



Town of Randolph

Town Hall
41 South Main Street
Randolph, MA 02368

Meeting Minutes

Town Council

Monday, January 11, 2016

7:00 PM

Chapin Hall
Town Hall, 2nd Floor

SYS14-0102 Upcoming Agendas

Call to Order - Roll Call - Pledge of Allegiance

Councilor Adams called the meeting to order. Councilor Gilbert led the Pledge of Allegiance.

Present: 9 - Council Member Paul J. Meoni, Council Member Jason R. Adams, Council Member William Alexopoulos, Council Vice President James F. Burgess Jr., Council President Paul K. Fernandes, Council Member Kenrick W. Clifton, Council Member Arthur G. Goldstein, Council Member Andrew Azer (arrived late) and Council Member Edward Gilbert

Moment of Silent Prayer

Councilor Goldstein asked that we remember Sam Bernstein, who was an active veteran in the Town and very much an asset to the Town who will be sorely missed.

Announcement from Council President

SYS14-0333 2016 Council Meeting Dates

January 11, 25
February 8, 22
March 14, 28
April 11, 25
May 9, 23
June 13, 27
July 11, 25
August 8, 22
September 12, 26
October 17
November 14, 28
December would be 5, 19

Councilor Goldstein read the proposed meeting dates into the record. There were no objections, therefore those are the Council meeting dates going forward.

SYS14-0334 2016 Council Subcommittees

Finance
Ordinance
Public Safety
Economic Development
Human Services

2016 Council Appointments

School
Library
Tri-Board, etc.
CPC

Councilor Adams announced the subcommittee assignments for 2016. They are as follows:

Finance - Meoni, Azer, Goldstein
Ordinance - Alexopoulos, Gilbert, Fernandes
Public Safety - Gilbert, Fernandes, Burgess
Economic Development - Burgess, Meoni, Adams
Human Services - Clifton, Azer, Alexopoulos
School Committee Representative - Clifton
Library - Burgess, Gilbert
Tri-Board - looking into whether Rich Brewer can remain as the representative
CPC - Goldstein

SYS14-0332 Council Rules Subcommittee

Councilor Adams - would like an ad hoc Council Rules subcommittee, will be looking for volunteers.

Councilor Meoni - somewhat related, 2016 is a review of Ordinance year, large undertaking that needs to be completed. Occurs in years that end in 6 and 1, by the Charter.

SYS14-0317 Appointments to the Licensing Board

Ask that any interested residents send Councilor Adams a letter, would like to see as many as possible. Licensing Board will meet Wednesdays as needed to manage licenses of the Town. Council has four appointments, one active, three alternates. Would like to vote at next meeting.

Councilor Burgess - number of licenses that haven't yet been picked up by businesses, not sure what the Licensing Board process will be, but they shouldn't be operating without a license.

Councilor Alexopoulos - are the licenses paid for? Mrs. Keane - yes, all proper paperwork has been filed, all paid for. Councilor Alexopoulos - can they be mailed? Mrs. Keane - that hasn't been the process in the past, and the postage would be an additional expense to the Town.

Councilor Adams will follow up with Mr. Lum.

Motions, Orders, and Resolutions

SYS14-0329 Minutes from the 12/21/15 Meeting

Councilor Goldstein moved to accept, seconded by Councilor Clifton. Vote 5-0-3 (Burgess, Meoni, Gilbert abstained, Azer not in the room).

Public Comments

Mr. Joseph Burke - Powers Farm is open to the public, understand that there will be fishing eventually, will there be fishing licenses downstairs in the Clerk's office? Should be looked into. Also, received census, dog was listed as a resident. Finally, is there a discount on a dog license if the dog is a senior, could that be looked into?

7:15 PM - Public Hearing

None.

Town Manager's Report

- A) Number of inquiries this year from residents interested in volunteering with Town Boards and Commissions, nominate to the Randolph Housing Authority Mr. Robert McDonnell, 18 Lheureux Circle. Councilor Gilbert moved approval, Councilor Goldstein seconded. Vote 8-0.
- B) To the Zoning Board of Appeals as an Alternative, recommend Mr. Jose Myrth, 114 Chestnut Circle. Interested in how Town is being developed. Councilor Gilbert moved approval, Councilor Goldstein seconded. Vote 8-0.
- C) To the Conservation Commission, recommend Mr. Brian May, 332 West Street. Background in analytics and IT. Councilor Gilbert moved approval, Councilor Goldstein seconded. Vote 8-0.
- D) Coming up, the 10th annual MLK celebration, will be held at Lombardo's, 10:00am-12:30pm. Thank you to sponsors. Keynote speaker Rashaun Hall of the ACLU in MA. Encourage all to attend. Tickets available on Town website, encourage to purchase ahead of time.
- E) MMA Trade show and Business Meeting will be occurring this Friday,

1/22 and Saturday, 1/23 in Boston. Mr. Murphy will be attending along with few Department Heads.

F) Fire Station work begun in earnest. Started utility work, expect to be completed in next week or so, and then site work will continue. Partially filled site to be sure best materials on site, foundation poured early February hopefully. Comfortable that despite early delays, on time for October opening.

G) Police Station renovations on schedule. Foundation for addition poured next week. Interior work ongoing. Thank you to Chief Pace and the RPD staff, difficult to work in midst of project, appreciate cooperation from all. Challenging year, but everyone will work together.

H) Library has moved and is open in temporary space. Contractors begin end of January/beginning of February, right on schedule as well.

Councilor Clifton - who are present members of the Conservation Commission? Mr. Murphy - Councilor Burgess, Pam Akabuchi, Carl Brown, Bob Young, added fifth member tonight. All spots filled? Yes. Regarding the MLK event, in past, Town has assisted in terms of organizing, is Town still involved? Yes, working directly with Suzanne Williams in raising funds to help conduct event, help with sponsors, making sure event happens.

Councilor Fernandes - relative to MLK event, got call asking if food served, of course will be, but not anywhere on info, perhaps we can do something to get that word out. Also, not sure whether or how should do, MLK is big, stressful process, have found that some other Town that have some sort of ad hoc event committee, would like to consider whether there's some way to have Town take more of a lead.

Councilor Adams - thank you to Mr. Murphy and to the three residents beginning service to Town.

Old Business

SYS14-0315 "No Overnight Parking" Regulation - Report from Public Safety Committee

Councilor Goldstein moved to forward the matter to Public Safety, seconded by Councilor Clifton. Vote 7-1 (Burgess).

Councilor Adams - would like to have report back within next two meetings.

Councilor Burgess - what is thought process of the members? Review and see whether should be kept as is, eliminated altogether, or altered in

some way. Councilor Burgess - don't know if Councilors feel the regulation is outdated, if they simply want to change language? Need more direction than just "Look at it."

Councilor Clifton - instead of making general rule, look at whether this could be restricted to certain streets or neighborhoods, some streets have peculiar circumstances.

Councilor Adams - other communities have only for certain months, giving broad brush to review and suggest possible changes. Councilor Burgess - shouldn't this be sent to RPD or DPW for their recommendations? Councilor Clifton - subcommittee can look at speaking with them, getting their expertise.

Councilor Gilbert - decide if current language fair, don't think neighborhood should decide, not fair to not be uniform throughout the Town. Look at whether there's snow emergency or not. Maybe "No change" is the answer.

Councilor Adams - please put on agenda for 2/8/16 to get report back from Committee.

New Business

SYS14-0330 Responses to the Devine School RFP

Mr. Murphy - looking at potential re-use of property. Mrs. Tyler here to discuss process. Thank you to members of committee who have and continue to serve - Mrs. Tyler, Councilor Meoni, School Committeeman Emmanuel Mecha, Paul Connors, and Robert Caparella. Met numerous occasions, conducted public meetings, gathered neighborhood feedback. Hope Council accepts responses the Committee has received and refers to Committee.

Mrs. Tyler - latest RFP process started in July, 2015, RFP was published, three proposals that met bid requirements came in. Half dozen or so site visits conducted. Proposal deadline was 11/5/15. Three responses received were from NOAH, Extended Arms, Cruz Development corporations.

Councilor Azer arrived.

Two levels of review conducted - if met requirements, qualifications of organizations that submitted bids. Two of the responses didn't meet minimum submission requirements. One met all requirements. One proposal did withdraw submission in December, that was the proposal

made by Extended Arms. Two remaining proposals. NOAH turns the space into affordable housing units, and reuse of fields in rear into 12 lot single family home subdivision. Cruz Development Corporation, reuse of structure into three uses, and the proposal includes letters of commitment for two. Blue Hills Regional LPN classroom space, Randolph Community Health Center (division of BMC), other wing into apartments for the elderly, not sure whether assisted living or 55+. Councilor Burgess - how many units? 40. Rear field, suggest redeveloping into affordable workplace housing. Believe they looked at 50 units in rear. They have since approached asking about proposal. Committee did score proposals, strongly recommend reviewing both proposals through presentation, recommend moving forward with Cruz Development, met highest and best use of property, services for community that don't exist, employment creation, connecting elderly services with residents right there. Recommend to refer to subcommittee and engage the two proposers. Councilor Goldstein - envision being non-profit? No. Mr. Murphy - says right in proposal it will be a "tax-paying property". Mrs. Tyler - they are interested in coming before Council, heard there are concerns about density of housing in rear, expect they would present alternatives. They are also in conversation with neighbors, they have knocked on doors before and after proposal. Mrs. Tyler - met with abutters 12/16, about 20 people came, heard proposals received and laid out next steps.

Councilor Fernandes - for affordable housing, what was number? 52 units. 40 in building as senior apartments as well.

Councilor Goldstein - why did subcommittee recommend going forward when didn't meet minimum requirements? Recommend moving forward with Cruz, but should look at both.

Councilor Clifton - agree with Councilor Goldstein, minimum requirements not met, why still put forward? Normal practice, that's not what's done. Setting precedent that could backfire.

Mr. Murphy - this debate has gone on over last 18 months, Council repeatedly asked for more than one proposal, Committee gave recommendation of one. It was technical item, submission of deposit check, that was not met. This is long-term project. Doesn't mean Council has to entertain, important Council is aware of what came forward.

Councilor Burgess - Council doesn't have to accept any of them? Correct. Read through proposals, think density is too big, clientele not going to increase economic vitality of NRBD. Don't think that area could handle that.

Councilor Fernandes - we are getting proposals that were submitted, send

to Committee for review, correct? Yes.

Councilor Gilbert - neighbors attended? Yes, about 20 people. How many households? Probably about half that. Invitation extended to abutters within 300 feet, as well as those that would be affected by proposed new roadway.

Councilor Clifton - Mattapan Health Center(MHC), division of BMC, MHC submitted Letter of Commitment. Under BMC's jurisdiction? Not sure. Goal of RFP was not to drill down to that level of detail. Mrs. Tyler - forecast 20,000 patient visits in first year.

Councilor Fernandes moved to refer the proposals to Economic Development subcommittee, seconded by Councilor Clifton. Vote 8-0-1 (Azer abstained, missed beginning of discussion). Councilor Burgess requested three copies of the proposals for the Committee.

SYS14-0331 Stetson Trustees Vacancy

Councilor Adams - need to work with Trustees, Mr. Cooke would like Joint meeting after determine process to fill the vacancy. Attorney Griffin - consulted with Town Clerk, in past Town has used Chapter 41, section 11, that seems appropriate, requires Joint meeting of Council and Trustees, consider any applicants, take vote, majority vote would appoint new member. Councilor Adams will reach out to Mr. Cooke and set up date.

Correspondence

Letter that was carried over from last meeting in December from Omni Cable, they purchase 64 York Avenue, will be investing in and upgrading facility, interested in any opportunities for tax credits that may be available. Councilor Goldstein moved to forward to Economic Development, seconded by Councilor Fernandes. Vote 7-0-1 (Gilbert abstaining, Clifton out of the room).

Letter from St. Bernadette's, invitation to celebration of Vietnamese Lunar New Year on Sunday, 2/7/16, Mass at 1:30, followed by reception downstairs.

The Council discussed the use of side streets at the bottom of North Main as cut-throughs in December, received letter from Mary Jane Fahey of Denise Drive, happy the issue was being discussed and shares those same concerns. Councilor Alexopoulos moved to forward the letter to Public Safety.

Councilor Burgess - this is a much larger issue, has to be addressed all across Town, can't keep addressing piecemeal. Addressing in one

location just pushes off to somewhere else in Town. Believe Council as a whole needs to be involved in discussion, and comprehensive approach to traffic and traffic patterns. Can't ship off to Public Safety and expect to solve the issue.

Councilor Azer - why wouldn't subcommittee look at larger picture?

Councilor Burgess - larger issue than three members having opinion on whole Town. Councilor Azer - then why have any subcommittees? Subcommittees are meant to look at issues in depth and do some of the legwork.

Mr. Murphy - one of budget goals for upcoming year is to find some funding to bring in outside resources to look at these issues and traffic patterns as a whole, throughout Town, do think this is growing issue that hear about on a regular basis, need comprehensive solution to solve the problems.

Motion to refer to Public Safety seconded by Councilor Goldstein.

Councilor Clifton - appreciate comprehensive approach, but if there are circumstances that endanger safety of residents, need to seriously consider issue while comprehensive approach is worked on.

Vote 9-0.

SYS14-0274 Correspondence

Committee Reports

School - Councilor Clifton - workshop held this past Thursday, next meeting this Thursday. Workshop was facilitated by Supt. Anderson, objective to have orientation for new members (Frazier, Nixon, Clifton) - handbook discussed, roles and responsibilities, communications protocol. Manual is being revised. Recommending to School Committee that Council members receive copy of that document. Other item discussed was allocation of subcommittee assignments, that was completed. Council will receive agenda for upcoming meeting and relevant information as used to receive a few years ago. Not sure about this Thursday's meeting, but commitment was made going forward.

Library - Councilor Gilbert - met the other night, visited new location, did a great job putting that satellite location together, have a little bit of everything. Tough to see lettering in window, went by this afternoon and very busy. Noticed work at Powers Farm around Pavilion, looks great.

Council Comments

Councilor Azer - stopped by Library site, nice setup, did great job with what

they had. Workers happy, residents have expressed that they like it as well.

Councilor Clifton - wondering if Mr. Murphy can shed light on departure of Sudbury Farms and Burger King? Sudbury is leaving at the end of the week, long complicated relationship between landowner, property manager, and Sudbury Farms. Numerous inquiries about that space, opportunities to look at redeveloping. Burger King, been working with company for years now, decided to close this location, attractive property, looking at property, many opportunities there. Anticipate discussion with Council regarding future use. Both unfortunate circumstances, but opportunity.

Councilor Meoni - Randolph Community Band summer concert 6/25 at 7pm. Carmina Burana and Rhapsody in Blue with Felicia Hayes as the featured piano player. Band practices every Wednesday night at RHS at 7pm.

Councilor Burgess - thank you to citizens of Randolph for continued support. This is 30th year of public service. If left today, would leave legacy to be proud of. Have authored or introduced hundreds of ordinances, including local Education Fund, CPA Appropriation for the Devine School playground, passage of design money for Memorial Field, design for McDonalds and Walgreens, creation of Design and Review, negotiation and purchase of Powers Farm, and thousands of trees have caused to be planted in Town. Didn't accomplish alone, but have accomplished a lot. Also, very proud of underground utilities and new lightpoles in Crawford Square. Believe institution of government is more important than the individual. Had hoped to become President this year, but two votes walked away, was disappointed and hurt. Believe that will not have votes for that position in short time frame, and that brings freedom. Free to bring anything forward he wants to, as won't have to worry about votes for presidency. Town government needs "Farm Team". Offering to anyone who wants to serve Town government in any capacity to share knowledge. Promise residents of Randolph to work for you, be strong voice in Town Hall.

Councilor Fernandes - thank you for support as President last year to Council, to staff. Have had a discussion with Council President and Mr. Murphy, Milton Hospital has approached (Councilor Fernandes was on their Board) about finding Randolph residents interested in serving on their Board of Overseers. In February, President of Board will come in and make presentation to Council, see if anyone interested in serving.

Councilor Adams - thank you to Councilor Fernandes for his service as President, as well as Councilor Meoni for service on School Committee.

Adjournment

An Executive Session is necessary this evening, Councilor Azer moved to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(3) relative to potential litigation strategy, seconded by Councilor Clifton. Roll call vote resulted in unanimous yays.

No other Executive Sessions will be necessary tonight.

Will not reconvene in open session tonight.

SYS14-0233 Executive Session - The Town Council may vote to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(3) relative to potential litigation strategy. 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.

SYS14-0171 Executive Session - The Town Council may vote to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(2) relative to contract negotiations with the Town Manager, David Murphy. M.G.L. ch. 30A, section 21(a)(2) permits executive session to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel.