

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 13, 2023**

Chair Manupelli called the meeting to order at 6:37 p.m. via in person and remote participation at the NORTH READING MIDDLE HIGH SCHOOL, 189 PARK STREET, DISTANCE LEARNING LAB. Participating members were Ms. Gonzalez, Mr. Stuto, Mr. Wallner, Mr. O'Leary and Town Administrator, Michael Gilleberto. The Board voted in open session to enter Executive Session at 6:40 p.m.

MADAM CHAIR, I MOVE TO ENTER INTO EXECUTIVE SESSION FOR THE FOLLOWING PURPOSES:

SUBSECTION 7 – TO COMPLY WITH, OR ACT UNDER THE AUTHORITY OF, ANY GENERAL OR SPECIAL LAW OR FEDERAL GRANT-IN-AID REQUIREMENTS (MGL CHAPTER 30a, SECTION 22(F), (g)(2) TO REVIEW THE SELECT BOARD EXECUTIVE SESSION MEETING MINUTES FROM THE FOLLOWING DATES: 7-6-2020; 7-20-2020; 8-3-2020; 9-21-2020; 10-19-2020; 11-16-2020; 12-7-2020; 12-17-2020; 1-25-2021; 2-22-2021; 3-15-2021; 4-12-2021; 4-26-2021; 5-10-2021; 5-24-2021; 6-21-2021; 7-12-2021; 8-16-2021; 9-8-2021; 9-20-2021; 10-4-2021; 10-18; 2021; and 1-23-2023; VOTES MAY BE TAKEN)

AND TO ADMIT THE FOLLOWING:

DARREN KLEIN, KP LAW, TOWN COUNSEL

MOTION BY: MR. WALLNER
SECONDED BY: MR. O'LEARY

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE

VOTE: 5-0 UNANIMOUS

Chair Manupelli called the meeting back to order in open session at 7:24 p.m. via in person and remote participation at the NORTH READING MIDDLE HIGH SCHOOL, 189 PARK STREET, DISTANCE LEARNING LAB. Participating members were Ms. Gonzalez, Mr. Stuto, Mr. Wallner, Mr. O'Leary and Town Administrator, Michael Gilleberto.

Next order of business. MINUTES

MADAM CHAIR, I MOVE TO APPROVE THE REGULAR SESSION MINUTES AS WRITTEN FOR THE FOLLOWING DATE.

January 23, 2023

MOTION BY: MR. WALLNER
SECONDED BY: MR. O'LEARY

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AND TO ADMIT THE FOLLOWING:

DARREN KLEIN, KP LAW, TOWN COUNSEL

MOTION BY _____

SECONDED BY _____

VOTED: MRS. MANUPELLI _____ MR. WALLNER _____
 MR. O'LEARY _____ MR. STUTO _____
 MRS. GONZALEZ _____

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January 23, 2023

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SECONDED BY: MR. O'LEARY

VOTED BY: MR. STUTO AYE

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MRS. GONZALEZ	AYE
MR. WALLNER	AYE
MR. O'LEARY	AYE
MRS. MANUPELLI	AYE

VOTE: 5-0 UNANIMOUS

Chair Manupelli wanted to state for the record that the Select Board is in Acknowledgement of Review and Continued Non-Disclosure of Select Board Executive Session Minutes Dated 9-7-2022; 9-16-2022; 9-28-2022; 10-3-2022; 11-21-2022; 12-19-2022; and 1-9-2023.

Next order of business. ARTHUR KENNEY FIELD TURF REPLACEMENT PROJECT

Mr. Gilleberto gave a background on how the money was approved for this project at a previous Town Meeting. The Turf Field services many needs of the community. He also mentioned they were joined by Parks and Recreation Director Marty Tilton.

Mr. Tilton reported that the field has gone through many changes throughout the years in regards to the lines for the multiple sports that are played there. The new company will provide different colored lines to include all sports. The new lines would be permanent. The girls LAX lines were not included in the original quote but they added that at a cost of \$4,500.

Mr. Gilleberto informed that there is a \$21K short fall from the RFP quote. After some discussion they are willing to consider recommending utilizing some of the American Rescue Plan Fund monies. Additionally to add a Town of North Reading logo on the field would be an additional \$15K that was not originally included.

Ms. Gonzalez agreed with including the girls LAX lines but did not see a need for the logo.

Mr. Wallner asked what the value of the logo is.

Mr. Tilton answered that it is esthetics.

Chair Manupelli asked if the permanent logo would be dangerous for the players.

Mr. Tilton said no it is a permanent painted logo that does not add any danger.

Mr. Stuto added that his son plays football and he said that a lot of people in this town would want the logo. He furthered that if they don't use the American Rescue Plan Fund monies they will lose it.

Mr. Tilton expressed that time is imperative to keep with the timeline. He needs the decision by tomorrow.

Abigail Hurlbut said that it is a Capital Improvement Committee issue. Everyone would say it would be great to have a logo but something has to give and they can't do everything. There are other needs in the Town of North Reading.

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Mr. Kelliher echoed Ms. Hurlbut and said that the logo was not originally in the plan. They have to prioritize and can't do everything. The committee voted against it last year. The Select Board needs to decide what to do with the ARPA funds.

Mr. O'Leary supports the project completely including the logo. He expanded that it is part of the branding of the community. \$36K is the total. He believes the School Committee said they would add \$7,500 to help offset.

Mr. Gilleberto and Mr. Tilton concurred that the School Committee said they possibly could add \$7,500.

Chair Manupelli said \$21K without logo and \$36K with logo.

MADAM CHAIR, I MOVE TO APPROVE THE USE OF \$36,000 IN AMERICAN RESCUE PLAN ACT FUNDING FOR THE ARTHUR KENNEY FIELD TURF REPLACEMENT PROJECT.

MOTION BY:	MR. WALLNER
SECONDED BY:	MR. O'LEARY

Mr. O'Leary said he thinks the motion is perfect and asked for it to be the full \$36K and give the opportunity for other youth organizations to offset it. He thinks it's best to put the full order in.

Ms. Gonzalez asked to amend it to \$28.5K.

MOTION BY:	MS. GONZALES
SECONDED BY:	MR. STUTO

Chair Manupelli added she thought they should only be utilizing the \$21K.

Mr. Wallner agreed with the Chair to amend to \$21K. He did not realize they have to replace the turf every 12 years.

Chair Manupelli said they would take the vote on the motion to amend to the \$28.5

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	NAY
	MR. O'LEARY	AYE
	MRS. MANUPELLI	NAY

VOTE: 3-2 PASSED AT THE \$28.5

Next order of business. REVIEW 1/22/2023 OPEN MEETING LAW COMPLAINT

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Chair Manupelli informed that the Select Board received a meeting law complaint. It was filed against the Select Board requesting executive session minutes from 1994 to 2023 which they are in the process of doing in batches because it was such a prolific request. Also in the packet is the response to the open meeting law complaint that Town Council prepared as a response and they need to authorize the sending of that response.

Mr. Gilleberto reported that Select Board received a Citizens petition for a special town meeting it was signed by over 200 registered voters here in town which triggers a requirement that the Select Board call a special town meeting to occur within 45 days of receipt of the petition. The town clerk certified the requisite number of signatures. The article is a revision to chapter 25 of the Code of North Reading which is relative to assessments otherwise known as betterments. It's a change that would modify that bylaw back to a version that it was prior to the June 2022 town meeting when it was amended. They will have a detailed discussion and presentation at a future warrant article hearing which he expects will take place on Monday, February 27th during the regular meeting of the Select Board. In order for the meeting to take place the Board needs to vote to sign the warrant for that meeting so that that meeting can be called. He added if anyone is looking to review what the changes would be it'll be coming out on a special town meeting warrant.

MADAM CHAIR, I MOVE TO APPROVE THE RESPONSE TO THE OPEN MEETING LAW COMPLAINT DATED JANUARY 22, 2023 AND RECEIVED JANUARY 23, 2023, AS DRAFTED BY TOWN COUNSEL, AND TO DIRECT TOWN COUNSEL TO SEND THE RESPONSE TO THE ATTORNEY GENERAL'S DIVISION OF OPEN GOVERNMENT AND THE COMPLAINANT.

MOTION BY:	MR. WALLNER
SECONDED BY:	MR. O'LEARY

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE

VOTE: 5-0 UNANIMOUS

Next order of business. CITIZENS' PETITION SPECIAL TOWN MEETING-VOTE TO SIGN WARRANT

Mr. Gilleberto explained that when there is a Special Town Meeting the town has 45 days of receipt of the petition to hold the meeting.

MADAME CHAIR, IN RESPONSE TO THE CITIZENS' PETITION RECEIVED FEBRUARY 2, 2023 AND CERTIFIED AS HAVING SUFFICIENT SIGNATURES BY THE TOWN CLERK ON FEBRUARY 8, 2023, I MOVE TO CALL A SPECIAL TOWN MEETING FOR MONDAY, MARCH 6, 2023 AT 7:00 P.M. AT NORTH READING MIDDLE-HIGH SCHOOL, 189 PARK STREET, AND TO SIGN THE SPECIAL TOWN MEETING WARRANT.

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SECONDED BY:	MR. O'LEARY	
VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE
VOTE: 5-0 UNANIMOUS		

**Next order of business. PUBLIC HEARING: SPRING/FALL ANNUAL TOWN MEETING
DATES FOR 2023 (CONTINUED FROM JANUARY 23, 2023)**

Chair Manupelli read the Public Hearing Notice.

Mr. Gilleberto gave some background.

Paul Denaro-402 Park St. had his hand raised on the zoom but stated someone already answered his question.

An unidentified resident said she did not understand what was meant by a Citizen's Article.

Chair Manupelli and Mr. Gilleberto answered her question.

Chair Manupelli explained how the article get into the annual town meetings. After no other questions were observed she closed that portion of the Public Hearing at 8:08 p.m.

MADAM CHAIR, IN ACCORDANCE WITH THE TOWN OF NORTH READING CHARTER SECTION 2-4-1, I MOVE TO SET THE DATES FOR THE 2023 TOWN MEETINGS AS FOLLOWS:

MONDAY, JUNE 12, 2023

MONDAY, OCTOBER 2, 2023

MOTION BY:	MR. WALLNER	
SECONDED BY:	MR. O'LEARY	
VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE

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VOTE: 5-0 UNANIMOUS

Next order of business. LEGAL BILLS

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR DECEMBER 2022 IN THE AMOUNT OF \$4,407.81 AS FOLLOWS:

GENERAL	\$2,135.31	
LABOR	<u>\$2,272.50</u>	
TOTAL	\$4,407	
MOTION BY:	MR. WALLNER	
SECONDED BY:	MR. O'LEARY	
VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE

VOTE: 5-0 UNANIMOUS

Next order of business. TOWN ADMINISTRATOR REPORT

Mr. Gilleberto reported:

The DPW Director and he continue to work with Republic Services regarding a contract amendment to reflect the new five day collection schedule as well as a credit for the disruption in the fall. They continue to intend to pass through the portion of the credit associated with disruption, and to reimburse the budgets affected by additional drop-off hours and DPW staff collecting trash. They had hoped this would occur prior to the third quarter billing however it does not appear that will be the case. The public's continued patience is appreciated. They anticipate the credit would be in the amount of approximately \$10 per household.

They continue to work through the so-called MBTA communities' compliance process without obligating the Town. Attached please find the most recent letter we've received from the state. He anticipates a warrant article will be submitted for the June Town Meeting.

Please be advised that the Town Clerk's office is currently accepting applications for a tenant member on the Housing Authority. The individual to serve will need to be selected by the Select Board no later than 30 days after the deadline of February 20th, or March 22nd. They thank Mr. Chuck Carucci, whose seat will become a tenant seat, for his service. A copy of the notice is enclosed.

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MAPC has shared draft population, household, and employment projections for our region's municipalities out to the year 2050. If you have a moment, consider reviewing information available at <https://www.mapc.org/resource-library/projections-your-input/>.

New England Power has notified the Town of the following project and provided the associated description:

PROJECT DESCRIPTION8:

New England Power Company (NEP) is proposing to conduct Asset Condition Refurbishment (ACR) activities along the 339/349 Transmission Line right-of-way (ROW) between the Tewksbury #22A Sub-station (Tewksbury), and the Golden Hills Sub-station (Saugus), in Massachusetts. The 339/349 Line ROW runs for approximately 17.25 miles, transecting the Towns of Tewksbury, Andover, Wilmington, North Reading, Lynnfield, Wakefield, and Saugus, Massachusetts. This work is referred to as the 339/349 Line Asset Condition Refurbishment Project or "339/349 ACR". The scope of the Project includes the complete refurbishment of the existing transmission line. Refurbishment activities will include structure replacements, new structure installations, overhead maintenance and repair of existing structures, replacement of overhead wires with optical groundwire (OPGW), tree removal in select areas, and access road and work envelope improvements to facilitate the work. No change in the capacity of the lines is proposed. The Project will result in a more reliable, climate-ready, and resilient transmission system, that can withstand more extreme weather events.

In addition, NEP is proposing to realign a portion of the 339/349 Line in North Reading, Reading, and Lynnfield, in order to meet NEP's safety standards for the required clearance between the line and the edge of the ROW. This line realignment will include tree removals to widen the ROW corridor between the existing 339 and the S145/T146 Line. He asked the Department of Public Works to review more closely and determine the extent of realignment and tree removal. More information may be found here: <https://we.tl/t-qzpHbSJ9wI>.

Chair Manupelli asked Mr. Gilleberto what is the cost to the Town of North Reading for the Special Town Meeting.

Mr. Gilleberto said they budget for one STM a year. He expects it will cost \$7,500 for the Wastewater STM and possibly an additional \$7,500 – \$10K for the Betterment Bylaw STM.

Next order of business. BOARD MEMEBER REPORTS

Mr. Wallner said that the Forest Committee met with the new Town Engineer, Dan O'Donnell to continue to work on the plans for making Swan Pond more accessible to the residents of Town of North Reading. The Commission on Disabilities Committee is working in conjunction with the New Transportation Committee to develop a survey to send to the town. A Boston University volunteer will be working on this for the town. They are determining the mailing cost and it will go out in 2-3 months. He then wanted to remind of the deadline for the ATM meeting warrant is March 20 and he is hoping there is an accessibility dwelling unit article prepared. He wants it on the June ATM.

Chair Manupelli asked Mr. Gilleberto if he had an update on that and he will get an update.

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Ms. Gonzalez said they are actively discussing it.

Abigail Hurlbut asked if March 20 was the dealing for Citizen Petitions only.

Mr. Gilleberto said that that is the deadline is for all Boards and Departments.

Mr. O'Leary expressed his deepest condolences for the loss of retired Sergeant Gus Lamont. He described him as a strong bright fabric of this community. He spent virtually his entire life here and devoted his entire career to this community. He's a 32-year veteran of the of the police department, 31 of those years as Sergeant. At the time of his promotion he was the youngest Sergeant in the Commonwealth of Massachusetts. He was someone who right from the very early age was giving back to his community. He was president of his class in high school. He became a member of the police department. He was a United States Navy veteran. He was a union representative for his fellow police officers and Mr. O'Leary had the privilege of negotiating contracts across the table from him for his first term on the board back in 1988. He had a relationship with Gus virtually his entire life so he's certainly going to be missed. Gus grew up here, stayed here, built a house next to his parents raised his family here, moved into his parents' house and moved one of his sons who was now current police officer and living in that home Gus was exceptional in relation to community policing. He made it his business to know what was going on in the community, know the members of the community, and treat everybody fairly and with empathy and compassion. He did a fantastic job and served us well and even after his retirement he was concerned about the public in the town of North Reading to the extent that one of his favorite hobbies was to be a beekeeper and raise local honey. That local honey as he told Mr. O'Leary it was very important for the community to buy his local honey because it fights all the local allergies. He doesn't not know where he is going to get honey from now. He was well-respected professionally and he is going to be sorely missed. Lastly to his family, our condolences but great appreciation for sharing him with us for all those years

Ms. Gonzalez too expressed her condolence as she is friends with his wife Loretta. The CIT had a recent event on Mental Health and Abuse that was open for any adult to attend. It was then presented to the NRHS students then next day. She was honored to attend on January 31st at the library Brigadier General Enoch O'Dell Woodhouse II who came and graced the town with his presence and that was an amazing program also and it was such an honor to meet him. It was a full house with a waiting list. It was great to see the library putting something on like that and anybody who was able to go there and meet him sure felt honored to do so.

Mr. Stuto wanted to thank the Batchelder School PA for putting on a great event to raise money for the school. The new tenant of the Hillview, Ultra Chic did an amazing job with hosting the event. He then said in regards to wastewater, the Select Board job is only budgetary. It is their job to find revenue enhancements for the town but not to decide them.

Chair Manupelli recognized Mr. Mark Clark the Water Superintendent for Town of North Reading who was present and retiring soon. The entirety of all water projects have his fingerprints on them. There was a round of applause.

Mr. Mark Clark said Thank you.

Next order of business. **OLD AND NEW BUSINESS**

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Mr. Stuto see Board Member Report
Ms. Gonzalez see Board Member Report
Mr. O'Leary see Board Member Report
Mr. Wallner see Board Member Report
Chair Manupelli see Board Member Report

Next order of business. WASTEWATER PROJECT: REVIEW POTENTIAL FINANCING MODELS

Mr. Gilleberto wanted to make a statement:

“They are there tonight with a lot of anticipation to review alternative financing scenarios for the Wastewater project. The Alternatives that you're going to see are based on feedback that the town received specifically regarding the cost of betterments and the concept of assessing betterments at all. One thing to stress is that the model presented in the fall of 2022 which called for betterments of \$46K for single-family homes, I think everybody here is familiar with that as well as a debt exclusion in the amount of \$660 for the average single family home. Those scenarios were based on maximizing the betterment assessments. Those were the largest possible numbers that the betterments could be based upon the scenarios that we had developed at that time that was not intended to hurt Property Owners along the Route but it was meant to reduce the cost to the taxpayer's town wide. We heard clearly that the scenario that was placed in front of the public at that time had too much of the cost on a budding Property Owners specifically the properties on Main Street on Park Street, between Maine and Concord streets on Concord Street on North Street and on the westernmost portion of Lowell Road. We heard that not only from the abutting property owners both single-family property owners and condominium owners we actually heard it from folks who didn't live on the route who were saying to us the cost is too high for the abutting property owners. We've heard that and we've come up with some scenarios to provide options for discussion we'll go through a PowerPoint presentation but you'll see that it's more focused than previous discussions have been and we intended to pick up where we left off those of you who will know me if you let me go I would have gone through 85 slides tonight going through the whole history of why we're doing the project explaining the background in the end I think most of the folks who are here this evening know that history they know what took place in the fall and I think you're all here looking to understand what are the scenarios that we can look at that provide relief from what was discussed in the fall we're not looking for any decisions tonight. While we would certainly welcome any feedback that you might have and what they are hoping to do is put the focus on options and on answering questions that you might have about those options. The board members who are here as well as the community as a whole who may be here or watching at home we ask you to consider these options as a whole multiple scenarios trying to figure out what's the right solution if any for our community. Some good news to report is that the town will be receiving 1.5 million dollars from the federal government and \$250,000 from state government towards the project. He wanted to recognize Congressman Moulton, Senator Warren, Senator Markey and Representative Brad Jones. He speaks with them very regularly about funding for this project as well as Senator Tarr for their assistance and continued partnership. He knows what the first reaction is going to be “great just under 2 million dollars for 130 million dollar project”. Keep in mind what we've been saying in each meeting along the way which is that most of the major funding sources they want to know that our town meeting has approved the project before they will even entertain a legitimate application to offset those costs and that is generally something we find in municipal government for funding sources so to have even that amount of money ahead of a town meeting authorization is a good

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sign in terms of the viability of the project for funding. Some additional good news to report is that the town's project is eligible for State revolving fund assistance so we'll get into what that means but essentially it means that we are able to access borrowing we're able to get a loan for the project at below market rate and in this case for approximately 112 million dollars at approximately 2.4 percent or less significant news for us in terms of trying to control the cost particularly when it comes to those who might be paying a debt exclusion portion."

Mr. Gilleberto also recognized Acting Finance Director, Laurianne Galvin, Treasurer Collector, Maryann MacKay and Assessor, Deb Carbone for all their work on preparing the figures for this updated Finance Model.

Mr. Gilleberto and Mr. Joe Parisi, DPW Director reviewed an 18 slide PowerPoint.

Matt Corbin with Write Pierce asked a question about privilege fee

Mr. Parisi answered that a privilege fee is not a lien it's not like a betterment. A betterment assessment would be a bill that's sent to every one of the residents based on the amount of the betterment being assessed. There'll also be a document that gets filed at the Registry of Deeds.

Amy DiChiara, 24 Fieldcrest Terr. said there is a lot of misunderstanding around betterments on social media and residents are saying that you do not need to pay your betterment until you sell your home. I think you need to clarify that because betterments need to be paid quarterly I believe every year for 30 years and if you sell your home before that betterment is paid off the remainder can be paid off at the time of the sale. Residents on social media are talking and believe that they do not need to pay that betterment until they sell their home so I think that needs to be discussed

Joseph Parisi responded that the original assessment would be a bill for the full amount and then you have an option. There'll be some choices to be made whether you want to pay it off in full or some part of it. Ultimately, anything that's not paid will be put onto a tax bill you have typically a maximum of 20 years but I think in this case we're looking to go for a 30-year just by the mechanism of taxes that's divided into four quarters.

Ms. DiChiara if you choose not to pay, your property can go into tax title correct?

Joseph Parisi that is correct.

Terry Peznola, 101 Lowell Rd. Apt. 211 asked what factors they are using to come up with the numbers because the cost of construction is unpredictable. What's the Guarantee that after Town Meeting vote it won't be \$185 Million?

Mr. Gilleberto said he would speak to the guarantee that there are contingencies that are being carried. We have Matt Corbin here with Write Pierce. He actually was the one that did the estimates on that and did factor in some escalation costs.

Matt Corbin with Write Pierce engineering firm answered that they have a contingency for unknowns at this point. They also did an inflation to midpoint of construction which is one and a half years into the construction period with design still being a couple years ahead. He believes is 6% that's then

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compounded. We have it that inflation has occurred in the past and may occur in the future. I guess a pretty standard way of approaching inflation whether the actual percentages are more or less. We don't know but we hope with the contingencies as well the project that we still have sufficient funds to get into a contract with the little bit and you can only go forward if you do have sufficient funds.

Michael Ciampolillo-240 North St. asked regarding the methodology for the opt-in and pay privilege fee option, obviously I see that the bottom line for the debt exclusion hasn't changed given the fact that you probably can't predict when people would opt in and pay for that understandable. When that happens where's that money going to go for people that are paying the privilege fee is that going to go directly towards the sewer and be assessed later on. How that tax could potentially be decreased or where is the money going to go.

Mr. Gilleberto responded that our hope is to utilize that Revenue to offset the amount of the debt exclusion. We've had some conversation with our financial advisors because this all trickles back to how we report on the town's finances annually. The model is much in the way when we built this building and we used a grant from the Mass School building authority to reduce the amount that's borrowed. We ideally would do that for this project but as you as you described the revenue is not going to come in at the time we go to borrow it's going to happen over some period of time and it's almost impossible to predict what that will be so then it becomes a revenue source that we're using on a year-to-year basis to reduce how much gets put on a tax bill town wide. That's our intention.

Chair Manupelli said it can't be projected who would opt-in they need to assume no one will.

Mr. O'Leary said consultants survey other communities most that have sewerage have had it for a substantial number of years and most of their infrastructure is already paid for. We are going to be in a different situation where we're building all new infrastructure brand new system starting from scratch. One of the things that we want to be able to look at this is from a competitive standpoint for economic/future development of people looking to buy and build something new. What's the cost of tying in in the town of Reading, Stoneham up in Tewksbury? What are they paying and what did they use for a methodology to determine how much to charge and most of it is based on the Title 5 single family home usage so that's what we're going to offer here. A betterment we're going to put a lien on your property you're going to pay for it by hook up by crook or you don't tie in either up front over 20 or 30 years or when you sell your property you're going to pay it. A privilege fee is not a lien on your property. You decided to opt in you want to take advantage of the service. This is the charge we're going to charge you this is what it's going to cost you. We're looking for comparative purposes what are other communities charging.

Mr. Stuto wanted to add that sometimes what you read online may not be accurate and I think there were some numbers thrown out to what it cost to replace or repair a septic that were nowhere near what it actually is. That's why we got these numbers. This is the time to discuss the scenarios if you go back to the \$20K which I'm not saying that's going to be even that versus what the average is going to cost and this is today's numbers. If you have to replace a septic in 10 years but I mean we just talked about inflation and I can tell you these numbers are going to be dramatically different. That's why we feel that some of the proposals that the Select Board would be looking to bring to the town in comparison it's almost I don't want to say it's a guarantee but I would find it hard to believe that you would want to pay a contractor if you own a you owned a single family home let's say even on the low end. I'm going to find it

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hard to believe that the option and again this is just an example I'm not saying that's what we're doing but if the option was an opt-in of \$10K versus \$25K to \$30K to replace a septic I mean I guess you could go ahead and not tie in and replace your septic but I don't know who would.

Mr. Scott Buckley- 5 Alden Rd, asked about single-family homes and the condos, how does this model apply to commercial properties? Are they treated the same a single family that they can choose to opt-in or is it is it going to be that's correct they can choose to opt in as far as a privilege goes.

Joseph Parisi responded that it's a connection fee at the time they would come to my office to get a permit. We would look at the equivalency of that property to the single family home.

Mr. Kelliher asked that apartments within a multi -family building, the entire facility would have to opt in so an individual condo owner, the association would decide for the individual owners whether or not they were going to participate and opt-in for the entire structures is that correct?

Joseph Parisi said yes.

Tim Sutherland-17 Maple Rd. Wanted to clarify I understand the debt exclusion. We collect \$250K in privilege fees we're not talking betterments and privilege fees that then goes to the town financial committee and that's recalculated annually based on say if Edgewood connected and they paid. I don't want to make up a number several hundred thousand dollars to tie in that's recalculated towards the \$1,116 average payment per year. How we tie those together.

Mr. Gilleberto replied he is going to be looking in two ways to look at the Active Finance strategy to confirm we got a big one-time payment if Edgewood is going to connect and they're going to make a payment to us there's going to be hundreds of thousands of dollars. I imagine we would be looking to do is to structure that to offset the debt over a period of time. We wouldn't necessarily be saying we're going to just make a payment right now and this year there won't be any debt exclusion assessed to the community but next year it's going to be back because no one connected. We would need to do some financial planning to figure out how we assess that cost against it. Those of you who are reading the town's town meeting warrant when it comes to your home in the mail in June or October you've seen in the budget 101 lines, I think it is now at this point in time and in certain lines we will vote at the bottom offset or line 101 fund with some dollar amount which basically means we're not raising it by taxes we're pulling it from some available funding source. That's the type of scenario we would be looking at here.

Mr. Sutherland in said however you do it more than 30 years it would be against the monthly mortgage payment not the principal so that would be the intention if I just look into the finance graduation I got that all right.

Mr. O'Leary added based upon input from our advisors we may find that we'll have an account with privileged fees which we've collected and haven't necessarily spread out over time yet to offset it but we may be able to use those dollar amounts to refinance the note at a less principal amount so those that's another option. We have to wait until we see what the cash flow is as that will determine how it works. I think the intent would be a policy decision on the part of this board and future boards to ensure that the monies that are collected for privileged fees are used to offset Debt Service.

Chair Manupelli sees it more like our water program where the assessments paid in and the water rate is

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set to offset the cost of the program. We're talking about the privilege fee going towards debt exclusion that does not translate to what you're asking where it's going to reduce that \$1,116 annually that's what I think needs clarification the payment in the privilege payment is not going to reduce the additional payment made by every taxpayer on their annual tax bill that's what you're asking right?

Mr. Sutherland responded correct me either it could be addressed in the future or the tax the payment could go down or it could end up being 27 years if enough people buy into the program. that's probably too much conjecture at this point basically it's going towards an exclusion it's going towards that payment and if we collect \$4M in privilege fees over the 30 years it's going to eventually come up with \$127K. I may not see it for 26 years but eventually the taxpayer would see that property or that privilege fee it might be when I'm 65 years old but eventually when that money's paid in it's going to go towards that specifically the debt exclusion if I said that right.

Joseph Parisi said he couldn't respond just based on the formulas that I've been seeing and using in the spreadsheet so if a decision was made which you know Mass General law does sort of require that those privileged fees be for the sewer project you know and not for any other general fund purposes things like that so those would be used in any given year whatever is in a reserve account to help with that debt payment and by doing that you're saying I don't have to rely on the residents through the internal exclusion. I'm going to reduce that burden on them with the amount of revenues we collected. We had a good year a lot of people connected and yes over time you'll get those reduced betterment payments or reduce debt exclusion in general of the 30 years that \$1,116 will go down to some other average below that correct you couldn't possibly project it.

Mr. Stuto wanted to add there's also a time value of money component if this stays level at \$1,116 every year that actually becomes less assuming that everybody can keep getting a little raise here and there. In 20 years if this is still \$1,116 that will be a lot less than today's dollars just with inflation. \$1,116 will stay level because of the 30-year loan that we can get. If we did like the 30-year loan at 2.4% it's kind of like your mortgage your payment didn't change and could have been two thousand dollars from ten years ago but hopefully you make more money so that \$2000 is just relative.

Amy DiChiara 24 Fieldcrest Terrace just to piggyback off of Mr. Kelliher & Mr. Parisi, individual condo owners may not have a say in this. Their Condo Association or their management company makes that ultimate decision correct?

Mr. Gilleberto it depends on the bylaws but it could be that they may be in a minority

Ms. DiChiara, added if I owned a condo at Park Colony I may not have a say whether I pay that privilege fee or betterment my Association makes that decision.

Mr. Gilleberto started to answer.

Ms. DiChiara, I just want everybody that might own a condo to think about that and maybe ask their Association or their management company to find out how that would work right.

Mr. O'Leary it would be like any other special assessment

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Chair Manupelli said and it would run as any other Association in the state which has its unit owners having a percentage of common ownership and having therefore a specific percentage of vote. We're actually not talking about anybody's unit Condominiums so we can't discuss that here that's not really the purpose here we're not going to answer your legal questions on that you have to go back to your condo association to figure out how that works directly but what we want to do is take questions on this presentation here

Ms. DiChiara, again said I'm just saying that you're saying that the condo if they choose to connect or choose to opt in the condo association or the condo owner not the association would have to pay that but they don't individually have that choice I just I'm saying it.

Chair Manupelli we don't we don't know that.

Mr. O'Leary furthered that if we go with an individual privilege fee how that's determined from a condominium owner privilege fee would be assessed to the association as a whole based on the bedroom count it's up to the homeowners association to collect those fees because it's one bill it sounds like their water bill right now. If there's 400 bedrooms in a in a complex they get one water bill they're going to get one privilege fee. How they collect it from their members is entirely internal and up to them and the Town has no say how they're going to handle it.

Chair Manupelli interjected that we're not going to talk over each other we're not going to do that we're here to have questions and a presentation not a debate that's not what this

Paul DeNaro 42 Park Street asked about the potential liens that would be put on to homes or condos would that have an effect on the owners of those to borrow money from the bank because and assuming the liens would be a first position lien? The second question is under the town wide debt exclusion, I don't think if you have estimated the cost of bringing Mains down side streets side streets. I mean any street other than what is initially going to be going to be done? The \$73M that amount was only for Lawrence on the debt exclusion. Who would pay that \$73M would that be that townspeople or that would be the Town that is under the general fund? I just want to add a comment to Mr. Stuto, I'm a little concerned about your comments where you said that it's not that it's not the Select Board of purpose to help or you know administer something to help the town vote on the on the Wastewater project it's your job to just bring opportunities to the to the town's people. I guess I can understand that to a certain amount but it sounds almost like you know we don't have to really work hard at letting you know when special meetings and things are coming up for or a vote.

Mr. Gilleberto responded on the question of the cost to bring Sewer Service a sewer pipe to the North Reading Town Line we projected at \$73,580,000 no one here before you tonight is proposing that as a project we're simply answering a question that we have been asked over the past few months. I can tell you that in the fall in the betterment heavy scenario we were allocating a chunk of that cost back to all the property owners along the Route with some of it being paid by the taxpayer town-wide. That's a choice that we would have to make in the funding mechanism we have chosen for purposes of tonight to focus the dollar amounts on the cost to the single family home homeowners and the condominium owners because that's where we heard the most feedback that allocation can be adjusted however we see fit.

Chair Manupelli added that I know you're had another question Mr. DeNaro that was we're not giving you the cost to connect it to the side streets and no absolutely not and the project as proposed and as the town

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voted during Town meetings was down these main corridors. That's really what's been designed and studied and that's what these numbers are based on. We're just reviewing the options for this project right now we're not even considering the side streets or the cost Factor associated with that.

Mr. O'Leary the third question that had to do with the lien the position of the lien being first positional if there's a betterment on the property, yes that would have to be paid off first just like real estate taxes the ability to carry those liens forward to future owners that would have that would require special legislation to do so

Chair Manupelli added it's really hard for us to answer as it's the same as the condo association.

Mr. O'Leary but all we could do is provide an opportunity and it's up to the lender in the relationship.

Kristin Faivre 4 Belleflower asked I have just clarification for the project cost estimate is does that include any additional cost that we may incur for instance I'm thinking police details is there an estimate included a line item included for that estimate.

Mr. Gilleberto yes it is it's designed to be an inclusive estimate with both a contingency in it and as Mr. Corbin indicated an inflation escalator. Mr. Gilleberto moved to the last slides overview.

Ralph DiChiara-385 Park St. had a comment more than a question, the more you people talk the board and everybody presenting the more questions I get and the more this whole project doesn't make any sense to me. To begin with you knew from the meeting in the fall the people that were going to get the betterments want to no part of it and how quickly we were able to get the signatures to get a special town meeting to get rid of the amendment that you threw at us back in June when nobody attended the meeting or that knew anything about it to change the bylaw to shift to shift the burden onto the people that owned the houses. I'm just saying it seems to me that June meeting when you when you struck down the bylaw that you agree when you change the bylaw to what it is now was meant because you couldn't figure out how to finance this without putting up the big burden on the individual property owners. If you look at your chart, those last three columns, you should just throw it out because there's no way we want to pay a betterment. If you if you make us pay a betterment the rest of the town is only going to save like a hundred dollars based on your figures so is it isn't fair for us to have to pay thousands of dollars. I don't see you want us to invest at minimum \$30K over the course of 30 years on your additional taxes. I'm saying it's a thousand dollars more a year on everybody's tax bill so that's a \$30K investment what our return is. What's it going to do for us as an individual owners and what's going to do for the town you can go down any Street. You want to go down Main Street there's a number of vacant places you go down Concord Street there's a number of vacant places there. I don't see how this is going to help anybody in this in this room already in this town is going to spending this kind of money \$129M for what what's our long-term benefit now you want to put Kitty's is going to leave and there's going to be more Condominiums down there.

Loretta Martinez, 21 Concord St. I have a 200 foot driveway which means you're going to have to rip up my driveway. Are you paying for those pipes from the street to my house? If this is right I'm going to be looking at a \$46K bill on top of that. I may have to tear down trees in my yard because my driveway is surrounded by trees and I don't see the benefit. I'm happy with my septic system, it's a hell of a lot cheaper even if I have to put it in more times until the day I die.

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Mr. Gilleberto the cost to connect to the system to the pipe in Concord Street in front of your home would be yours. It would be your responsibility whatever your route you chose to take within your property that you were able to get appropriate permitting for you know for example if you have Wetlands or something like that you might have to consider it but it would be your responsibility. We've been asked many times what's it going to cost to connect and we've tried to show numbers but the problem is just like I mentioned earlier each property varies some have the septic systems with the drain pipe in the front some have it in the back the point to understand is that there is a cost and it would be the responsibility of the property owner to connect.

Joseph Parisi so the pipe will be a service just at the property line you don't have to go out to the street. That'll be that is part of the special benefits facilities of the project cost the number we saw out there was like \$55M that's the in town cost those laterals are part of that box

Ms. DiChiara 24 Fieldcrest asked a question that I've asked multiple times if this project fails in town meeting will we still go to a paper ballot

Mr. Gilleberto does not intend to recommend that.

Ms. DiChiara again asked if it fails at town meeting will it go to a debt exclusion ballot.

Mr. Stuto said I don't see that, what's the point?

Ms. Gonzalez also added it's nobody's intention.

Ms. DiChiara furthered that we've gotten a couple of different answers in the past several meetings that's why I'm asking it again because I just want to make sure that it's clarified and we know what the answer is?

Several Members of the board do not recall this question being asked before.

Ms. DiChiara said if the sewer project it fails at town meeting because I believe under Mass General law you can still go to a ballot.

Mr. O'Leary answered that if you look at the schedule here with the proposed town meeting being the special town meeting for this purpose only on May 15th the board has within 90 days we have to have an election. What we have done in the past is that we have scheduled a special town meeting and an election very close proximity like for new schools and things of that. We're not having an election in August so depending upon what the board determines. We have had no discussion on this. We could say we're going to have a special time meeting Monday May 15th and the following Tuesday have an election and set it up and have it all ready to go and then you just go through the process and let it happen see what happens. In both instances, we have to have favorable action in both instances in order to get this project through. The board hasn't deliberated on any of that yet. There is not a clear answer to your question. Do we have the ability to do that yes do we have the ability to do the special town meeting and have a special election. If it fails the town meeting with a special election still move forward yes and if it is favorable at the at The Ballot Box and not a town meeting we would have to go back to town meeting but we need both actions

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in the affirmative in order to get this thing through so we don't have an answer to your question yet as to is that going to happen because we haven't deliberated on it we haven't even determined yet.

Janice Curran-43 Chestnut St. questioned on the non-eligible project cost, what does that actually entail I mean I know you can't obviously know all of it but what is the scenario that would come under that

Joseph Parisi replied basically design costs, land purchases, administrative costs, legal fees that type of thing not eligible it's the construction cost that they're looking to fund.

Jeff Yull-427 Park St. said he was a little confused in what Mr. O'Leary was saying at one moment he said we're not having a special election and then one minute he's saying that we have to have a special election after we have the town meeting which I didn't think was from what I understand that's not correct. Just please clarify if you have the town meeting you have the option of having a special election correct

Mr. O'Leary in order to get this project approved we need two actions from the community we need a favorable action by town meeting and we need an affirmative vote at The Ballot Box for a debt exclusion vote we need both.

Mr. Wallner questioned on the privilege fees versus betterments and upfront costs it's decided at the day of but the privilege for you can get involved at any time 5, 10, 20 years I'm just wondering why there wasn't an inflation Factor put in on that number because that wouldn't make sense

Mr. Gilleberto replied our understanding of the restrictions on a privileged fee under state law are that like a betterment it is the extended amount when the project is approved we may be able to seek special legislation to have that dollar amount fluctuate. I'm assuming you need an increase over time but the baseline, the standard under state law governing privileged fees and betterments as we understand them from our conversation with Town Council the standard would be to fix that amount at a fixed amount just like we would have.

Mr. Wallner added that they showed the slide of if you if you went to a contractor and had it done those are going to keep increasing over time so it would seem to make sense that that would be something we should potentially pursue of the pipe goes down in front of your home do we have any history from other communities to show that the property value went up when that happened and what percentage of their property went up.

Mr. Gilleberto responded that we had a report from FXM that showed that they're they projected an increase in value of properties so not talking about New Growth which means new tax revenue yeah properties that are actually valued as worth more and you may remember the workshop discussions pointing at the dollar bill broken up in pieces. That is additional tax value in a particular property that actually lowers the tax obligation of every other property so there is information it's up on the town website. I know it's been on the slides that we've presented that we have in terms of concrete examples from the other communities.

Joseph Parisi said there was no mention of specific residential value market value.

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Mr. O'Leary added the thing that that's somewhat unique to our community in relation to that question is that the vast majority of so we say Property Owners right now as you saw are Condominiums so the change in use for those particular Parcels is negligible so the additional value for those particular Parcels of land is not going to be as great as for those that are currently developed or underdeveloped

Ms. Gonzalez just wanted to clarify to everyone that there's something called open meeting law. The Select Board are not allowed to discuss or debate unless we are in a public meeting so everything you are hearing and seeing tonight myself, Chair Manupelli and Mr. Wallner are seeing with you and hearing with you. Mr. O'Leary and Mr. Stuto are in the working group so they are the ones who come and tell us. I just want to make that clear that we don't debate or talk about this other than when we are in front of you

Chair Manupelli also wanted to make a comment that the Select Board is spending taxpayer's money, as to the extent that we are all taxpayers that show up at all the town meetings. Yes, we have a vote just like every other taxpayer so we vote, usually in the public meetings, make a recommendation but that recommendation isn't necessarily controlling. The school committee makes a recommendation, finance committee makes a recommendation and anybody that says they don't have notice of that, that just means you're either not a resident or not a registered voter because every registered voter gets a warrant mailed to their home so for those people that are saying you never told us that that's actually false. That's a false statement. In addition, to that we have made it especially during Covid an extra practice during our meetings to make sure we have the meeting before the meeting. I just want to make sure that that's also clarified that we're not really having Town meetings without Town voters knowing about it. We're not deciding things on behalf of the town as five people. We are five voting people just like everybody else that attends a town meetings. I had two questions for you earlier in your presentation you mentioned that if you have other sources to reduce the debt exclusion amount, how will that reduce the tax as well if so as we move along and if we got the town meeting approval of this and then we could solicit other funding sources for this this would change this to reduce those figures.

Mr. Gilleberto answered that yes it would reduce the amount to be borrowed and I'm kind of looking to Mr. Parisi because there's a Nuance with regard to the timing of when we set either Amendment or think we determined that those may not be reduced if they've already been set.

Joseph Parisi furthered the benefit is going to be established at the end of the project when all of your final project costs. You're basically going to be looking at that final project cost and then sort of divided by total number of sewer units. What we do now is just really provide an estimate so you want to stand with the magnitude of cost but if there are some other funding sources before we go to borrow long we will use those to reduce the amount we'll borrow. If we are already have borrowed the money long term and we find some other funding sources that come in that can actually go towards the debt payment then that'll reduce the amount of cash tax a debt exclusion that will be added to the tax bill.

Chair Manupelli asked if the opt-in with the privilege fee that that amount would be fixed at the end of the project

Joseph Parisi answered that your sewer privilege fee is going to be following a similar betterment method of uniform assessment.

Chair Manupelli said what I'm trying to ask you though is we're looking at what you presented at three different scenarios. In three different scenarios but for the second and third options the amount even

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though you've given us examples here the amount if the this gets approved to move forward with those amounts would be fixed at the end after all the costs are calculated and after we know other Revenue sources it might contribute toward reducing this or is it just fixed and that's the end of the story.

Mr. Gilleberto responded the intention would be to identify what funding sources there are to reduce that principal number so that would wash through the calculation reducing the debt exclusion number and the betterment number. We would try to apply that in the same versus revenue after the fact from privileged fees that come in would be reducing the debt exclusion amount only.

Mr. O'Leary added just for clarification the examples that you were given with the \$5K, \$10K and \$20K and if you're doing it in relation to what we were talking about last fall you know last fall we were talking about under the proposal we're putting forth you know the average family home was going to be \$660 and during the discussion we said if you wanted to do away with the betterments just double that so it was going to be \$1,300 in the way of betterments and privilege fees. We use the same dollar amounts but again those numbers could be higher you can go as high as the \$46K if you want. We only took it to \$20K in that \$20K does not meet those could be sent prior to vital determinations because it's not going to meet the Criterion on the general Mass General law as to the maximum amount you can charge for a betterment. We are going to put forth for the town to consider and that's what we have to decide first is it going to be all in the taxpayers you know that \$1,116 dollars no privilege fees no betterments no nothing or is it going to be something less than \$1,116 with betterments and again with that comes liens on properties and all the rest or are we going to have the \$1,116 which stays static. We have to take the next few weeks here to individually to look and see what we think is the most palatable. What it can do for the future of this community in relation to building a better tax base. We need to do a better job but there is a value otherwise it wasn't a value we there wouldn't be unanimity here we wouldn't be presenting anything like this we would have been talking about it for the last 40 years because there is a value.

Chair Manupelli said I'm very pleased to see this revamping of what we talked about before as an opt-in and a basically a privilege fee to connect for those homes that definitely this would benefit that are alongside the road. I'm very glad to see this effort being done because I think that makes much more sense based on what we heard. I'm just curious this is just probably an aside but what happens when someone says I'm going to get rid of my septic and I'm going to connect into the line what happens to their septic does that get dug up and dumped.

Joseph Parisi yes it need to get crushed

Chair Manupelli I am happy to see that this this effort was made as a result of all the comments that we got because I think it gives us some more palatable options here where it's not making someone assessing and making them pay at the time because those were really what we heard on affordable for many people or just did they felt it outweighed the value the value of the assessment outweighed what they felt was the value of their home or the benefit to their home. I think that we're hearing some more of that so this I know we're not deciding this and that tonight for questions.

Joseph Parisi added that you had for some reason 300 units being built each single family is based on three bedrooms that's a Title 5 design flow of three bedrooms as the minimum so that's the equivalent of a single-family home so if you had 300 units being 300 bedrooms being built that is 100 single-family homes.

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Mr. O'Leary added I don't see how we can make a final determination as to what we're going to do until the special town meeting takes place on the citizens petition right because what happens is under the third scenario with betterments if this board decides to do something with betterments if under the current bylaw we have the opportunity to determine what that split is going to be under the proposed by law which is going back to what was previously there we have no discretion right and that 50 of the cost of this thing this project must be bettered for the people along the Route so that the option that's being presented by the petitioners severely limits this board's ability to use some judgment to treat people differently or fairly you know fairly as opposed to its set in concrete you must charge fifty percent of the cost here through betterments for those that are going to be along the Route which is one of the reasons why we wanted to change the bylaw to allow the flexibility depending upon what was going to be proposed.

Mr. Stuto added we have these numbers you may disagree you or you may agree no one's asking for anybody's opinion tonight but these are the numbers proposed. If whether you're talking to your friend or you see something that somebody texted you or whatever if somebody says a number that is not on the sheet that is the misinformation any of the numbers from the fall which we've talked about those are no longer relevant they're not being considered. I'm just saying that you know worst case even if someone's talking about potential betterment granted assuming that the March you know the bylaw stays the way it is if 37 somebody says hey you were at that meeting the other night what's the worst case scenario based on what was kind of proposed \$20K

Chair Manupelli asked Mr. Parisi just answered though that these and so did Mr. O'Leary that these are illustrative numbers you just said that so it isn't \$5K, \$10K and \$20K. It's after the project the full cost is there it may be different than \$5K, \$10K and \$20K. We calculate it all up then we figure out what the betterment is and or the privilege fee actually that's what we can set the numbers

Joseph Parisi said it's completed and we calculate it all up then we figure out what the betterment is and or the privilege fee actually that's what we can set the numbers estimated 50 of what you know whatever you decide on to be the benefit uh and then you sort of settle up the ballots of his is less than great you know if it's more than you know you'd probably you could basically be at the max of the estimate but you could decide what part of a project you want to assess as benefits so if the project costs \$129M doesn't mean you're going to pay \$120 use that number and divide up into benefits we can determine 0% or 100 percent that means payers are going to pay that \$1,116 right which is option one if you choose 50 and so that's the decision that you know the Select Board make how much do you want to charge as benefits or privilege.

Next order of business. PUBLIC COMMENT

Jeff Yull-427 Park St. said tonight was a good meeting. I was a little confused what you did but you proved pretty much \$7,500 for the field to put in the emblem in the middle of the fields or the \$15K that we were talking how about a bunch of new mics. The school committee can invest in some money. They got a nice system here. They can put microphones here for people to speak in the microphone so you can hear back and forth. That would be a good expenditure of money, the other thing is that has concerned me for some time now the school committee and the Select Board are the two most important boards in the town and it's my opinion they should never be having a meeting on the same night because issues for both different perspectives parents and their children and voters and the taxpayers. They have to make a decision, do I go to this meeting or do I go to that meeting. I know it's scheduled what that Select Board

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have the first and the third Mondays and School Committee have the second and the fourth Mondays. I believe that's been the normal policy in the past at least when I was on the board. I think you need to stick to that so that that there's no conflict so it's open to all everybody in the community every time each of these each of the Committees meet so thank you.

Ms. Gonzalez agreed

Terry Peznola, 101 Lowell Rd. Apt. 211 I want to say that I'm glad to see two other options today there's certainly better than what was presented last fall. It would be awful to think that it wasn't that the board wasn't maybe going to consider the public feedback that it was is still receiving on betterments tonight. I think that for the most part the people that you've heard from and that I've seen at your meetings in the past have been very vocal about this and it's not the way to go, it's just not the cost of this project right now at best is an estimate. I'm going to say from somebody who does this every single day. I open public bids every single day in a neighboring community, this isn't coming in the way you think it's coming in and certainly not if you're going to be building it two to three years from now so when we look at the abutters and why the betterment is a bad idea you've got the condos which a lot of people have spoken about tonight and the apartment dwellers of which I am one. I have no intent on sitting around while a management company passes off a betterment fee into my rent in this economy my rent was raised 15% last year the people on the west side of North Reading are on tight budgets. These are people that are that are barely surviving, they're elderly they are living on fixed incomes and their renters. The master plan that was put out in 2018 was identified that 82 percent of your Rental Community was spending more than 50% of their income on housing. That has gone up dramatically with what has happened in the economy it's not going to get better for us. It's not going to get better for the senior citizens on a fixed income this is a bad project at the wrong time. I think maybe you go back to the drawing board in a couple of years and you come back with a better plan. I hope that when you do decide what you're putting before town meeting that it is at least one of the first two options. I'll still vote no matter what it is but I certainly hope that it's one of the first two. Thank you.

Tim Sutherland-17 Maple Rd. I wanted to thank you guys for taking back a lot of the feedback that was given in the fall. I think this is a much bigger improvement talking with families that don't live on the sewer line and I'm one of them or the proposed who I think this is fairer or the left side of the chart is certainly fairer. We don't want to put an undue burden on the residents that live along the sewer line. I think Mr. O'Leary you said it what would be really good is and I think not enough people understand that we have a big budget problem heading in the future and we need to find a way to offset our budget otherwise we're just going to be here for an override in like several years. I think what will be good is before we get to town meeting for these information sessions inform what our income looks like, where are we getting it and what happens if this project doesn't go through. were in a butter and I was told I we're going to the town's going to split it and I only have to pay \$10K to connect to a sewer I'd be jumping up and down. I think we've got to get that information out there because I want to make sure that we're sharing the costs appropriately because the entire town is going to benefit from the sewer right. Make no mistake we want commercial properties, we want things that are going to bring revenue in without being a burden on our town but we certainly don't want to force people out like this woman spoke before me. If we can find that balance I think a lot of people are misinformed on where our revenues coming from and that an average single family home is tax negative to the town. We have to find grants and other revenue to make it up. Something to think about for the future sessions, thank you.

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Michael Ciampolillo-240 North St. Thank you to the two prior people speaking as well who can really articulate how it feels being an abutter on this project. I mean yes we're looking at what the betterment fees are and I think that's the only thing that's really been shown to us. I know that we are eventually going to have to replace our septic systems in the future and it's more of a pick your poison type of thing. I don't really see where this benefits the abutters. I mean yes you're not going to have to replace your septic system in the future but you're going to eat into the equity of your house. You're going to have to pay to decommission your septic system, you're going to have to pay all these additional costs on top of the betterment fee. I think if the town is so confident that there is going to be an economic benefit from it would make more sense to take it from the general fund. If you're saying that this is going to open the door for more tax revenue, more businesses to come in then you would be confident enough to say that this money could come in. I know it can't be quantified but that's just my overall opinion on it. I really don't see that any abutter would really agree to a betterment fee at all. There's so many additional costs associated with it and some people have septic systems that are in good current condition. I know that my water bill is fairly fine now I can't imagine how much more it would be with the sewer rate on top of that. I know it's been estimated but that multiplied over the amount of years as well it's there's just too many unknown, unconfirmed numbers and now finding out at the end of the meeting that we don't even know exactly what the betterment fee is going to be is also an issue. I mean without any real confirmation of numbers it's just it's hard to convince somebody like myself to really go for this. I mean I know that there is a possibility of expanding multiple businesses here and getting that additional tax revenue but it's really just hard to quantify the benefit. I know Mr. O'Leary you said that it hasn't been articulated well enough what the benefit would be to the town. I think it's just it's spoken the way I take it it's more of "hey you know you're going to have to deal with this anyways you're going to have to replace your septic system at some point you're going to get sewer so just pick which one you're going to do" and it's just I'm not convinced with the sewer plan so that's my personal opinion.

Patricia Fillmore, 24 Fieldcrest Terr. I don't see that the visions of grandeur of everything this is going to do for the town. You can't guarantee. Do you have a lineup of people coming in here saying I want to move to North Reading as soon as you get sewer and we're going to put the Taj Mahal down there on 28, or we're going to put Jordan Marsh down there. You don't have any proof that we're going to have massive people coming into town 5 years 25 years. Where is this all going, how can you guarantee the people that you have all this stuff coming into town that's going to better the town. They're not knocking on our door now. My only question is you keep saying it's going to better the town, it's going to benefit the count I think I've heard that 20 times tonight.

Mr. Gilleberto answered that you may not have liked the information that was presented in the fall and you may not have liked the information that was presented earlier but I hope one thing you took away is that we acknowledge what we can't predict. What we can't guarantee we didn't spend a lot of time putting projections on here. We have the reports, they're in the presentations from the fall. We can choose to believe what's been provided us we can choose to be okay with what's been provided to us for those projections or we cannot and different people depending upon how they feel about this project have different feelings about that information. I want folks to take away from this is where we can offer you a reasonable guarantee in the form of a betterment projection, we did it. We chose specifically not to do it and the same applies to the growth you know would there be development. I think many folks believe that there would there be that's when it becomes a big question would we be okay with the type of development that came knocking on our door that's another question for the Planning Commission in town meeting with regard to zoning um but that's the best honest answer I can give you Miss Fillmore

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Mr. O'Leary first thing we have to recognize is that if this is an opportunity that we have a choice to take advantage of or not. If we don't take advantage of it we know what we have we know what's happening and if you're satisfied with that okay but we're not you're not going to see any significant change out there you're not going to see a significant growth in tax revenue base development if we don't embrace this project. Mr. Sutherland's point we have to do a better job of making everybody recognize that the stresses on the town budget are real and a significant. We're limited to 2 ½ % increases in our property taxes and new growth a new growth comes with new development and comes with opportunities like this. If we don't embrace something like this and if people are okay with that that our property taxes got a continual increase you will see at some point the need for an override or general operating expenses. We've been very successful at trying to managing that at this point you know but this comes a time it's finite so can I tell you exactly how much growth there is. We have the FXM study and what it tells us is exponentially it's huge I don't buy into it you know I don't think because I don't think there's a tolerance level for what can potentially happen here. I want future generations to have an opportunity to determine what the growth of this community is going to look like what opportunities they're going to have without this project you're taking even whether it be today or two years from now 20 years from now. I've had five Property Owners come forward with ideas that they'd like to expand do something which would increase tax revenue to the town of North running so there are people ready to do something with their properties different than what they're being different than what they can do now based upon our current zoning bylaws and the lack of sewage.

Fred Veader-8 Cedar St. can we use the money that we receive from Pulte land to lower the cost

Mr. Gilleberto answered that yes and there are two ways to do that one is to apply that money is about \$15M of it remaining as a balance at this point I think could apply that to reduce the principle so the amount borrowed so that \$129 which became \$127 could now be in theory \$112 million or we could use it to defray annual debt service costs so the annual amount we pay on the bond that we borrowed for it along the way and there's any number of different ways that that could all be structured But to answer the question yes it could be used to lower the cost.

Lynne Kelly-4 Whitcomb Way I am not an abutter but my concern, you keep saying that you have not communicated to the town what can be done you know the benefits for the town I think at this point we've gone far beyond that point. You've got five property owners that want to do X Y and Z to better their properties to bring more revenue into the town. The town the town people need to have some more information at this point about what we're going to go. We've got a small town I grew up in Burlington I've been in up in North Reading since 95, I know what Burlington was like in the 70s and it has grown you're never going to get it you're never going to get a double tax based revenue and which in North Reading for years. I mean look at the surrounding towns that finally have passed them. It took years for them to get that way and you don't want people in the town to turnover by selling their homes. You're going to have people trying to flee from town and they're going to have a hard time selling their properties as well. I just think that we've got the you've got the fact that you've got the betterment of people that everyone pays the benefit that the fact that the people that do have to hook up if they've got a decommission if they have to whether it's not just a matter of hooking up. I know you can't give all those costs to everybody but there needs to be some more information given to the people.

Chair Manupelli said I just want to go into Mrs. Fillmore and Miss Kelly's remarks the town did authorize a feasibility study which I believe is online and to that to that point we're not going to achieve a dual tax

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base until a long time to come. We would be able to achieve some economic development which is on the street strategic plan and that is developing the corridor along which this sewer is proposed to run. What we're looking at all of the data, the information, the facts and the assessments that are given to us in weighing what we think would be the best proposal. Making the recommendation on that all the other boards and committees make a recommendation on it as well for the town to make a decision on so to some extent that's a little bit of vision planning without a crystal ball to answer what comes next. There is enough of the data from the experts that that have been hired based on the town meetings approval to do tell us that this is a beneficial project for the town. How do we get there, that's really been our struggle. I've said this before to my colleagues if we had this paid for I don't think we would be sitting here until 11 o'clock again on another night discussing it. We're typically looking back at the budgets sharpening our pencil trying to figure out just basically how we're going to pay for our services. That's kind of the unseen work that a lot of the volunteer committees do here. I just wanted to add that I don't know if my colleagues want to add anything but we really do appreciate people coming out to give the feedback and ask the questions and letting us ask our own questions too to try to sort this through of course

Last order of business. ADJOURN

MADAM CHAIR, I MOVE TO ADJOURN.

MOTION BY:	MR. WALLNER
SECONDED BY:	MR. O'LEARY

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE

VOTE: 5-0 UNANIMOUS

ADJOURN: 11:21 P.M.

DATE



RICHARD WALLNER, CLERK