announcing his retirement. A Contract amendment will include his compensation, terms and date of retirement. The retirement date is January 31, 2027. The Town Attorney will work on drafting a separation agreement.

Motion: Councilor Alexopoulos motioned to approve the Town Manager Contract Amendments. This motion was seconded by Vice President Brewer.

Roll Call Vote: 8-0-0 (Absent: Huff-Larmond)

Motion passes.

Town Manager's Report:

Correspondence:

1. Firefighter Sunday
 - a. Will be held at the Firefighter headquarters at 10 Memorial Parkway on Sunday June 14, 2026.
2. Mobile Mammography Van
 - a. Dana Farber Cancer Institute will be at the Randolph High School on July 30, 2026 from 7 a.m to 3:15 p.m. for digital screening. Preregistration is required. To register- the flyer can be found at Town Hall to scan the QR code or you can call 617-632-1974.

Councilor Burgess left the meeting at 8:29 PM

Subcommittee Reports: None

Council Comments:

1. Councilor Clerger: Congratulations Ricardo Calixte on his Firefighter graduation. Queens Ball will be held on 6/14. A donation is suggested and would go towards ESL classes. Gave thanks to RCTV for covering the Ball.
2. Councilor Gordon: Congratulations to the Randolph graduates. Councilor Gordon shared many upcoming dates and events with the council. Good Luck to the FIFA teams in the World Cup.
3. Councilor O'Connell: Requests that residents who have complaints with cars parking on the lawn reach out to our Public Health Commissioner who is effective at handling issues. Thanked the Police Department and all other members of the community who helped with the softball tournament. Thank you to RCTV for covering the event.
4. Councilor Brewer: Congratulations to the Randolph Graduates.
5. Councilor Alexopoulos: Congratulations to the Randolph Graduates. Asked about the amount of innings played during the softball game today.
6. Councilor Thompson: Commuter rail is free on Fridays throughout the summer.

Adjournment:

Motion: Motion to adjourn made by Councilor Clerger and seconded by Councilor Egan.

Roll Call Vote: 7-0-0 (Absent: Burgess and Huff-Larmond)

Meeting adjourned.

The Town Council Meeting adjourned at 8:40 pm.

Notification of Upcoming Council Meetings:

June 22

July 13 and 27

August 10 and 24

September 14 and 28

October 5 and 19

November 2 and 23
December 7

Council Order: 2026-045

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

FY2027 Water and Sewer Rates

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

USA TODAY CO.



PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

Attn: Natalie Oliveras
Randolph Town Council
41 S Main ST
Randolph MA 02368-4839

STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

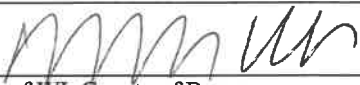
The Patriot Ledger, a newspaper printed and published in the city of Quincy, and of general circulation in the County of Norfolk, State of Massachusetts, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

06/05/2026

and that the fees charged are legal.

Sworn to and subscribed before on 06/05/2026



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Council Order 2026-045
**LEGAL NOTICE
TOWN OF RANDOLPH
TOWN COUNCIL**

The Randolph Town Council will hold a public hearing on Monday, June 22, 2026, at 6:15 p.m. on Council Order 2026-045: ORDERED that the Randolph Town Council hereby votes to establish water and sewer rates for the Town of Randolph for Fiscal Year 2027.

The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or by telephone.

Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link to connect to the meeting and hearing may be found on the Randolph website calendar, on the day of the meeting.

AD# 12383695
PL 06/05/2026

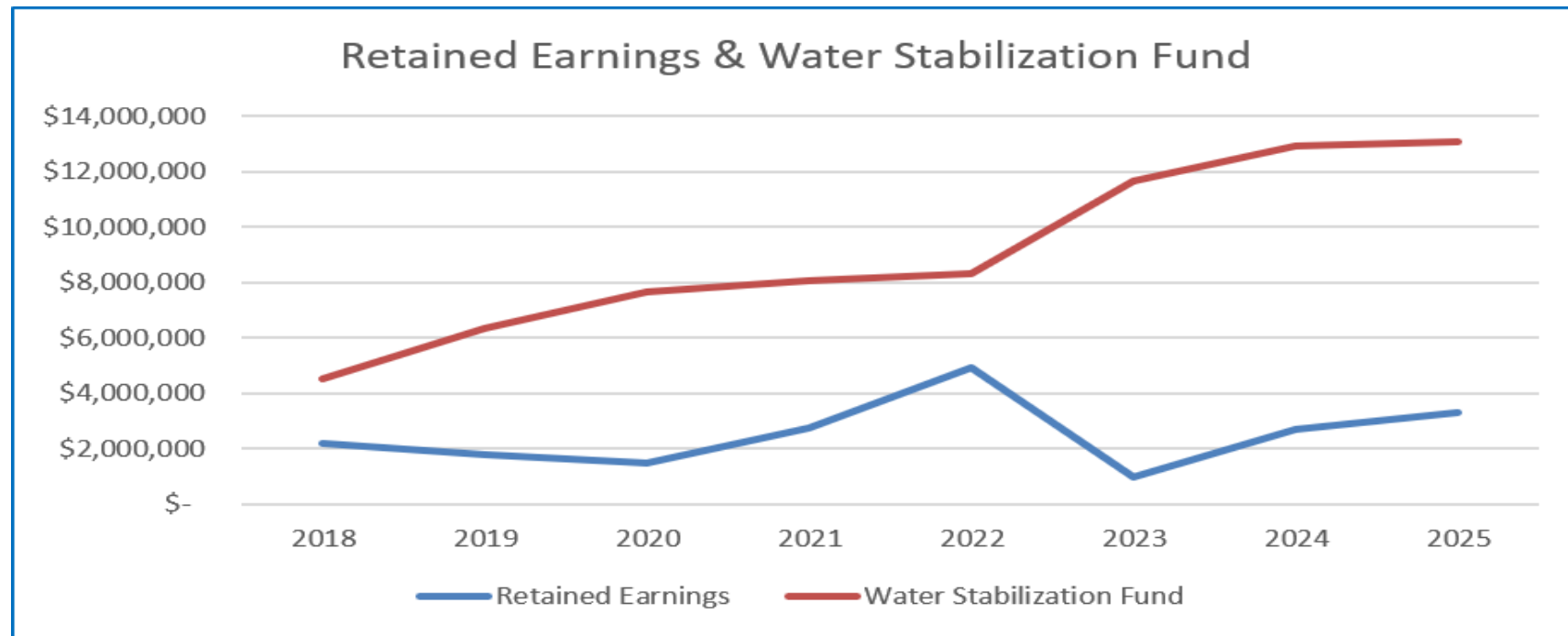
MARIAH VERHAGEN
Notary Public
State of Wisconsin

Town of Randolph Water and Sewer Update FY 2027

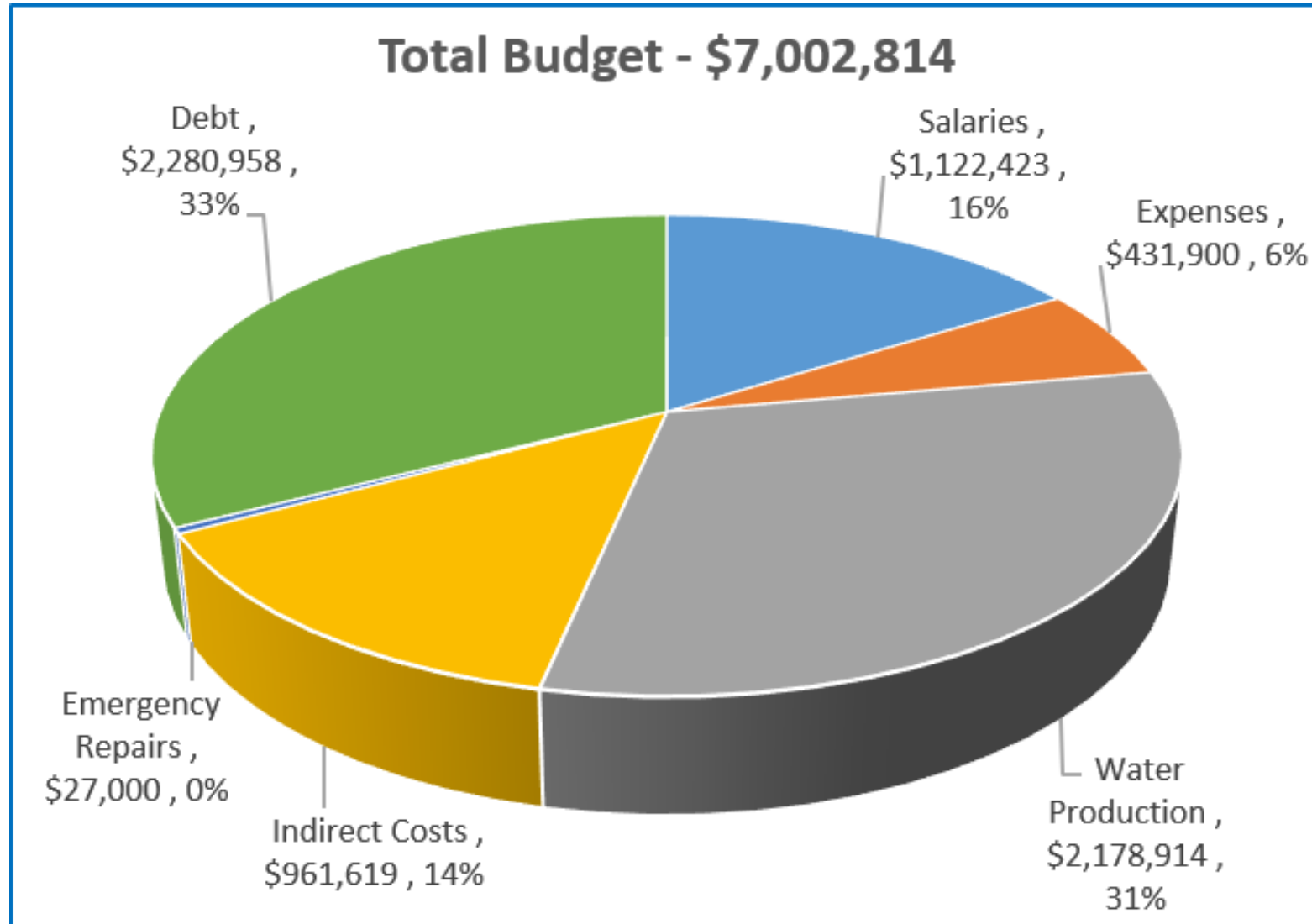
The Abrahams Group LLC
June 2026

Retained Earnings & Water Stabilization Fund

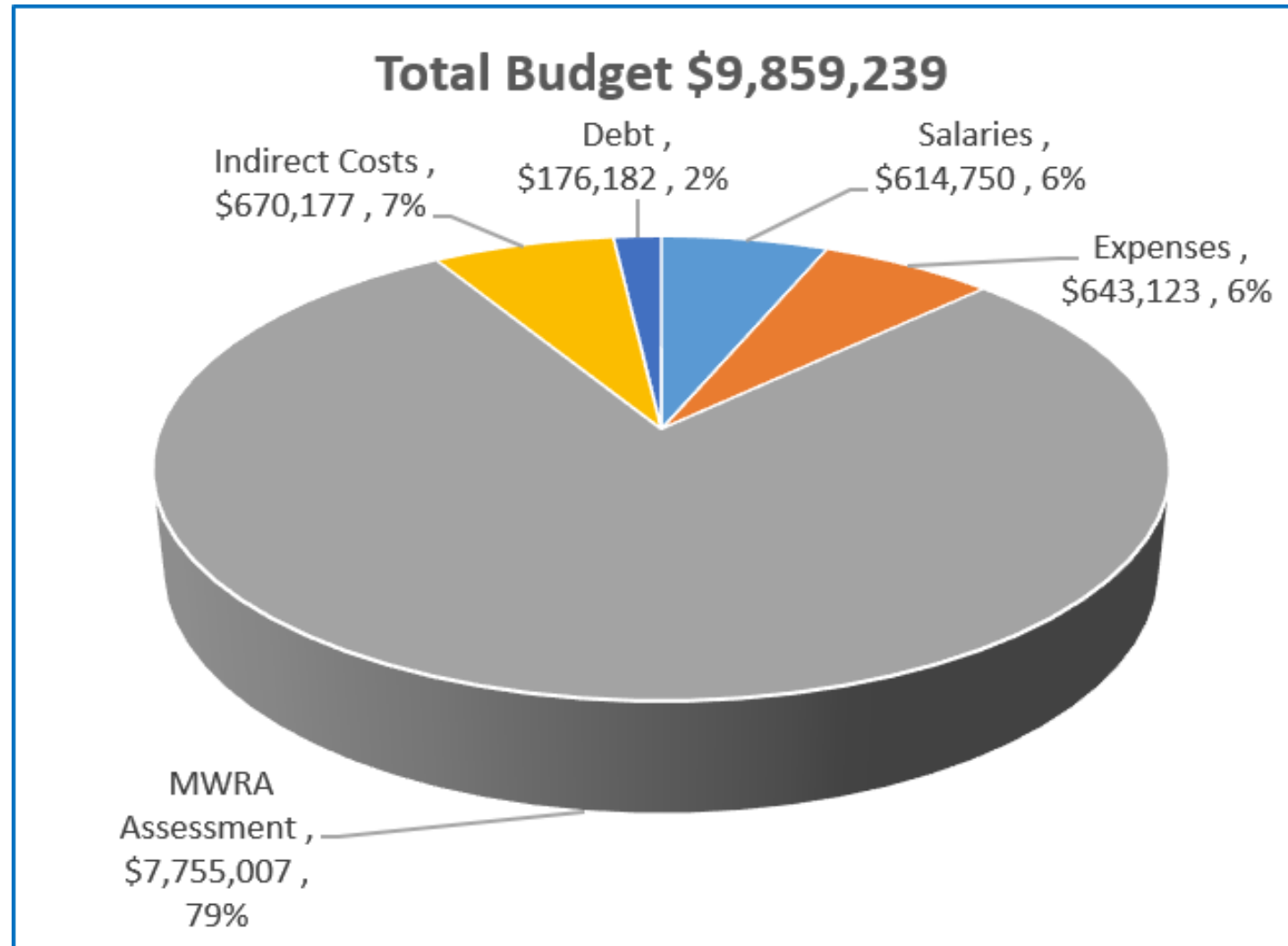
- Due to healthy retained earnings, the Town has recently built up the Water Treatment Stabilization Fund balance.
- Water Stabilization Fund balance as high as it's been (\$13.5 million currently)
- Retained earnings built up recently, but recent authorizations have reduced balance.



FY 2027 Water Budget Breakdown



FY 2027 Sewer Budget Breakdown



Financial Highlights – Water

Section F, Item1.

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

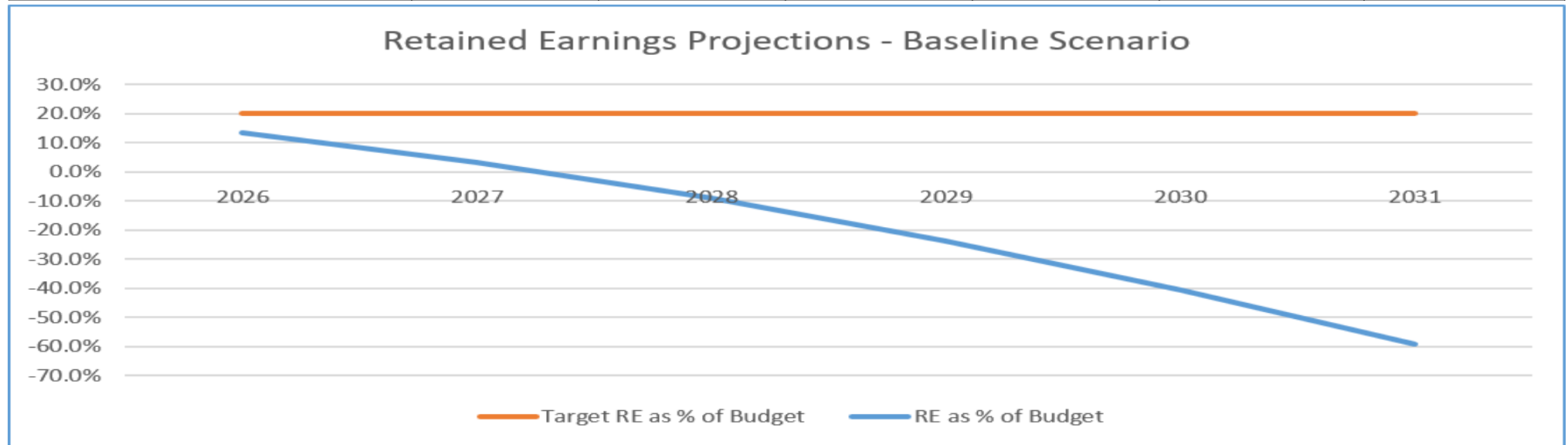
Financial Highlights – Sewer

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

Baseline Scenario – No Rate Changes

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

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



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

Rate Option Summary

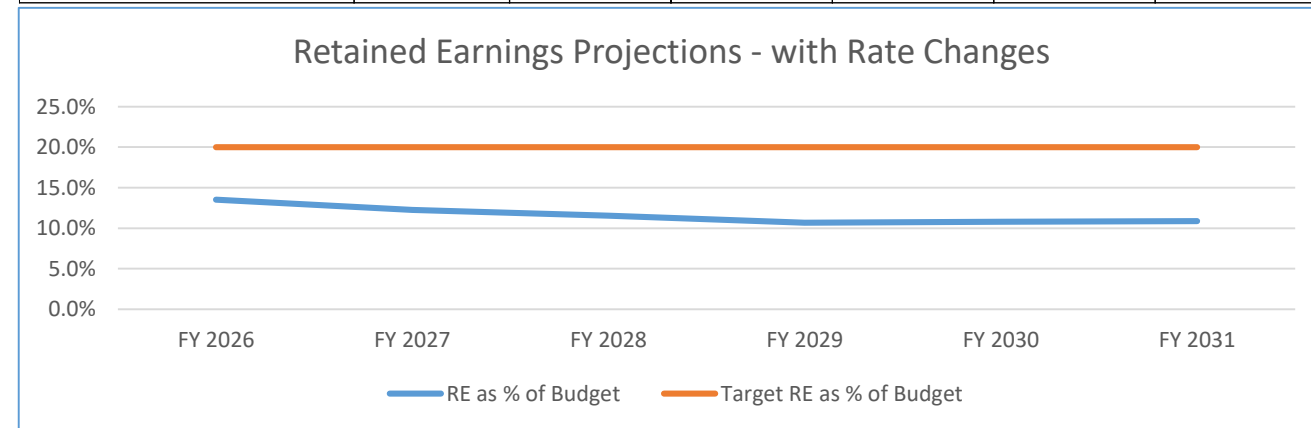
- Keeps retained earnings level
- No change to base charges
- No draw from Stabilization Fund
- Tier Structure:

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

- Rate Change Impact on Users ->

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

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



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

Rate Option 2 – 1.0% Water & Sewer Rate Incr. FY27

Section F, Item1.

+ Stabilization Fund Draw of \$1.2 million

Rate Option Summary

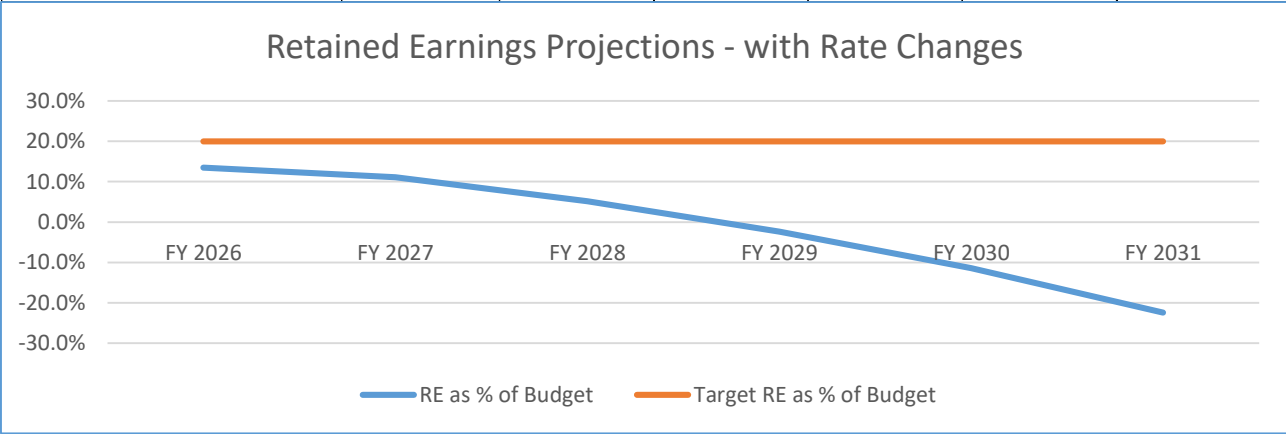
- Retained earnings depletes after FY28
- No change to base charges
- Annual draw from Stabilization Fund covers 100% of Tri-Town debt & 50% of operating increment in budget
- Tier Structure:

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

- Rate Change Impact on Users ->

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

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



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

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

Section F, Item1.

+ Stabilization Fund Draw of \$1.2 million

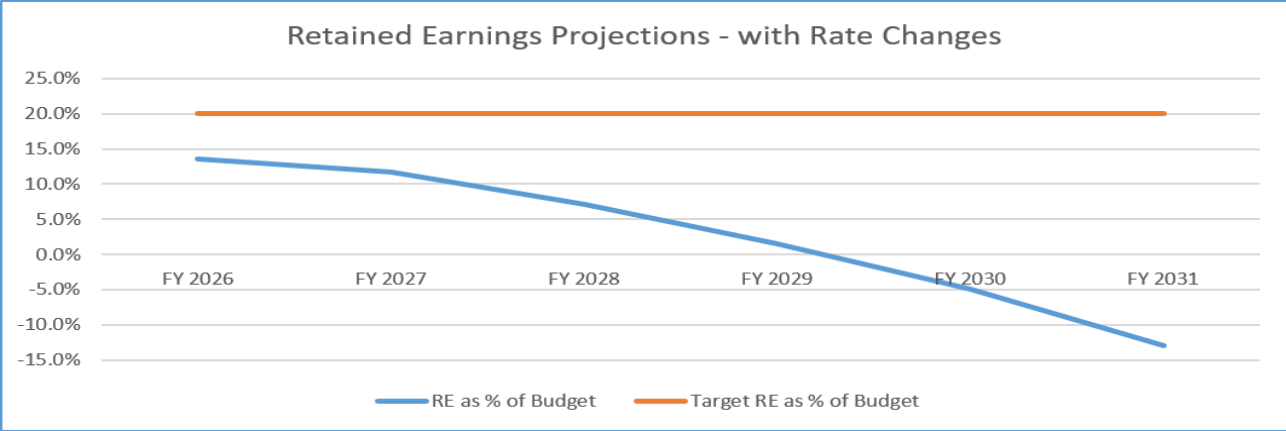
Rate Option Summary

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

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

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

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



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

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

Section F, Item1.

+ Stabilization Fund Draw of \$1.2 million

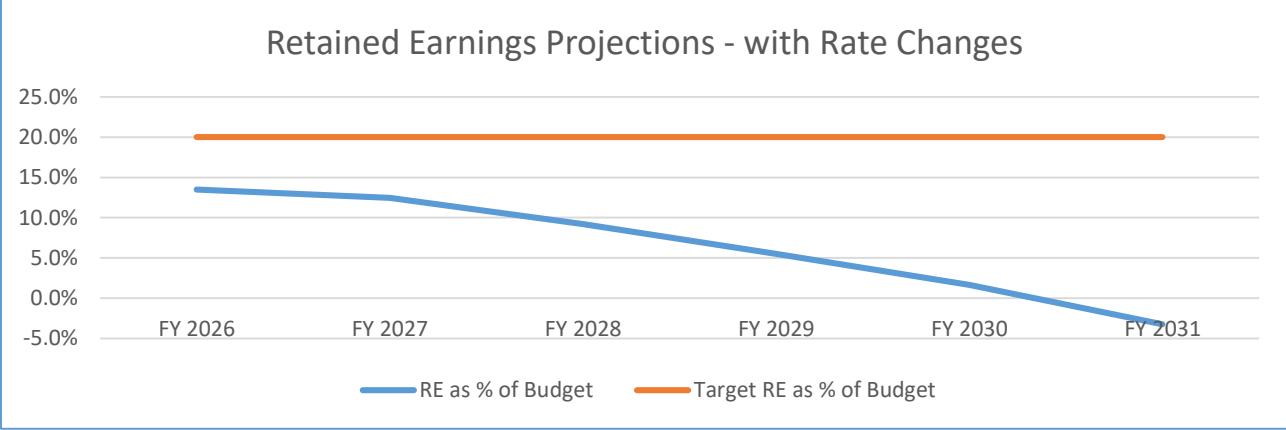
Rate Option Summary

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

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

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

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



User Impact (Water & Sewer Combined Quarterly Bill)				Diffs Current -> FY 2027	
User Type	Flow	Current Bill	FY 2027 Bill	Quarterly	Annually
Low-End User	1,000	\$ 168.70	\$ 172.70	\$ 4.00	\$ 16.00
Average User	2,500	\$ 365.50	\$ 375.50	\$ 10.00	\$ 40.00
Large User	4,000	\$ 670.45	\$ 689.60	\$ 19.15	\$ 76.60
Very Large User	10,000	\$ 1,890.25	\$ 1,946.00	\$ 55.75	\$ 223.00

Thank you

Questions and Comments?

Town of Randolph
Water and Sewer Debt Summary

This summary shows existing debt, both long-term and short-term debt, and projected new debt for future capital. Tri-Town debt is broken out, showing one line for existing Tri-Town debt and another line for upcoming Tri-Town debt. Draft debt schedules have been provided to the Town for this upcoming Tri-Town debt.

Tri-Town Debt	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Existing Long-Term Debt	\$ 377,175	\$ 673,600	\$ 667,093	\$ 659,843	\$ 652,593	\$ 645,343
Upcoming Long-Term Debt	\$ -	\$ -	\$ 419,313	\$ 361,096	\$ 361,096	\$ 361,096
Total Tri-Town Debt	\$ 377,175	\$ 673,600	\$ 1,086,406	\$ 1,020,939	\$ 1,013,689	\$ 1,006,439

Other Water Debt	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Existing Long-Term Debt	\$ 1,693,277	\$ 1,607,358	\$ 1,587,099	\$ 1,231,168	\$ 1,183,695	\$ 1,165,141
Existing Short-Term Debt	\$ 15,796	\$ -	\$ -	\$ -	\$ -	\$ -
Projected New Long-Term Debt	\$ -	\$ -	\$ -	\$ 497,463	\$ 469,983	\$ 461,253
Projected New Short-Term Debt	\$ -	\$ -	\$ 57,850	\$ -	\$ -	\$ -
Total Other Water Debt	\$ 1,709,073	\$ 1,607,358	\$ 1,644,949	\$ 1,728,630	\$ 1,653,677	\$ 1,626,394

Total Water Debt	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Existing and Upcoming Debt	\$ 2,086,249	\$ 2,280,958	\$ 2,673,505	\$ 2,252,107	\$ 2,197,384	\$ 2,171,581
Projected New Debt	\$ -	\$ -	\$ 57,850	\$ 497,463	\$ 469,983	\$ 461,253
Total Water Debt	\$ 2,086,249	\$ 2,280,958	\$ 2,731,355	\$ 2,749,569	\$ 2,667,367	\$ 2,632,833

Total Sewer Debt	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Existing Long-Term Debt	\$ 123,512	\$ 176,182	\$ 167,261	\$ 150,017	\$ 151,642	\$ 116,360
Existing Short-Term Debt	\$ 30,090	\$ -	\$ -	\$ -	\$ -	\$ -
Projected New Long-Term Debt	\$ -	\$ -	\$ 140,000	\$ 187,163	\$ 185,430	\$ 323,698
Projected New Short-Term Debt	\$ -	\$ -	\$ 3,850	\$ -	\$ -	\$ -
Total Sewer Debt	\$ 153,602	\$ 176,182	\$ 311,111	\$ 337,179	\$ 337,072	\$ 440,058

Total Debt	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water Debt	\$ 2,086,249	\$ 2,280,958	\$ 2,731,355	\$ 2,749,569	\$ 2,667,367	\$ 2,632,833
Sewer Debt	\$ 153,602	\$ 176,182	\$ 311,111	\$ 337,179	\$ 337,072	\$ 440,058
Total Debt	\$ 2,239,851	\$ 2,457,140	\$ 3,042,466	\$ 3,086,748	\$ 3,004,439	\$ 3,072,891

Town of Randolph
Water and Sewer Rates History

WATER	Tier 1			Tier 2		
Fiscal Year	Rate	\$ Change	% Change	Rate	\$ Change	% Change
2014	\$ 3.80			\$ 4.81		
2015	\$ 3.97	\$ 0.17	5.0%	\$ 5.04	\$ 0.23	5.0%
2016	\$ 3.97	\$ -	0.0%	\$ 5.04	\$ -	0.0%
2017	\$ 4.05	\$ 0.08	2.0%	\$ 5.14	\$ 0.10	2.0%
2018	\$ 4.15	\$ 0.10	2.5%	\$ 5.27	\$ 0.13	2.5%
2019	\$ 4.27	\$ 0.12	3.0%	\$ 5.43	\$ 0.16	3.0%
2020	\$ 4.40	\$ 0.13	3.0%	\$ 5.59	\$ 0.16	3.0%
2021	\$ 4.40	\$ -	0.0%	\$ 5.59	\$ -	0.0%
2022	\$ 4.53	\$ 0.13	3.0%	\$ 5.76	\$ 0.17	3.0%
2023	\$ 4.67	\$ 0.14	3.0%	\$ 5.93	\$ 0.17	3.0%
2024	\$ 4.76	\$ 0.09	2.0%	\$ 6.05	\$ 0.12	2.0%
2025	\$ 4.81	\$ 0.05	1.0%	\$ 6.11	\$ 0.06	1.0%
2026	\$ 4.91	\$ 0.10	2.0%	\$ 6.23	\$ 0.12	2.0%

Average	2.2%
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Average	2.2%
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Numbers may be off slightly due to rounding.

SEWER	Tier 1			Tier 2		
Fiscal Year	Rate	\$ Change	% Change	Rate	\$ Change	% Change
2014	\$ 5.92			\$ 10.18		
2015	\$ 6.38	\$ 0.46	7.5%	\$ 10.90	\$ 0.72	7.5%
2016	\$ 6.46	\$ 0.08	1.5%	\$ 11.10	\$ 0.20	1.5%
2017	\$ 6.70	\$ 0.24	4.0%	\$ 11.52	\$ 0.42	4.0%
2018	\$ 6.87	\$ 0.17	3.0%	\$ 11.81	\$ 0.29	3.0%
2019	\$ 7.08	\$ 0.21	3.0%	\$ 12.16	\$ 0.35	3.0%
2020	\$ 7.29	\$ 0.21	3.0%	\$ 12.52	\$ 0.36	3.0%
2021	\$ 7.29	\$ -	0.0%	\$ 12.52	\$ -	0.0%
2022	\$ 7.58	\$ 0.29	4.0%	\$ 13.02	\$ 0.50	4.0%
2023	\$ 7.81	\$ 0.23	3.0%	\$ 13.41	\$ 0.39	3.0%
2024	\$ 7.97	\$ 0.16	2.0%	\$ 13.68	\$ 0.27	2.0%
2025	\$ 8.05	\$ 0.08	1.0%	\$ 13.82	\$ 0.14	1.0%
2026	\$ 8.21	\$ 0.16	2.0%	\$ 14.10	\$ 0.28	2.0%

Average	2.8%
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Average	2.8%
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Numbers may be off slightly due to rounding.

Town of Randolph
Water and Sewer Rate Study

Historical Results &

Section F, Item1.

The chart below shows revenues, expenses, and resulting surplus or deficit, for the past five completed fiscal years.						
Each of the years shown ended in surplus. FY 2024 was the smallest surplus of the years, due to a very wet warm weather season. Projections from the current fiscal year are shown, as well as a comparison of rate study projections to actual results and current fiscal year projections.						
WATER						
Description	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026
Revenues						
PENALTIES & INTEREST - UB	\$ 35,511	\$ 47,374	\$ 43,883	\$ 41,310	\$ 42,589	\$ 42,133
WATER RATE BILLING	\$ 4,847,462	\$ 4,924,580	\$ 5,244,487	\$ 4,942,924	\$ 5,181,362	\$ 4,200,656
WATER LIENS	\$ 490,983	\$ 415,026	\$ 388,611	\$ 451,557	\$ 422,392	\$ 433,714
WATER LIEN COMMITTED INTEREST	\$ 53,744	\$ 41,065	\$ 38,254	\$ 46,223	\$ 45,560	\$ 44,969
TIE IN FEES	\$ 23,500	\$ 39,900	\$ 25,000	\$ 23,825	\$ 67,375	\$ 35,920
METERS	\$ 22,950	\$ 12,410	\$ 17,000	\$ 10,800	\$ 39,350	\$ 20,502
HYDRANT USAGE	\$ 2,000	\$ 23,147	\$ 10,500	\$ 12,840	\$ 14,199	\$ 12,537
PRIVATE CONNECTIONS	\$ 33,000	\$ 27,410	\$ 30,900	\$ 27,415	\$ 300	\$ 23,805
BACK FLOW CROSS CONNECTIONS	\$ 17,875	\$ 23,220	\$ 15,565	\$ 16,500	\$ 16,830	\$ 17,998
MISCELLANEOUS REVENUE	\$ 23,580	\$ 22,607	\$ 16,060	\$ 13,412	\$ 13,411	\$ 17,814
Total Revenues	\$ 5,550,605	\$ 5,576,739	\$ 5,830,259	\$ 5,586,806	\$ 5,843,369	\$ 5,956,698
Expenditures						
Personnel Services	\$ 810,689	\$ 947,126	\$ 918,412	\$ 926,847	\$ 1,100,200	\$ 1,013,973
Expenses	\$ 1,008,652	\$ 973,293	\$ 1,215,342	\$ 1,273,796	\$ 1,482,909	\$ 1,593,900
Existing Long Term Debt Service	\$ 2,451,401	\$ 2,422,390	\$ 2,369,837	\$ 2,798,740	\$ 2,240,185	\$ 2,070,453
Short Term Debt	\$ -	\$ 4,100	\$ 49,800	\$ -	\$ -	\$ 15,796
Indirect Costs	\$ 781,581	\$ 685,590	\$ 840,134	\$ 891,955	\$ 812,168	\$ 951,960
Total Expenditures	\$ 5,052,323	\$ 5,032,500	\$ 5,393,525	\$ 5,891,338	\$ 5,635,463	\$ 5,646,082
Excess (Deficit) of Revenues and Available Funds > Expenditures	\$ 498,283	\$ 544,239	\$ 436,734	\$ (304,532)	\$ 207,906	\$ 310,616

Town of Randolph
Water and Sewer Rate Study

Historical Results &

Section F, Item1.

SEWER						
Description	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026
Revenues						
PENALTIES & INTEREST - UB	\$ 84,419	\$ 89,302	\$ 95,098	\$ 93,337	\$ 83,437	\$ 89,119
SEWER RATE BILLING	\$ 7,480,276	\$ 7,757,102	\$ 8,001,601	\$ 7,782,223	\$ 8,152,357	\$ 7,825,734
LEACHATE BILLING	\$ 226,298	\$ 281,616	\$ 236,070	\$ 255,338	\$ 208,831	\$ 241,631
SEWER LIENS	\$ 834,496	\$ 688,773	\$ 660,768	\$ 740,730	\$ 746,507	\$ 734,255
SEWER LIEN COMMITTED INTEREST	\$ 92,707	\$ 99,702	\$ 28,378	\$ 78,335	\$ 78,760	\$ 75,576
TIE IN FEES	\$ 33,250	\$ 70,250	\$ 30,250	\$ 46,400	\$ 175,750	\$ 71,180
I & I FEES	\$ 277,625	\$ 152,020	\$ 71,475	\$ 82,625	\$ 336,525	\$ 184,054
MISCELLANEOUS REVENUE	\$ 2,800	\$ 4,600	\$ 4,950	\$ 1,727	\$ 6,525	\$ 4,120
Total Revenues	\$ 9,031,871	\$ 9,143,366	\$ 9,128,590	\$ 9,080,716	\$ 9,788,692	\$ 9,787,847
Expenditures						
Personnel Services	\$ 536,991	\$ 443,329	\$ 515,858	\$ 536,632	\$ 551,003	\$ 602,413
MWRA Assessment	\$ 6,743,289	\$ 6,147,560	\$ 6,940,976	\$ 7,144,574	\$ 7,343,719	\$ 7,609,601
Other Expenses	\$ 370,669	\$ 206,570	\$ 261,908	\$ 308,415	\$ 440,103	\$ 643,123
Indirect Costs	\$ 437,145	\$ 420,761	\$ 444,566	\$ 604,618	\$ 504,356	\$ 615,951
Total Expenditures	\$ 8,088,093	\$ 7,218,220	\$ 8,163,308	\$ 8,594,239	\$ 8,839,181	\$ 9,624,690
Excess (Deficit) of Revenues and Available Funds > Expenditures	\$ 943,778	\$ 1,925,146	\$ 965,282	\$ 486,476	\$ 949,511	\$ 163,157

Town of Randolph
Water and Sewer Rate Study

Historical Results &

Section F, Item1.

TOTAL - WATER AND SEWER						
	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026
Total Revenues	\$ 14,582,477	\$ 14,720,105	\$ 14,958,849	\$ 14,667,522	\$ 15,632,061	\$ 15,744,545
Total Expenditures	\$ 13,140,416	\$ 12,250,719	\$ 13,556,833	\$ 14,485,577	\$ 14,474,644	\$ 15,270,772
Excess (Deficit) of Revenues and Available Funds > Expenditures	\$ 1,442,061	\$ 2,469,385	\$ 1,402,017	\$ 181,944	\$ 1,157,417	\$ 473,774
RECENT RATE STUDY PROJECTIONS						
	Projected FY 2021	Projected FY 2022	Projected FY 2023	Projected FY 2024	Projected FY 2025	Projected FY 2026
Total Revenues	DO NOT HAVE PROJECTIONS FROM THESE RATE STUDIES TO INCLUDE			\$ 15,536,315	\$ 15,337,194	\$ 15,350,271
Total Expenditures				\$ 14,882,572	\$ 14,824,072	\$ 15,174,860
Excess (Deficit) of Revenues and						
Available Funds > Expenditures				\$ 653,743	\$ 513,122	\$ 175,410

Town of Randolph
Water and Sewer Rate Study

Projected Results

Section F, Item1.

The chart below shows projected revenues, expenses, and resulting surplus or deficit, for the next five fiscal years.					
Each of the years shown is projected to end with a large deficit without rate action.					
WATER					
Description	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031
Revenues					
PENALTIES & INTEREST - UB	\$ 42,133	\$ 42,133	\$ 42,133	\$ 42,133	\$ 42,133
WATER RATE BILLING - Usage Only	\$ 4,076,703	\$ 4,076,703	\$ 4,076,703	\$ 4,076,703	\$ 4,076,703
Service Charge Only	\$ 1,106,649	\$ 1,106,649	\$ 1,106,649	\$ 1,106,649	\$ 1,106,649
WATER LIENS	\$ 433,714	\$ 433,714	\$ 433,714	\$ 433,714	\$ 433,714
WATER LIEN COMMITTED INTEREST	\$ 44,969	\$ 44,969	\$ 44,969	\$ 44,969	\$ 44,969
TIE IN FEES	\$ 35,920	\$ 35,920	\$ 35,920	\$ 35,920	\$ 35,920
METERS	\$ 20,502	\$ 20,502	\$ 20,502	\$ 20,502	\$ 20,502
HYDRANT USAGE	\$ 12,537	\$ 12,537	\$ 12,537	\$ 12,537	\$ 12,537
PRIVATE CONNECTIONS	\$ 23,805	\$ 23,805	\$ 23,805	\$ 23,805	\$ 23,805
BACK FLOW CROSS CONNECTIONS	\$ 17,998	\$ 17,998	\$ 17,998	\$ 17,998	\$ 17,998
MISCELLANEOUS REVENUE	\$ 17,814	\$ 17,814	\$ 17,814	\$ 17,814	\$ 17,814
Total Revenues	\$ 5,832,745	\$ 5,832,745	\$ 5,832,745	\$ 5,832,745	\$ 5,832,745
Expenditures					
Personnel Services	\$ 1,122,423	\$ 1,178,544	\$ 1,237,471	\$ 1,299,345	\$ 1,364,312
Expenses	\$ 2,637,814	\$ 2,344,705	\$ 2,456,940	\$ 2,574,787	\$ 2,698,526
Existing Long Term Debt Service	\$ 2,280,958	\$ 2,615,655	\$ 2,252,107	\$ 2,197,384	\$ 2,171,581
Short Term Debt	\$ -	\$ 57,850	\$ -	\$ -	\$ -
New Debt Service	\$ -	\$ -	\$ 497,463	\$ 469,983	\$ 461,253
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Indirect Costs	\$ 961,619	\$ 985,659	\$ 1,010,301	\$ 1,035,558	\$ 1,061,447
Total Expenditures	\$ 7,002,814	\$ 7,182,413	\$ 7,454,281	\$ 7,577,057	\$ 7,757,119
Excess (Deficit) of Revenues and Available Funds > Expenditures	\$ (1,170,069)	\$ (1,349,668)	\$ (1,621,536)	\$ (1,744,312)	\$ (1,924,374)

Town of Randolph
Water and Sewer Rate Study

Projected Results

Section F, Item1.

SEWER					
Description	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031
Revenues					
PENALTIES & INTEREST - UB	\$ 89,119	\$ 89,119	\$ 89,119	\$ 89,119	\$ 89,119
SEWER RATE BILLING - Usage Only	\$ 7,560,074	\$ 7,560,074	\$ 7,560,074	\$ 7,560,074	\$ 7,560,074
Service Charge Only	\$ 562,178	\$ 562,178	\$ 562,178	\$ 562,178	\$ 562,178
LEACHATE BILLING	\$ 241,631	\$ 241,631	\$ 241,631	\$ 241,631	\$ 241,631
SEWER LIENS	\$ 734,255	\$ 734,255	\$ 734,255	\$ 734,255	\$ 734,255
SEWER LIEN COMMITTED INTEREST	\$ 75,576	\$ 75,576	\$ 75,576	\$ 75,576	\$ 75,576
TIE IN FEES	\$ 71,180	\$ 71,180	\$ 71,180	\$ 71,180	\$ 71,180
I & I FEES	\$ 184,054	\$ 184,054	\$ 184,054	\$ 184,054	\$ 184,054
MISCELLANEOUS REVENUE	\$ 4,120	\$ 4,120	\$ 4,120	\$ 4,120	\$ 4,120
Total Revenues	\$ 9,522,187	\$ 9,522,187	\$ 9,522,187	\$ 9,522,187	\$ 9,522,187
Expenditures					
Personnel Services	\$ 614,750	\$ 645,488	\$ 677,762	\$ 711,650	\$ 747,232
MWRA Assessment	\$ 7,755,007	\$ 7,987,657	\$ 8,227,287	\$ 8,474,106	\$ 8,728,329
Other Expenses	\$ 643,123	\$ 675,279	\$ 709,043	\$ 744,495	\$ 781,720
Existing Long Term Debt Service	\$ 176,182	\$ 162,261	\$ 150,017	\$ 151,642	\$ 116,360
Short Term Debt	\$ -	\$ 5,000	\$ -	\$ -	\$ -
New Debt Service	\$ -	\$ 140,000	\$ 187,163	\$ 185,430	\$ 323,698
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Indirect Costs	\$ 670,177	\$ 686,931	\$ 704,105	\$ 721,707	\$ 739,750
Total Expenditures	\$ 9,859,239	\$ 10,302,617	\$ 10,655,376	\$ 10,989,030	\$ 11,437,089
Excess (Deficit) of Revenues and Available Funds > Expenditures	\$ (337,052)	\$ (780,430)	\$ (1,133,189)	\$ (1,466,843)	\$ (1,914,902)

Town of Randolph
Water and Sewer Rate Study

Projected Results

Section F, Item1.

TOTAL - WATER AND SEWER					
	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031
Total Revenues	\$ 15,354,932	\$ 15,354,932	\$ 15,354,932	\$ 15,354,932	\$ 15,354,932
Total Expenditures	\$ 16,862,053	\$ 17,485,030	\$ 18,109,657	\$ 18,566,087	\$ 19,194,208
Excess (Deficit) of Revenues and Available Funds > Expenditures	\$ (1,507,121)	\$ (2,130,098)	\$ (2,754,725)	\$ (3,211,155)	\$ (3,839,276)

Council Order: 2026-046

Introduced By: Town Manager Brian Howard
June 8, 2026

FY2027 Water & Sewer Enterprise Budget

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

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

CLASSIFIED

classifiedads@bostonherald.com
(617) 423-4545

Section F, Item2.

Monday - Friday
8:00A.M. - 5:00P.M.

EMPLOYMENT • REAL ESTATE • AUTOMOTIVE • SERVICE • MARKETPLACE

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HomeFind
real estate, real simple

CARFind
automotive, automagic

CARS WANTED



**Junk Cars
Wanted
Between \$100
and \$5000 and
up. Extra for
Honda,
Toyota, and
Nissan
781-462-8282**

LEGAL NOTICES

AT&T Mobility, LLC is proposing to modify an existing wireless telecommunications facility on an existing Building located at 59-75 Valley Street, Medford, Middlesex County, Massachusetts 02155. The modifications will consist of the collocation of antennas at centerline heights not to exceed approximately 71 ft above ground level on the 71 ft tall building, measured to top of penthouse (75 feet tall measured to highest appurtenance). Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 260066951PR, EBI Consulting, 21 B Street, Burlington, MA 01803, or at (617) 715-1822

6/6/26
#NY0179208

PROBATE CITATIONS

**Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
10-U Commerce Way
Woburn, MA 01801
(781)865-4000
Docket No. M126P2785EA
CITATION ON PETITION FOR FORMAL
ADJUDICATION**

Estate of: Arthur P. Dempster
Date of Death: 01/30/2026
To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by
Rebecca A. Dempster of Melrose MA and
Sara E. Dempster of Cambridge MA
Benjamin I. Dempster of San Francisco CA
requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that:
Rebecca A. Dempster of Melrose MA and
Sara E. Dempster of Cambridge MA
Benjamin I. Dempster of San Francisco CA
be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 06/30/2026.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: June 02, 2026
Tara E. DeCristofaro, Register of Probate

6/6/26
#NY0179257

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LEGAL NOTICES

PUBLIC NOTICE
Town of Randolph, MA
Council Order 2026-046
The Randolph Town Council will hold a public hearing on Monday, June 22 2025, at 6:15 PM, which may be attended in person or virtually by Zoom or telephone, to consider Council Order 2026-046 - To see if the Town Council will vote to appropriate \$15,230,258 for the direct costs related to the operation of the Water and Sewer Enterprise Fund and that the sum of \$1,631,796 as appropriated in the General Fund be used for the indirect costs for the fiscal year commencing July 1, 2025, pursuant to M.G.L. Ch. 44, Section 53F1/2 and all other applicable law, and to meet the appropriation, \$16,862,054 will be raised through Water and Sewer Rates for the following sums: \$1,737,173 to Water and Sewer Personal Services; \$11,035,944 to Water and Sewer Expenditures; \$2,457,141 to Water and Sewer Debt; for a Total Appropriation for Direct Costs of \$15,230,258; and \$1,631,796 to Indirect Costs - Reimbursement General Funds; for a Total Cost Water and Sewer Fund of \$16,862,054. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link to connect to the meeting may be found on the Randolph website calendar, on the day of the meeting.

6/6/26
#NY0179442

LEGAL NOTICES

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lift



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LEGAL NOTICES

City Of Boston Public Improvement Commission

June 4, 2026

Ordered: That due notice be given that this Commission is of the opinion that in said City of Boston the following public improvements will be considered at the request of the petitioner: 363 E Street LLC.

On a petition by the petitioner for the making of **Specific Repairs** within the following public ways in South Boston:

E Street – generally at address nos. 354, between **Bolton Street** and West Third Street; Bolton Street – northwest of E Street;
West Third Street – northwest of E Street.

This Commission appoints **June 25, 2026**, at 10:00 AM, in Boston City Hall room 801, as the time and place for the Public Hearing to consider the petition of the petitioner. Comments and questions should be directed to PIC@boston.gov.

**NICHOLAS GOVE)
EAMON SHELTON)
AMY CORDING) PUBLIC IMPROVEMENT COMMISSION
TANIA DEL RIO)
HENRY VITALE)
KRISTEN MCCOSH)**

A true copy of an order passed by said Commission on said day.

Attest:
Ashley A. Biggins
Acting Executive Secretary

6/6, 6/8

#NY0179311

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES



City of Boston
Planning
Department

PUBLIC OPEN HOUSE

JUNE
29

4:00PM-7:00PM

RESILIENT FORT POINT CHANNEL

Public Work Lounge
15 Necco Street
Boston, MA 02210

REGISTER: bosplans.org/ResFtPt0629

PROJECT DESCRIPTION:

The City of Boston's Planning Department will host this public open house to share updates on the Resilient Fort Point Channel Infrastructure Project, including progress on design and permitting. Participants will learn more about the project's purpose, projected effectiveness, proposed timeline, and opportunities for community input. Attendees will be able to ask questions, share feedback, and walk the project site with the project team. Drop-in attendance is welcome any time between 4 and 7pm. There will be site walks with the project team at 5 pm and 6 pm.

Mail to: **Ben Matusow**
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201
Phone: 617.918.6238
Email: benjamin.matusow@boston.gov

Website:
**bosplans.org/
RFPC**

BostonPlans.org | @BostonPlans

Teresa Polhemus, Executive Director/Secretary

**For home delivery of the Boston
Herald, please call (800) 882-1211.**

BOSTON
Herald

Water Budget

Object	Description	FY24 Actual	FY25 Actual	FY26 Appropriated	FY27 Requested	Dollar Increase	Percent Increase
511200	FULL TIME SALARY	\$ 73,245	\$ 124,889	\$ 137,022	\$ 226,522	\$ 89,500	65.32%
511400	PART TIME SALARY	\$ 14,310	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	0.00%
511700	LABORER SALARY	\$ 622,865	\$ 655,178	\$ 703,407	\$ 716,422	\$ 13,015	1.85%
513000	OVERTIME	\$ 162,439	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	0.00%
514100	UNIFORM ALLOWANCE	\$ 12,075	\$ 12,075	\$ 13,125	\$ 13,650	\$ 525	4.00%
514500	LONGEVITY	\$ 11,200	\$ 9,200	\$ 10,250	\$ 10,850	\$ 600	5.85%
514800	PROFESSIONAL LICENSES BENEFIT	\$ 5,950	\$ 5,950	\$ 6,950	\$ 7,450	\$ 500	7.19%
519000	BONUS	\$ -				\$ -	#DIV/0!
519050	VACATION BUYBACK	\$ 6,308	\$ -			\$ -	#DIV/0!
519100	SICK LEAVE BUYBACK	\$ 6,915	\$ -			\$ -	#DIV/0!
519300	DEFERRED COMP	\$ 11,541	\$ 3,219	\$ 3,219	\$ 7,529	\$ 4,310	133.89%
SUBTOTAL PERSONNEL SERVICES		\$ 926,847	\$ 950,511	\$ 1,013,973	\$ 1,122,423	\$ 108,450	10.70%
514900	PRE-EMPLOYMENT PHYSICALS	\$ -	\$ 900	\$ 900	\$ 900	\$ -	0.00%
520225	POLICE DETAILS	\$ 19,390	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	0.00%
520700	ENGINEERING SERVICES	\$ 3,583	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	0.00%
521100	ELECTRICITY	\$ -	\$ -		\$ -	\$ -	#DIV/0!
521200	HEATING/FUEL	\$ 24,106	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	0.00%
525000	REPAIR & MAINTENANCE - VEHICLE	\$ 33,665	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	0.00%
525999	EMERGENCY REPAIRS	\$ 4,543	\$ 27,000	\$ 27,000	\$ 27,000	\$ -	0.00%
526020	BACKFLOW INSPECTION	\$ 10,816	\$ 22,000	\$ 22,000	\$ 22,000	\$ -	0.00%
530000	PROFESSIONAL SERVICES	\$ 62,415	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	0.00%
534400	POSTAGE	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	0.00%
534650	SAFETY EQUIPMENT	\$ 10,766	\$ 12,500	\$ 12,500	\$ 12,500	\$ -	0.00%
540000	SUPPLIES	\$ 2,177	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	0.00%
540010	OFFICE SUPPLIES	\$ 16,465	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	0.00%
540500	BUILDING MAINTENANCE SUPPLIES	\$ 3,931	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	0.00%
541095	WATER METERS	\$ 64,771	\$ 35,000	\$ 35,000	\$ 35,000	\$ -	0.00%
541100	VEHICLE FUEL	\$ 9,316	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	0.00%

542040	CONSUMER REPORT	\$ 4,761	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	0.00%
543110	ROAD MATERIALS	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	0.00%
543120	WATER TESTING	\$ 27,878	\$ 42,500	\$ 42,500	\$ 42,500	\$ -	0.00%
543130	WATER FLUSHING	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	0.00%
569300	DEP ASSESSMENT	\$ 7,118	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	0.00%
570000	OTHER EXPENSE	\$ 5,133	\$ -		\$ -	\$ -	#DIV/0!
571020	PROFESSIONAL DEVELOPMENT	\$ 2,593	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	0.00%
576000	TRI BOARD ACCOUNT	\$ 10,340	\$ 135,000	\$ 135,000	\$ 1,678,914	\$ 1,543,914	1143.64%
576100	JOINT WATER ACCOUNT	\$ 950,028	\$ 1,000,000	\$ 1,000,000	\$ 500,000	\$ (500,000)	-50.00%
595400	DEBT SERVICE - LEASE PAYMENT					\$ -	#DIV/0!
597000	TRANSFER OUT	\$ 891,955	\$ 812,168	\$ 951,960	\$ 961,619	\$ 9,659	1.01%
599999	PY ENCUMBRANCES						
SUBTOTAL EXPENSES		\$ 2,165,751	\$ 2,406,068	\$ 2,545,860	\$ 3,599,433	\$ 1,053,573	41.38%
TOTAL WATER		\$ 3,092,599	\$ 3,356,579	\$ 3,559,833	\$ 4,721,856	\$ 1,162,023	32.64%

Object	Description	FY24 Actual	FY25 Actual	FY26 Appropriated	FY27 Requested	Dollar Increase	Percent Increase
511200	FULL TIME SALARY	\$ 72,899	\$ 124,889	\$ 137,022	\$ 146,522	\$ 9,500	6.93%
511400	PART TIME SALARY	\$ 10,350	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	0.00%
511700	LABORER SALARY	\$ 310,494	\$ 311,371	\$ 326,940	\$ 335,285	\$ 8,345	2.55%
513000	OVERTIME	\$ 113,112	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	0.00%
514100	UNIFORM ALLOWANCE	\$ 5,175	\$ 5,175	\$ 5,625	\$ 5,850	\$ 225	4.00%
514500	LONGEVITY	\$ 5,050	\$ 3,650	\$ 4,175	\$ 4,575	\$ 400	9.58%
514800	PROFESSIONAL LICENSES BENEFIT	\$ 2,550	\$ 2,550	\$ 2,950	\$ 3,450	\$ 500	16.95%
519000	BONUS	\$ -			\$ -	\$ -	#DIV/0!
519050	VACATION BUYBACK	\$ 8,567	\$ -		\$ -	\$ -	#DIV/0!
519100	SICK LEAVE BUYBACK	\$ 4,656	\$ -		\$ -	\$ -	#DIV/0!
519300	DEFERRED COMP	\$ 3,778	\$ 10,701	\$ 10,701	\$ 4,068	\$ (6,633)	-61.98%
SUBTOTAL PERSONNEL SERVICES		\$ 536,632	\$ 573,336	\$ 602,413	\$ 614,750	\$ 12,337	2.05%
514900	PRE-EMPLOYMENT PHYSICALS	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
520225	POLICE DETAILS	\$ 3,775	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	0.00%
520700	ENGINEERING SERVICES	\$ 3,583	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	0.00%
521100	ELECTRICITY	\$ 45,302	\$ 102,955	\$ 102,955	\$ 102,955	\$ -	0.00%
521200	HEATING/FUEL	\$ 6,901	\$ 79,668	\$ 79,668	\$ 79,668	\$ -	0.00%
525000	REPAIR & MAINTENANCE - VEHICLE	\$ 23,750	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	0.00%
525010	REPAIR & MAINTENANCE - BUILDING	\$ 2,833	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	0.00%
525999	EMERGENCY REPAIRS	\$ 7,223	\$ 90,000	\$ 90,000	\$ 90,000	\$ -	0.00%
526000	PUMP STATION MAINTENANCE	\$ 78,449	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	0.00%
526010	STORM WATER MAINTENANCE	\$ 35,237	\$ 85,000	\$ 85,000	\$ 85,000	\$ -	0.00%
526030	EASEMENT MAINTENANCE	\$ 3,747	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	0.00%
530000	PROFESSIONAL SERVICES	\$ 44,100	\$ -	\$ -	\$ -	\$ -	#DIV/0!
530200	SPECIAL COUNSEL	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
534400	POSTAGE	\$ 411	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	0.00%
534650	SAFETY EQUIPMENT	\$ 392	\$ 12,500	\$ 12,500	\$ 12,500	\$ -	0.00%
540000	SUPPLIES	\$ 31,450	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	0.00%
540010	OFFICE SUPPLIES	\$ 17,276	\$ 10,500	\$ 10,500	\$ 10,500	\$ -	0.00%
541100	VEHICLE FUEL	\$ 3,898	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	0.00%
543110	ROAD MATERIALS	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	0.00%
569200	MWRA ASSESSMENT	\$ 7,144,574	\$ 7,399,079	\$ 7,647,968	\$ 7,755,007	\$ 107,039	1.40%
570000	OTHER EXPENSE	\$ 90	\$ -	\$ -	\$ -	\$ -	#DIV/0!
571020	PROFESSIONAL DEVELOPMENT	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	0.00%
595400	DEBT SERVICE - LEASE PAYMENT					\$ -	#DIV/0!
597000	TRANSFER OUT	\$ 604,618	\$ 504,356	\$ 615,951	\$ 670,177	\$ 54,226	8.80%
SUBTOTAL EXPENSES		\$ 8,057,607	\$ 8,546,558	\$ 8,907,042	\$ 9,068,307	\$ 161,265	1.81%

TOTAL SEWER	\$ 8,594,239	\$ 9,119,894	\$ 9,509,455	\$ 9,683,057	\$ 173,602	1.83%
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Council Order: 2026-047**Introduced by: Town Manager Brian Howard
June 8, 2026****FY27 Randolph Community Preservation Budget and Reserves**

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

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

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PUBLIC NOTICES

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26 100 – CPA FUNDING REQUEST

LEGAL NOTICE TOWN OF WEYMOUTH PUBLIC HEARING

The Town Council of the Town of Weymouth will hold a Public Hearing at the Town Council meeting on Monday, June 15, 2026 starting at 7:30 P.M. at the Town Council Chambers, 75 Middle Street, Weymouth, MA to consider the following authorization in accordance with the Town Charter, Chapter 2 Section 9-C:

7:32 PM 26 100 – CPA Funding Request – Design & Permitting for Pedestrian Bridge at Great Esker

The above Orders are more than ten column inches of ordinary newspaper print. The entire above are available for viewing at the Office of the Town Clerk during normal office hours 8:30 A.M. – 4:30 P.M. This is in compliance with Town Charter, Section 2-9, Sub-Section C, publications.

This publication is subject to the disclaimer set forth at length in Section 2-305 of the Code of Ordinances.

A True Copy. ATTEST:

Lisa D. VanWinkle
Town Clerk

#12385753
PL 6/5/26

Public Notices

52 Quincy Street, Holbrook LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 405 Purple South Realty LLC to CC REIT SUB II, LLC, dated September 5, 2025 and recorded at Norfolk County Registry of Deeds on September 8, 2025, in Book No. 42633, at Page 98, of which mortgage the undersigned is the present holder

Public Notices

CC REIT SUB II, LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on June 16, 2026 on the mortgaged premises being known as 52 Quincy Street, Holbrook, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon on the northeast side of Quincy Street being shown as Lot A on a plan entitled "Plan of Land in Holbrook, Massachusetts, owned by Frank J. and Shirley T. Gustavus, December 27, 1973" recorded with Norfolk Registry of Deeds in Plan Book 245, filed as No. 697 of 1974.

Said Lot A containing according to said plan 16,529 square feet, more or less.

Being the same premises as conveyed to the mortgagor by deed of Jeannine L. Harris-Riley, Trustee of the 61 Years Nominee Realty Trust, dated September 8, 2025, recorded at Norfolk County Registry of Deeds in Book No. 42633, at Page 95.

The above described premises will be sold SUBJECT TO and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: May 13, 2026
(signed:) CC REIT SUB II, LLC
Present Holder of said Mortgage

By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700

AD# 12336750
PL 05/22, 05/29,
06/05/2026

63 Misty Meadow Road,
Pembroke

LEGAL NOTICE OF PUBLIC HEARING TOWN OF PEMBROKE ZONING BOARD OF APPEALS

Notice is hereby given that the Pembroke Zoning Board of Appeals will hold a public hearing on Monday, June 15, 2026, at 7:00 p.m., in Pembroke Town Hall, Room 6 (Veterans Hall), on the application of Priced Early LLC, 20 Hampden Drive, Suite 3, South Easton, MA 02375, requesting a Variance from Section IV.1.D.3 (Side and Rear Yards) of the Zoning Bylaws of the Town of Pembroke to permit construction of an accessory dwelling unit (ADU) approximately 10.7 feet from the side-yard property line. The request is based on the lot's irregular shape, narrow dimensions, and sloping topography, which limit compliant placement options for the proposed ADU. The property is owned by David & Kristi Cullinane and is located at 63 Misty Meadow Road, Pembroke, MA 02359, in the Residential A District, shown on Asses-

Public Notices

sor's Map D13, Lot 1M. A copy of the application is available for review in the office of the ZBA and Planning Board at Pembroke Town Hall.

Frederick Casavant, Chair

#12356267
PL 5/29/26 & 6/05/26

88 Hawthorn Road LEGAL NOTICE

The following Petition will be heard by the Zoning Board of Appeals on Monday, June 22, 2026, at 7:00 P.M. at Braintree Town Hall, One JFK Memorial Drive, Braintree, Massachusetts 02184.

Petition #26-18
88 Hawthorn Road

Anthony and Kristen Kinahan, Applicants, for relief from Braintree Zoning Ordinance pursuant to Chapters 135-403 (A), and 135-701 to construct a two-story addition to the pre-existing non-conforming Single-Family Dwelling. The Applicant seeks a Finding as the two-story addition is within the rear-yard setback at 25.4 ft., where 30 ft. is required. The property is located at 88 Hawthorn Rd., zoned Residence B as shown on Assessors Plan 2065 Lot 4 with a total lot area of 10,026 sq. ft.

The Full Application may be reviewed at the Department of Planning and Community Development in Braintree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday, and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM, and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braintreema.gov/1060/Current-Applications>.

AD# 12349325
PL 06/05, 06/12/2026

10 Bisbee Drive LEGAL NOTICE Public Hearing Notice

In accordance with the provisions of the Town of Carver Zoning by Law, the Carver Zoning Board of Appeals will hold a public hearing on

PETITIONER: John Spinetto
CASE#: 117-11-K-R
10 Bisbee Drive

June 25, 2026 at 6:30 PM in Meeting Room 1 of the Carver Town Hall

A Petition was filed seeking a dimensional variance pursuant to Article 290-2-3.2 and 290-5-2.2B-C of the Carver Zoning By-Law, for property located at 10 Bisbee Drive in Carver, MA (Assessors Map 117, Lot 11-K-R) so as to construct a 30 X 30 accessory dwelling unit in the Residential Agricultural District. A variance of approximately 8.4 feet is needed due to the fact that the east side of the subject property has a setback of only 21.6 feet; 30 feet is required.

Any persons interested and wishing to be heard should appear at the time and place designated. A copy of the plan is on file at the Planning Department and may be reviewed during normal business hours.

Carver Zoning Board of Appeals
Stephen G. Gray, Chairman

AD# 12385432
PL 06/05 & 06/12/2026

COSTELLO ESTATE LEGAL NOTICE Commonwealth of Massachusetts The Trial Court Probate and Family Court Norfolk Probate and Family Court 35 Shawmut Road Canton, MA 02021 (781) 830-1200 Docket No. NO26P1381EA CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Ralph D. Costello
Also known as: Ralph Costello
Date of Death: 04/17/2026

To all interested persons: A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by **Joyce M. Jenkins of Largo FL** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Joyce M. Jenkins of Largo FL** be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this

Public Notices

proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 07/01/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Lee M. Peterson, First Justice of this Court.
Date: May 26, 2026
Colleen M. Brierley
Register of Probate
AD# 12367808
PL 06/05/2026

Council Order 2026-045 LEGAL NOTICE TOWN OF RANDOLPH TOWN COUNCIL

The Randolph Town Council will hold a public hearing on Monday, June 22, 2026, at 6:15 p.m. on Council Order 2026-045: ORDERED that the Randolph Town Council hereby votes to establish water and sewer rates for the Town of Randolph for Fiscal Year 2027.

The public hearing may be attended in person at Randolph Town Hall - Chapin Hall, 2nd Floor, 41 South Main Street, Randolph, MA 02368, or remotely by Zoom or by telephone.

Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link to connect to the meeting and hearing may be found on the Randolph website calendar, on the day of the meeting.

AD# 12383695
PL 06/05/2026

Council Order 2026-047 LEGAL NOTICE PUBLIC NOTICE Town of Randolph, MA Council Order 2026-047

The Randolph Town Council will hold a public hearing on Monday, June 22, 2026, at 6:15 PM, which may be attended in person or virtually by Zoom or telephone, to consider Council Order 2026-047, to see if the Town Council will vote to appropriate from the Community Preservation Fund FY27 estimated revenues the sum of \$73,670 to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2027; and further to reserve for future appropriation from the Community Preservation Fund FY27 estimated revenues the sum of \$147,339 for the acquisition, creation and preservation of open space; \$147,339 for the acquisition, preservation, restoration and rehabilitation of historic resources; \$147,339 for the acquisition, creation, preservation and support of community housing; \$923,847 for the creation of a budgeted reserve and \$33,856 to provide for the Community Preservation Fund FY27 debt obligations.

Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office during regular business hours at the offices of the Town Clerk, 41 South Main Street, Randolph, MA. The Zoom link to connect to the meeting and hearing may be found on the Randolph website calendar, on the day of the meeting.

AD# 12386831
PL 06/05/2026



59 Pond Street, Holbrook LEGAL NOTICE Commonwealth of Massachusetts Land Court Department Trial Court NORFOLK, SS. CASE NO. 26 MISC 000022 (KTS)

Jacqueline Clarke-Naklen, Personal Representative for the Estate of Una Clarke
v.
Reginald Pyrtle, Jr., et al.

TO: Susan P. Kennedy, now or formerly of Conyers, in the State of Georgia; Lynn Favors, now or formerly of Hampton, in the Commonwealth of Virginia; Sarah J. Miller, now or formerly of New York, in the State of New York; and James H. Jordan, Jr., now or formerly of Pittsburgh, in the Commonwealth of Pennsylvania and their known and unknown heirs, successors or assigns, devisees or legal representatives

You are hereby notified that a complaint has been filed by the above-named plaintiff in which you are named as an interested party. This complaint concerns a parcel of land in Holbrook, Norfolk County, in said Commonwealth being a portion of land known as and numbered 59 Pond Street The Property is more particularly identified as Lot 54 on a plan filed at the 320 (On December 31, 1957, James H. Jordan and Gertrude D. Jordan and Lot 54 by a deed recorded at the Registry at Book 3611, Page 284 and registered as Document No. 196211 with Certificate of Title No. 60152. On or about May 23, 1966, the Jordans conveyed Lot 76 to Reginald N. Pyrtle and Gertrude D. Pyrtle in a deed registered at the Registry as Document No. 274072 with Certificate of Title No. 80186 Deed contained an error in the legal description, referencing only Lot 76, although it was the and that the Pyrtle Deed was not also recorded. Plaintiff alleges that only Lot 76 has been sold and deeded to multiple subsequent owners, omitting Lot 54. Plaintiff alleges that all subsequent owners have exercised full possession and control over both Lot 76 and Lot 54, treating them as a single, unified property. Plaintiff further alleges that the Town of Holbrook has also treated Lot 76 and Lot 54 as one property. Plaintiff further alleges that the defendants have never asserted any ownership claim over the Property and have not been to the Property in over forty (40) years, if they have ever been there at all. Plaintiff seeks a judgment to quiet title to the Property, and for such other relief that this Court deems just and proper.

This complaint may be examined at the Land Court, Boston, Massachusetts, or online at www.masscourts.org. Information on how to search Land Court dockets is available on the Land Court website: www.mass.gov/how-to/find-a-land-court-case-docket. A copy of said complaint may also be obtained from plaintiff's attorney.

If you intend to make any defense, you are hereby required to serve upon the plaintiff's attorneys, Taylo K. Woehl, Esq. and Diane M. Sunderland, Esq., of Percy Law Group, at 4 Court Street, Taunton, Massachusetts 02780, an answer to the complaint on or before the twenty-ninth day of June, 2026, next, the return day, hereof, and a copy thereof must be filed in this court on or before said day.

If you fail to do so, judgment by default will be taken against you for relief demanded in the complaint. Unless otherwise provided by Rule 13(a), your answer must state as a counterclaim any claim which you may have against the plaintiff which arise out of the transaction or occurrence that is the subject matter of the plaintiffs' claim, or you will thereafter be barred from making such claim in any other action.

It is ORDERED that notice be given by publishing a copy of this notice once in the Patriot Ledger, a newspaper of general circulation in Holbrook, Norfolk County, Massachusetts at least thirty days before the twenty-ninth day of June, 2026.

Witness, Gordon H. Piper, Chief Justice of the Land Court, the twenty-second day of May, 2026.

Attest:

/s/ Deborah J. Patterson
Deborah J. Patterson

AD# 12356272
PL 05/29, 06/05/2026

Homes



FY 2027 Community Preservation Committee Recommendations

	Received	2027 Appropriations	Section F, Item3.
001 CPA General Fund Account			
FY25 local receipts	\$1,256,201		
FY27 estimated abatements/exemptions	-\$11,653		
2.5% Tax	\$31,114		
State Match	\$197,728		
To Community Housing Account		\$147,339	
To Open Space/Rec. Account		\$147,339	
To Historic Preservation Account		\$147,339	
To Budgeted Reserve Account		\$923,847	
To Administrative Account		\$73,670	
To FY27 Bond Payment		\$33,856	
		\$1,473,390	
Total Estimated Revenues for FY 2027	\$1,473,390		
002 Community Housing Account			
FY26 Balance	\$606,635		
Community Housing account 10% Set Aside	\$147,339		
Total Account Balance	\$753,974		
Balance after 2027 appropriations			\$753,974
003 Open Space and Recreation Account			
FY26 Balance	\$361,995		
Open Space & Recreation account 10% Set Aside	\$147,339		
Total Account Balance	\$509,334		
Balance after 2027 appropriations			\$509,334
004 Historic Preservation Account			
FY26 Balance	\$376,080		
Historic Preservation account 10% Set Aside	\$147,339		
Total Account Balance	\$523,419		
Balance after 2027 appropriations			\$523,419
005 Administrative Account**			
CPA Admin Account from 5% of FY26 CPA Estimated Revenue	\$73,670		
Balance after 2027 appropriations			\$0
006 CPA Budgeted Reserve Account			
Budgeted Reserve account from FY27 Estimated Reserves	\$923,847		
Total Account Balance	\$923,847		
Balance after 2027 appropriations			\$923,847
Total CPA Estimated Accounts Balance**			\$2,710,574
Outstanding Debt- \$224,197			

**The Admin. Acct. remaining balance gets turned back into the CPA Undesignated Fund Balance at the end of the Fiscal Year

Allen Laurent

Result driven financial professional managing several projects simultaneously in collaboration with internal and external clients

PROFESSIONAL SUMMARY

Senior Staff Accountant with over 20 years' experience in Finance. Effective communication skills; Maintain positive working relationships; proven ability to prioritize work activities; Adept at working independently and as a team member;

SKILLS

Great Plains, Management Report, Softrax, Concur, Microsoft Office, KACE, Potera, System 1, eBack Office, Month End Closing, Contracts, Finance, Financial Reports, General Ledger, Internal Audits, Google Docs.

LANGUAGE SKILLS

Fluent in Haitian Creole

EXPERIENCE

Senior Staff Accountant, May Institute Inc.

9/18 – Present

- Verify, allocate, post and reconcile transactions
- Analyze financial information and summarize financial status
- Provide input into the department's goal-setting process
- Prepare financial statements and produce budgets according to schedule
- Where applicable, plan, assign and review staff's work
- Support month-end and year-end close process
- Perform financial forecasting for program expenses
- Develop and document business processes and accounting policies to maintain and strengthen internal controls
- Participate in the hiring, training & managing of new staff

Purchasing Coordinator, May Institute Inc.

7/16 – 9/18

- Prepared and process requisitions, purchase orders and bids
- Managed purchasing and tracking of centrally purchased items
- Negotiated purchasing agreements/contracts to enhance cost-savings measures
- Reviewed the monthly phone service bills for discrepancies
- Worked with managers to assess their department purchasing needs

- Maintained relationships with internal as well as external clients
- Worked closely with internal clients for best practices in cost-savings measures

Staff Accountant, May Institute Inc.

12/07 – 07/16

- Posted monthly entries to various Bonds & LOC interest
- Reviewed and post Wrights Express expenses and post DCER receipts
- Trained other employees to comply with corporate procedures
- Reconciled assigned bank accounts and various assets, liabilities and expenses accounts
- Maintained and reviewed the general ledger account
- Assisted with monthly closing
- Provided support to Senior Accountants
- Completed 3ABC and Excise Tax forms and other annual reports

Staff Accountant, Central Parking System

06/03 – 11/07

- Oversaw accounts payable team
- Reconciled and balance various General Ledger reports
- Maintained and reconciled on-line bank deposits and credit card transactions
- Reconciled Alliance Data System & Chase Paymentech
- Verified and maintained daily cash reports
- Reviewed month end reports such as the summary of postings
- Researched discrepancies and provided explanations
- Assisted in successfully rolling out system conversions or upgrades and procurement projects
- Performed internal audits

VOLUNTEER EXPERIENCE

Board Member, EduSports, Inc.

- Participate in the interview process for organization staffing needs
- Work to achieve operational sustainability

Board Member, Randolph Diversity Equity & Inclusion

- Actively participate in sub-committee meetings
- Help recruit additional members

Liaison Leader, Greater Boston Interfaith Organization (GBIO)

- Attend meeting as required
- Actively participate in action items as needed
- Help recruit additional members

Board Member, Town of Randolph

EDUCATION

Fisher College, Boston, MA
B.S. in Business Management

05/2020

Council Order: 2026-048

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

**Transfer from Water Stabilization Fund
To Support Water and Sewer Rates**

To see if the Randolph Town Council will vote to transfer \$2,000,000 from the Town's Water Stabilization Fund to the Town's Water and Sewer Enterprise Fund for the purpose of funding direct costs related to the operation of the Water and Sewer Enterprise Fund and indirect costs related to the operation of the Water and Sewer Enterprise Fund for the fiscal year commencing July 1, 2026, pursuant to M.G.L. Ch. 44, Section 53F1/2, and all other applicable law, and to support the Water and Sewer Rates in the Town of Randolph.

Council Order: 2026-048A

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

**Transfer from Water Stabilization Fund
to Water and Sewer Enterprise Fund**

To see if the Randolph Town Council will vote to transfer two million dollars (\$2,000,000) from the Town's Water Stabilization Fund (also referred to as the Water Capital Improvement Stabilization Fund) to the Town's Water and Sewer Enterprise Fund for the purpose of funding capital improvements to the Town's water-related infrastructure, specifically the Water Treatment Plant and pertinent structures and, thereby, to support the costs of operation of the Water and Sewer Enterprise Fund for the fiscal year commencing July 1, 2026 and thereafter, pursuant to M.G.L. Ch. 44, Section 53F1/2, and all other applicable law, and to support the Water Rates in the Town of Randolph.

Council Order: 2026-044**Introduced by: Town Manager Brian Howard
June 8, 2026****Approval to Apply for MassDEP's
Clean Water Trust State Revolving Loan Program**

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

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

Classifieds

To Advertise, visit our website: Classifieds.patriotledger.com
 ■ Public Notices/Legals email: Legals@patriotledger.com
 ■ Business & Services email: PatriotLdgerBusServ@gannett.com
 ■ To post job openings, visit: PatriotLdger.com/jobs

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Quincy Patriot Ledger reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Quincy Patriot Ledger shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

STUFF

Wanted to Buy

CASH FOR TOOLS
Hand/Pwr, Carpenters, Machinists, Mechanics, Plumbers, Holloways.
1-800-745-8665

Little Richies ANTIQUES
781-380-8165

LITTLE RICHIE'S ANTIQUES
Records, musical instr., cameras, toys, silver, gold, old signs, tools, fur, costume jewelry, coins, military, swords.
★ CASH PAID ★
50 Hancock St.
Braintree
781-380-8165
littlerichiesantiques.com

CASH FOR RECORD ALBUMS
33's, LP's & 45's WANTED
Call George
617-633-2682

BUSINESS & SERVICES

Clean Up & Removal

JUNK REMOVAL
617-233-6476
SCOTT

PUBLIC NOTICES

Foreclosure / Sheriff Sales

247 TAYLOR STREET, PEMBROKE
LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT

26 SM 001874
ORDER OF NOTICE



TO: Fraser R. Townley a/k/a Fraser R. Townley Maloit, Trustee of the Shanna A. Townley Revocable Trust; Shanna A. Townley a/k/a Shanna A. Townley Maloit, Trustee of the Shanna A. Townley Revocable Trust and to all persons entitled to the benefit of the Servicemembers Civil Relief Act; 50 U.S.C. c. 50 § 3901 (et seq);

USAA Federal Savings Bank claiming to have an interest in a Mortgage covering real property in Pembroke, numbered 247 Taylor Street, given by Fraser R. Townley Maloit and Shanna A. Townley Maloit to USAA Federal Savings Bank, dated May 5, 2005, and registered at Plymouth County Registry District of the Land Court as Document No. 587180 and noted on Certificate of Title No. 133692, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

Foreclosure / Sheriff Sales

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108, on or before July 27, 2026 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIER, Chief Justice of said Court on June 9, 2026.

Attest:
 Deborah J. Patterson
 Recorder

#12403228
 PL 06/13/2026

Public Notices

211 Bridge Street
LEGAL NOTICE TOWN OF WEYMOUTH BOARD OF LICENSING COMMISSIONERS LEGAL NOTICE FOR ADUTTERS

Notice is hereby given in accordance with Chapter 138 of the Massachusetts General Laws. A Public Hearing will be held on the application for the transfer of an All Alcohol Restaurant License and Common Victual License and Video Games License and Juke Box License and Annual Entertainment License and Sunday Entertainment License of J.S.S. Chu D/B/A Cathay Center to JCS Weymouth Corporation D/B/A Cathay Center located at 211 Bridge Street.

A Public Hearing of the Licensing Board will be held on Tuesday, June 23, 2026 at 10:00 a.m. at Weymouth Town Hall, 2nd Floor, Town Council Chambers, 75 Middle Street, Weymouth, MA 02189. Public comment on the referenced application will be heard.

Application is on file at the Department of Municipal Licenses and Inspections.

AD# 12400447
 PL 06/13/2026

507 Forest Street
LEGAL NOTICE TOWN OF ROCKLAND MASSACHUSETTS CONSERVATION COMMISSION NOTICE OF HEARING

Pursuant to G.L. Ch 131, s. 40, the Wetlands Protection Act, and the Rockland Wetlands Protection Bylaws - Chapter 407, the Rockland Conservation Commission will hold a public hearing on Tuesday, July 14, 2026 at 7:00 PM, at the Rockland High School Lecture Hall, 52 Mackinley Way, on the notice of intent filed on behalf of Power of Five Investing Group, Inc. to raze and rebuild an existing dwelling, new driveway, associated grading and landscaping within the 100-foot Buffer Zone to the bordering vegetated wetlands at 507 Forest Street. Plans are on file with the Rockland Conservation Commission and the Massachusetts Department of Environmental Protection, Southeast Regional Office. An electronic copy of the filing is available with the Rockland Town Clerk.

Douglas Golemme, Chairman
 Rockland Conservation Commission

AD# 12394389
 PL 06/13/2026

Aniello Financial Trust
LEGAL NOTICE Commonwealth of Massachusetts

The Trial Court Probate and Family Court Norfolk Probate and Family Court

35 Shawmut Road
 Canton, MA 02021
 (781) 830-1200
 Docket No. NO26P1444PO
CITATION Aniello Financial Trust

To all interested persons: A petition has been filed by: Melissa A. Howitt of Franklin, MA, requesting: **Petition for Allowance of First Annual and Final Account, relief more fully stated in the Petition filed 05/12/2026**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on July 1, 2026. This is NOT a hearing date, but a deadline by which you must file a written

Public Notices

If you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

WITNESS, Hon. Lee M. Peterson, First Justice of this Court.
 Date: May 29, 2026
 Colleen M. Brierley
 Register of Probate
 AD# 12395919
 PL 06/13/2026

CURRAN ESTATE
LEGAL NOTICE Commonwealth of Massachusetts

The Trial Court Probate and Family Court Norfolk Probate and Family Court

35 Shawmut Road
 Canton, MA 02021
 (781) 830-1200
 Docket No. NO26P1492EA
CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Catherine H. Curran
 Also known as: Catherine L. Curran
 Date of Death: 01/30/2026

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by James P. Curran of Norfolk, MA requesting that the Court enter a formal Decree and Order for and for such other relief as requested in the Petition.

The Petitioner requests that: James P. Curran of Norfolk, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
 You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on the return day of 07/15/2026. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Lee M. Peterson, First Justice of this Court.
 Date: June 06, 2026
 Colleen M. Brierley
 Register of Probate
 AD# 12403444
 PL 06/13/2026

Council Order 2026-044
LEGAL NOTICE Town of Randolph, MA Council Order 2026-044

The Randolph Town Council will hold a meeting on Monday, June 22, 2026 at 6:15 PM in Chapin Hall, Town Hall, 41 S. Main St., Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-044: Approval to Apply for MassDEP's Clean Water Trust State Revolving Loan Program. To see if the Randolph Town Council will vote to appropriate \$2,500,000 to be used to continue the process of identifying public and private water service line materials as part of the Lead Service Line Identification project in compliance with US EPA's Lead and Copper Rule Revisions, including the costs of designing such program, constructing, equipping, and furnishing such program and including without limitation all costs incidental or related thereto; which amount shall be expended in addition to all other amounts previously appropriated by the Town for this purpose. To meet this appropriation, the Treasurer with the approval of the Town Manager is authorized to borrow \$2,500,000 from the Massachusetts Clean Water Trust established pursuant to Chapter

409 Hancock Street, Quincy

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in that certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents given by Le Huynh Realty LLC (the "Mortgagor") to Coastal Heritage Bank (the "Mortgagee") dated June 15, 2023 and recorded in the Norfolk County Registry of Deeds in Book 41260, Page 357 (the "Mortgage") of which Mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 1:00 PM on the 30th day of June, 2026 at 409 Hancock Street, Quincy, MA more particularly in said mortgage, to wit:

First Parcel

A certain parcel of land with buildings thereon situated in the part of Quincy, Norfolk County, Massachusetts known as Norfolk Downs, and being shown as Lot A on a plan entitled "Plan of Land in Quincy" Scale 8 feet to an inch, Ernest W. Branch, Civil Engineer, 11 Adams Building, Quincy, dated September 30, 1922, duly recorded with the Norfolk County Registry of Deeds in Book 1535, Page 606. Said lot being more particularly bounded and described as follows:

NORTHEASTERLY by Hancock Street, Fifty-Five and 09/100 (55.09) feet;

SOUTHEASTERLY by Lot B as shown on said plan, Seventy-Six and 24/100 (76.20) feet;

SOUTHWESTERLY by the northeasterly portion of Lot 11 as shown on a plan entitled "Norfolk Downs, Quincy, Mass., dated April 1892, Charles D. Elliot, Engineer, 31 Exchange Street, Boston, plan by Wood, Harmon & Co., 31 School Street, Boston", duly recorded with the Norfolk County Registry of Deeds in Plan Book 14, Page 640 - 8, Fifty-Five and 09/100 (55.09) feet; and

NORTHWESTERLY by Billings Road, Seventy-Six and 24/100 (76.24) feet to the point of beginning.

Said Lot A containing 4,192 square feet of land more or less as shown on said above referenced plan.

Said Lot A is formerly, the northwesterly portion of Lot 12 as shown on a plan entitled "Norfolk Downs, Quincy, Mass., dated April 1892, Charles D. Elliot, Engineer, 31 Exchange Street, Boston, plan by Wood, Harmon & Co., 31 School Street, Boston", duly recorded with the Norfolk County Registry of Deeds in Plan Book 14, Page 640 - 8.

Excepting and excluding from said Lot A is that part of said Lot A that is included and described in deed dated July 26, 1978 and recorded with the Norfolk County Registry of Deeds in Book 5537, Page 317.

Second Parcel

A certain parcel of land with buildings thereon situated in the part of Quincy, Norfolk County, Massachusetts known as Norfolk Downs, and being shown as Lot C on a plan entitled "Plan of Land in Norfolk Downs Quincy", scale 20 feet to an inch, dated July 25, 1924, Ernest W. Branch, Civil Engineer, 11 Adams Building, Quincy, Mass., duly recorded with the Norfolk County Registry of Deeds in Book 1608, Page 137 as No. 497 of 1924. Said lot being more particularly bounded and described as follows:

NORTHEASTERLY by Lot B-1 and B-2 on said plan, Fifty-Five and 09/100 (55.09) feet;

SOUTHEASTERLY by land of owner or owners unknown, Seventy and 00/100 (70.00) feet;

SOUTHWESTERLY by land of owner or owners unknown, Fifty-Five and 09/100 (55.09) feet;

NORTHWESTERLY by Lot D on said plan, Seventy and 00/100 (70.00) feet to the point of beginning.

Said Lot C containing 3,856 square feet of land more or less as shown on said above referenced plan.

For Mortgagor's title, see deed dated November 12, 2021 and recorded with the Norfolk County Registry of Deeds in Book 40062, Page 155.

In the event of any typographical errors in the publication of this notice, the description in the Mortgage shall control.

Said premises shall also be sold subject to and/or with the benefit of any and all other restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, attachments and existing encumbrances of record created prior to the Mortgage, if any there be, insofar as in force and applicable.

Said premises will also be sold subject to all leases and tenancies having priority over said Mortgage to tenants or rights of parties in possession now or at the time of said auction which are subject to said Mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, and to laws and ordinances including, but not limited to, all building and zoning laws and ordinances.

Terms of sale

The highest bidder in the sale shall deposit a bank treasurer's check, or certified check in the amount of Twenty-Five Thousand Dollars (\$25,000.00) at the time and place of the sale as a non-refundable earnest money deposit towards the purchase price to be held at the option of the Mortgagee as liquidated damages for any default by the successful bidder. The highest bidder shall then be required to remit by federal wire transfer an additional non-refundable deposit to bring in the amount sufficient to make the total deposit equal to ten percent (10%) of the purchase price within five (5) business days of the date of the public auction.

The balance of the purchase price shall be paid upon delivery of the deed within thirty (30) days of the date of the public auction. In addition to the purchase price, the highest bidder shall be required to pay the auctioneer's commission of 2% of the purchase price (i.e. buyer's premium) which shall be paid within thirty (30) days of the date of the public auction. Each successful bidder shall be required to sign a Memorandum of Sale at the time of the public auction containing the terms herein and any additional terms set forth in the Memorandum of Sale or announced at the public auction.

In the event that any successful bidder at the public auction fails to perform in the time specified to purchase the applicable premises, the Mortgagee reserves the right, at its sole election, to sell such premises by foreclosure deed to the other qualified bidders, in respect to the order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to Mortgagee the amount of the required deposit within three (3) business days after written notice of the default of the previous highest bidder and the successful bidder executes a Memorandum of Sale providing for performance within thirty (30) days of execution. Mortgagee also reserves the right, at its sole election, to assume the bid of any defaulting or declining bidder. The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms to be announced at sale.

For inquiries concerning the auction, please contact Dan McLaughlin at dan@mcclaughlinco.com.

Coastal Heritage Bank
 present holder of the Mortgage,

By its attorney,
 Lauren A. Solar, Esq.
 Hackett Fensberg P.C.
 155 Federal Street, 9th Floor
 Boston, MA 02110

AD# 12372667
 PL 06/06, 06/13, 06/20/2026

Public Notices

29C, and in connection therewith to enter into a financing agreement and/or to secure throughout the Trust and otherwise to carry out the purposes of the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof that the Town Manager is authorized to enter into a project regulatory agreement with the Department of Environmental Protection. If requested to expend all funds available to the Trust for the purpose of such project, the Trust State Revolving Loan Programs are currently offering at 0% interest loan with the potential for up to 40% of loan forgiveness. It is expected to take about 1 year before funds would be available to the Town, if the loan is approved by the Trust. Additional information

Public Notices

tion on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12406305
 PL 06/13/2026

Council Order 2026-051
LEGAL NOTICE Town of Randolph, MA Council Order 2026-051

The Randolph Town Council will hold a meeting on Monday, June 22, 2026 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St., Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-051: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning

Public Notices

Department - Revolving Funds - Community Programs - Revolving Funds - The full text of Council Order 2026-051 can be located on the bulletin board at the Clerk's office, located on the first floor of Town Hall, 41 S. Main Street, Randolph, MA, 02368 during regular business hours. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12406297
 PL 06/13/2026

Submit a Legal Public Notice

patriotledger.com/public-notices

Council Order: 2026-052

Introduced by: Town Manager Brian Howard
June 8, 2026

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

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

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

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

Add the following:

Department of Public Works Utility Revolving Fund	Department of Public Works	Fees and other funds received by the Town as part of Eversource's CO-OP Program, and similar programs, which allow the Town to receive funds for paving from a utility company in lieu of having a utility company perform repair and other work on a portion of a public way or sidewalk	All expenses to support Department of Public Works sidewalk and paving operations and transfer to General Fund	None	None	Fiscal Year 2027 and subsequent years
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Explanation: The DPW is seeking to establish a DPW Utility Revolving Fund to become an active participant in Eversource's CO-OP Program. The program allows Eversource to issue payments to the Town instead of performing permanent trench repairs. The funds will supplement road paving projects where utility repairs occurred, allowing the Town to opt for full paving instead of partial trench repair.

USA TODAY CO.



PO Box 631210 Cincinnati, OH 45263-1210

AFFIDAVIT OF PUBLICATION

Attn: Natalie Oliveras
Randolph Town Council
41 S Main ST
Randolph MA 02368-4839

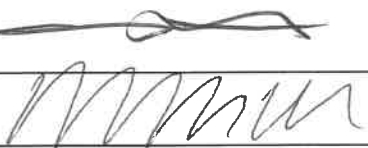
STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

The Patriot Ledger, a newspaper printed and published in the city of Quincy, and of general circulation in the County of Norfolk, State of Massachusetts, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

06/13/2026

and that the fees charged are legal.

Sworn to and subscribed before on 06/13/2026

Legal Clerk 

Notary, State of WI, County of Brown
8.25.26

My commission expires

Publication Cost: \$65.79
Tax Amount: \$0.00
Payment Cost: \$65.79
Order No: 12406312 # of Copies:
Customer No: 664773 0
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Council Order 2026-052
LEGAL NOTICE
Town of Randolph, MA
Council Order 2026-052

The Randolph Town Council will hold a meeting on Monday, June 22, 2026 at 6:15 PM, in Chapin Hall, Town Hall, 41 S. Main St, Randolph, MA, in person and by ZOOM and telephone access on Council Order 2026-052: Amendment of Section 18-3 of the General Ordinances of the Town of Randolph Concerning Department Revolving Funds – DPW Utility Revolving Fund. The full text of Council Order 2026-052 can be located on the bulletin board at the Randolph Town Clerk's office, located on the first floor of Town Hall; 41 S. Main Street, Randolph, Ma, 02368 during regular business hours. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. The link to connect to the meeting/public hearing may be found on the Town of Randolph website on the website meeting calendar on the day of the meeting.

AD# 12406312
PL 06/13/2026

June 8, 2026

**Amendment of Section 18-3 of the
General Ordinances of the Town of Randolph
Concerning Department Revolving Funds – Community Programs Revolving Fund**

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

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

Revolving Fund	Department Authorized to Spend from Fund	Fees, Charges or Other Receipts Credited to Fund	Program or Activity Expenses Payable from Fund	Restrictions or Conditions on Expenses	Other Requirement s/ Reports	Fiscal Years
----------------	--	--	--	--	------------------------------	--------------

Add the following:

Community Programs Revolving Fund	Community Programs Department (Including Library Department, Elder Affairs Department, and Veterans Services Department)	Fees received by the Community Programs Department for Sport Programs, School Break Programs, Pool Programs, Ice Rink Programs, One-Time Activities such as Clinics & Road Races, Concessions and Merchandise Sales, and other self-sustaining programs not funded through annual operating allocations. Does not include fees from Swim Lessons, Summer Camps, Rentals of the Rink, Rentals of Powers Farm, Rentals of the Randolph Intergenerational Community Center, or fees generated from the	All expenses to support programs, services and new initiatives hosted or run by Community Programs Department. This includes recreational and other services, space rentals, payments to facilitators, and costs for marketing, supplies, and equipment/ food purchases, and transfer to General Fund.	None	None	Fiscal Year 2027 and subsequent years
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		Annual Town Carnival.				
--	--	--------------------------	--	--	--	--

Explanation: In an effort to enhance programming and community engagement for the Town of Randolph, the Community Programs Department is requesting a revolving fund to accept and utilize registration fees and similar fees, as described above. Revolving funds are a common tool for Recreation and Community Programs Departments to pilot new community activities. Account funds would be used to pay contractors and program staff, purchase equipment, transportation, and cover other program-related expenses. These funds would be continuously replenished through enrollment fees and related program revenues.

Example Revolving Fund Use

Program: Tee Ball

Ages: 4-6 years old

Facilitated by volunteer coaches - Two teams of 10, instructional components with inter-squad scrimmages over 8 weeks

Revenue

Fee:	\$65
# of Players	20
# of teams	2
Total Program Receipts	\$1,300

Expenses:

Lay-flat bases	\$50.00
Bats (4)	\$200.00
Tees (2)	\$75.00
Program Shirts (16)	\$256.00
Balls (20)	\$80.00
Helmets (4)	\$120.00
Coaches (2)	\$500.00
Total Program Expenses	\$1,281.00

Example Programs

<u>Title</u>	<u>Participant</u>	<u>Participants</u>	<u>Revenue</u>	<u>Expenses</u>	<u>Notes</u>
4-6yrs COED Floor Hockey League	\$ 80.00	42	\$ 3,510.00	\$ 980.63	Shared expenses
7-9yrs COED Floor Hockey League	\$ 80.00	45	\$ 3,600.00		
Adult Men's Pickup Basketball	\$ 35.00	23	\$ 805.00	\$ -	
Adult Women's Pickup Basketball	\$ 25.00	15	\$ 375.00	\$ -	
Beginner Pickleball League	\$ 30.00	33	\$ 990.00	\$ -	
Ladies Social Pickleball League	\$ 30.00	20	\$ 600.00	\$ -	
InclYOUision Sports (5-7yrs)-BBall & Floor Hockey	\$ 200.00	4	\$ 900.00		Contracted Program
InclYOUision Sports (5-7yrs)-BBall & Floor Hockey	\$ 200.00	5	\$ 800.00		
December Break: 2weeks & Single Days	\$ 160.00	33	\$ 3,200.00	\$ 3,047.75	
Adult Boot Camp w/ Georgi	\$ 45.00	22	\$ 990.00	\$ 300.00	
Fit Kids Class, Grades 3-5	\$ 40.00	16	\$ 640.00	\$ 150.00	
Family Stock Market & Mock Investing Program	\$ 5.00	6	\$ 30.00	\$ -	

Classifieds

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 ■ Public Notices/Legals email: Legals@patriotledger.com
 ■ Business & Services email: PatriotLdgerBusServ@gannett.com
 ■ To post job openings, visit: PatriotLdger.com/jobs

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Quincy Patriot Ledger reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Quincy Patriot Ledger shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

STUFF

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33's, LP's &
45's WANTED
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Clean Up & Removal

JUNK REMOVAL
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SCOTT

PUBLIC NOTICES

Foreclosure / Sheriff Sales

247 TAYLOR STREET,
PEMBROKE

**LEGAL NOTICE
COMMONWEALTH OF
MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE
TRIAL COURT**

26 SM 001874

ORDER OF NOTICE

TO: Fraser R. Townley a/k/a
Fraser R. Townley Maloit,
Trustee of the Shanna A.
Townley Revocable Trust;
Shanna A. Townley a/k/a
Shanna A. Townley Maloit,
Trustee of the Shanna A.
Townley Revocable Trust;
and to all persons entitled
to the benefit of the
Servicemembers Civil Relief
Act; 50 U.S.C. c. 50 § 5901
(et seq.);

USAA Federal Savings Bank
claiming to have an
interest in a Mortgage
covering real property in
Pembroke, numbered 247
Taylor Street, given by
Fraser R. Townley Maloit
and Shanna A. Townley
Maloit to USAA Federal
Savings Bank, dated May
5, 2005, and registered
at Plymouth County
Registry District of the
Land Court as Document
No. 587180 and noted on
Certificate of Title No.
133692, has/have filed
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Foreclosure / Sheriff Sales

If you now are, or recently
have been, in the active
military service of the
United States of America,
then you may be entitled to
the benefits of the Service-
members Civil Relief Act. If
you object to a foreclosure
of the above-mentioned
property on that basis, then
you or your attorney must
file a written appearance
and answer in this court at
Three Pemberton Square,
Boston, MA 02108, on or
before July 27, 2026 or you
may lose the opportunity to
challenge the foreclosure on
the grounds of noncompli-
ance with the Act.

Witness, GORDON H. PIER,
Chief Justice of said Court
on June 9, 2026.

Attest:

Deborah J. Patterson
Recorder

#12403228
PL 06/13/2026

Public Notices

211 Bridge Street

LEGAL NOTICE

TOWN OF WEYMOUTH

BOARD OF LICENSING

COMMISSIONERS

LEGAL NOTICE

FOR ADUTTERS

Notice is hereby given in
accordance with Chapter
138 of the Massachusetts
General Laws. A Public Hear-
ing will be held on the ap-
plication for the transfer of an
All Alcohol Restaurant
License and Common Victu-
aliance License and Video
Games License and Juke Box
License and Annual Entertain-
ment License and Sunday
Entertainment License and
License of J.S.S. Chu D/B/A
Cathay Center to JCS
Weymouth Corporation
D/B/A Cathay Center
located at 211 Bridge
Street.

A Public Hearing of the
Licensing Board will be held
on Tuesday, June 23, 2026
at 10:00 a.m. at Weymouth
Town Hall, 2nd Floor, Town
Council Chambers, 75
Middle Street, Weymouth,
MA 02189. Public comment
on the referenced applica-
tion will be heard.

Application is on file at the
Department of Municipal
Services and Inspections.

AD# 12400447
PL 06/13/2026

507 Forest Street

LEGAL NOTICE

TOWN OF ROCKLAND

MASSACHUSETTS

CONSERVATION COMMISSION

NOTICE OF HEARING

Pursuant to G.L. Ch 131, s.
40, the Wetlands Protection
Act, and the Rockland
Wetlands Protection Bylaws
- Chapter 407, the Rockland
Conservation Commission
will hold a public hearing on
Tuesday, July 14, 2026 at
7:00 PM, at the Rockland
High School Lecture Hall, 52
Mackinley Way, on the
Notice of Intent filed on
behalf of Power of Five
Investing Group, Inc. to raze
and rebuild an existing
dwelling, new driveway,
associated grading and
landscaping within the 100-
foot Buffer Zone to the
bordering vegetated
wetlands at 507 Forest
Street. Plans are on file with
the Rockland Conservation
Commission and the Massa-
chusetts Department of
Environmental Protection,
Southeast Regional Office.
An electronic copy of the
filling is available with the
Rockland Town Clerk.

Douglas Goleme, Chairman
Rockland Conservation
Commission

AD# 12394389
PL 06/13/2026

Aniello Financial Trust

LEGAL NOTICE

Commonwealth of Massa-

chusetts

The Trial Court

Probate and Family Court

Norfolk Probate and Family

Court

35 Shawmut Road
Canton, MA 02021
(781) 830-1200
Docket No. NO26P1444PO
CITATION

Aniello Financial Trust

To all interested persons:
A petition has been filed by
Melissa A. Howitt of
Franklin, MA, request-
ing: **Petition for Allowance
of First Annual and Final
Account, relief more fully
stated in the Petition filed
05/12/2026**

You have the right to

obtain a copy of the Petition

from the Petitioner or

at the Court, You have a

right to object to this

proceeding. To do so, you

or your attorney must file a

written appearance and

**objection at this Court be-
fore 10:00 a.m. on July**

1, 2026.

**This is NOT a hearing date,
but a deadline by which**

you must file a written

appearance and objection

if you object to this

proceeding. If you fail to

file a timely written

appearance and objection

followed by an affidavit of

objection within thirty

(30) days of the return day,

**action may be taken with-
out further notice to you.**

UNSUPERVISED ADMINIS-

TRATION UNDER THE

MASSACHUSETTS

UNIFORM PROBATE CODE

(MUPC)

A Personal Representative

appointed under the MUPC

in an unsupervised adminis-

tration is not required to

file an inventory or annual

accounts with the Court.

Persons interested in the

estate are entitled to

notice regarding the

administration directly

from the Personal Represen-

tative and may petition the

Court in any matter

Transfer of General Fund Free Cash For Various Purposes

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

Source		Use	
Description	Amount	Description	Amount
General Fund Free Cash	\$500,000	To Fund Purchase, Upgrades and Maintenance of Randolph Police Department Body Cameras, and Related Equipment and Software	\$500,000
General Fund Free Cash	\$15,000	To Fund The Use of An Assessment Center or Other Candidate Evaluation Tool for the Hiring of Public Safety Leadership Positions	\$15,000
General Fund Free Cash	\$300,000	To Fund the Feasibility, Review, Design, Installation and Construction of Fencing and Other Security and Access Control Measures At the Randolph High School Football Field, Including Any Keycard or Similar Access Control System, and All Costs Relating Thereto	\$300,000
General Fund Free Cash	\$35,000	To Fund The Costs of a Consultant To Assist the Town Council in Conducting The Search to Fill Vacant Town-Council-Appointed Positions	\$35,000
General Fund Free Cash	\$100,000	To Fund the Costs of a Consultant To Help the Town Identify Opportunities for Operational Efficiencies, To Assist the Town In Reviewing Its Internal Operational Policies and Procedures, and To Assist in Creating a Formalized Financial Policies and Procedures Handbook	\$100,000
General Fund Free Cash	\$1,000,000	To Fund the Purchase of New Buses/Vans For the School Department Transportation Program	\$1,000,000
General Fund Free Cash	\$150,000	To Fund the Creation of an Updated Town of Randolph Master Plan	\$150,000
General Fund Free Cash	\$300,000	To Fund the Assessment and Repair of Roofs on School Buildings and To Fund Interior Work on School Buildings	\$300,000
General Fund Free Cash	\$375,000	To Fund Municipal Building Maintenance, Repairs, Upgrades and Replacements, Including HVAC Work and Completion of Repairs and Upgrades to Pool	\$375,000
General Fund Free Cash	\$50,000	Transfer to Property Insurance Expenses for FY2026	\$50,000
General Fund Free Cash	\$90,000	Transfer to FICA Expenses for FY 2026	\$90,000
General Fund Free Cash	\$100,000	Transfer to Health Insurance Expenses for FY 2026	\$100,000
TOTAL	\$2,651,000	TOTAL	\$2,651,000

Explanation: The total amount available in free cash before this vote is \$8,684,608.94. If this Order is approved, the total general fund free cash available after this vote will be \$6,033,608.94.

Council Order: 2026-056

Introduced by: Town Manager Brian Howard
June 22, 2026**FY2027 Revolving Fund Spending Authorization**

To see if the Town Council will approve pursuant to G.L. c.44 s.53E1/2 to establish the fiscal year 2027 spending authorizations for each revolving fund established by section 18-3 of the general ordinances of the Town of Randolph, Department Revolving Funds, as shown below:

Revolving Fund	Department Authorized to Spend from Fund	Fees, Charges or Other Receipts Credited to Fund	Program or Activity Expenses Payable from Fund	Restrictions or Conditions on Expenses	Other Requirements/ Reports	Fiscal Years	FY2027 Spending Authorization
Senior Transportation	Director of Community Programs	Transportation fees and donations	All expenses to support program and transfer to General Fund	None	None	Fiscal Year 2022 and subsequent years	\$10,000
Recycling	Health Department	Bin sales, stickers and fees	All expenses to support program and transfer to General Fund	None	None	Fiscal Year 2022 and subsequent years	\$80,000
Immunization	Health Department	Fees and state reimbursements	All expenses to support program and transfer to General Fund	None	None	Fiscal Year 2022 and subsequent years	\$94,000
Appeals	Zoning Board of Appeals	Filing fees	Advertising of notices and admin support and transfer to General Fund	None	None	Fiscal Year 2022 and subsequent years	\$1
Library Technology	Library Director	Copier, technology fees and fines	All expenses to support copier and technology aspects of programs and transfer to General Fund	None	None	Fiscal Year 2022 and subsequent years	\$13,000
391 South Street	Building Commissioner	Rental income	Property management and upkeep and transfer to General Fund	None	None	Fiscal Year 2022 and subsequent years	\$70,000
Beautification & Celebrations	Town Manager	Fees and donations	All expenses to support beautification and celebrations and transfer to General Fund	None	None	Fiscal Year 2022 and subsequent years	\$25,000
Transportation	Town Manager	Fees	All expenses to support program and transfer to General Fund	None	None	Fiscal Year 2022 and subsequent years	\$300,000
Bingo	Director of Community Programs	Bingo sales	All expenses to support program and transfer to General Fund	None	None	Fiscal Year 2022 and subsequent years	\$1
Advertisements	Director of Community Programs	Advertising fees	All expenses to support program and transfer to General Fund	None	None	Fiscal Year 2022 and subsequent years	\$1
Before/After Program	Director of Community Programs	Fees	All expenses to support program and transfer to General Fund	None	None	Fiscal Year 2022 and subsequent years	\$1
Playing Fields and Recreational Facilities	Director of Community Programs	Rental income, fees and donations	All expenses to support program and transfer to General Fund	None	None	Fiscal Year 2023 and subsequent years	\$25,000

Revolving Fund	Department Authorized to Spend from Fund	Fees, Charges or Other Receipts Credited to Fund	Program or Activity Expenses Payable from Fund	Restrictions or Conditions on Expenses	Other Requirements/ Reports	Fiscal Years	FY2027 Spending Authorization
Recreation/Senior Trips & Tours	Director of Community Programs	Fees and donations related to the program	All expenses to support running the programs and transfer to General Fund	None	None	Fiscal Year 2024 and subsequent years	\$90,000
School Department Technology	School Department	Technology Fees	All expenses to support School Department technology and transfer to General Fund	None	None	Fiscal Year 2025 and subsequent years	\$350,000
School Department Academic Music Program	School Department	Fees for School Department academic music programs, including instrument rental/repair/replacement fees	Music program expenses related to instrument purchases, repairs or replacement, sheet music, licensing rights, equipment and transfer to General Fund	None	None	Fiscal Year 2025 and subsequent years	\$100,000
Community Programs Revolving Fund	Community Programs Department (Including Library Department, Elder Affairs Department, And Veterans Services Department)	Fees received by the Community Programs Department for Sport Programs, School Break Programs, Pool Programs, Ice Rink Programs, One-Time Activities such as Clinics & Road Races, Concessions and Merchandise Sales, and other self-sustaining programs not funded through annual operating allocations. Does not include fees from Swim Lessons, Summer Camps, Rentals of the Rink, Rentals of Powers Farm, Rentals of the Randolph Intergenerational Community Center, or fees generated from the Annual Town Carnival.	All expenses to support programs, services and new initiatives hosted or run by Community Programs Department. This includes Recreational and other services, space rentals, payments to facilitators, and costs for marketing, supplies, and equipment/ food purchases, and transfer to General Fund.	None	None	Fiscal Year 2027 and subsequent years	\$200,000
Department of Public Works Utility Revolving Fund	Department of Public Works	Fees and other funds received by the Town as part of Eversource's CO-OP Program, and similar programs, which allow the Town to receive funds for paving from a utility company in lieu of having a utility company perform repair and other work on a portion of a public way or sidewalk	All expenses to support Department of Public Works sidewalk and paving operations and transfer to General Fund	None	None	Fiscal Year 2027 and subsequent years	\$200,000

Council Order: 2026-057

Introduced By: Town Manager Brian Howard

June 22, 2026

Transfer of General Fund Free Cash to Stabilization Fund

To see if the Randolph Town Council will vote to transfer \$100,000 from the certified General Fund free cash to the Stabilization Fund.

Explanation: If Council Order 2026-055 was approved, then the total amount available in free cash before this vote is \$6,033,608.94. If this Order is also approved, the total general fund free cash available after this vote will be \$5,933,608.94.

Council Order 2026-058

Introduced By: Town Manager Brian Howard
June 22, 2026

Amendment of the
General Ordinances of the Town of Randolph
To Create an Affordable Housing Trust

The Randolph Town Council hereby amends the General Ordinances of the Town of Randolph to add a new Chapter 11 creating an Affordable Housing Trust, as follows:

Chapter 11 Affordable Housing Trust

§ 11.1 Establishment

Pursuant to the authority of MGL c.44, Section 55C, there is hereby created a local municipal affordable housing trust to be known as the Randolph Affordable Housing Trust Fund (hereinafter: “the Trust”).

§ 11.2 Purpose

The purpose of the Trust shall be to support the preservation and creation of affordable housing in the Town of Randolph for the benefit of low- and moderate-income households, as defined by applicable state and federal housing guidelines.

§ 11.3 Board of Trustees

A. Composition of Board and Appointment of Board Members. There shall be a Board of Trustees (the “Board”) of the Randolph Affordable Housing Trust Fund. The Board shall be comprised of seven (7) members. One member shall be the Town Manager or the Town Manager’s designee. The other six members shall be appointed by the Town Manager, consistent with the Town Charter, and shall meet the following criteria: Members should be residents of the Town with relevant experience in real estate, housing, banking, architecture, planning, social services, or lived experience in income-restricted housing; provided, however, that up to two (2) members may be non-residents, if such individuals possess expertise that supports the purposes of the Trust.

B. Board Member Terms, Vacancies, Residency.

(1) Terms

The initial appointed members of the Board shall serve staggered terms, with three (3) appointed Board members serving one-year terms and three (3) appointed Board members serving two-year terms. Thereafter, all appointments and reappointments shall be for two (2) year terms. The Town Manager, or

designee, shall serve as an *ex officio* member of the Board for as long as the Town Manager holds office and shall not be subject to the appointment or reappointment process required for other Board members.

(2) Vacancies

Any vacancy occurring on the Board shall be filled in the same manner as the original appointment for the remainder of the unexpired term.

(3) Residency

Any Board member who is required to be a resident of the Town and who ceases to maintain residency shall be deemed to have vacated their position on the Board unless otherwise eligible to serve under the provisions of this chapter. Board members shall notify the Town Manager and Town Clerk in writing of any change in residency.

C. Meetings

- (1) The Board shall annually elect one (1) of the Board members to serve as Chair. The Chair may establish and appoint subcommittees to carry out the purpose of the Trust. Chairs of the sub-committees shall be appointed by the Chair of the Board. The Chair shall also have the power to dissolve a subcommittee and return the subcommittee's charge to the full Board.
- (2) Meetings of the Board shall be held on a routine basis at such times and places as the Chair may determine, or the Board may adopt, to administer and attend to matters related to the Trust.
- (3) The Trust is a public body. Notice of all meetings shall be provided in accordance with the provisions of the Massachusetts Open Meeting Law and all other applicable laws.
- (4) A majority of the Board members shall constitute a quorum for the transaction of business and approval of motions, unless otherwise provided by law.

D. Voting Rights

Each Board member shall have one (1) vote on all matters before the Board, including the Town Manager or the Town Manager's designee.

E. Removal and Resignation of Board members

- (1) Any Board member may be removed from the Board for cause by the Town Manager after notice and an opportunity to be heard. Cause may include, but shall

not be limited to, four (4) consecutive unexcused absences from regularly scheduled Board meetings.

- (2) Any Board member may resign from their position by submitting a written resignation to the Town Clerk. Such resignation shall become effective upon receipt unless otherwise specified in the resignation.

§ 11.4 Declaration of Trust

The Board members are hereby designated as the Trustees of the Trust. The Board members are hereby authorized to execute a Declaration of Trust and a Certificate of Trust, concerning the Trust, to be recorded with the Norfolk County Registry of Deeds and the Land Court, consistent with all requirements of law.

§ 11.5 Authority and Responsibilities

The specific authority and responsibilities of the Board members, in their capacity as Trustees, shall be as follows:

- A. To accept, receive and retain, in the Trust, real property, personal property, funds, grants, contributions, devises, transfers, and other assets from any public or private source, including funds appropriated for the purpose of carrying out the objectives of the Trust and in accordance with applicable state and local laws.

Any funds received pursuant to the Community Preservation Act shall be separately accounted for by the Trust. The Trust shall maintain records and provide information necessary to support applicable Community Preservation Act reporting requirements.

- B. To purchase and retain real or personal property in the Trust, including without restriction investments that yield a high rate of income or no income, subject to the prior approval of the Town Manager and the Town Council.
- C. To sell, lease, exchange, transfer or convey any personal or real property from the Trust at public auction or by private contract for such consideration and on such terms, as to credit or otherwise, as the Board deems advisable, and to make such contracts and enter into such undertakings relative to Trust property as the Board deems advisable.
- D. To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements, and other instruments sealed or unsealed, necessary, proper, or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust.
- E. To employ advisors and agents, such as consultants, accountants, appraisers and lawyers, and full-time or part-time staff, and to contract for administrative and support goods and services, as the Board deems necessary.

- F. To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board deems advisable.
- G. To apportion receipts and charges between income and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise.
- H. To participate in any reorganization, recapitalization, merger, or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person, subject to any other limitations contained in this chapter.
- I. To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Board may deem necessary and appropriate.
- J. To carry property for accounting purposes other than acquisition date values.
- K. To borrow money on such terms and conditions and from such sources as the Board deems advisable, to mortgage and pledge Trust assets as collateral.
- L. To make distributions or divisions of principal in kind.
- M. To disburse Trust funds for the purpose of making loans or grants in furtherance of the creation or preservation of affordable housing in Randolph upon such terms as the Trustees shall deem most appropriate to carry out such purposes.
- N. To comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, subject to the provisions of this chapter, and to continue to hold the same for such period of time as the Board may deem appropriate.
- O. To manage or improve real property; and to abandon any property which the Board determines not to be worth retaining.
- P. To hold all or part of the Trust property uninvested for such purposes and for such time as the Board may deem appropriate.
- Q. To extend the time for payment of any obligation to the Trust.

This authority shall be exercised consistent with the provisions of MGL c.44, Section 55C, and shall apply only to assets of the Trust.

§ 11.6 Transfer Limitations

The Town Council, in conveying any Town-owned property to the Trust, may choose to place limitations and/or conditions on the conveyance of such property to the Trust or by the Trust.

§ 11.7 Acts of Board members

A. Authority of the Board members as Trustees

- (1) A majority of the Board members may exercise any power of the Board unless otherwise provided in this chapter or by applicable law. Any instrument or action approved by a majority of the Board members shall have the same force and effect as if executed by all Board members.
- (2) No Board member shall be required to post bond. No person dealing with the Trust shall be required to confirm the validity of any action taken by the Board.

B. Delegation of Authority

- (1) The Board members may delegate administrative or operational duties to attorneys, agents, employees, consultants, or other representatives as they deem appropriate, including the authority to execute documents and conduct routine financial transactions on behalf of the Trust.
- (2) The Board members shall not delegate the authority to amend or terminate the Trust unless otherwise authorized by law or this ordinance.
- (3) Any person dealing with the Board may rely upon the authority of any individual acting pursuant to such delegation.

C. Limitation of Liability

- (1) No Board member shall be personally liable for the acts, omissions, negligence, or misconduct of another Board member, employee, agent, or representative selected in good faith and with reasonable care.
- (2) No Board member shall be personally liable for actions taken in good faith, including reliance on legal counsel, professional advice, or information reasonably believed to be accurate.

D. Reliance on Trust Documents

- (1) Any contract, deed, mortgage, lease, certificate, or other instrument executed by the Board in accordance with this ordinance shall be considered valid and binding upon the Trust.
- (2) Any person or entity dealing with the Board may rely on documents or certificates signed by the Board members, as Trustees, as evidence of:
 - (a) The authority of the Board members, as Trustees, to act on behalf of the Trust;
 - (b) The identity of the current Board members/Trustees; and
 - (c) The validity of actions taken by the Board.

- E. The Board may record certificates or other instruments with the Registry of Deeds or Land Court as necessary to document Trustee authority or actions relating to Trust property.

§ 11.8 Funds Paid to the Trust

To the extent permitted by law, all monies paid to the Trust in accordance with any Town general ordinance, zoning ordinance, exaction, fee, private contribution, or otherwise, shall be paid directly into the Trust and need not be appropriated or accepted and approved into the Trust. General revenues appropriated into the Trust by the Town Council become Trust property, are to be used or expended by the Board as Trustees, and need not be further appropriated. All monies remaining in the Trust at the end of the fiscal year, whether or not expended by the Board within one (1) year of the date they were appropriated into the Trust, remain Trust property.

§ 11.9 Custodian of Funds

The Town Treasurer shall be the custodian of the funds of the Trust and shall maintain separate accounts and records for said funds. The Treasurer shall invest the Trust's funds in the manner authorized by MGL c. 44, Section 55B. Any income or proceeds received from the investment of funds shall be credited to and become part of the Trust. The Trust's yearly approved budget, and any approved budget revisions, will be filed by the Board with the Town Treasurer.

As custodian, the Treasurer shall issue checks or transfer monies as directed by the Board members, as Trustees, and as approved by the Town Manager. The books and records of the Trust shall be audited annually by an independent auditor in accordance with accepted accounting practices for municipalities.

§ 11.10 Liability

Neither the Board members nor any agent, employee, or officer of the Trust shall have the authority to bind the Town except as authorized by this ordinance or by applicable law.

The Trust shall be considered a municipal agency for purposes of MGL c. 268A, and the Board members/Trustees and employees of the Trust shall be considered public employees acting within the scope of their official duties when doing any work on behalf of the Trust.

§ 11.11 Taxes

The Trust is exempt from MGL c. 59 and 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the Commonwealth of Massachusetts or any political subdivision thereof.

§ 11.12 Board of the Town.

The Trust is a board of the Town of Randolph for the purposes of MGL c.30B and Section 15A of c. 40, but agreements and conveyances between the Trust and agencies, boards, commissions, authorities, departments, and public instrumentalities of the Town shall be exempt from said MGL c. 30B, as permitted by law.

§ 11.13 Policies, Procedures and Amendments.

The Board members, as Trustees, may adopt and revise policies, procedures, and other administrative documents necessary for the operation of the Trust, provided such actions are consistent with this chapter and applicable laws.

Any amendment of this ordinance by the Town Council, or of the policies, procedures or other administrative documents relating to Trust property or Trustee authority, shall be recorded with the Registry of Deeds or Land Court, as applicable.

§ 11.14 Termination of the Trust.

The Trust shall continue in existence unless terminated by a vote of the Town Council repealing this chapter.

Upon termination of the Trust, and after all obligations and liabilities of the Trust have been satisfied, the remaining assets of the Trust shall be transferred to the Town and used for affordable housing purposes, as determined by the Town Manager or other designated municipal authority.

The Board members, as Trustees, may sell, transfer, or distribute Trust property as necessary to conclude the affairs of the Trust. The Board members shall continue to exercise their authority as Trustees until all matters relating to the Trust have been fully resolved.

DECLARATION OF TRUST
Randolph Affordable Housing Trust Fund

This DECLARATION OF TRUST is made on this _____ day of _____, 2026 by the Town of Randolph, acting by and through the Randolph Affordable Housing Trust Fund (the “Trust”), as authorized by vote of the Town Council and pursuant to the provisions of MGL c. 44, §55C.

Article I: Title and Address

This Trust shall be known as the “Randolph Affordable Housing Trust”, having an address of the Town of Randolph- Town Hall, 41 South Main Street, Randolph MA 02368.

Article II: Purpose of Trust

The purpose of the Trust shall be to support the preservation and creation of affordable housing in the Town of Randolph for the benefit of low- and moderate-income households, as defined by applicable state and federal housing guidelines.

Article III: Board of Trustees

- A. Composition of Board and Appointment of Board Members. There shall be a Board of Trustees (the “Board”) of the Randolph Affordable Housing Trust Fund. The Board shall be comprised of seven (7) members. One member shall be the Town Manager or the Town Manager’s designee. The other six members shall be appointed by the Town Manager, consistent with the Town Charter, and shall meet the following criteria: Members should be residents of the Town with relevant experience in real estate, housing, banking, architecture, planning, social services, or lived experience in income-restricted housing; provided, however, that up to two (2) members may be non-residents, if such individuals possess expertise that supports the purposes of the Trust.
- B. Board Member Terms, Vacancies, Residency.

(1) Terms

The initial appointed members of the Board shall serve staggered terms, with three (3) appointed Board members serving one-year terms and three (3) appointed Board members serving two-year terms. Thereafter, all appointments and reappointments shall be for two (2) year terms. The Town Manager, or designee, shall serve as an *ex officio* member of the Board for as long as the Town Manager holds office and shall not be subject to the appointment or reappointment process required for other Board members.

(2) Vacancies

Any vacancy occurring on the Board shall be filled in the same manner as the original appointment for the remainder of the unexpired term.

(3) Residency

Any Board member who is required to be a resident of the Town and who ceases to maintain residency shall be deemed to have vacated their position on the Board unless otherwise eligible to serve under the provisions of this document. Board members shall notify the Town Manager and Town Clerk in writing of any change in residency.

C. Meetings

- (1) The Board shall annually elect one (1) of the Board members to serve as Chair. The Chair may establish and appoint subcommittees to carry out the purpose of the Trust. Chairs of the sub-committees shall be appointed by the Chair of the Board. The Chair shall also have the power to dissolve a subcommittee and return the subcommittee's charge to the full Board.
- (2) Meetings of the Board shall be held on a routine basis at such times and places as the Chair may determine, or the Board may adopt, to administer and attend to matters related to the Trust.
- (3) The Trust is a public body. Notice of all meetings shall be provided in accordance with the provisions of the Massachusetts Open Meeting Law and all other applicable laws.
- (4) A majority of the Board members shall constitute a quorum for the transaction of business and approval of motions, unless otherwise provided by law.

D. Voting Rights

Each Board member shall have one (1) vote on all matters before the Board, including the Town Manager or the Town Manager's designee.

E. Removal and Resignation of Board members

- (1) Any Board member may be removed from the Board for cause by the Town Manager after notice and an opportunity to be heard. Cause may include, but shall not be limited to, four (4) consecutive unexcused absences from regularly scheduled Board meetings.
- (2) Any Board member may resign from their position by submitting a written resignation to the Town Clerk. Such resignation shall become effective upon receipt unless otherwise specified in the resignation.

Article IV: Authority and Responsibilities

The specific authority and responsibilities of the Board members, in their capacity as Trustees, shall be as follows:

- A. To accept, receive and retain, in the Trust, real property, personal property, funds, grants, contributions, devises, transfers, and other assets from any public or private source, including funds appropriated for the purpose of carrying out the objectives of the Trust and in accordance with applicable state and local laws.

Any funds received pursuant to the Community Preservation Act shall be separately accounted for by the Trust. The Trust shall maintain records and provide information necessary to support applicable Community Preservation Act reporting requirements.

- B. To purchase and retain real or personal property in the Trust, including without restriction investments that yield a high rate of income or no income, subject to the prior approval of the Town Manager and the Town Council.
- C. To sell, lease, exchange, transfer or convey any personal or real property from the Trust at public auction or by private contract for such consideration and on such terms, as to credit or otherwise, as the Board deems advisable, and to make such contracts and enter into such undertakings relative to Trust property as the Board deems advisable.
- D. To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements, and other instruments sealed or unsealed, necessary, proper, or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust.
- E. To employ advisors and agents, such as consultants, accountants, appraisers and lawyers, and full-time or part-time staff, and to contract for administrative and support goods and services, as the Board deems necessary.
- F. To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board deems advisable.
- G. To apportion receipts and charges between income and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise.
- H. To participate in any reorganization, recapitalization, merger, or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person, subject to any other limitations contained in this document.

- I. To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Board may deem necessary and appropriate.
- J. To carry property for accounting purposes other than acquisition date values.
- K. To borrow money on such terms and conditions and from such sources as the Board deems advisable, to mortgage and pledge Trust assets as collateral.
- L. To make distributions or divisions of principal in kind.
- M. To disburse Trust funds for the purpose of making loans or grants in furtherance of the creation or preservation of affordable housing in Randolph upon such terms as the Trustees shall deem most appropriate to carry out such purposes.
- N. To comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, subject to the provisions of this document, and to continue to hold the same for such period of time as the Board may deem appropriate.
- O. To manage or improve real property; and to abandon any property which the Board determines not to be worth retaining.
- P. To hold all or part of the Trust property uninvested for such purposes and for such time as the Board may deem appropriate.
- Q. To extend the time for payment of any obligation to the Trust.

This authority shall be exercised consistent with the provisions of MGL c.44, Section 55C, and shall apply only to assets of the Trust.

Article V: Transfer Limitations

The Town Council, in conveying any Town-owned property to the Trust, may choose to place limitations and/or conditions on the conveyance of such property to the Trust or by the Trust.

Article VI: Acts of Board members

A. Authority of the Board members as Trustees

- (1) A majority of the Board members may exercise any power of the Board unless otherwise provided in this document or by applicable law. Any instrument or

action approved by a majority of the Board members shall have the same force and effect as if executed by all Board members.

- (2) No Board member shall be required to post bond. No person dealing with the Trust shall be required to confirm the validity of any action taken by the Board.

B. Delegation of Authority

- (1) The Board members may delegate administrative or operational duties to attorneys, agents, employees, consultants, or other representatives as they deem appropriate, including the authority to execute documents and conduct routine financial transactions on behalf of the Trust.
- (2) The Board members shall not delegate the authority to amend or terminate the Trust unless otherwise authorized by law.
- (3) Any person dealing with the Board may rely upon the authority of any individual acting pursuant to such delegation.

C. Limitation of Liability

- (1) No Board member shall be personally liable for the acts, omissions, negligence, or misconduct of another Board member, employee, agent, or representative selected in good faith and with reasonable care.
- (2) No Board member shall be personally liable for actions taken in good faith, including reliance on legal counsel, professional advice, or information reasonably believed to be accurate.

D. Reliance on Trust Documents

- (1) Any contract, deed, mortgage, lease, certificate, or other instrument executed by the Board in accordance with the requirements of law shall be considered valid and binding upon the Trust.
- (2) Any person or entity dealing with the Board may rely on documents or certificates signed by the Board members, as Trustees, as evidence of:
 - (a) The authority of the Board members, as Trustees, to act on behalf of the Trust;
 - (b) The identity of the current Board members/Trustees; and
 - (c) The validity of actions taken by the Board.

- E. The Board may record certificates or other instruments with the Registry of Deeds or Land Court as necessary to document Trustee authority or actions relating to Trust property.

Article VII: Funds Paid to the Trust

To the extent permitted by law, all monies paid to the Trust in accordance with any Town general ordinance, zoning ordinance, exaction, fee, private contribution, or otherwise, shall be paid directly into the Trust and need not be appropriated or accepted and approved into the Trust. General revenues appropriated into the Trust by the Town Council become Trust property, are to be used or expended by the Board as Trustees, and need not be further appropriated. All monies remaining in the Trust at the end of the fiscal year, whether or not expended by the Board within one (1) year of the date they were appropriated into the Trust, remain Trust property.

Article VIII: Custodian of Funds

The Town Treasurer shall be the custodian of the funds of the Trust and shall maintain separate accounts and records for said funds. The Treasurer shall invest the Trust's funds in the manner authorized by MGL c. 44, Section 55B. Any income or proceeds received from the investment of funds shall be credited to and become part of the Trust. The Trust's yearly approved budget, and any approved budget revisions, will be filed by the Board with the Town Treasurer.

As custodian, the Treasurer shall issue checks or transfer monies as directed by the Board members, as Trustees, and as approved by the Town Manager. The books and records of the Trust shall be audited annually by an independent auditor in accordance with accepted accounting practices for municipalities.

Article IX: Liability

Neither the Board members nor any agent, employee, or officer of the Trust shall have the authority to bind the Town except as authorized by applicable law. The Trust shall be considered a municipal agency for purposes of MGL c. 268A, and the Board members/Trustees and employees of the Trust shall be considered public employees acting within the scope of their official duties when doing any work on behalf of the Trust.

Article X: Taxes

The Trust is exempt from MGL c. 59 and 62, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the Commonwealth of Massachusetts or any political subdivision thereof.

Article XI: Board of the Town

The Trust is a board of the Town of Randolph for the purposes of MGL c.30B and Section 15A of c. 40, but agreements and conveyances between the Trust and agencies, boards, commissions, authorities, departments, and public instrumentalities of the Town shall be exempt from said MGL c. 30B, as permitted by law.

Article XII: Policies, Procedures and Amendments.

The Board members, as Trustees, may adopt and revise policies, procedures, and other administrative documents necessary for the operation of the Trust, provided such actions are consistent with this document and applicable laws.

Any amendment of the ordinances governing the Trust, or of the policies, procedures or other administrative documents relating to Trust property or Trustee authority, shall be recorded with the Registry of Deeds or Land Court, as applicable.

Article XIII: Termination of the Trust.

The Trust shall continue in existence unless terminated by a vote of the Town Council repealing this portion of the Randolph Town Ordinances that created the Trust.

Upon termination of the Trust, and after all obligations and liabilities of the Trust have been satisfied, the remaining assets of the Trust shall be transferred to the Town and used for affordable housing purposes, as determined by the Town Manager or other designated municipal authority.

The Board members, as Trustees, may sell, transfer, or distribute Trust property as necessary to conclude the affairs of the Trust. The Board members shall continue to exercise their authority as Trustees until all matters relating to the Trust have been fully resolved.

Article XIV: Titles

The titles to the various Articles herein are for convenience only and are not to be considered part of said Articles nor shall they affect the meaning or language of such article.

In Witness Whereof, the Board Members, as Trustees of the Randolph Affordable Housing Trust Fund, have hereunto set their hands and seals on the day and year first set forth.

TOWN OF RANDOLPH
Randolph Affordable Housing Trust Fund,
By its Board of Trustees

Town Manager
Name:

Date:

Trustee
Name:

Date:

Trustee
Name:

Date:

Trustee
Name:

Date:

Trustee
Name:

Date:

Trustee
Name:

Date:

Trustee
Name:

Date:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this ____ day of _____, 2026, before me, the undersigned Notary Public,
personally appeared _____,
who proved to me through satisfactory evidence of identification, which was
_____, to be the person whose name is signed on the preceding or
attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated
purpose as Trustees of the Town of Randolph Affordable Housing Trust.

Notary Public

My Commission Expires: _____