



TOWN COUNCIL MEETING

Monday, January 24, 2022 at 6:30 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

In accordance with Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 COVID 19 emergency, the Town Council shall meet remotely to avoid group congregation.

The public is invited to attend this meeting remotely, only via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town Website will be updated on the day of the meeting with the phone and computer access instructions.

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

B. Moment of Silent Prayer

C. Approval of Minutes

- [1.](#) Meeting Minutes- Dec. 6, 2021
- [2.](#) Meeting Minutes- Jan. 3, 2022 Inauguration
- [3.](#) Meeting Minutes- Jan. 10, 2022

D. Announcements from the President

E. Presentations

F. Public Hearings

G. Public Comments/Discussions

H. Proclamations

I. Appointments

- 1. 2022 Council Appointments:**
 - 1) Library Trustees
 - 2) Veterans/Military Services Committee
 - 3) Joint Board/Tri-Board
 - 4) CPC

2. 2022 Council Subcommittee Appointments:

- 1) Economic Development/Small Business/Real Estate
- 2) Finance
- 3) Human Services/Seniors/Recreation
- 4) Ordinance
- 5) Public Safety

J. Motions, Orders, and Resolutions

K. Town Manager's Report

L. Old/Unfinished Business

M. New Business

1. Ratify the NEBBA, Local 18 - Dispatchers Contract
2. Transfer of General Fund Free Cash To Randolph Redevelopment Authority

N. Correspondence

O. Committee Reports

P. Open Council Comments

Q. Adjournment

Upcoming Town Council Meeting Schedule

February 14 & 28

March 14 & 28

April 11 & 25

May 9 & 23

June 13 & 27

July 11 & 25

August 8 & 22

September 12

October 3 & 17

November 7 & 21

December 5 & 19

Town Council meeting 12/6/21

Councilor W. Alexopoulos called the meeting to order. Councilor Clifton led the Pledge of Allegiance.

A moment of silent prayer was held.

Meeting Minutes from 11/22/21

Councilor C. Alexopoulos made a motion to approve, seconded by Councilor Brewer.

Roll-call vote: 8-0-0 (Councilor Burgess not at the meeting at the time of the vote)

Public Comments

The Family of Paul Fernandes donated a gift of \$2,000 to the Community Center. Councilor W. Alexopoulos made a motion to accept the \$2,000 gift from the Fernandez Family which was seconded by Councilor Egan. Roll-call vote: 8-0-0 (Councilor Burgess not at the meeting at the time of the vote).

Councilor W. Alexopoulos noted at the beginning of public comments that the last several months have been very lenient on the way it has been run. It is not a back and forth. It will be limited to one topic and I will allow one speaker for each topic.

Randolph Youth Council – Ashley Laurent and Michael Larmond attended the meeting. Ms. Laurent noted about a toy drive that is currently taking place.

Sandra Cohen – Wants to know if the census count is going to be disputed.

Paul Meoni – 1) district map, urge you to keep the current format. 2) urge you to file a challenge with the regards to the census count. 3) Special Municipal employees – ask that you hold off on this. Do a workshop with the MMA.

Gladys McClain – Called to speak about Rosemont Square and the trash issue.

Asia Stanley – Called to speak about 14 Thompson Drive and wants to know when the conditions are going to be addressed.

Councilor W. Alexopoulos – Your letter was forwarded on to the Board of Health for their review/investigation.

Judy Gangel – Would like the town to come up with some type of community service credit for students to shovel driveways and walkways for seniors.

Paul Foos, from Brockton – Discussed Rosemount Court trash issue.

Town Managers Report

Town Manager Howard gave the following report:

- 1) Regular water treatment taking place, may experience low pressure.
- 2) Testing and vaccine: had an event specific to Randolph youth. 142 Randolph children vaccinated yesterday. We do the children at any point but we have been doing some directive mailings. Another event coming up on December 12th.
- 3) Testing is getting big again, strongly suggest booking an appointment.
- 4) Winter Onederland taking place this weekend. Rolling rally for the RHS Football team and they will be lighting the switch to turn on the holiday lights. Liz Larosee gave an update of all the events.

Councilor Burgess entered the meeting.

Councilor Clifton – Commend the Director of Community Programming. Hoping there was something bigger and more significant in terms of the celebration for the RHS Blue Devils considering the historic nature of their accomplishment. Do not want it part of something else that is happening, warrants something big and community wide.

Councilor Huff-Larmond - Big on role modeling and how can we use this opportunity. Encourage students to want more of this and maybe that means staying within the Randolph school system. How can we turn this into something to turn the schools around.

Councilor Gordon – 1) PFAs meeting for Randolph/Holbrook Tri-town on the calendar for tomorrow. 2) December 8th is the DCR Poncapog Park meeting, would like to hear your comments on that.

Town Manager Howard – We were the first to put together a meeting with the folks from Mass DEP and some of those individuals will be attending the meeting for Holbrook. The link for the meeting is on the town webpage.

Re-precincting Maps

Councilor W. Alexopoulos – At the last meeting the Town Council voted on the 12 precinct map and voted on District 4. There were two motions and several amendments left off at the last meeting. There are two options:

- A) Motion was made for District 1 to be Precincts 1, 2 and 3. District 2 to be Precincts 7, 8 and 9. District 3 to be 4, 5 and 6 and we already did District 4 which is 10, 11 and 12.
- B) Motion is District 1 would be 1, 3 and 4. District 2 would be 2, 8 and 9. District 3 would be 5, 6 and 7 and District 4 is 10, 11 and 12.

At this time there are two options for the Councils vote. Ask for a vote on these two options. Want to thank Councilor Gordon for putting together the map that illustrates both options.

Councilor Burgess – Historically we have started at the South end of town. We have a senior member and that senior member has some weight.

Councilor Gordon – I understand from the previous meeting that most people were not clear on what is going on. The goal is where the district councilor resides and they all live in different districts. Mr. Burgess proposal has me not living in my own district.

Councilor Burgess – Where is the rule you are referencing.

Councilor Gordon – There are no written rules but the rules that the State commission adheres to is you must be in your district and you do not force them into a conflict with each other. I support Councilor Egan's proposal.

Councilor Huff-Larmond – Going through this whole process there was an unmentioned rule about putting current elected officials in the same district. When Jesse was putting together the maps, he was thinking off. He has been part of the process from the beginning. For myself it is not an issue. The only thing I am thinking about is keeping the community intact. Want residents to be familiar with their voting place.

Councilor W. Alexopoulos – The motion is we choose either Option A or Option B.

Attorney Griffin – Option A or B have been seconded in many ways so you can go around and just ask people to pick.

Councilor W. Alexopoulos – Make a motion to approve Councilor Order 2021-046 as printed with option A or B, seconded by Councilor Burgess.

Councilor Huff-Larmond – A

Councilor Gordon – A

Councilor Egan – B

Councilor Clifton – B

Councilor Burgess – B

Councilor Brewer – B

Councilor W. Alexopoulos – B

Councilor C. Alexopoulos - B

Option A = 2

Option B = 6

District 1 will be 1, 3 and 4. District 2 will be 2, 8 and 9 and District 3 will be 5, 6 and 7 and District 4 will be 10, 11 and 12.

Councilor W. Alexopoulos – We have to approve the Metes Bounds?

Attorney Griffin – If you are leaving the numbers as they are I believe it achieves that but you can ask Town Clerk.

Councilor W. Alexopoulos – District 1 has precincts 1, 3 and 4. District 2 has precincts 2, 8 and 9. Are you okay with leaving them like that or do you want to have them renumbered.

Town Clerk Sass – It's really up to the council, we can renumber them. It would probably make sense to renumber them so that 1, 2 and 3 still vote at the same place, 4, 5 and 6. Same polling locations will have the same precinct numbers.

Councilor Burgess – Move to ratify the metes and bounds as presented to the Council from the work of the Town Clerk, Town Engineer and the State as they exist today.

Councilor Egan – I did not vote for the motion I made because I think Councilor Burgess point on a southern district was a good point. For the metes and bounds we would just have to change them on the map. Would be interested in renumbering the precincts.

Councilor W. Alexopoulos – Looking at the right hand map, are you looking to do the bottom in the blue 1, 2, 3 where 1, 3 and 4 is? Where the red is 4, 5, 6 and green 7, 8 and 9 and pink stays the same 10, 11 and 12.

Councilor Clifton – Would like recommend that 4 becomes 2 and 1 and 3 stay the same.

Councilor Egan – Most of the people in most of the precincts would stay in the precincts that they were in before.

Councilor W. Alexopoulos – What Jesse suggested is defined better.

Attorney Griffin – precinct will remain precinct 1. Precinct 4 will become precinct 2. Precinct 3 would remain 3. Precinct 2 will become 4. 8 will become 5. 9 will become 6. 5 would become 7. 6 would become 8. 7 would become 9 and 10, 11 and 12 will remain the same.

Councilor Egan seconded the amendment.

Roll-call vote: 9-0

Councilor W. Alexopoulos – The certification in the packet needs to be signed by the Council. That will be in the Town Clerk's office for signatures.

Councilor Clerk Sass – Need the letter by December 15th.

2021-043

Councilor W. Alexopoulos – Proposed this a few meetings ago. Have an amended version which adds School bus drivers, monitors and mechanics to the list.

Councilor Burgess – so moved the order as amended, seconded by Councilor Egan.

Councilor Gordon – Have a lot of questions about the length of the list and whether some are appropriate and if they should be on the list. We should go line by line.

Councilor W. Alexopoulos – Most of these positions are part-time or volunteer. They are not full-time employees and the idea is that a lot of these have already been designated clerical positions. Allow them to be part of the town of Randolph and maybe part of another community as well.

Councilor Clifton – I am not sure if the community is aware of what we are talking about. Think it needs further discussion. Randolph has a tremendous amount of residents who have talent and ability that the Town can utilize to help improve the boards and commissions. I would want to think residents are given preference to join boards and commissions than to compete with employees of the town.

Councilor Burgess – they are designated as a special municipal employee so they have the ability to do both municipal jobs. I do not recall any employee being put on a board over a resident. I believe it is more of a legal definition. If a councilor wants two weeks to review titles and has questions on positions, I would withdraw my motion to allow the councilor two additional weeks.

Councilor W. Alexopoulos – The electrical inspector may be allowed to do it in another community. Gives them flexibility.

Attorney Griffin – The basic rule under the state ethics act is you may only have one municipal, they don't want you to have divided loyalties. If you have a job that is part time or where you are permitted to work for more than one entity during regular work hours and that job is designated as special. If you have someone who works for the CPA that person could also work for the Disabilities Commission without violating the ethics act. An animal control officer could work 15 hours in Randolph and 15 hours in Holbrook without violating the State ethics act. This is specifically for part time positions. It would not cover any regular full time employee.

Councilor Huff-Larmond – If someone has a part time job in Randolph they are eligible to have another part time job in another community, how does that effect the employee in Randolph who maybe has a part time job and wants another part time job in Randolph. It could be two part time jobs in Randolph.

Attorney Griffin – You will see that with someone that serves as Clerk is in the same town. If that was designated as Special employee that person could do the minutes for various commissions/boards.

Councilor Huff-Larmond – Why are we going through this list if it is something that has happened in the past?

Attorney Griffin – The last time this list was updated was more than 15 years ago and the form of government has changed and the structure of the town has changed. We have a number of boards and committees that did not exist at all and a number of clerical positions. So this is meant to be an update to the list that was prepared many years ago. If there is a job on here that the Town Manager decided to hire a full time employee then that job would not be a special employee. Being on the list doesn't mean you can have another job.

Councilor Clifton – What is the genesis of this order? How did it come about?

Councilor W. Alexopoulos It came up because of the Deb situation. Deb went to work for another municipality and I asked her to stay on to do the minutes for the Town Council and Licensing Board. Chairman asked her to do the work of the license renewals. Otherwise she would not be able to do those functions. At the same time we went through the list and decided to add the new job titles to the list and put this order together.

Councilor Egan – Make a motion to call the question.

Councilor Burgess – I will withdraw my motion for the councilor who wants two weeks.

Councilor W. Alexopoulos – It is the pleasure of the council to hold off until the next meeting?

Councilor Clifton – I would support that.

Councilor W. Alexopoulos – I will hold off on this until the next meeting. We will give the council adequate time.

2021-047

Councilor W. Alexopoulos read the order in full. Order was introduced by Town Manager Howard.

Town Manager Howard – There are contractual costs involved and we have had to cover shifts. We have had a number of long term injuries that have required covered shifts. We hired 9 officers. 2 were able to go to work and 3 of them did not pass the PATs. In the hiring of those positions the goal was to limit OT. I believe there is \$44,000 left in that account and this is necessary to continue to operate. This is the immediate need, I ask the councils support.

Councilor Clifton – These lateral transfer will those be at different levels?

Town Manager Howard – No, you can only do laterals at the patrol level. We have had hit or miss in the past having folks come in as laterals. If you apply for a lateral your current town has to sign off on it so we might not have much luck in today's market. Civil Service is a slow process. Chief has made a number of moves in the department.

Councilor Egan – Make a motion to approve Council Order 2021-047.

Councilor C. Alexopoulos – I second that motion.

Roll-call vote: 8-0-0 Motion passes. (Councilor Clerger not on line at the time of the vote).

Correspondence

- 1) Country Club Drive resident letter addressed to the DPW dated 11/9/21 for pot hole and paving on their street.

Town Manager Howard – There is no question if we can get them on the Spring list, it is listed as a major rehab. We try to group streets because there are different charges involved when they set up on the streets.

Councilor Clifton – Spoke with Brian a few weeks ago. Country Club drive is deplorable. Since October 30, 2014 I have received correspondence from a resident that the road is in really bad shape. This goes way back that the residents have been advocating for assistance.

Councilor Gordon – I have a listing of streets done this year, 6 for a total of \$1M. I think the list should be made public so they can see how streets can be paved.

Councilor Burgess – We have to have a conversation on sidewalks because we can't maintain sidewalks. Is it really worth the investment of certain streets having a sidewalk.

Councilor Huff-Larmond – Hoping there is something we can do and do it better. When did we put this list together with all these streets?

Councilor W. Alexopoulos – This list is about 10 years old and gets updated on an annual basis.

Town Manager Howard – It was re-evaluated in the last year and a half. I do see some of the streets when I drive around. They rate the streets based on how much they are traveled. There are streets that are poor that only impact 5 homes but there may be cut through that affects others.

Councilor Clifton – I think Councilor Gordon might have caused confusion by implying that the road will not be paved until 2035. That is not what he was trying to convey but that is how it came across.

- 2) Letter from National Grid dated 11/9/21 the annual alert that is received.
Councilor W. Alexopoulos – That letter should be forwarded to Conservation.
- 3) Letter from our State Representatives. Dated 11/17/21. Signed by Driscoll, Ayers and Cusack, comments about funding that has come in recent years.

Councilor Burgess – Point of information, have we received a letter signed by the 3 representatives other than this one? I am appalled that they would write this document. They missed the point. The point was on redistricting. Milton and Quincy got 90% reimbursement. Randolph got 66%. That's the argument I was making. I appreciate the funding they have been able to obtain for us. Most of which is based on formulas by the government.

Councilor Clifton – I believe that whenever a councilor is representing his constituents he should be able to do that uninhabited.

- 4) Letter dated 11/9/21 from Rep Driscoll to the Town Manager and the Council President. In this letter Rep Driscoll wants to make sure the town is aware of the census count and it is 16 people short of the Gateway City designation.

Councilor W. Alexopoulos – What would the process be?

Attorney Griffin – The Census Bureau has an appeal process but they have not formally begun the process yet. Should take place in early 2022.

Councilor Clifton – Do we know what is the track record of challenging is?

Attorney Griffin – I do not know what the track record is. We will be in a position to do it if the council wants to do it. The period to file has not started yet so we have not appealed yet.

Councilor Clifton – How can we benefit being a Gateway City?

Attorney Griffin – Gateway City program is a grant funding program that is available to cities that meet certain qualifications, including population qualification. Only a small percentage of the towns in Massachusetts meet the qualifications and there is significant amount of funding available for all sorts of public projects.

Town Manager Howard – There are certain things in government that are no brainers and doing everything we can to qualify for this falls into that category. Anything we can do we need to do. There are other components that they look at that is data driven and the Town Clerk and Town Planner will be looking at those numbers.

Councilor Gordon – there are two things here and I am happy to write up the benefits of a Gateway City if we need to have a resolution or something like that. The specifics are to look at particular census blocks and compare them to what we know about the people who live there.

Councilor W. Alexopoulos – Nobody has ever come forward to say hey once you surpass the 35,000 population threshold there are additional benefits.

Councilor Clifton – Think we should respond to Rep Driscoll's formal letter.

- 5) Letter from Rep Driscoll – saying he watched the October 18th meeting and he wanted to make sure he forwarded all the councilors the State Redistricting process.
- 6) Letter from Comcast 11/18/21 – providing information about pricing and content.

Committee Reports

Friends of the Library – Councilor Brewer – holding a book and bake sale at the Library on 12/11/21 from 1 to 3 during the Winter Onederland festivities. Teens half day hangout on 12/8 and 12/15.

Council Comments

Councilor Gordon – Commented on PFAs Holbrook meeting last week. Holbrook exceeded their PFAs limit. There is a 12/8/21 meeting for Ponkpog pond. Many millions being spent on that, most of it not in Randolph and they want to hear from people of Randolph. State money, no taxes being raised.

Councilor Clifton – Congratulate our Randolph High School Blue Devils on their historic achievement.

Councilor Brewer – Want to say how proud I am off the football team and what they have accomplished.

Councilor Clerger – Congratulations to the Blue Devils. We are very proud of you.

Councilor Huff-Larmond – Want to congratulate the football team on their accomplishments. Randolph Youth Council Toy drive. Two boxes, one at RICC and one at the Town Hall. Thank Brian for putting the water letter out in multiple languages.

Councilor C. Alexopoulos – Congratulations to the football team for winning their super bowl. It takes a lot, it's not just about winning a game, it's about life. So proud of them. It is a great feeling and same with the Blue Hills football team. North Randolph Tree lighting will be Sunday, December 12th. Will post the information on Facebook and the Website.

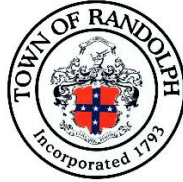
Councilor Egan – Want to congratulate the Blue Devils, making us proud.

Executive Session

Councilor W. Alexopoulos read the Executive Session language into the record.

Roll-call vote to go into Executive Session: 8-0-0 (Councilor Burgess not on line at the time of the vote).

Councilor W. Alexopoulos – Going into Executive Session and will not be coming back to public session.



Meeting Minutes
Inauguration Ceremony for Elected Officials
Monday, January 3, 2022 5:30 p.m. (by Zoom)

Town Manager Brian Howard began the ceremony by inviting all to recite the Pledge of Allegiance.

Town Clerk Cheryl Sass swore in the Trustees of the Stetson Fund: Henry M. Cooke, IV and Judith S. Gangel.

Town Clerk Cheryl Sass swore in the School Committee: Jaime E. Ackles, Cheryl A. Frazier, Ida V. Gordon, Lisa A. Millwood, Andrea E. Nixon, and Allaphia Sackeena Richards.

Town Clerk Cheryl Sass swore in the Town Council: Christos Alexopoulos, William Alexopoulos, Richard A. Brewer, Jr., James F. Burgess, Jr., Natacha J. Clerger, Kenrick W. Clifton, Ryan Egan, Jesse A. Gordon and Katrina M. Huff-Larmond.

Councillor Burgess called for the Organization of Committees, as the member senior in years of service.

Councillor Burgess asked the Town Council for nominations for Council President. Councillor Huff-Larmond nominated Councillor Clifton, seconded by Councillor Gordon. Councillor Brewer nominated Councillor William Alexopoulos, seconded by Councillor Christos Alexopoulos.

Roll Call Vote:

Christos. Alexopoulos:	William Alexopoulos
William Alexopoulos:	William Alexopoulos
Richard Brewer	William Alexopoulos
James Burgess:	Present
Natacha Clerger:	William Alexopoulos
Kenrick Clifton:	Kenrick Clifton
Ryan Egan:	William Alexopoulos
Jesse Gordon	Kenrick Clifton
Katrina Huff-Larmond:	Kenrick Clifton

Councillor William Alexopoulos received a total of 5 votes

Councillor Kenrick Clifton received a total of 3 votes.

Councillor Burgess asked the Town Council for nominations for Council Vice President. Councillor Clerger nominated Councillor Clifton, seconded by Councillor Gordon.

Roll Call Vote:

Christos Alexopoulos:	Kenrick W. Clifton
William Alexopoulos:	Kenrick W. Clifton
Richard A. Brewer, Jr.	Kenrick W. Clifton
James F. Burgess, Jr.:	Kenrick W. Clifton
Natacha J. Clerger:	Kenrick W. Clifton
Kenrick W. Clifton:	Kenrick W. Clifton
Ryan Egan:	Kenrick W. Clifton
Jesse A. Gordon	Kenrick W. Clifton
Katrina M. Huff-Larmond:	Kenrick W. Clifton

Councillor Kenrick Clifton was unanimously voted as the Town Council Vice President.

Town Clerk Cheryl Sass swore in William Alexopoulos as President and Kenrick Clifton as Vice President of the Town Council.

Councillor Burgess asked President Alexopoulos if it was his intention to be the Town Council Representative to the School Committee. Councillor Alexopoulos stated that he would be serving as the Council Representative.

Town Clerk Cheryl Sass swore in William Alexopoulos as the Town Council Representative to the School Committee.

Councillor Burgess asked the School Committee for nominations for Chairperson. Cheryl Frazier nominated Ida Gordon, seconded by Allaphia Sackeena Richards. Lisa Millwood nominated Andrea Nixon, seconded by Jaime Ackles.

Roll Call Vote:

Jaime Ackles:	Andrea Nixon
Cheryl Frazier:	Ida Gordon
Ida Gordon:	Ida Gordon
Lisa Millwood:	Andrea Nixon
Andrea Nixon:	Andrea Nixon
Allaphia Sackeena Richards:	Ida Gordon
William Alexopoulos:	Andrea Nixon

Andrea Nixon received a total of 4 votes.

Ida Gordon received a total of 3 votes.

Councillor Burgess asked the School Committee for nominations for Vice Chairperson. Andrea Nixon nominated Lisa Millwood, seconded by William Alexopoulos. Ida Gordon nominated Cheryl Frazier, seconded by Allaphia Sackeena Richards.

Roll Call Vote:

Jaime Ackles:	Lisa Millwood
Cheryl Frazier:	Cheryl Frazier
Ida Gordon:	Cheryl Frazier
Lisa Millwood:	Lisa Millwood
Andrea Nixon:	Lisa Millwood
Allaphia Sackeena Richards:	Cheryl Frazier
William Alexopoulos:	Lisa Millwood

Lisa Millwood received a total of 4 votes.
Cheryl Frazier received a total of 3 votes.

Town Clerk Cheryl Sass swore in Andrea Nixon as Chairperson and Lisa Millwood as Vice Chairperson of the School Committee.

Councillor Burgess asked for nominations for Chairperson of the Stetson Fund Trustees. After discussion, it was decided that Henry Cooke will continue to serve as Chair until such time as the vacancy on the board is filled.

Town Manager Brian Howard ended the Inauguration.



Town Council

Meeting Minutes

Monday, January 10, 2022 6:00 p.m. via Zoom

The public is invited to attend this meeting remotely only, via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town website will be updated on the day of the meeting with the phone and computer access instructions.

Call to Order – Roll Call – Pledge of Allegiance: President W. Alexopoulos called the meeting to order

Roll Call - Members Present: Christos Alexopoulos, William Alexopoulos, James Burgess, Richard Brewer, Natacha Clerger, Kenrick Clifton, Ryan Egan, Jesse Gordon and Katrina Huff-Larmond

Pledge of Allegiance: Councillor Clerger led the pledge of allegiance.

Moment of Silent Prayer: In memory of former Registrar, Lallie Falls and resident Don Watts.

Approval of Meeting Minutes: President Alexopoulos asked for a motion to approve the minutes of the December 6, 2021 Town Council Meeting. Councillor Burgess asked that the minutes be placed on the next agenda, and President Alexopoulos agreed.

Announcements from the President:

1. President Alexopoulos appointed Councillor Gordon to the Master Plan Implementation Committee.
2. Town Manager Howard emailed the council wishing to extend his contract. President Alexopoulos appointed Councillor Clifton, Councillor Brewer and himself to the committee formed to negotiate the Town Manager's contract.
3. The Fire Chief has officially retired, but agreed to stay until a replacement is found. There will be a "Fire Chief Assessment Process," and a committee will be created so the council will be part of the review process of the resumes before they are sent to the Assessment Center. President Alexopoulos asked that interested councillors let him know by text or email.
4. Discussion re: joint meeting between Council and Stetson Trustees to appoint a new member of the Stetson Trustees, and a joint meeting on the Town Council and School Committee to appoint a new member of the Blue Hills Regional Technical School Committee. President Alexopoulos asked those interested to send a letter of intent and resume to him, no later than Friday, January 21st at 4:30. Town Manager Howard stated that there would be an email blast and advertising on social media with regard to both vacancies and how to apply. Candidates will be brought forward at the meeting so the Council can ask questions. The process will be determined when resumes and letters of intent are received, and a list of candidates will be provided to the Council prior to the meeting.

Public Comments:

Cheryle Totten: Driver's speed down Cross Street. Ms. Totten asked if the town will look into adding a sidewalk for pedestrian safety on Cross Street. President Alexopoulos stated that the council would take a look at it.

Sandi Cohen: Asked if the Town Council and the Town Manager would consider a short-term mask mandate. President Alexopoulos stated that the Town Manager and Gerry Cody would make that determination.

Michelle Efendi: Asked that a declaration be made by the Council, the Town Manager, and the Public Health Commissioner that vaccine passports will never be allowed in the Town of Randolph. In addition, she filed a complaint with the Town Manager and Public Health Commissioner with regard to Board of Health Member Dov Yoffe 6 days ago, and has not received a response.

David Mulligan: Asked if there a realistic goal for PFAS, other than trying to get below the state minimum by putting a filter on the treatment plant, especially in the older pipes where more PFAS has accumulated. President Alexopoulos stated that the charcoal filters in the new treatment plant will take care of all those issues. Mr. Howard stated that he has not seen anything from Mass DEP that indicates that part of the PFAS issue for any community is residual from the pipes it is the water source.

Appointments:

President Alexopoulos asked Councillor Burgess and Councillor Clerger which subcommittees they are interested in serving on. Councillor Huff-Larmond asked President Alexopoulos why the Economic Development and Small Business Support is not one committee. President Alexopoulos stated that he plans on making the Small Business Support, Economic Development and Real Estate one committee. President Alexopoulos asked that Attorney Griffin send a list of the subcommittee assignments from last year to the council. Councillor Clerger stated that she was on the Library Trustees and Human Services subcommittees, and would be willing to serve on the same committees again or wherever there is a need.

Town Manager's Report

1. There is a vacancy on the Disabilities Commission. Keith Wortzman (Chair) asked that I bring forward Kathleen Camara as a member. Councillor Burgess made a motion to appoint Kathleen Camara to the Disabilities Commission, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 7-0-1 (Councillor Clifton absent; Councillor Gordon recused himself)

Town Manager Howard stated that due to the extreme cold, the Covid Testing site will be closed on January 11. More than 13,000 at home rapid test kits were handed out. The next distribution will be Saturday, January 15. Residents can sign up on the town's website or call the Turner Free Library or the RICC. The vaccine site has moved to Shaw's Plaza. Walk-ins are welcome, however signing up on the town's web site is recommended.

Councillor Huff-Larmond expressed her concerns over the fact that the at-home test kits are not reported or traceable, especially with the tests given to students. Town Manager Howard said that the State has made it clear - they don't want communities taking at home kits and entering the data into Maven. Councillor Huff-Larmond reminded the public to check the expiration date on the at-home test kits. Town Manager Howard said that the kits the town has given out all expire late in May, as they have a 6-month shelf-life. The kits being distributed on January 15 expire in June or July.

Councillor Gordon asked Town Manager Howard about the “Mask Up” Program. Town Manager Howard stated that masks are required in all municipal buildings, employees of businesses are expected to wear masks. He stated that it is not a mandate as the Town does not have the ability to enforce it. The Board of Health has been doing spot checks since we started the program, and businesses have been 90%-100% in compliance.

Lastly, Town Manager Howard informed the public that the Martin Luther King event will be held virtually on Monday, January 17th at 4:00. The information will be posted on the website, and RCTV will replay it. If possible, it will also be streamed on the Town’s Facebook Page.

Councillor Burgess informed Town Manager Howard that there is graffiti on the side of the Public Storage Building and the Building on the corner of Short Street and North Street. In addition, he asked that the Town Manager look into the items being stored 16 Fencourt Ave since the property was sold. Town Manager Howard said was unaware of these issues but will look into them and have them addressed. Councillor Clifton stated that he brought this to the attention of the Building Inspector and understood that the items were being moved.

Councillor Burgess stated that North Randolph only had a Christmas Tree this year, but wreaths were not hung. Town Manager Howard stated that he would order more wreaths for next year. Councillor Burgess also mentioned that, as the decorative lights on North Main Street are replaced, they are being replaced without outlets. Each pole should have an outlet. Town Manager Howard agreed that more holiday lights are needed in North Randolph and that he would look into the outlet issue.

Councillor Burgess stated that residents are charged a 12% penalty on an overdue water bill. He believes that amount is exorbitant. Finance Director Janine Smith responded by saying that she will look into it, but she believes the fee is set by law. She will report back to the Council.

Councillor Burgess stated that the Council received an email last week. He asked that the Town Manager facilitate the ability to get the Finance Director on the appropriate books. Town Manager Howard stated that he was told that it was done, and if it is not done, he will ensure that it is. Councillor Clifton commended the Finance Director for her email, and stated that he would like to see these issues come on a timelier basis. Councillor Huff-Larmond stated that it is a team and didn’t want it to seem like it was just one department. Councillor Burgess agreed that it is not one department, but that it is a department under the umbrella of the Finance Director.

Councillor Burgess asked how many Assessors we have had. Town Manager Howard stated there was an individual who retired in October of 2021 and there have been 2 other individuals in that role since. Councillor Burgess suggested hiring an individual who already works for the town in a different role, but teaching that individual how to be an Assessor. Councillor Gordon recommended implementing a “hiring bonus” to give potential candidates an incentive to apply. Councillor Clerger suggested someone in the Assessor’s Office may be qualified for the job. Town Manager Howard stated that finding qualified candidates is a problem across the state. The job has not been posted yet, since he has not decided whether to hire an Assistant Assessor, and hire a firm to be the signatory authority. The firm would train the Assistant and once the Assistant is certified as an Assessor, they would become the Principal Assessor. Councillor Huff-Larmond added that a top priority should be making sure the pool is diverse.

Councillor Burgess asked Attorney Griffin to draft an order making January 6th a day when we hang flags as we do on Memorial Day and the Fourth of July.

Old Business:

Council Order 2021-043 Designation of Special Municipal Employee Positions. Councillor Burgess made a motion to approve, as amended at the last Council Meeting. Seconded by Councillor C. Alexopoulos.

Roll Call Vote: 9-0-0.

New Business:

1. 2022 Council Meeting Schedule. Councillor C. Alexopoulos made a motion to approve. Seconded by Councillor Brewer. Councillor Clerger inquired as to when the Council will be meeting in person again. President Alexopoulos stated that it would be a couple more months. Councillor Gordon proposed scheduling a "Strategic Planning Meeting." It was agreed Councillor Gordon would email President Alexopoulos with a date and time to hold such a meeting.

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

2. Council Order 2022-01: Council Order to Amend Plastic Bag Ordinance was introduced. After discussion, it was agreed that it would be taken up at the next meeting.
3. Council Order 2022-02-Transfer of Free Cash for Pool Heater Replacement. After discussion, Councillor Brewer made a motion to approve. Seconded by Councillor Burgess.

Roll Call Vote: 9-0-0.

4. Council Order 2022-03-Transfer of Free Cash to Stabilization Fund. After discussion, Councillor C. Alexopoulos made a motion to approve. Seconded by President Alexopoulos.

Roll Call Vote: 9-0-0.

5. Council Order 2022-04: Payment of FY21 Unpaid Bills – General Fund. After discussion, Councillor Clifton made a motion to approve. Seconded by Councillor Clerger.

Roll Call Vote: 9-0-0.

6. Council Order 2022-05: Transfers into OPEB Stabilization Account. After discussion, Councillor Clifton made a motion to approve. Seconded by Councillor C. Alexopoulos.

Roll Call Vote: 9-0-0.

President Alexopoulos asked Finance Director Janine Smith the balance of the Water/Sewer Retained Earnings Account. Ms. Smith stated that after this vote, the balance is \$2,665,014.00. He then asked the balance of the Stabilization Fund. Ms. Smith informed the President that the balance is \$8,052,000.00

7. Council Order 2022-06: Transfer to General Fund Free Cash to Law Department-Expenses. After discussion, a motion to approve was made by Councillor Clifton. Seconded by Councillor Egan.

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

Councillor Huff-Larmond asked if a traffic light could be placed at the intersection of Oak Streets. A discussion followed about engineering firms, traffic studies and costs involved. Town Manager Howard will get the information requested from Beta Engineering. He also suggested the possibility of adding this project to the Capital Plan.

Councillor Clifton stated that Phase One and Phase Two of the Traffic Study have been done. He asked the Town Manager to look into completing Phase Three and expediting the implementation of Phases One and Two. With regard to the Oak and North Streets intersection, Councillor Brewer recommended looking into cutting down the grade and adding turning lanes. Councillor Burgess recalled appropriating approximately \$500,000 to implement some traffic enhancements. He believes there is about \$300,000 left in the account. Town Manager Howard said that he would look at the account and get the balance. President Alexopoulos asked that the information be provided within 4 weeks.

Councillor Comments:

Councillor Burgess: Encouraged residents to get their flu shot at the Vaccination Site in Shaw's Plaza.

Councillor Clerger: No Comments.

Councillor Gordon: Spoke with the Chair of the Gateway City Caucus with regard to the Census Question Review. To get our census count increased from 16 fewer than 35,000 to over the limit of 35,000 which qualifies us as a gateway city, which qualifies the Town for state grants. He proposed door knocking to get residents to sign affidavits as to how many people were residing in the home since April of 2020.

Councillor Gordon informed the public the Caucus for the democratic Convention will be held on February 5 at 11am or virtually. The purpose of the Caucus is to get elected as a delegate in order to attend the convention, which determines who will be on the democratic primary ballot. There will also be a Republican Caucus. Any registered voter is eligible to attend a Caucus.

Councillor Huff-Larmond wanted to ensure that information about the covid test kits is available in different languages. The MLK event will be held virtually due to the uptick in Covid. Performances will be live on RCTV. She wished everyone a Happy New Year and informed the public of a raffle being run by Autism Sprinter for students who have gotten their Covid vaccination.

Councillor C. Alexopoulos: No Comments.

Councillor Egan: Confirmed meeting dates to fill Stetson Trustees Vacancy and Blue Hills Vacancy. President Alexopoulos stated that the meeting with Stetson Trustees will be held on 1/24, and the meeting with the School Committee will be held on 1/27. He asked where the council stands on hiring a Town Council Clerk. President Alexopoulos stated that has several applications that he is in the process of reviewing. Councillor Egan wished everyone a Happy Martin Luther King Day, and stated that he hopes that everyone will commemorate a day that is a very important part of our history.

Councillor Brewer: Thanked Gerry Cody, Liz LaRosee, Police and Fire Departments for all of their hard work being done at the Covid Testing Site. Thanked the DPW for their work in clearing 12 inches of snow from roads and sidewalks, especially since they are short-handed.

Councillor Ken Clifton: Thanked the health workers, the police, fire, and volunteers in to ensure our safety and health. He believes the positivity rate is close to 7, which is a dramatic increase from the summer. Implored residents to continue their efforts to be safe and secure. Wished the residents a happy MLK day. He extended his condolences to the family of actor Sidney Poitier, of Bahamian decent, who died at the age of 94. He thanked Mr. Poitier for the inspiration he has been to so many citizens of all colors and creeds. Councillor Clifton wished all of his constituents and all residents a Happy New Year.

Adjournment:

Motion to Adjourn made by Councillor Clerger. Seconded by Councillor Clifton.

Roll Call Vote: 9-0-0.

Memorandum of Agreement

By and between the

New England Police Benevolent Association, Inc, Local 18B,

And

The Town of Randolph, Massachusetts

WHEREAS, the Town of Randolph (the "Town") and New England Police Benevolent Association, Inc., Local 18B (the "Union"), have bargained collectively for a new collective bargaining agreement (the "New Agreement") to for the period July 1, 2020 through June 30, 2023; This offer and Agreement shall be considered off-the-record until ratified by Local 18B's membership and the Town. The bargaining teams shall sponsor and support such ratification. This offer shall only be good, unless accepted, to September 25, 2021.

WHEREAS, the Town and the Union have reached an agreement;

NOW THEREFORE, in consideration of the mutual promises herein, the Union and the Town agree that the following changes will be incorporated into the collective bargaining agreement, subject to the required ratifications:

1. Article VI - Dress Code

Add new paragraph at bottom of section to read:

Each employee will be allowed a clothing replacement allowance not to exceed two hundred fifty dollars (\$250), effective July 1, 2021. Payment will be made upon presentation of vouchers except where the employee is reimbursed by a third party.

2. Article VII - Sick Leave Program, New Section H

Add a new section H to read as follows:

An employee who works his/her regularly scheduled tour of duty between July 1 and December 31 without using sick leave shall be credited with one (1) day off owed; between January 1 and June 30 without using sick leave shall be credited one (1) day off owed. These days shall be taken at the discretion of the Chief of Police. Off owed days under this section may be accumulated and carried over from year to year to a maximum of four (4) days.

3. Article IX - Holidays

Add new paragraph at bottom of section to read:

The parties agree that should Juneteenth (June 19th) day be declared / recognized as a holiday by the Randolph Town Council, then it will be recognized as a holiday under this agreement.

4. **Article XIV - Vacation**

Change to read as follows:

Vacation shall be granted on a seniority basis within shift. There will be allowance for an employee to split vacation if he/she so desires, and he/she will not be required to take successive weeks of vacation. Any employee may take one (1) week summer vacation if he/she so desires and he/she will not be required to take successive weeks of vacation.

Requests for vacations must be made at least two (2) hours in advance. Any employee shall be entitled to take his vacation in part by taking individual days off. Request for vacations may be denied if there isn't adequate coverage.

No more than (1) employee per shift may be on vacation at one time unless the employee is able to secure a replacement. Whenever an employee swaps a shift with another employee, he/she must work the shift for which he/she swapped.

Vacations will be based on the employee's full-time employment in the Town from the anniversary date of his initial employment. A weeks' vacation shall consist of five (5) workdays. All vacation is granted with full pay.

<i>CONTINUOUS EMPLOYMENT</i>	<i>VACATION TIME</i>
After six (6) months	10 days
<i>Start of seconded (2) year</i>	<i>11 days</i>
<i>Start of third (3) year</i>	<i>12 days</i>
Start of forth (4) year	15 days
Start of tenth (10) year	20 days
Start of twentieth (20) year	25 days

One (1) week of vacation may be carried over from one fiscal year to the next and that said week will not be available for buyback upon resignation or retirement.

Upon the death, retirement or resignation of the employee who is entitled to vacation under this article shall be paid to him/her or his/her estate for the vacation not used at the time of separation

Vacation under this article shall be taken from July 1 to June 30.

An Employee who is on an approved vacation week (4 consecutive workdays) shall not be eligible to be ordered into work, except for an emergency, during that vacation period. Employees shall be ineligible to work overtime during their vacation weeks.

This Agreement may be amended at any time by mutual agreement.

5. **Article XXIV - Wages**

Add a new paragraph to read as follows:

The parties agree to reopen this section if anyone in the Town receives a hazardous duty / Coronavirus payment during the life of this agreement.

6. **NEW ARTICLE – MISCELLANEOUS, Section 1**

Change to read as follows:

Section 1. HEALTH AND WELLNESS - Members of Local 18B shall take part in a four (4) hour seminar yearly in the subject of health and wellness. These seminars will consist of stress management, nutrition, exercise, coping techniques and various other topics relating to health and wellness. The stipend for attending this seminar will be seven hundred (\$700) dollars a year; effective July 1, 2022 – eight hundred (\$800) dollars a year. The program will be setup and sponsored by the Town.

7. **Article XV - Work Week**

Change to read as follows:

Employees covered by this Agreement shall work the minimum average of forty (40) hours per week. All hourly wages will be computed on a forty (40) hour week. The regular work week shall consist of one (1) tour of duty per day for four (4) consecutive days followed by two (2) consecutive days with no tour of duty, in that order.

Effective July 1, 2017, all employees working the Night Shift shall receive an seven (7%) percent differential.

Effective July 1, ~~2017~~ 2021, all employees working the Swing Shift shall receive an eight and a half (8.5%) percent differential.

Effective July 1, ~~2019~~ 2021, all employees working the Midnight Shift shall receive a ~~nine (9%)~~ ten (10%) percent differential.

The Hours of Work shall be in three shifts:

12:00 p.m. to 8:00a.m.
8:00a.m. to 4:00p.m
4:00p.m. to 12:00 p.m.

The Chief shall retain the authority to change the start and end times of the shifts as he determines to be in the best interests of the department.

Whenever an employee is held over more than five (5) minutes beyond the end of his/her shift, the time shall be rounded to the next half hour for determining compensation.

Whenever an employee swaps a shift with another employee, he/she must work the shift for which he/she swapped.

In no event shall an employee be required to work more than a double shift.

The parties understand and agree that the Town may utilize part-time employees. Part-time Dispatchers will be utilized to fill the two (2) tours of duty per rotation not filled by full-time dispatchers and in addition shall also be permitted to fill in for dispatchers during training exercises. Part-time dispatchers shall be eligible for overtime assignments, up to a maximum of forty-eight (48) hours a month, but only after such assignments have been refused by full-time dispatchers, with the exception of training assignments to which part-time dispatchers will be utilized first.

8. **Article XXX - Duration**

Change to read as follows:

This Agreement shall become effective July 1, 2020, or at such later date as to certain provisions thereof as may be specifically referred to in this Agreement and shall continue in full force and effect until June 30, 2023. If no agreement is reached before June 30, 2023, this Agreement shall remain in full force and effect until an agreement is reached for a successor agreement,

THIS Agreement is subject to ratification by the Town of Randolph Board of Selectmen and by New England Police Benevolent Association, Inc., Local 18 and subject to appropriation. This Agreement shall not be implemented unless the parties have ratified and fully executed the Agreement.

This Agreement has been duly executed by authorized representatives of the Town of Randolph and by New England Police Benevolent Association, Inc., Local 18B

IN WITNESS WHEREOF, the Union and the Town, by their authorized representatives, have set their hands to this

Memorandum of Agreement on this ____ day of September, 2021,

TOWN OF RANDOLPH,
By its Bargaining Team,
duly authorized,

NEW ENGLAND POLICE BENEVOLENT
ASSOCIATION, LOCAL 18B,
By its Bargaining Team, duly authorized,

Town Manager

Sean R. McArdle
State Director

TOWN COUNCIL

LOCAL 18B

President

President

Vice President

Vice President

At-Large

Secretary / Treasurer

At-Large

At-Large

District 1

District 2

District 3

District 4

RANDOLPH REDEVELOPMENT AUTHORITY

BUSINESS PLAN AND PROPOSAL FOR FUNDING FOR IMPLEMENTING THE URBAN RENEWAL PLAN

CREATED ON DECEMBER 18, 2021

EXECUTIVE SUMMARY

WHO WE ARE

The Randolph Redevelopment Authority (hereinafter “RRA”) was established under M.G.L. chapter 121B by a vote of the Town Council in December 2016.

The RRA consists of five appointed members each of whom must be a Randolph resident. Four members are appointed by the Town Manager with confirmation by the Town Council; the remaining member of the authority is appointed by the Commonwealth. The Town provides a list of nominees to the Department of Housing and Community Development (hereinafter “DHCD”) who will pass that list up to the Governor’s office for appointment.

CURRENT AUTHORITY MEMBERS

- Arthur G. Goldstein
- Arnold Johnson
- Maureen Pasquantonio
- Sean M. Fontes
- Paul Meoni

WHAT WE DO

In an effort to encourage sound growth and to revitalize urban areas that are substandard, decadent or blighted open space, the legislature developed an urban renewal program under Massachusetts General Laws Chapter 121B. Municipalities are authorized to develop blighted areas for residential, recreational, educational, hospital, business, commercial, industrial or other purposes. Future development within these designated urban renewal areas must be undertaken in accordance with use limitations specified in approved urban renewal plans.

Chapter 121B places great importance on the achievement of socio-economic development such as the provision of jobs for the unemployed, the addition of tax revenue to overburdened communities and/or the construction of space for the expansion or siting of industry or business. Urban renewal projects help municipalities revitalize deteriorated areas by providing the economic environment needed to attract and support the private investment needed to achieve a balanced mix of housing, business and industry.

RANDOLPH URBAN RENEWAL PLAN

INTRODUCTION

In August of 2021, the Town Council approved the RRA’s urban renewal plan (hereinafter “Plan”) which was prepared by the RRA’s property development consultant the BSC Group.

The Plan was initiated by the Town of Randolph through the Town Council and the newly RRA. The Plan process involved collaboration with stakeholders, including area property owners, residents, town officials and a Citizens’ Advisory Committee comprised of residents, property owners, and business owners, all of whom who had the mutual interest of revitalizing this once-vibrant mixed-use area by attracting new or expanding existing businesses, encouraging mixed-use residential development, improving circulation for pedestrians, vehicles, and public transit, enhancing visitor experience for business customers, and strengthening the quality of life for residents.

PLAN AREA

The area that is encompassed by the Plan is Crawford Square. Crawford Square is the traditional downtown of the Town of Randolph, comprised principally of the North Main Street commercial corridor and the Crawford Square business district. The particular area designated by the Plan for revitalization consists of approximately 88 parcels with a total land area of approximately 92.8 acres (hereinafter “URA”). This URA contains a variety of commercial, residential, and civic/institutional uses, concentrated in a compact setting that encourages walking. Historic landmarks, such as the First Congregational Church and Stetson Hall are also located in the URA, as well as the Fire Department headquarters and Turner Free Library. Town Hall and Police Department are also located within Crawford Square and adjacent to the URA.

STATEMENT OF NEED

There is a need for this Plan, since the URA is “decadent,” meeting the standards of an urban renewal project per state law under M.G.L. c 121B. This is because the Randolph URA has one of more of the decadent conditions of : 1) Building(s) out of repair, physically deteriorated, unfit for human habitation, obsolete, or in major need of repair; 2) Inadequate light, air, or open space; 3) Excessive land coverage; and/or 4) Diversity of ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise.

These conditions apply to the Crawford Square URA, because the URA is characterized by a variety of commercial and civic/institutional uses in a compact setting with many parcels that are small, irregularly shaped, and have a diversity of ownership. Moreover, many parcels and buildings are underutilized due to excessive parking on the parcel and long-term vacant spaces within buildings. The URA has excessive underutilized land coverage and is predominantly (80.1%) covered by impervious surfaces, i.e., features such as buildings, parking lots and roads. Other conditions harming the URA and impeding private investment include insufficient and

irregular vehicular, pedestrian, and bicycle circulation, as well as inadequate signage and wayfinding to draw people into downtown and support commercial uses. This creates a challenging environment for safe and easy circulation to stimulate economic redevelopment. Additionally, there is insufficient open space within the URA to support existing uses and a vibrant commercial and cultural area.

VISION OF THE RRA AND THE PLAN

To transform the Crawford Square Business District into a vibrant commercial and cultural area that is reflective of the diverse population of the town.

GOALS OF THE RRA AND THE PLAN:

The vision is integral to the Plan; it reflects considerations relevant to promoting the business environment, public investment, integrating mixed uses, improving transportation, and enhancing placemaking. Plan implementation is expected to solidify and reenergize Crawford Square’s standing as the principal focus for civic, cultural and social functions, incentivize entrepreneurship and small business owners, and support and encourage the existing businesses in the Crawford Square Business District to grow.

To achieve the Vision for Crawford Square, the following goals were established:

- Revitalize Randolph’s historic mixed-use town center with the high-quality redevelopment of vacant and underutilized properties and construction of new, energy-efficient buildings.
- Encourage mixed-use, higher density development to activate the Crawford Square area with more customers, residents, and increased pedestrian traffic on a daily basis.
- Promote the development of destination retail, office space, and housing in the Crawford Square area.
- Foster shared parking/parking management and organize the public parking supply to be more efficient and reflect current demand.
- Improve vehicular circulation to attract more people and businesses into Crawford Square by providing a safer, more inviting, and easily navigable downtown.
- Improve bicycle and pedestrian connectivity to provide efficient and reliable multi-modal transportation options that are well-connected to other parts of the town and region and reduce travel times during peak hours.
- Expand and enhance open space amenities that contribute to Crawford Square’s unique sense of place and vibrant atmosphere, enhance the quality of life for residents, and provide quality experiences for visitors.
- Provide placemaking and wayfinding enhancements to reinforce downtown Randolph as a destination.

OBJECTIVES

To further the Vision for Crawford Square and associated goals, objectives were identified to guide public actions and the selection of specific buildings and properties for redevelopment.

The following objectives underlie the specific public actions that will be undertaken as part of the Plan, such as strategic acquisition, parcel assemblage, disposition, and public realm improvements, in order to address decadent conditions in the URA and promote private investment. These objectives will be accomplished in 3 phases over a 20-year period.

EQUITY AND INCLUSION

In order to further the Vision of the Plan, which is to support the Town’s strong population diversity, which is one of the most ethnically diverse middle-class populations in the Greater Boston region, the Town of Randolph believes that diversity, equity and inclusion are an economic asset; that diverse perspectives foster innovation necessary to grow a strong economy, create new markets and develop new enterprises.

In order to ensure equity within the public marketplace, connect business opportunities and improve employment for underrepresented populations, the Randolph Redevelopment Authority and/or designated developers will seek partnerships with organizations committed to using best efforts to maintain at least 15% participation of women, people of color, and other diverse groups during design, development and construction as part of this Plan.

**RRA PLAN FOR PREPARATION FOR IMPLEMENTING THE PLAN AND
PROPOSAL FOR FUNDING**

PREPARATION FOR PHASE 1:

As noted above, the Plan will be implemented in 3 phases. In order to prepare for the implantation of this Plan, the RRA is presenting this plan and proposal for the Town to fund the RRA for preparation costs of implementing the Plan.

This plan and proposal specifically request funding for administrative costs in preparing to implement Phase 1 and the RRA’s ongoing key responsibilities of land disposition and review and evaluation of developer proposals that will occur throughout the implementation of the Plan.

As for Phase 1 activities, they are: streetscape improvements (bump-outs, ramps, lighting, street trees, sidewalks where needed) and providing bicycle accommodations throughout project area as appropriate to improve safety and facilitate circulation; install/enhancing wayfinding signage for pedestrians, parking, and vehicular circulation; and redevelopment.

DISPOSITION:

The funding of this plan and proposal covers the initial administrative costs for the RRA’s key and ongoing responsibility of disposition of the properties under the URA per M.G.L. c. 121B and c. 30B. This responsibility consist of the following activities: 1) overseeing of the sale or lease of real property in accordance with an approved plan; 2) negotiating directly with any business within the URA who wish to relocate onto one of the designated redevelopment parcels, provided they meet the requirements of this Plan; 3) reviewing of developer proposals for alternative building and/or parcel arrangements for the URA, provided they meet the

requirements of this Plan, the goals and objectives of the town/RRA and applicable law; and 4) reviewing of land disposition agreement(s) to be negotiated with the developer; and 5) possibly taking of private property by eminent domain, and the disposition of this property to another private entity for redevelopment.

REVIEW AND EVALUATION OF DEVELOPERS' PROPOSALS (12.02(10))

Lastly, the funding of this plan and proposal also covers the initial administrative costs for the RRA's other key and ongoing responsibilities of reviewing and evaluating proposals from developers, which will require the RRA to review the proposals for completeness and adherence to submission requirements. The RRA will have to review these particular items: a full description of the proposed development; a detailed description of the nature and location of any public improvements being sought; Financial strength of the developer with financial sources; Proposed job creation and job retention – temporary, permanent and construction jobs; Timetable for design, permitting and construction; Experience and references; and Partners or development team.

After review of the proposals, the RRA will have to evaluate the proposals, considering issues such as (but not limited to) the following: Job creation and retention; Acquisition cost of town or RRA parcels; Commitment to add new commercial, retail, and/or residential uses; Advancement of URP goals and objectives, including (but not limited to) job creation; a clean safe, physical and natural environment; and URP design principles; and Representation that the developer shares the town's vision for the revitalization of the URA.

After evaluations are completed, the RRA will have to identify the preferred developers. The selected developers and the RRA will enter into land disposition agreements, to be approved by the DHCD as required by 760 CMR 12.00. The preferred developers will be required to comply with the goals and objectives of this Plan and current zoning regulations. Any suggested zoning changes or acquisition of Town property will be reviewed with the Town Manager and brought before the Town Council for approval.

FINANCIAL PLAN (12.02 (12))

EXPENDITURES-INITIAL EXPENDITURES:

1. Balance due consultant for redeployment plan changes
2. Various legal services by RRA attorney (30 hrs. @ \$ 250)
3. Grant writer for preparation of various grant applications
4. Clerical services for RRA
5. Various notices to property owners and tenants
6. Specific expenses for the "Sudbury Farm Property" and 35-49 N Main St
 - a. Marketing consultant for RRA
 - b. Preparation of brochures directed to developers
 - c. Mailing and various advertising to potential developers
7. Contingencies

COSTS GUIDELINES: The Randolph Redevelopment Authority will be guided by the town's fiscal policies and guidelines in administering its funds.

FUNDING REQUEST: The Randolph Redevelopment Authority's request for funds from the Randolph Town council is \$50,000.00.

FIGURE 1

Randolph Redevelopment Authority	
BUDGET BREAKDOWN	
Expenditure	Amount
Balance due consultant for redeployment plan changes	\$ 11,000
Various legal services by RRA attorney (30 hrs. @ \$ 250)	\$ 7,500
Grant writer for preparation of various grant applications	\$ 5,000
Clerical services for RRA	\$ 1,500
Various notices to property owners and tenants	\$ 1,000
Specific expenses for the "Sudbury Farm Property" and 35-49 N Main St	
Marketing consultant for RRA	\$ 10,000
Preparation of brochures directed to developers	\$ 3,500
Mailing and various advertising to potential developers	\$ 6,500
Contingencies	<u>\$ 4,000</u>
	\$ 50,000

Council Order: 2022-07

Introduced By: Town Manager Brian Howard

Date: January 24, 2022

Transfer of General Fund Free Cash To Randolph Redevelopment Authority

To see if the Randolph Town Council will vote to approve a transfer of \$50,000 from the certified General Fund free cash to the Randolph Redevelopment Authority. The purposes for the transfer are to support the efforts of the Authority to implement the Urban Renewal Plan (URP) for Crawford Square and to support ongoing consulting, engineering and legal services required by the Authority.