

TOWN COUNCIL MEETING

Monday, July 14, 2025 at 6:00 PM

Town Hall - Chapin Hall - 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 Joint Workshop Meeting of the Randolph Town Council and Randolph School Committee Minutes June 11, 2025

2. Approval of Special Town Council Meeting Minutes June 25, 2025

D. Announcements from the President

E. Presentations

F. Public Hearings

1. 6:15 PM - Council Order 2025-044: Request for the Town Council to Amend The Town of Randolph General Ordinance, Chapter 83, Building Construction, to Adopt the Stretch Energy Code

G. Public Comments/Discussions

H. Appointments

I. Motions, Orders, and Resolutions

J. Town Manager's Report

K. Old/Unfinished Business

L. New Business

- [1.](#) Council Order 2025-055: FY2025 Year-End Transfers
- [2.](#) Council Order 2025-056: Payment of School Department Prior Year Unpaid Bills
- [3.](#) Council Order 2025-057: FY2026 Randolph Community Preservation Committee Projects

M. Correspondence

N. Committee Reports

- [1.](#) Council Order 2025-051: Council Order Concerning List Of Inspectors and Adjusters Relating to Blasting

O. Open Council Comments

P. Adjournment

Notification of Upcoming Meeting Dates

July 28

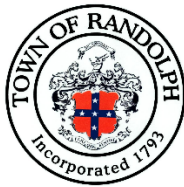
August 11 and 25

September 8 and 22

October 20

November 3 and 24

December 8



Joint Workshop Meeting of the Town Council and School Committee

Meeting Minutes

Meeting Date: Wednesday, June 11, 2025 at 7:07 p.m.

This is an in-person meeting. The Public is invited to attend this meeting in person at the Washington Room, Randolph Town Hall, 41 South Main Street, Randolph, MA 02368.

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

Roll Call – Council Members Present: Chris Alexopoulos, Richard Brewer, James F. Burgess, Jr., Jesse Gordon, Katrina Huff-Larmond, Kevin O’Connell.

Roll Call - School Committee Members Present: Jaime Ackles, Beverly Coles-Roby, Kirby Christian, Ida Gordon, Lisa Millwood and Kevin O’Connell.

Kevin O’Connell is a member of both the Town Council and the School Committee.

Town Attorney Christine Griffin listed the ground rules: 1. The Town Council President will act as the Chair of the joint body, and each Chair will manage matters that affect only their individual boards. 2. Each person can speak for three minutes at a time on a topic, and back and forth engagement is discouraged. 3. The Council Clerk will keep the three minute timer for each speaker and will take minutes. It was noted that the Clerk to the School Committee is also taking minutes.

The Town Council and School Committee agreed to the ground rules set forth.

New Business:

I. Discussion of Town and School Financial Policies and Procedures

1. Chairwoman Millwood - Over the past year, the relationship between the School Finance Department and Town Finance Department has been extremely strained. We are very thankful for this meeting today and the opportunity to come before the Town Council and talk about some of the concerns we have. What we would like to do and propose is improvement on communication on policies and procedures. We have a list of items we are hoping to discuss tonight.
 - a. The first item is regarding MySchoolBucks. The district has to collect thousands of dollars in cash for student fees and the district has been asking for years to establish MySchoolBucks. The time is running out for us to establish this system, train staff and set up families before the start of the next school year. At this time, we understand that another system has been proposed and it's not operationally feasible for our finance department. We are asking the Town Council to set up MySchoolBucks as soon as possible.
 - i. Council President Alexopoulos: Tell us more about MySchoolBucks.

Chairwoman Millwood: MySchoolBucks is an app that allows families to pay fees they have to pay for in the school department. Students are registered for the app through our Family Resource Center. It is seamless, and works seamlessly with power school. We have thousands of families and students that we need to work with so to have apps that integrate together is essential. We can also adjust settings based on grade. It is all seamless and unburdensome. Our families are already acquainted with the system for lunch. It will reduce schools' need to have to sit there and collect cash

- ii. Councillor Brewer: I looked into the app a little bit and see you can use it for paying sports fees, so you can use it for a lot.
Chairwoman Millwood: You can use it for anything. Most school districts in Massachusetts are using MySchoolBucks.
- iii. Councillor Huff-Larmond: I appreciate you talking about what it will reduce and having a more reliable system to allow for more accurate and instant reporting.
- iv. Councillor Gordon: Why does the Town Council have any authority over this and why isn't this decision up to the School Department?
Town Attorney Christine Griffin: Typically, the Town Finance Director sets the financial policies town-wide. Anything that affects any financial activities on the Town side applies to all the departments, including the Schools. The School Department has independent authority over anything within their individual budget but they still have to comply with town-wide policies. In order for the Schools to implement MySchoolBucks, it requires a tremendous amount of work by the financial officers on the Town side. The Town Treasurer is the only person who can open a bank account. The money would have to be reconciled with all the town books on our side of the house. My understanding is that there are different opinions about whether or not this should be implemented. Ultimately, the Town Council directs those of us who are on the Town side.
Councillor Gordon: Under what authority is the School Department using MySchoolBucks for lunch? How has the school department been utilizing the app for lunch fees?
Chairwoman Millwood: That decision was made years ago.
Councillor Gordon: So, under which jurisdiction do you feel this falls: Town or School jurisdiction?
Chairwoman Millwood: This is part of the reason why we are here- to figure out what authority we have.
Superintendent Thea Stovell: We need a bank account setup. We can't open a bank account without the Town's authority.
- v. Councillor Burgess: On the Treasurer side, what account do we have to set up?
Town Attorney Griffin: Unless there is a specific statute stating otherwise, every Town bank account has to be set up by the Town's Treasurer/Collector.
Councillor Burgess: If MySchoolBucks can actually do reporting. Some reports aren't available.
Superintendent Stovell: MySchoolBucks has reporting capabilities. Our families already have to deal with one app so to deal with another app now seems burdensome for our families.
Councillor Burgess: I don't think there is an ability for municipalities to refuse cash.
Chairwoman Millwood: If there is a burden on a family to use MySchoolBucks then we would figure out a solution so that other types of payments can be made.

- vi. Councillor O'Connell: So, no checks?

Superintendent Stovell: We can accept money orders or cash.

Councillor O'Connell: My wife is a school teacher and she brought up a good point. You struggle to get teachers who are willing to deal with cash, versus just relying on the app. I know when my child goes to school I'll want the ability to do things electronically. I think we should support these systems across the board in Town.

Motion: Motion to approve the ability for the Schools to use MySchoolBucks and get it in service by July 1st, made by Councillor O'Connell, seconded by Councillor Gordon.

Town Manager Howard: I'm concerned about the July 1st date. The end of the school year is a very busy time for both the Finance Director and Treasurer/Collector so I'm not sure if the deadline is feasible.

There may be many accounts or sub accounts to set up. The district sets up sub bank accounts under the main account so it's easier to track the yearbook money for example.

Chairwoman Millwood: What we're looking to do is to request that the Town, through its Town Council, set up appropriate bank accounts to set up MySchoolBucks.

Council President Alexopoulos: Because it's already in use, it's just expanding on that use.

Town Manager Howard: Correct. How money is tracked, matters.

Council President Alexopoulos: Is there an easier way to clean that verbiage up?

Town Attorney Griffin: I believe that there are two options. I would suggest that the Council choose to either express their support for the implementation of MySchoolBucks generally, or that the Council request or direct Town staff, that is supervised by the Town Council, to do something.

Town Manager Howard: I have no preference. It's not a question of the software per se but the ability of setting up bank accounts and how many are needed. We don't know how many bank accounts are needed right now.

Motion: Motion for the Town Council to direct the Town Manager and Town Accountant/Finance Director to implement "MySchoolBucks," with a target implementation date of July 1, 2025, subject to appropriation and to all requirements of law, made by Councillor O'Connell, seconded by Councillor Gordon.

Roll Call Vote of the Town Council: 6-0-0 (Absent: Clerger, Egan and Thompson)

Motion passes.

- b. Chairwoman Lisa Millwood: At this time, the Town Finance Department is still requiring mailed paper invoices unless they receive confirmation from the vendor that they only issue electronic invoices. The requirement creates an undue burden on vendors. There are over 200 outstanding invoices and more than \$1,000,000 in bills that have not been paid. I do want to acknowledge there is no public comments option on the agenda at this meeting because we have vendors here wanting to express their concern. The School Department is showing a \$28,000 surplus so there is no reason these invoices are not being paid. What I want to make clear is the delay or denial of paying bills is causing the Schools to be denied services: water delivery service is suspended and our teachers do not have boxes to pack up their classrooms. This approach has become burdensome on our vendors and reflects poorly on how Randolph conducts its business. We are requesting an end to requiring paper invoices effective immediately.

- i. Town Manager Howard: I appreciate the spin. A live versus non-live bill has nothing to do with the reason bills are not being paid.

Chairwoman Lisa Millwood: Invoices being rejected are 60 days past due.

Town Manager Howard: You're telling vendors that there is a policy you don't like and that is why they're not being paid. Giving vendors the narrative that we are not paying their bills for that reason is not proper and not right.

Chairwoman Lisa Millwood: It has created a massive burden on the School

Town Manager Howard: I had a conversation with you and Carlos Colley and the Superintendent and you couldn't even tell me what the deficit is.

Chairwoman Lisa Millwood: The School Department received a notice on May 28, 2025 that the School Department is in a deficit and all invoices are going to stop being paid effective immediately. Right now, the School Department and School Committee is requesting there is an antiquated practice required by the Town's Accounting Department that needs to end.

- ii. Councillor Burgess: It's not an accurate statement, which is sad, because we should be paying for our special needs students that need to be transported.

Chairwoman Millwood asked Carlos Colley, Acting Director of the School's Finance Department, for clarification.

Mr. Colley: I don't know who sent what email about electronic invoices. We have received statements from vendors stating they don't mail invoices, they only provide invoices electronically, and we have provided that email to the Town's Accounting Department, and those vendors still will not receive payment.

- iii. Chairwoman Millwood: We have two requests on the table right now. 1. A more streamlined process for processing invoices, and 2. coming up with an overall streamlined process to pay bills and get our end-of-year transfers done. The Town Council had a recent meeting where they were able to make necessary financial transfers for Town Departments and we want a similar, simplified, streamlined process to move funds from grants to the Schools' general fund. We've submitted multiple requests to the Town Accounting Department to do this, which have not been processed, and we want to reduce the amount of paperwork that needs to be submitted. There was a recent Paper Elimination Act, so there is a way for us to do this electronically.

Council President Alexopoulos: The real question here is modernizing. How we do things and reduce the amount of paper being used.

Councillor O'Connell: I'm in agreement with what Lisa said. We need to fix this.

Motion: Councillor Gordon made a motion which states:

Whereas, a payment policy exists requiring vendors to submit paper invoices; and whereas some vendors only use electronic invoicing; now, therefore, the Randolph Town Council instructs the Town Accountant/Finance Director to remove the requirement for paper invoices, and to allow electronic or paper invoices, at the preference of each vendor and contractor, subject to all requirements of law.

The motion was seconded by Councillor Huff-Larmond.

Roll Call Vote of the Town Council: 6-0-0 (Absent: Clerger, Egan, and Thompson)

Motion passes.

- c. Chairwoman Millwood: The current process for moving expenses from the Schools' general fund to grant accounts requires submission of grant paper work, signature pages and invoices. What should take us hours to complete is taking us weeks. The Town Accountant is stating that the Schools are in a \$4.3 million deficit and we are reporting a \$28,000 surplus in our records. We need a more streamlined process. We are telling you that we need help. We hired Carlos Colley to do this, who was the finance director previously, and he states it was an easier process when he was here before. It is more complicated now. We need to work as a more cohesive unit to get vendors paid. Based on our reporting, we believe there will be a surplus this year.

Chairwoman Millwood handed out a printed excel sheet with budget reporting information.

Chairwoman Millwood: We just finished gathering this information today. We were it out on our own.

Town Manager Howard: I'm disappointed I'm getting this document now, at this meeting. The votes the Council took on Monday are not the same. The votes the Council took were simply transfers to move funds from one set of salary accounts to other salary accounts. The state law allows that. Grants are different. Grants have a specific purpose. With grants, the transfer process needs to show that the expenses are qualified to be paid by that grant.

Councillor Huff-Larmond: If the School Department had the same privileges regarding transfers, then we would be in a better state.

Council President Alexopoulos: It's reasonable to be cautious and we are not disputing that at all. The only reasonable thing to do is to compare and contrast the information.

Councillor Gordon: There are a lot of tentacles here. I respectfully acknowledge that all people need to discuss this further at a future meeting. The core of what you're asking for is asking for electronic versus paper.

Councillor Burgess: The Town is being asked to change their year-end policies on how they close out their books.

Chairwoman Millwood: We do have several other items we'd like to bring to the Council's attention. We'd like to request a future Joint Town Council and School Committee meeting and do them quarterly, with the next one in September. Maybe I can draft some of these other concerns and send them to the Council so you can review them ahead of time? We are looking for ways on how we can be productive together.

Councillor O'Connell: Can we make an agreement to have a meeting every three months? It's good that we keep this bridge because communication is important.

Council President Alexopoulos: The more we meet the better it is for everyone.

Adjournment:

Motion to adjourn the School Committee portion of the meeting made by Chairwoman Lisa Millwood, seconded by Jamie Ackles.

All School Committee members present voted in favor to adjourn.

The Joint Workshop of the Town Council and School Committee portion of the meeting is adjourned at 8:20 PM.

The Town Council Meeting session continued.

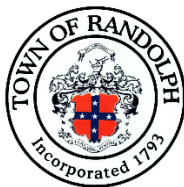
Executive Session

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

The Chair so declared.

The Town Council members present voted unanimously in favor to enter executive session for this purpose.

The Council President announced that the Council would enter the Executive Session and would not be returning to public session after the Executive Session.



Randolph Town Council

DRAFT Meeting Minutes

Meeting Date: Wednesday, June 25, 2025, at 12:00 p.m.

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

Councillor Gordon was present at the virtual meeting; however, he formally requested that the meeting minutes reflect his departure prior to the official start of the meeting, in order to avoid participation in the Council's quorum. He also expressed concern that scheduling Town Council meetings during the workday limits public accessibility.

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

Roll Call – Council Members Present: Christos Alexopoulos, Richard Brewer, Natacha Clerger, Ryan Egan, Brandon Thompson.

New Business:

- 1. Council Order 2025-052: ADOPTION OF LOCAL OPTION STATUTE M.G.L. CHAPTER 59, SECTION 5, CLAUSE 22J PROVIDING CERTAIN PROPERTY TAX EXEMPTION AMOUNTS TO CERTAIN VETERANS AND THEIR FAMILY MEMBERS**
- 2. Council Order 2025-054: ADOPTION OF LOCAL OPTION STATUTE M.G.L. CHAPTER 59, SECTION 5, CLAUSE 22I PROVIDING CERTAIN PROPERTY TAX EXEMPTION AMOUNTS TO CERTAIN VETERANS AND THEIR FAMILY MEMBERS**

The HERO Act (Honoring, Empowering, and Recognizing Our Servicemembers and Veterans), is a piece of recently passed state legislation that adds two new local options that increase certain veteran exemption amounts and changes how to determine eligibility for the motor vehicle exemption for a veteran with a 100% disability rating or is unemployable due to their service-connected disability. Section 23 of the Act adds two new veteran property tax exemption clauses, Clauses 22I and 22J, to General Laws, c.59, §5, which is the statute that establishes local property tax exemptions for individuals and organizations. Additionally, Section 24 changes how eligibility for the motor vehicle exemption for a veteran with a service-connected disability is established under G.L. c. 60A, § 1.

Town Manager Howard introduced Council Order 2025-052 and Council Order 2025-054 and was accompanied by Town Assessor Janet Teal to provide additional information regarding the purpose of the Council Orders. Town Assessor Janet Teal gave an in-depth presentation on both Council Orders.

Councillor O'Connell joined the meeting at 12:15 PM.

Motion to approve take joint action on 2025-052 as presented made by Councillor Clerger, seconded by Councillor O'Connell.

Roll Call Vote: 6-0-0 (Absent: Burgess, Gordon, Huff-Larmond)

Motion passes.

Motion to approve Council Order 2025-052 and Council Order 2025-054 as presented made by Councillor Clerger and seconded by Councillor Thompson.

Roll Call Vote: 6-0-0 (Absent: Burgess, Gordon, Huff-Larmond)

Motion passes.

Councillor Clerger was very disappointed by Councillor Gordon's expression to not participate in this meeting where a vote was taken to support veterans.

Adjournment

Motion to adjourn made by Councillor Clerger, seconded by Councillor Thompson.

Roll Call Vote: 5-0-0 (Absent: Burgess, Egan, Huff-Larmond, Thompson)

Meeting adjourned at 12:19 PM.

Council Order: 2025-044

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

**Request for the Town Council to Amend The Town of Randolph General Ordinance,
Chapter 83, Building Construction, to Adopt the Stretch Energy Code**

To see if the Randolph Town Council will vote to amend Chapter 83 of the general ordinances of the Town of Randolph concerning Building Construction as follows:

1. Add Chapter 83-4 in its entirety as follows (additions are identified as *italics*):

§ 83-4 Stretch Energy Code

(A) Definitions.

INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - *The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the Massachusetts State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards.*

STRETCH ENERGY CODE - *Codified by the combination of 225 CMR 22 and 23, not including the Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost-effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.*

(B) Purpose.

The purpose of 225 CMR 22 and 23 is to provide a more energy efficient alternative to the Base Energy Code applicable to the relevant sections of the building code for both new construction and existing buildings.

(C) Applicability.

This code applies to residential and commercial buildings.

(D) Stretch Energy Code Incorporation Into General Ordinances

The Stretch Energy Code, as codified by the entirety of 225 CMR 22 and 23, including any future editions, amendments, or modifications, is herein incorporated by reference into the General Ordinances of the Town of Randolph.

(E) Stretch Energy Code Enforcement

The Stretch Energy Code is enforceable in the Town of Randolph by the Building Commissioner or as otherwise authorized by state law.

(F) Stretch Energy Code Effective Date

This § 83-4 Stretch Energy Code is effective in the Town of Randolph as of January 1, 2026.

Council Order: 2025-055

Introduced By: Town Manager Brian Howard
July 14, 2025**FY2025 Year-End Transfers**

To see if the Town Council will vote to approve the following FY25 year-end budget transfers:

General Fund:					
TRANSFER FROM			TRANSFER TO		
Department	Salary	Expense	Department	Salary	Expense
Accounting	\$ 1,000		Accounting		\$ 1,000
Animal Control	\$ 100		Ambulance Billing		\$ 100
Fire	\$ 24,700		Fire		\$ 24,700
Community Programs	\$ 18,500		IT		\$ 18,500
Highway	\$ 50,000		Highway		\$ 50,000
Planning		\$ 11,025	Treas/Coll		\$ 11,025
Total Transfer	\$ 105,325		Total Transfer	\$ 105,325	

Explanation: These transfers are needed so that departments may continue to submit or encumber obligations related to FY25.

Council Order: 2025-057**Introduced By: Town Manager Brian Howard
July 14, 2025****FY25 Randolph Community Preservation Projects**

To see if the Town Council will vote to appropriate the projects recommended by the Community Preservation Committee for the amounts shown below and from the reserves identified:

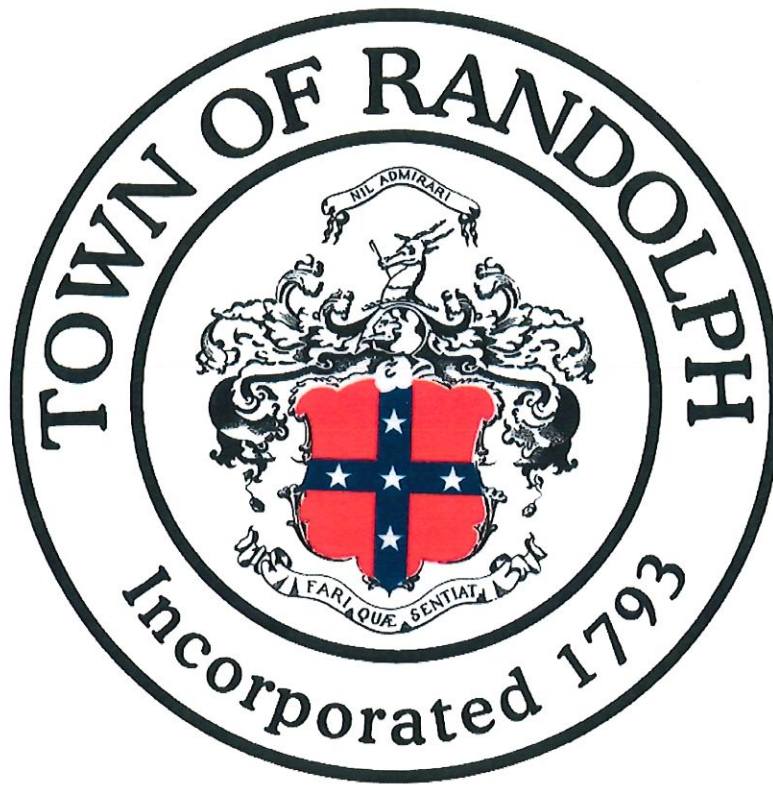
Project	Amount	Reserve
Housing Coordinator	\$ 62,268.00	Housing
Steston Hall Interior Painting	\$ 40,000.00	Historic

Town of Randolph

Report to the Town Council

FY 2026 Randolph Community Preservation Committee

July 14, 2025



Town of Randolph FY 2026 CPC Report to the Town Council

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CPA Report

- I. Overview of CPA
- II. Summary of CPA in Randolph
- III. Activities of Community Preservation Committee
- IV. Applications Received
 - A. Housing Coordinator- \$62,268
 - B. Stetson Hall Interior Painting- \$40,000
- V. Financial Overview
- VI. Forward Looking Statement

I. Overview of CPA

The Community Preservation Act (hereafter referred to as “CPA”), M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. In November 2004, Town Meeting voted a 2% annual real estate levy against real property. This was ratified at the Annual Town Election held on April 5, 2005. Town Meeting did accept two exemptions from this surcharge as permitted by law: an exemption of \$100,000 of the value of each taxable parcel of residential real property and an exemption for low income. Exemptions for low-income applications are available in the Assessor’s Office.

These CPA funds are to be used for four core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and to acquire, preserve and utilize land for recreational use. The Act also provides significant State matching funds.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. Until the CPA, there was no steady funding source for preserving and improving a community’s infrastructure. The Community Preservation Act gives a community the funds needed to control its future.

II. Summary of CPA in Randolph

Randolph’s fiscal year 2026 CPA revenue of approximately \$1,216,869 is expected to be matched by the State in November 2025 at 15%.

Consistent with the terms of the CPA and with the Community Preservation Committee (hereafter referred to as "CPC") bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

Randolph Community Preservation Committee
(as of May 1, 2025)

Housing Authority Member.....Ronald Lum, Chairman
 Recreation Committee Member.....Vacant
 Town Council Member.....Kevin O'Connell
 Community Member-Business.....Bruce Fleischmann
 Community Member- Resident.....Thomas Fisher
 Community Member- Resident.....Marcell Robateau
 Conservation Commission Member.....Vacant
 Historical Commission Member.....Mary West
 Planning Board Member.....Alexandra Alexopoulos

III. Activities of the Community Preservation Committee and Town Council

The Community Preservation Committee met two times this fiscal year to discuss Randolph's CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document.

The CPA Statute and the DOR Guidelines dictate that Town Council may only appropriate funds for a project pursuant to a recommendation of the CPC. The Statute and DOR Guidelines make clear that Town Council cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidelines dictate that Town Council cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee.

IV. Applications Accepted by the Committee

Table 1 Applications Accepted

<i>Applicant Name</i>	<i>Project Type</i>	<i>Project Cost</i>	<i>Purpose</i>
Town Planner	Housing Coordinator	\$62,268	Housing
Historic Commission Chaiman	Stetson Hall Interior Painting	\$40,000	Historic

Table 2 2026 CPA Expenditures Approved by Category/Type

Housing	
Housing Coordinator	\$62,268
Historic	
Stetson Hall Interior Painting	\$40,000
Administrative	
FY2026 Administrative Costs	\$69,970
Payments	
Bond Payment	\$35,106

A. Housing Coordinator

(\$62, 268- Housing)

This project will cover the salary of a Housing Coordinator who will oversee all aspects of affordable housing requirements (except those of the Randolph Housing Authority) including: Administration of Local Initiative Program (LIP) and Local Action Unit (LAU), Affirmative Fair Housing Marketing Plan (AFHMP), resident selection and lotteries, including preparing closing documents as required. Monitoring LIP, 40B, HOME and locally restricted rental and ownership units as required including processing owner self-certifications, monitoring resales and other transactions, and reviewing and approving rent increase requests and interfacing with subsidizing and monitoring agents. Administration of local programs, including: Rental Assistance Programs, Small Grant Programs, HOME and others as they become available. Maintaining the Subsidized Housing Inventory (SHI) including adding new units. Supporting Town boards and committees and local housing strategies, including assisting with a Housing Production Plan (HPP). Serving as a resource for current and future residents of affordable housing, assisting with queries and promoting affirmative fair housing marketing plans; developing housing related public educational programs, events, and resource guides. Participation in statewide affordable housing initiatives. Develop relationships with local developers, realtors, service providers, lenders, and community-, regional-, and state-based housing agencies including but not limited to the Executive Office of Housing and Livable Communities and MassHousing. Respond to inquiries regarding development of affordable housing and related municipal services.

Committee's Comments:

Whereas one of the Community Preservation Act's Core purposes is to support and contribute to providing 10% affordable housing, the abovementioned responsibilities are not currently assigned to any member of Randolph's municipal staff and require knowledge and experience with affordable housing programs (local, state, and federal), permitting, regulations and legislation, including M.G.L. Chapter 40B, HOME, Fair Housing laws and practices, resident selection and eligibility determination, subsidized housing inventory practices, condominium structures and local options for housing creation and the CPC had previously felt it important to fund a position to oversee the Town's affordable housing, the CPC feels this project meets the guidelines of the CPA, and therefore supports the funding of this project.

B. Stetson Hall Interior Painting

(\$40,000- Historic)

This project is to repair and repaint the first-floor hallway and stairways, and the second-floor great hall and balcony at Stetson Hall, including walls, doors, and all wood trims. The project

will use the historic colors previously approved for use by the Mass. Historical Commission. The Trustees have addressed some of the areas in a piecemeal fashion in recent years as funding and circumstances have allowed, but have seen the need to refresh the interior spaces as a necessary step in the reopening of Stetson Hall for business offices and possible future use of the great hall for community, business, and occasional private functions.

Committee's Comments:

Whereas one of the Community Preservation Act's core purposes is to preserve history and this project continues the work of previously approved restoration projects at Stetson Hall and the CPC feels this is a great use of CPA funding and a worthwhile project that will help preserve this historic building, the CPC feels this project meets the guidelines of the CPA, and therefore supports the funding of this project.

Bond Payment

(\$35,106)

The Finance Director has determined a bond payment of \$35,106 this year. After the payment is made the remaining debt will be \$258,053; Powers Farm Phases I and II and the Grove Street Trail project with scheduled payoffs in 13-years.

Committee's Comments:

Whereas the Committee must pay the obligated amount on any CPC related bonding, and the Finance Director has determined the payment, the committee recommends this year's bond payment of \$35,106.

V. Randolph CPC Financial Overview

See attached FY2026 recommendation spreadsheet.

VI. Acknowledgements

The Community Preservation Committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC members' questions, and the support the Committee has received from every department in Town; specifically, the Finance Director, Town Clerk/Registrar's Office, Town Planner, Historical Commission, Town Counsel and Town Manager.

FY 2026 Community Preservation Committee Recommendations

	Received	2026 Appropriation	Section L, Item3.
001 CPA General Fund Account			
FY24 local receipts	\$1,202,556		
FY26 estimated abatements/exemptions	-\$15,367		
2.5% Tax	\$29,680		
State Match	\$182,530		
To Community Housing Account		\$139,940	
To Open Space/Rec. Account		\$139,940	
To Historic Preservation Account		\$139,940	
To Budgeted Reserve Account		\$874,503	
To Administrative Account		\$69,970	
To FY 26 Bond Payment		\$35,106	
		\$1,399,399	
Total Estimated Revenues for FY 2026	\$1,399,399		
002 Community Housing Account			
FY25 Balance	\$528,963		
Community Housing account 10% Set Aside	\$139,940		
Total Account Balance	\$668,903		
To: Town- Housing Coordinator		-\$62,268	
Balance after 2026 appropriations			\$606,635
003 Open Space and Recreation Account			
FY25 Balance	\$222,055		
Open Space & Recreation account 10% Set Aside	\$139,940		
Total Account Balance	\$361,995		
Balance after 2026 appropriations			\$361,995
004 Historic Preservation Account			
FY25 Balance	\$276,140		
Historic Preservation account 10% Set Aside	\$139,940		
Total Account Balance	\$416,080		
To Stetson Trustees-Stetson Hall Interior Painting		-\$40,000	
Balance after 2026 appropriations			\$376,080
005 Administrative Account			
CPA Admin Account from 5% of FY26 CPA Estimated Revenue	\$69,970		
Balance after 2026 appropriations			\$0
006 CPA Budgeted Reserve Account			
Budgeted Reserve account from FY26 Estimated Reserves	\$874,503		
Total Account Balance	\$874,503		
Balance after 2026 appropriations			\$874,503
Total CPA Estimated Accounts Balance**			\$2,219,213
Outstanding Debt- \$258,053			

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

CPA Fund Financial Update

FY25

Janine Smith
Director of Municipal Finance

FY26 Estimated Revenues

Estimated Revenues:

Gross Surcharge for FY24	\$ 1,202,556
Estimated abatements/exemptions	\$ (15,367)
2.5% Tax Increase	\$ 29,680
Estimated Surcharge for FY25	<u>\$ 1,216,869</u>
Estimated State Match (15%)	<u>\$ 182,530</u>
Total Estimated FY26 Revenue	<u>\$ 1,399,399</u>

Appropriations & Set Asides

Appropriations & Set Asides:

5% Administrative Budget	\$	69,970
10% Open Space Reserve	\$	139,940
10% Historic Preservation Reserve	\$	139,940
10% Affordable Housing Reserve	\$	139,940

FY26 Debt Obligations:

Amount

9/27/18 Powers Farm	\$	7,788
9/27/18 Powers Farm II	\$	14,569
9/27/18 Grove Street Trail	\$	12,750
	\$	35,106

Budgeted Reserve \$ 874,503

Total Appropriations & Set Asides \$ 1,399,399

Additional Debt Information

FY26 Debt Obligations:

	<i>Amount</i>
9/27/18 Powers Farm	\$ 7,788
9/27/18 Powers Farm II	\$ 14,569
9/27/18 Grove Street Trail	\$ 12,750
	<u>\$ 35,106</u>

<i>Outstanding after FY26 Payment</i>	<i>Last Payment Date</i>
\$ 80,644	9/15/2038
\$ 121,159	9/15/2038
\$ 56,250	9/15/2030
<u>\$ 258,053</u>	

Available Funding Sources

Required Reserves:

Reserve	FY24 6/30/24	FY25 Set Aside	FY25 Appropriations	Current Balance	FY26 Set Aside	Available for Projects
Community Housing	\$ 390,636	\$ 138,327	\$ -	\$ 528,963	\$ 139,940	\$ 668,903
Open Space	\$ 83,728	\$ 138,327	\$ -	\$ 222,055	\$ 139,940	\$ 361,995
Historic	\$ 227,813	\$ 138,327	\$ 90,000	\$ 276,140	\$ 139,940	\$ 416,080
FY25 Approved Projects						
Open Space: No Projects				Housing: No Projects		
				Historic:		
				Vital Records & Historic Documents	\$	75,000
				Oakland Cemetery Gravestone Restoration	\$	15,000

Available Fund Sources

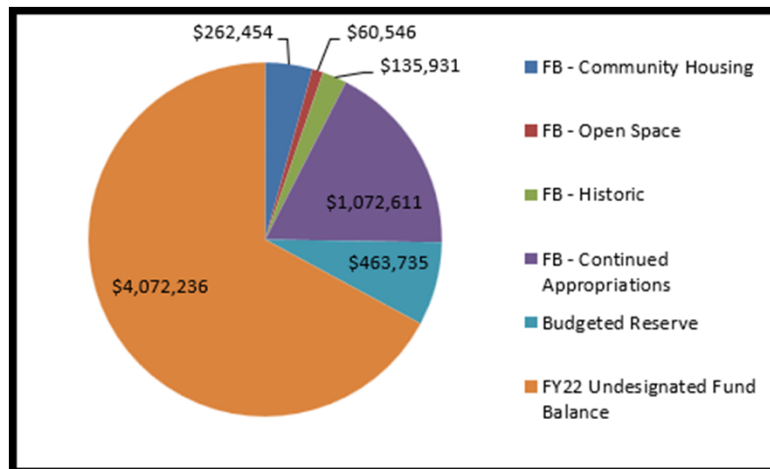
FY26 Budgeted Reserve	\$874,503
Undesignated Fund Balance	\$3,915,673

The budgeted reserve may be used any time during the fiscal year for any legal Community Preservation purpose. (July 1- June 30th)

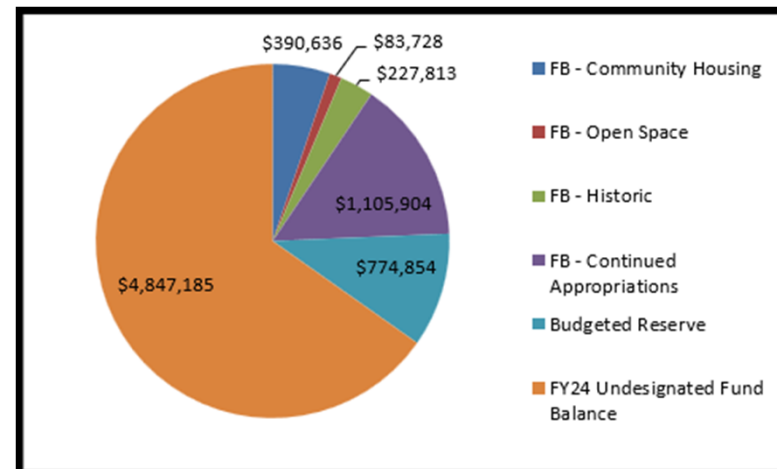
The undesignated fund balance may also be used after the Department of Revenue has reviewed the balance sheets from the prior year. This is done after the close of each fiscal year.

Fund Balance

FY23



FY24



Open Projects

Bylaw Archiving	\$ 3,299	2023 Historic Prop Survey	\$ 36,300
Stetson Hall Entrance	\$ 12,957	391 South St. Purchase **	\$ 4,245
Records Preservation	\$ 6,363	Interperive Wayside markers **	\$ 3,588
Park N. Randolph**	\$ 20,000	Playground Upgrades	\$ 2,795
Town Hall Rehab	\$ 162,895	Powers Farm Pond Hydro-raking **	\$ 2,000
Historic Lighting **	\$ 3,410	Fin, Fur & Feather	\$ 16,363
Reservoir Walk**	\$ 8,500	Forestry Preservation**	\$ 4,000
Noroway Pond Restoration**	\$ 46,400	RICC Pickleball	\$ 8,367
War Memorials Lighting **	\$ 7,090	Open Space Preservation Plan	\$ 46,795
Belcher Park Pond Restoration**	\$ 2,413	Archival Storage Items**	\$ 1,113
Rope Course Belcher Park	\$ 11,943	Glovers Brook Rehab**	\$ 3,178
DJ Simmonds Playground**	\$ 3,899	Dog Park Improvements**	\$ 17,750
Young Tennis Court Replacement**	\$ 140,000	Pickleball Courts Area	\$ 105,000
Belcher House ADA Rehab	\$ 161,000	Shared Housing Services	\$ 3,925
Stetson Hall Insulation	\$ 20,000	Luddington Park II	\$ 19,761
Stetson Roof & Wood	\$ 63,384	Girl Scout House Rehab	\$ 17,000
Stetson Hall HVAC Reno	\$ 69,937	Open Space & Rec Plan	\$ 15,000
Stetson Hall Gutter Install	\$ 40,000	Vital & Historic Records Preserve	\$ 75,000
Bicycle Master Plan **	\$ 40,465	Oakland Cemetery Restoration	\$ 15,000
		Signage	\$ 2,020
Total Project Balances		\$ 1,223,154	
** Indicates projects that have had NO activity in FY19, FY20, FY21, FY22, FY23, FY24 or to date in FY25.			

Council Order: 2025-051

**Introduced by: Councilor Jesse Gordon
June 23, 2025**

Council Order Concerning List Of Inspectors and Adjusters Relating to Blasting

WHEREAS, blasting is an activity that is regulated by the Commonwealth of Massachusetts; and

WHEREAS, pursuant to state law and regulations, prior to blasting, a permit must be received from the local Fire Department and various precautions must be undertaken; and

WHEREAS, as part of that process, blasting is monitored for dust, noise and vibrations; and

WHEREAS, that monitoring is limited to the immediate effects of the blasting, and does not encompass the long-term effects of underground vibrations; and

WHEREAS, the Town Council supports property owners who wish to have their property inspected prior to blasting to ensure that any damage caused by the blasting can be documented;

NOW, THEREFORE, BE IT ORDERED BY THE TOWN COUNCIL that the Town shall maintain, and make available to the public, a list of inspectors, adjusters and other professionals who offer pre-blasting inspection services. Any person who wishes to be included on the list shall be included upon their request. The Town shall not undertake any vetting of the listed inspectors, adjusters and other professionals and shall make no warranty or representation as to the quality of their work, but will maintain the list as a convenience to the public, so that the public may undertake whatever actions they deem necessary to ameliorate any long-term negative effects of the blasting on their property.

Ordinance Subcommittee Report

To: Christos Alexopoulos, Town Council President

From: Katrina Huff-Larmond, Chair, Ordinance Subcommittee

Date: July 11, 2025

cc: Richard Brewer, Subcommittee Member
Brandon Thompson, Subcommittee Member
Jesse Gordon, Town Councilor

**Re: Council Order 2025-051:
Council Order Concerning List Of Inspectors and Adjusters Relating to Blasting**

The Ordinance Subcommittee met on Monday, July 7, 2025 to consider *Council Order 2025-051: Council Order Concerning List Of Inspectors and Adjusters Relating to Blasting*, which was referred to the Subcommittee by the Town Council. Subcommittee members Katrina Huff-Larmond, Richard Brewer and Brandon Thompson were in attendance. Councilor Jesse Gordon, who is the proponent of the Council Order, was also present. The Town Attorney also attended the meeting.

After a thorough discussion, the Subcommittee voted unanimously to recommend that the Town Council not adopt the Council Order as presented, but instead request as follows:

That the Town, and specifically the Town Fire Department, make information available to members of the public advising them that they have the option of hiring an independent inspector or adjustor to review their property at any point in the blasting process, both before, during or after any blasting has taken place.

The Subcommittee has additionally requested that the Town Attorney draft an Ordinance for review by the Town Council that would i) increase the geographic area where notice of blasting must be provided, prior to blasting, and that would ii) increase the limits on the seismic effects that may be created through cumulative blasting, even if each individual blast is below the legal seismic limit.

The Ordinance Subcommittee has scheduled a meeting for Monday, August 11, 2025 at 5pm to discuss such a draft Ordinance. It is the hope of the Subcommittee that this Ordinance will serve as a model for changes that we would like to advocate for at the State level, so that these changes could be effective State-wide.