



Town of Randolph

Town Hall
41 South Main Street
Randolph, MA 02368

Meeting Minutes

Town Council

Monday, July 11, 2016

7:00 PM

Chapin Hall
Town Hall, 2nd Floor

Call to Order - Roll Call - Pledge of Allegiance

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

Present: 7 – Council Member Paul J. Meoni, Council President Jason R. Adams, Council Member William Alexopoulos, Council Member James F. Burgess Jr., Council Member Paul K. Fernandes, Council Member Arthur G. Goldstein and Council Member Edward Gilbert,

Absent: 2 - Council Vice President Kenrick W. Clifton and Council Member Andrew Azer

Moment of Silent Prayer

Councilor Gilbert requested a moment of silent prayer for Eleanor Cooke, Henry Cooke's mother who lived in Randolph for many years and Ruth Bogan, an employee of the Randolph Public Schools.

Announcement from Council President

None

Motions, Orders, and Resolutions

Councilor Goldstein moved to take joint action on the three meeting minutes on the agenda. Seconded by Councilor Gilbert. Vote 6-0-0.

Councilor Goldstein moved to accept the minutes of 3/28/16, 4/11/16 and 4/25/16. Seconded by Councilor Gilbert. Vote 6-0-0.

Minutes from the 3/28/16 Meeting

Attachments: [03-28-16 Meeting Minutes](#)

Minutes from the 4/11/16 Meeting

Attachments: [04-11-16 Meeting minutes](#)

Minutes from the 4/25/16 Meeting

Attachments: [04-25-16 Meeting Minutes](#)

Public Comments

None

Town Manager's Report

Town Manager Murphy:

- 1) Growing relationship between the town and friends at Milton Hospital. Working with Creole community and leveraged a grant and goal is to work with BID Milton to increase health/welfare for people of the town.
- 2) Master Plan - TC Steering Committee met with Cecil Group outlining a public process, should take a year to gather the full breath of information that goes into a plan like this. Begun to outline the steps and encourage members of the community to get involved.
- 3) Capital Building Projects - Council has supported these projects with substantial appropriations. Library - mid September re-opening, one month ahead of schedule. Ceremony will be conducted. G&R Construction has been very good, pleased with the updates. North Randolph Fire Station - steel frame is completed, finished the sub sections, project is on schedule for October opening. Police Station - nearly completed, will be moving some of the offices into the new wing, Paige Construction going well. Community Center - First construction meeting, met with CTA, KBA and project manager team, planning a ceremonial ground breaking for either late July/early August. Council and the community invited, a true community celebration.
- 4) Would like to thank the interfaith clergy, last night conducted a prayer for peace in front of Town Hall. 50 - 60 people gathered to show support and unity for peace and understanding.

Councilor Fernandes - Master Plan, too early to say what the advisory committee, reach out to the community for volunteers? We have asked and solicited folks to participate in a steering committee, have 6 to 7 people including some younger high school age, always looking for more.

Old Business

None

New Business

Council Order 2016-019 Annual Year-end Transfer Request

Attachments: [2016-019 FY16 Year-End Intra-Departmental Transfer](#)

Town Manager David Murphy presented. Annual request, line items stay with the budget, did very well on the expense side, returning a substantial portion of monies back to the general ledger for our free cash certification in the Fall but have a number of small items to clean up:

- 1) Veterans Expenses - help to pay for benefits to town veterans, needs of veterans continue to grow; expanded the available benefit to our community.
- 2) Police Salary Line - lower than normal.
- 3) Town Counsel Expenses - number of additional issues that came up during the course of last year, funding of TLA litigation.
- 4) Technology Expenses - new programs implemented to catch up with.
- 5) Street Light negotiations to get credits.
- 6) Health insurance costs stabilized. Education campaign by the HR office to inform employees about high quality low cost plans to them, saved money.
- 7) Unemployment - what our state assessment is from one year to the next, lower than anticipated, happy to report fewer folks on unemployment.

Councilor Goldstein - Ambulance billing, bring in house? Could look into would need medical coding and certain skillset. Would have to train and build employees, can look into.

Councilor Goldstein - Move that we approve year end transfers. Seconded by Councilor Gilbert. Vote 7-0-0 (Councilor Alexopoulos now in attendance)

Council Order 2016-020 Agreement for Payment in Lieu of Taxes for Real Property and Personal Property between the Town of Randolph and Soltage, LLC

Attachments: [Council Order 2016-020 Agreement with Soltage LLC](#)
[PILOT Agreement](#)

Town Manager David Murphy presented. Excellent opportunity to increase

revenue without increasing responsibilities. Developed a beneficial relationship where a couple of billboards are on the site which generate \$300k to \$350k a year. A solar company approached the town to place solar panels on the land. Attorney Griffin worked very hard in finalizing the agreement. Pilot program would guarantee the town approximately \$90k a year revenue source. Agreement is a 20 year agreement with two 5 year renewable options. Town would receive \$25k per year per mega watt. Consistent with projects throughout the state, state gives special permits. Chance to enhance revenues, positive use for an old landfill for reusable energy.

Councilor Goldstein - What rights does the town have if the company does not honor their pilot agreement? Attorney Griffin - Having the pilot agreement enhances our rights, can sue for breach of contract, strengthens our position, does not weaken it. If solar industry goes belly up and they are gone? Contract contains a termination clause, if the solar array ceased to exist the agreement would terminate and wouldn't owe us any money but if the solar array existed and they failed to pay then we would have both contracts and statutory remedies.

Councilor Meoni - Thank you for your continued innovations, curious why they wouldn't pay property taxes? Town Manager Murphy - Discussed what the best vehicle to negotiate with them, to keep clean and neat. In order to simplify the arrangement we thought a pilot agreement with the town and the solar owner. If they default on the pilot payments there is property there, those solar panels are worth a certain amount of dollars and on property in Randolph, if they renege on their agreement, don't we have the ability to tax their property? Attorney Griffin - If you have a piece of property and they build something on the property then that same owner would get taxed for the real estate and personal property taxes. In this case you are going to have an owner that owns the property and pays the real estate taxes and a different owner that is constructing something on top so you are going to have two different people paying the bills. If the entity who owns the solar panels stops paying taxes you don't have a remedy through the real estate taxes because it's a different owner. In this case we are augmenting our remedies by having a contractual remedy against the people who own the solar array.

Councilor Burgess - If a person who owns property allows someone to build on it, taxes on the property, wouldn't we have recourse? Attorney Griffin - It depends on what is being built. Property improvements get taxed as real estate tax but if excise or personal property there are different laws that cover it. Some of what they are building is not property improvement. Let's say its all personal property and Allied would be responsible for that? Under this agreement Soltage would be responsible for those taxes. Not

giving up any statutory rights, gaining contractual rights. Town Manager Murphy - Still collecting property taxes from Allied.

Councilor Goldstein - Move that the town council authorizes and approves. Seconded by Councilor Gilbert. Vote 7-0-0.

Correspondence

None

Committee Reports

Councilor Meoni - DCR held meeting on 7/7 which was open to local officials relative to the deer hunt being proposed. Adams, Meoni and Burgess attended. Opened with a discussion with the 2015 hunt; impressed with the amount and 73% of those were female, 64 deer taken over a 4 day period, very few citations, some demonstrations.

Councilor Burgess - Randolph will be part of the hunt this year, Nike missile site, from 24 High Street towards the Donovan, have not determined the marker, we asked that the rangers touch base with the school system and have a teaching moment. Councilor Goldstein - Did they say how many deer? Manageable level, want to continue to do it year after year. Have put pens in different parts to prevent deer from eating vegetation and to see the damage the deer is doing.

Councilor Adams - Going to be public meetings to comment. 7/12 @ 6:30 pm Milton HS and 8/2 @ 6:30 pm Blue Hills School Cafeteria. Public is welcome to attend. Concern was kids hearing shotgun noises, wanted them to understand that it's controlled.

Councilor Fernandes - Boundaries? Councilor Burgess - Donovan, safe distance away from school. Councilor Alexopolous - There are rules that you can't discharge a firearm close to a home. Councilor Fernandes - Important that all those particulars are presented; diligent that people are not in danger.

Library

Councilor Gilbert - Moving along at a good clip. Monday night at Stetson Hall summer series. Website for all the events.

Councilor Goldstein - Not a report from Finance but would like to suggest we invite the new assessor to come in front of us and explain the process for us and the residents of the town. Better feel for process.

Council Comments

Councilor Gilbert - New Eagle Scout in town, Paul Matthew Curtis. July 30th at St. Mary's Church.

Councilor Burgess - First place, my float.

Councilor Fernandes - Like to request that you put on the next agenda for the NE Area Conference for the NAACP. Establishing a new branch in the neighborhood, actively seeking people to sign up and become members.

Adjournment

Councilor Goldstein - Motion to adjourn. Seconded by Councilor Gilbert.

Future Town Council Meetings

July 25, 2016
August 8, 2016
August 22, 2016
September 12, 2016
September 26, 2016
October 17, 2016
November 14, 2016
November 28, 2016
December 5, 2016
December 19, 2016