



TOWN COUNCIL MEETING

Monday, July 25, 2022 at 6:00 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. Announcements from the President

1. Welcome of New Councillor Kevin O'Connell

D. Public Hearings

1. 6:15 pm 2022-036- FY23 Water/Sewer Rates Presentation

E. Public Comments/Discussions

F. Motions, Orders, and Resolutions

G. Town Manager's Report

H. Old/Unfinished Business

I. New Business

1. 2022-038- Council Order- Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – Concerning Density Requirements in the Union Crossing Transit District Pursuant to M.G.L. ch. 40A, sec. 5
2. 2022-039- Council Order- Prior Fiscal Year Unpaid Bills

J. Correspondence

K. Committee Reports

L. Open Council Comments

M. Adjournment

Upcoming Town Council Meeting Schedule

August 8 & 22

September 12

October 3 & 17

November 7 & 21

December 5 & 19

Council Order: 2022-039

**Introduced By: Town Manager Brian Howard
July 25, 2022**

FY23 Water/Sewer Rates

ORDERED:

That the Randolph Town Council hereby votes to establish water and sewer rates for the Town of Randolph for the Fiscal Year 2023.




FY 2023 Water and Sewer Rate Study Findings and Recommendations

Presented By:
Douglas W. Gardner, President
Pioneer Consulting Group, Inc.

Water & Sewer Rate Study Findings

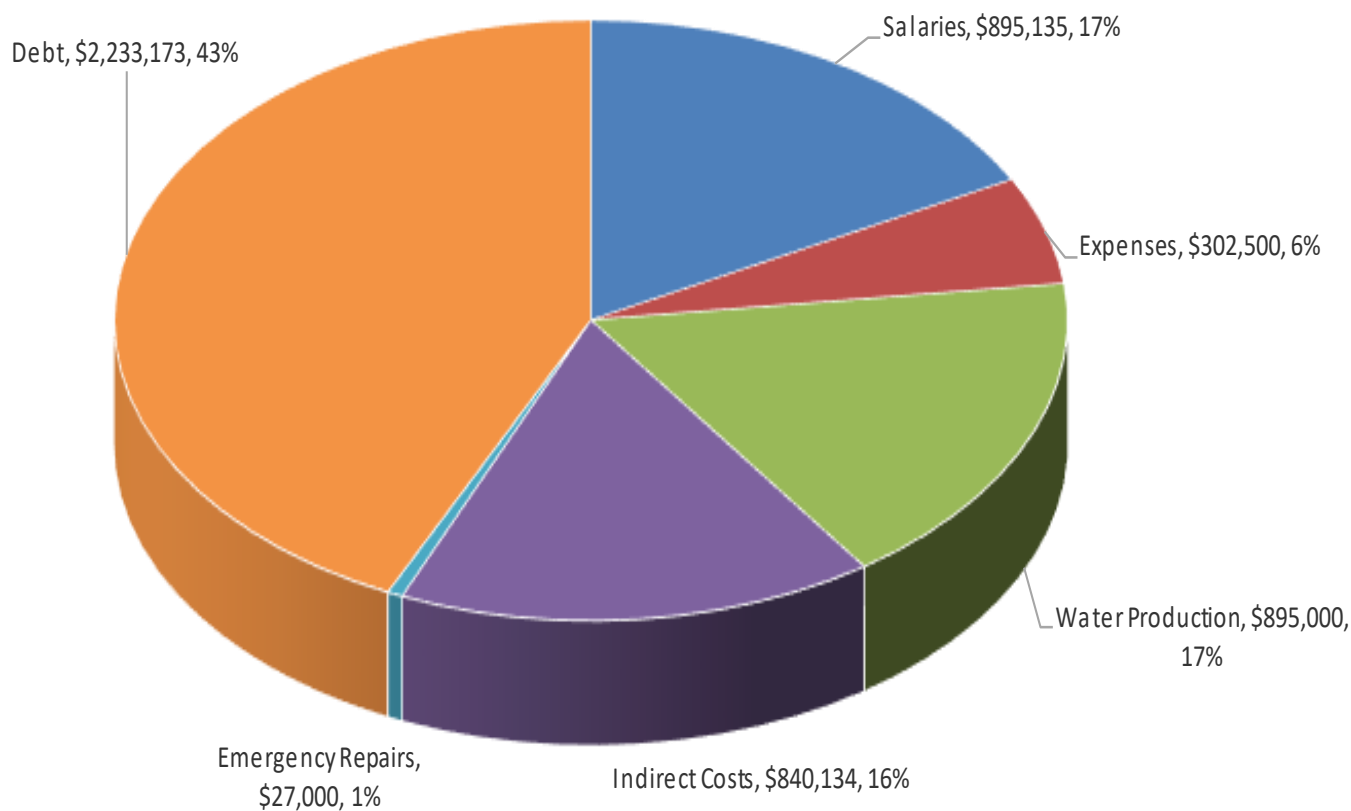
- Proposed rate increase (2 or 4%) will strengthen the enterprise funds
- No rate increase in FY 23 would likely result in a deficit
- \$8,149,602 Reserves Balance for New WTP
- New WTP costs have increased
- One year closer to plant coming on-line
- Objective remains: Small yearly increases to build reserves and minimize rate shock when the new plant comes online

Water & Sewer Rate Study Findings 3 Rate Scenarios 0%, 2%, 4% Increase

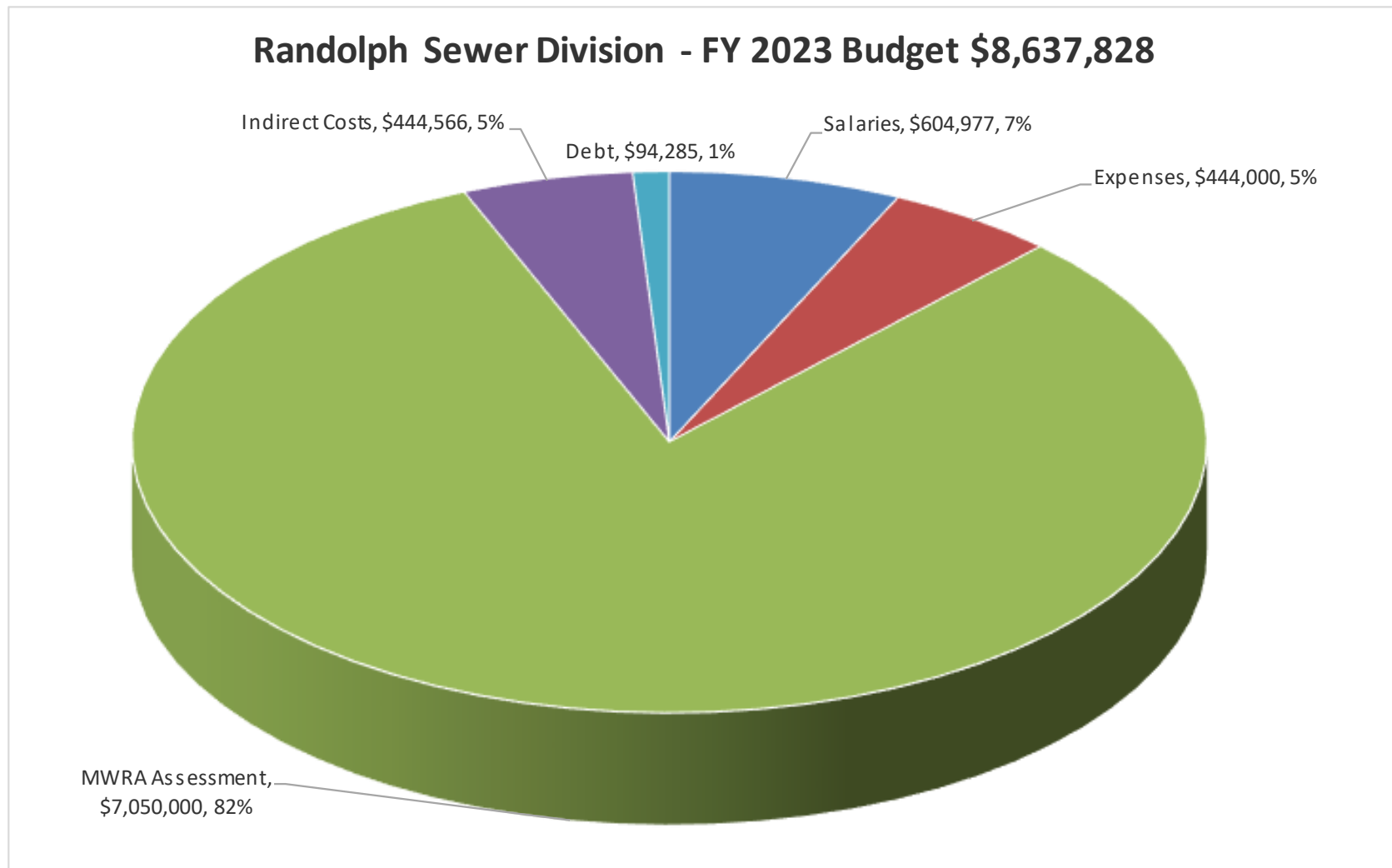
- 
- **Water & Sewer Rates - Quarterly**
 - Maintain Minimum Charge
 - Water - \$25.00
 - Sewer - \$12.50
 - **Step Rates**
 - Maintain Same Step Ranges
 - 1st Step: 1- 2,500cf quarterly
 - 2nd Step: Over 2,500 quarterly
 - **FY 2023 Rates**
 - 0% Increase – Breakeven at best
 - 2% Increase – Slight Surplus - \$200,000
 - 4% Increase – Larger Surplus -\$500,000

What do the water rates fund?

Randolph Water Division - FY 2023 Budget- \$5,192,942



What do the sewer rates fund?



Proposed FY 2023 Water Rates

RANDOLPH WATER DEPARTMENT Current vs Proposed Rates & Charges

WATER	Current Two Step FY 2022	Recommended Two Step FY 2023	Dollar Increase FY 2023	Percent Increase FY 2023	2% Increase Recommended Two Step FY 2023	Dollar Increase FY 2023	Percent Increase FY 2023	4% Increase Recommended Two Step FY 2023	Dollar Increase FY 2023	Percent Increase FY 2023
Consumption (in cubic feet)	90,000,000	90,000,000								
Revenue to be Generated	\$5,400,000	\$5,400,000	\$0.00	0%	\$5,500,000	\$100,000	1.85%	\$5,600,000	\$200,000	3.70%
Base Charge - Quarterly										
All Sizes	\$25.00	\$25.00	\$0.00	0.00%	\$25.00	\$0.00	0.00%	\$25.00	\$0.00	0.00%
Senior Base Charge	\$5.00	\$5.00	\$0.00	0.00%	\$5.00	\$0.00	0.00%	\$5.00	\$0.00	0.00%
Metered Water Charges - Quarterly										
1st Step (0 -2,500 CF)	\$4.53	\$4.53	\$0.00	0.00%	\$4.62	\$0.09	1.99%	\$4.71	\$0.18	3.97%
2nd Step (Over 2,500 CF)	\$5.76	\$5.76	\$0.00	0.00%	\$5.88	\$0.12	2.08%	\$5.99	\$0.23	3.99%
Impact Analysis - Quarterly										
500 CF	\$47.65	\$47.65	\$0.00	0.00%	\$48.10	\$0.45	0.94%	\$48.55	\$0.90	1.89%
1,000 CF	\$70.30	\$70.30	\$0.00	0.00%	\$71.20	\$0.90	1.28%	\$72.10	\$1.80	2.56%
2,500 CF Average customer	\$138.25	\$138.25	\$0.00	0.00%	\$140.50	\$2.25	1.63%	\$142.75	\$4.50	3.25%
4,000 CF	\$224.65	\$224.65	\$0.00	0.00%	\$228.70	\$4.05	1.80%	\$232.60	\$7.95	3.54%
5,000 CF	\$282.25	\$282.25	\$0.00	0.00%	\$287.50	\$5.25	1.86%	\$292.50	\$10.25	3.63%
7,200 CF	\$408.97	\$408.97	\$0.00	0.00%	\$416.86	\$7.89	1.93%	\$424.28	\$15.31	3.74%
10,000 CF	\$570.25	\$570.25	\$0.00	0.00%	\$581.50	\$11.25	1.97%	\$592.00	\$21.75	3.81%
50,600 CF - 35 Unit Apartment	\$3,167.18	\$3,167.18	\$0.00	0.00%	\$3,212.72	\$45.54	1.44%	\$3,258.26	\$91.08	2.88%
107,000 CF -160 Unit Apartment	\$8,847.10	\$8,847.10	\$0.00	0.00%	\$8,943.40	\$96.30	1.09%	\$9,039.70	\$192.60	2.18%

Proposed FY 2023 Sewer Rates

RANDOLPH SEWER DEPARTMENT Current vs Proposed Rates & Charges

SEWER

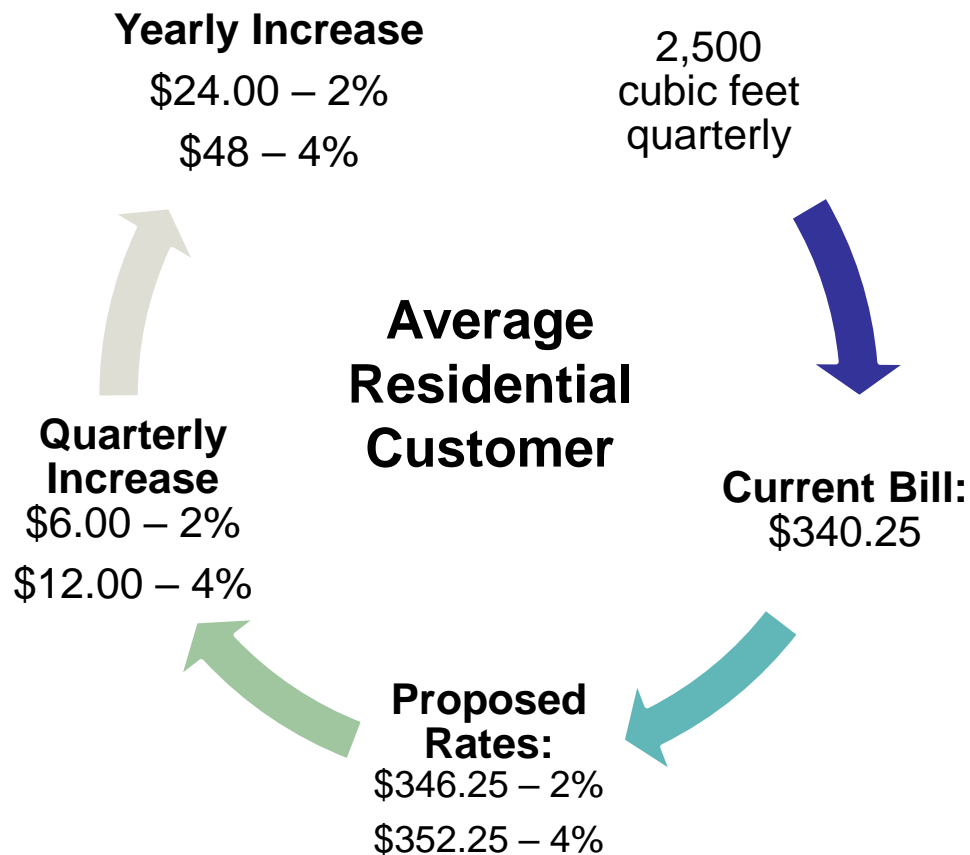
	Current Two Step FY 2022	Recommended Two Step FY 2023	Dollar Increase FY 2023	Percent Increase FY 2023	Recommended Two Step FY 2023	Dollar Increase FY 2023	Percent Increase FY 2023	Recommended Two Step FY 2023	Dollar Increase FY 2023	Percent Increase FY 2023
Consumption (in cubic feet)	91,000,000	91,000,000			91,000,000			91,000,000		
Revenue to be Generated	\$8,600,000	\$8,600,000	\$0.00	0%	\$8,700,000	\$100,000	1.16%	\$8,900,000	\$300,000	3.49%
Base Charge - Quarterly										
All Sizes	\$12.50	\$12.50	\$0.00	0.00%	\$12.50	\$0.00	0.00%	\$12.50	\$0.00	0.00%
Senior Base Charge	\$2.50	\$2.50	\$0.00	0.00%	\$2.50	\$0.00	0.00%	\$2.50	\$0.00	0.00%
Metered Water Charges - Quarterly										
1st Step (0 -2,500 CF)	\$7.58	\$7.58	\$0.00	0.00%	\$7.73	\$0.15	1.98%	\$7.88	\$0.30	3.96%
2nd Step (Over 2,500 CF)	\$13.02	\$13.02	\$0.00	0.00%	\$13.28	\$0.26	2.00%	\$13.54	\$0.52	3.99%
Impact Analysis - Quarterly										
500 CF	\$50.40	\$50.40	\$0.00	0.00%	\$51.15	\$0.75	1.49%	\$51.90	\$1.50	2.98%
1,000 CF	\$88.30	\$88.30	\$0.00	0.00%	\$89.80	\$1.50	1.70%	\$91.30	\$3.00	3.40%
2,500 CF Average customer	\$202.00	\$202.00	\$0.00	0.00%	\$205.75	\$3.75	1.86%	\$209.50	\$7.50	3.71%
4,000 CF	\$397.30	\$397.30	\$0.00	0.00%	\$404.95	\$7.65	1.93%	\$412.60	\$15.30	3.85%
5,000 CF	\$527.50	\$527.50	\$0.00	0.00%	\$537.75	\$10.25	1.94%	\$548.00	\$20.50	3.89%
7,200 CF	\$813.94	\$813.94	\$0.00	0.00%	\$829.91	\$15.97	1.96%	\$845.88	\$31.94	3.92%
10,000 CF	\$1,178.50	\$1,178.50	\$0.00	0.00%	\$1,201.75	\$23.25	1.97%	\$1,225.00	\$46.50	3.95%
50,600 CF - 35 Unit Apartment	\$4,272.98	\$4,272.98	\$0.00	0.00%	\$4,348.88	\$75.90	1.78%	\$4,424.78	\$151.80	3.55%
107,000 CF -160 Unit Apartment	\$10,110.60	\$10,110.60	\$0.00	0.00%	\$10,271.10	\$160.50	1.59%	\$10,271.10	\$160.50	1.59%

Proposed FY 2023

Section D, Item1.

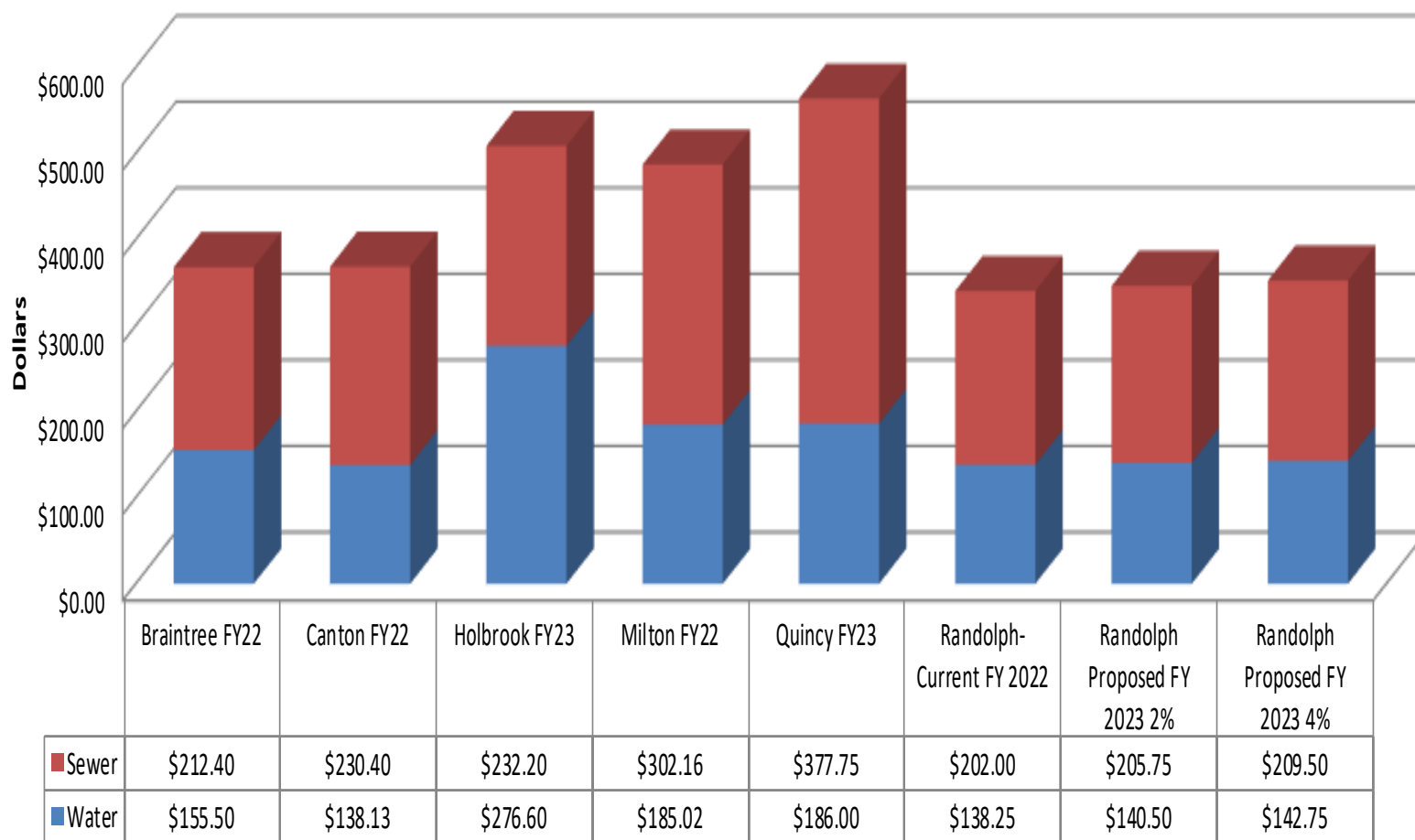
Combined Water & Sewer Rates

RANDOLPH WATER & SEWER DEPARTMENT								Exhibit 1		
Current vs Proposed Rates & Charges					2% Increase to Steps			4% Increase to Steps		
Combined Bill										
	Current Two Step FY 2022	No Increase Recommended Two Step FY 2023	Dollar Increase FY 2023	Percent Increase FY 2023	Recommended Two Step FY 2023	Dollar Increase FY 2023	Percent Increase FY 2023	Recommended Two Step FY 2023	Dollar Increase FY 2023	Percent Increase FY 2023
Combined Water & Sewer										
Revenue to be Generated	\$14,000,000	\$14,000,000	\$0.00	0%	\$14,200,000	\$200,000	1.43%	\$14,500,000	\$500,000	3.57%
Base Charge - Quarterly										
All Sizes	\$37.50	\$37.50	\$0.00	0.00%	\$37.50	\$0.00	0.00%	\$37.50	\$0.00	0.00%
Senior Base Charge	\$7.50	\$7.50	\$0.00	0.00%	\$7.50	\$0.00	0.00%	\$7.50	\$0.00	0.00%
Metered Water Charges - Quarterly										
1st Step (0 -2,500 CF)	\$12.11	\$12.11	\$0.00	0.00%	\$12.35	\$0.24	1.98%	\$12.59	\$0.48	3.96%
2nd Step (Over 2,500 CF)	\$18.78	\$18.78	\$0.00	0.00%	\$19.16	\$0.38	2.02%	\$19.53	\$0.75	3.99%
Impact Analysis - Quarterly										
500 CF	\$98.05	\$98.05	\$0.00	0.00%	\$99.25	\$1.20	1.22%	\$100.45	\$2.40	2.45%
1,000 CF	\$158.60	\$158.60	\$0.00	0.00%	\$161.00	\$2.40	1.51%	\$163.40	\$4.80	3.03%
2,500 CF Average customer	\$340.25	\$340.25	\$0.00	0.00%	\$346.25	\$6.00	1.76%	\$352.25	\$12.00	3.53%
4,000 CF	\$621.95	\$621.95	\$0.00	0.00%	\$633.65	\$11.70	1.88%	\$645.20	\$23.25	3.74%
5,000 CF	\$809.75	\$809.75	\$0.00	0.00%	\$825.25	\$15.50	1.91%	\$840.50	\$30.75	3.80%
7,200 CF	\$1,222.91	\$1,222.91	\$0.00	0.00%	\$1,246.77	\$23.86	1.95%	\$1,270.16	\$47.25	3.86%
10,000 CF	\$1,748.75	\$1,748.75	\$0.00	0.00%	\$1,783.25	\$34.50	1.97%	\$1,817.00	\$68.25	3.90%
50,600 CF - 35 Unit Apartment	\$7,440.16	\$7,440.16	\$0.00	0.00%	\$7,561.60	\$121.44	1.63%	\$7,683.04	\$242.88	3.26%
107,000 CF -160 Unit Apartment	\$18,957.70	\$18,957.70	\$0.00	0.00%	\$19,214.50	\$256.80	1.35%	\$19,310.80	\$353.10	1.86%



Average Residential Customer
 Combined Water and Sewer Bill
 Based on 2% and 4% increase

Randolph Rates Compared to Surrounding Communities 2,500cf Quarterly





What does a gallon of Randolph Water Cost?

Less than \$0.01 cent!



What does
a gallon of
Randolph
Sewer
cost?

Less than
\$0.02 cents

Recommendations

- Increase FY 2023 water and sewer rates
- Implement FY 2023 Rates Beginning July 1, 2022
- Continue to build reserves to offset future capital costs

**TOWN of RANDOLPH
HEARING 7/25/2022****LEGAL NOTICE**

The Randolph Town Council will conduct a public hearing on Monday, July 25, 2022 at 6:15 pm via ZOOM on Council Order 2022-036 to discuss and vote on the FY'23 Water/Sewer Rates, to take effect commencing July 1, 2022. Additional information on this Council Order may be found on the Town of Randolph website and is also available through the Randolph Town Clerk's Office. Note: If the Commonwealth of Massachusetts does not extend the virtual meeting provisions that permit the Council to meet by zoom, then this public hearing will be held in person in Chapin Hall on the 2nd Floor of Randolph Town Hall, 41 South Main Street, Randolph, MA. The link to connect to the meeting may be found on the Town of Randolph website calendar.

AD# 7533531
PL 07/15/2022

Council Order: 2022-038

Introduced By: Council President William Alexopoulos
July 25, 2022

Request for the Town Council to Initiate
An Amendment to the Randolph Zoning Ordinance –
Chapter 200 of the General Code of the Town of Randolph –
Concerning Density Requirements in the Union Crossing Transit District
Pursuant to M.G.L. ch. 40A, sec. 5

That the Town Council of the Town of Randolph hereby initiates an amendment to the Randolph Zoning Ordinance, Chapter 200 of the General Code of the Town of Randolph, pursuant to M.G.L. ch. 40A, Section 5, concerning density requirements in the Union Crossing Transit District and hereby amends the Zoning Ordinance as follows:

1. Zoning § 200-14.3(F), which currently reads as follows, is hereby deleted:

F. Development intensity.

- (1) The maximum residential density of a UCTD project shall be fifteen (15) dwelling units per acre.

2. A new zoning § 200-14.3(F) is hereby inserted, as follows:

F. Development intensity.

- (1) The maximum residential density of a UCTD project shall be fifteen (15) dwelling units per acre.
- (2) Permitted basic density shall be calculated as follows:
 - a. Total area of the lot(s) less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).



Town of Randolph

PETITION FOR ZONING AMENDMENT

~Clerk's Use~

Date referred to Planning ____/____/____

Order # _____

RESPECTFULLY SUBMITTED TO TOWN COUNCIL BY (check one)
☐ TOWN COUNCIL ☐ BOARD OF APPEALS ☒ PLANNING BOARD
☐ SUBJECT LAND OWNER(s)*PETITIONER'S NAME Randolph Planning BoardAGENT/REPRESENTATIVE/CONTACT (if any) Michelle TylerADDRESS 41 South Main Street, Randolph, MA02368PHONE 781-961-0936 EMAIL mt Tyler@randolph-ma.gov

REASON FOR PROPOSED AMENDMENT (attach additional justification as warranted) _____

This amendment would further define Development Intensity in a UCTD development by considering the existence of wetlands on any parcel and eliminating it from buildable parcel size. Without this amendment, if wetlands covered half of a lot, the effective density on the buildable portion could be significantly higher and defeat the intent of a "village style" development.

PETITIONER'S SIGNATURE _____

*all parties must sign

DATE

7-13-2022**ZONING TEXT AMENDMENT (if applicable)**ARTICLE(s)/SECTION(s) 200-14.3.F

☒ **REQUIRED:** attach proposed ordinance TEXT using exact wording. Use strikethrough to show text to be deleted and bold to indicate text to be added

ZONING MAP AMENDMENT (if applicable)

PROPERTY LOCATION/STREET ADDRESS _____

CURRENT ZONING _____ TOTAL ACREAGE TO BE REZONED _____

PROPOSED ZONING _____

ASSESSOR'S MAP(s) & PARCEL(s) _____

CURRENT USE(s) _____

ANTICIPATED USE (if known) _____

DESCRIPTION OF EXISTING LAND USES OF SURROUNDING AREA _____

☐ **REQUIRED:** attach MAPS clearly showing existing & proposed zoning districts, including parcel lot lines (8.5 x 11" preferred size)

Proposed amendment to 200-14.3 Union Crossing Transit District (UCTD)

F. Development intensity.

- (1) The maximum residential density of a UCTD project shall be fifteen (15) dwelling units per acre.**
- (2) Permitted basic density shall be calculated as follows:**
 - a. Total area of the lot(s) less any land within a body of water or situated within a wetland or within fifty (50) feet of a bordering vegetated wetland (BVW).**

Council Order: 2022-039

Introduced By: Town Manager Brian Howard
July 25, 2022**Prior Fiscal Year Unpaid Bills**

To see if the Randolph Town Council will vote to transfer \$58,919.57 to pay certain FY22 unpaid bills related to the General Fund as identified in the chart below:

TRANSFER FROM		TRANSFER TO	
Description	Amount	Description	Amount
FY23 Police Expenses	\$ 6,550.00	Tristan Medical	\$ 4,050.00
		Occupational & Environ Health	\$ 2,500.00
FY23 Utility Expenses	\$ 52,369.57	Kearsarge	\$ 52,369.57
TOTAL	\$ 58,919.57	TOTAL	\$ 58,919.57

Explanation: These invoices were not known at the time that year end budget transfers were presented and there is insufficient available budget remaining in FY22 to encumber the obligations.