

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, AUGUST 7, 2023**

Chair Gonzalez called the meeting to order at 8:30 p.m. via in-person and remote participation. Participating members were Ms. Manupelli, Mr. Stuto, Mr. Wallner, Mr. O'Leary and Town Administrator, Michael Gilleberto.

#1. Executive Session

#2

Routine.

First order of business.

BOARD MEMEBER REPORTS

Mr. O'Leary-The Hillview Country Club has started the process of putting together an RFP. When we contract for operations of the golf course as the term is expiring next year and they have to start the process now and be talking about term additions. You're all aware that the margins are a little tighter than they've been over the last few years. They've been making money it's just that the cost of operating is more expensive. They're looking at the timeline and many want to allow for an extension deal on the normal three-year term which we've done in the past. We would have done a five year extension in years past but we haven't had an awful lot of interests because of the way we operate which is unique for the Commonwealth. Most cities and towns that own public golf courses have employees for the GoPro, system Pro, groundskeepers and everybody around town employees. We have a unique way of doing it and have for the last 34 years or so which has been very successful overall. What we have now is basically one employee that works for the commission full time now. Before it was 22.5 hours a week now we're up to 35 hours a week to manage the facility. They were investigating how they should proceed come this winter/spring

Mr. Wallner – The Forest Committee met with our consultants for the first time about a week and a half ago. The community is going to be looking for community members to get involved with what we do with the Swan Pond. It's mapping first and then it's figuring out how to handle making it more accessible and more available to people in town to use. You'll see that throughout the fall and will go well into January's before we conclude that. The second thing is the Commission on Disabilities met with Danielle McKnight our Town planner because as during the last town meeting they approved money for the SETP report that is all about looking at accessibility of town facilities. We met with her last week to go over how we're going to coordinate our survey which is going to be more program and people related along with hers which is more facilities related. We're going to coordinate our efforts for the transportation committee so we're going to try to make this be a three-prong effort. The goal is to figure out what the town needs for people who have a hard time getting around town and need to have access to everything. It was a really good meeting Danielle McKnight did a great job talking to us. I think we'll have some really good results coming in 2024 as a result of that effort because it's real definitive direction about how to handle things.

Mr. Stuto- None.

Ms. Manupelli- I sat in via zoom CPC meeting and this came up a bit during the town meeting. somehow the dialogue veered off into the MBTA zoning matters and a lot of discussion centered around us being in or out as a community. It came up too when Ms. McKnight was presenting some information there's a lot of misinformation and lack of understanding about that. I was thinking maybe somehow we could do some of an informational about how we are a member of the MBTA Community. There's certain regions across the Commonwealth where in this particular region we pay contribution in because we're in an

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adjacent to it. Seems to be a lot of dialogue still even though Danielle McKnight has presented this a number of times in our public meetings, discussed it and discussed the legislation before it was coming forward. When it came forward what to do after, how to study it, we've had a number of discussions about it. I think just trying to get back to the basic facts of that somehow putting some information out there for people that are now suddenly just realizing or learning about this topic. That's been discussed now by personnel for at least two or three years at this point. We did have local zoning control and we were supposed to with that local zoning control try to make some effort at housing and because some communities don't really do that or may not have paid attention to that legislature. It took that ability away from us by implementing this legislation and Danielle has told us a number of times the impact of it is if we don't pick a Zone which she believes that we can pick. She asked for the funding to have that consultant of nominal funding to be able to study it. If we don't pick it that means a loss of funding that's really important to the town and those are just kind of the basic bullets. I think we've discussed probably I can't even count how many meetings on my fingers and toes about it but a lot of the presentation by Danielle maybe even bulleting all of the meetings at which she's discussed this publicly with us. I think that people that are now just hearing about it may be able to look back at it. She spent a lot of time on this and there was a comment period about it she spent an incredible amount of time studying this helping us working with us on the issues that we saw about it to be able to comment back. I'd like us to just really focus in on getting information out there to people who are just starting to read about this stuff and get factual information. I think it's important for us to be able to get that out there. it was challenging because we have newly elected people and they want to know the information too. It wasn't necessarily on the docket for that kind of a rundown but we should try to do something out of the chair. I think about even if we just put something on our website about it or have planning or have Ms. McKnight she's kind of our own expert that we rely on. I think that's something that we should really try to help out with. Secondly is I just wanted to thank Sue Magner and the Veterans Event Committee for today. August 7th is a day that cities and towns commemorate Purple Heart. We became a Purple Heart Community last year. It's our second annual event and it was a really nice ceremony to recognize our Purple Heart recipients in the community. My colleagues were there with us today and we all were invited to participate which was a nice honor. Thank you Veterans Services for coordinating that and the town too for putting that together for us and everybody that was there to make a special day.

Chair Gonzalez- Also wanted to thank our Veteran's Director and our Veterans Events Committee for putting all the work into that event. The Select Board was in attendance and we had Senator Tarr and Representative Jones and a great turnout. The Veterans Events Committee gave each Purple Heart recipient that was there a coin for each of them that they purchased. We were able to give them so that was that was really nice way to commemorate. We had National Night Out last week at Ipswich River Park which was a great turnout it was a really beautiful, picture perfect night for it. the kids had a great time and the Police Department were grilling and feeding everybody and the Fire Department were doing the water hose an hosing down a little building with the kids it was really cute. Thanks to the CIT the Police, Fire and everybody that was involved in that. It was a really great night

Next order of business. Discuss Request to Purchase Town-Owned Land: 8 & 14 Audubon

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Rd.

Mr. Gilleberto shared his screen and gave the background of what has transpired since 2018-2019 with Mr. Magazzu and the property lots of 8 & 14 Audubon. There is a memo in the Select Board packet to accompany with an assessor valuation of the same. One thing that we need to be cognizant of is what impact this might have not necessarily for the current case but for any new application under 40B down the road. There are other regulations that have changed since we have declared Safe Harbor from the most recent application and it's questionable whether we'll continue to meet that Safe Harbor under those new regulations. We haven't gone through that exercise and as he's said many times sometimes these issues they come down to parcel by parcel, square foot by square foot so he just feels obligated to remind folks that that's ongoing.

Ms. Manupelli thinks that the requests may have preceded that current 40B litigation. It looks like Mr. Magazzu made the request but these would have to go to auction. If we decided to move forward I'm actually just one out of five I'm not inclined to do so especially given the probably number one looking at what we have to do to be an MBTA community. Seeing what area might be this looks like a great sized lot for housing that we might need to be able to make available. I don't know if that's going to impact the calculation.

Mr. Gilleberto said it's a great question. Yes, these Parcels were both acquired via tax title foreclosure in the 1950s and they are to be conveyed. They would need to be auctioned off. It would not need to go to town meeting to be auctioned off it would be auctioned off using our tax title foreclosure attorneys process. You as a board are able to put conditions for any auction and we've done that before including a minimum price that you could put on for conveyance as well on the property. I will note that that is a couple of steps down the road in the process the first thing would be to get is a determination of Are We is the board willing to consider still selling this, get an idea of what we might be looking at for a minimum price from the only interested buyer. Then go through that process with all of our committees to get feedback. I don't expect there's going to be a use identified but it's possible that one could be by one of our committees. We could decide at that point whether to proceed or not.

Mr. Wallner asked what Mr. Magazzu plan to do with the land.

Mr. Magazzu replied build a house. Additionally if he is the winning offer he will offer more land if needed as this property is more important to him then 2 others he can offer back to the town.

Mr. Wallner asked if the sale would affect our 1.5%.

Mr. Gilleberto answered that yes but not push it below 1.5%.

Mr. O'Leary reminded that Mr. Magazzu did what the Select Board asked of him.

Chair Gonzalez began with the unfortunateness of bad timing with regards GLAM & MBTA but she agreed with Mr. O'Leary that Mr. Magazzu did put his best effort forward. She is happy to send to the internal departments for review.

Deb Carbone was present.

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Mr. Magazzu added the properties he could offer are on Redmond Ave. & Lakeside Drive.

MADAM CHAIR, I MOVE TO PROCEED WITH THE REQUEST TO SELL TOWN OWNED LAND AT 8 AND 14 AUDUBON ROAD BY NOTIFYING TOWN BOARDS AND COMMITTEES AS STATED IN GENERAL BYLAW 5.25 – SALE OF LAND.

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

Discussion:

Ms. Manupelli said it is not personal decision but the GLAM was not a factor when they last spoke. Due to the MBTA and 40B she thinks it's a bad decision.

Chair Gonzalez said the other Boards and Committee will say if it's not a good idea.

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

VOTE: 4-1

Next order of business. Wastewater Project Committee

Mr. O'Leary and Mr. Wallner recused themselves per advice of counsel. They reserved the right to participate as town residents.

Mr. Gilleberto started that there is a copy of the charge is included in the Select Board packet. This was advertised in the transcript and posted on social media. Finance Committee has declined to add a representative. Jeff Griffin will be the EDC/Community Planning Commission Rep. He asked the Select Board to consider allow nonresidents who have business interest in Town of North Reading to be able to apply.

Chair Gonzalez, Ms. Manupelli & Mr. Stuto agreed to change the charge to include business interest in Town of North Reading.

MADAM CHAIR, I MOVE TO AMEND THE CHARGE TO ALLOW CITIZENS OR BUSINESS OWNERS TO SERVE AND ALSO ALLOW FOR THE AT LARGE MEMBERS TO BE OF THE NON-THREADING BUSINESS COMMUNITY THAT'S WILLING TO SERVE AND FILLS OUT THE CITIZEN'S ACTIVITY FORM.

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MOTION BY: MRS. MANUPELLI
SECONDED BY: MR. STUTO

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

VOTE: 3-0 2 RECUSED

Ms. Manupelli added that we need to advertise in the Town of North Reading Transcript and social media and actively recruit to fill the open spot.

Mr. Stuto additionally added his thanks to all that volunteered and noted that the loudest voices did not apply.

WASTEWATER PROJECT COMMITTEE

MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT TO THE WASTEWATER PROJECT COMMITTEE FOR TERMS TO EXPIRE ON DECEMBER 31, 2023.

-VINCENZO STUTO- SELECT BOARD REPRESENTATIVE

-JEFFREY GRIFFIN- CPC/EDC REPRESENTATIVE

MOTION BY: MRS. MANUPELLI
SECONDED BY: MR. STUTO

VOTED BY:	MR. STUTO	VINCENZO STUTO & JEFFREY GRIFFIN
	MRS. GONZALEZ	VINCENZO STUTO & JEFFREY GRIFFIN
	MR. WALLNER	RECUSED
	MR. O'LEARY	RECUSED
	MRS. MANUPELLI	VINCENZO STUTO & JEFFREY GRIFFIN

VOTE: 3-0 2 RECUSED

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MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT TO THE WASTEWATER PROJECT COMMITTEE FOR TERMS TO EXPIRE ON DECEMBER 31, 2023. (4 OPENINGS)

- TIMOTHY M SUTHERLAND
- STEVEN CORREALE
- VICTOR HUI

MOTION BY: MRS. MANUPELLI
SECONDED BY: MR. STUTO

VOTED BY: MR. STUTO TIMOTHY M SUTHERLAND, STEVEN CORREALE,
& VICTOR HUI

MRS. GONZALEZ TIMOTHY M SUTHERLAND, STEVEN
CORREALE, & VICTOR HUI

MR. WALLNER RECUSED
MR. O'LEARY RECUSED
MRS. MANUPELLI TIMOTHY M SUTHERLAND, STEVEN
CORREALE, & VICTOR HUI

VOTE: 3-0 2 RECUSED

Ms. Manupelli said there is one more vacancy.

Chair Gonzalez said to go online to fill out a Citizen's activity form. She thanked the volunteers.

Mr. O'Leary & Mr. Wallner returned to their seats at 9:21 p.m.

Next order of business. Fall Annual Town Meeting Warrant

Mr. Gilleberto began with the information that the warrant deadline is August 21st. The Select Board will sign the Warrant on September 6th. The list is below.

OCTOBER 2, 2023 TOWN MEETING

- Hear and Act on Reports of Town Officers and Committees
- Prior Year Bills
- Appropriate Money to Stabilization Fund

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- Appropriate Money to Capital Improvement Stabilization Fund
 - Appropriate Money to Solid Waste Stabilization Fund
 - Appropriate Money to Participating Funding Arrangement Fund
 - Amend FY 2024 Operating Budget
 - Rescind Authorizations to Borrow
 - Amend FY 2024 Capital Budget
 - Appropriate Money for Legal Expenses – 20 Elm Street Litigation

 - Appropriate Money and Otherwise Authorize Wastewater Project (Select Board)
 - Appropriate Money for Bridge/Culvert Study (DPW)
 - Authorize Article 97 Home-Rule Petition for Chestnut Street Bridge (DPW)
 - Appropriate Money to Opioid Stabilization (Finance Department)
 - Appropriate Money from MS/HS Settlement (Finance Department)
 - Appropriate Money to Cover Grant Deficits (Finance Department)
 - Approval of Hillview Golf Course Management Contract for Term in Excess Years (Anticipated to be submitted by Hillview)
 - Street Acceptance: Eaton Circle (Anticipated to be submitted by CPC)

Mr. Gilleberto began with #9-Appropriate Money and Otherwise Authorize Wastewater Project (Select Board). There was discussion on having the Wastewater Project on the October Town Meeting or as a stand-alone meeting.

Mr. Wallner *as a citizen* remarked that the Wastewater should be a stand-alone meeting as there would not be enough time for the Wastewater project to be conducted as part of the October Town Meeting.

Mr. Stuto agreed.

Mr. Gilleberto will go to the DPW on dates for STM. He then continued on the remaining list Warrant Articles.

Mr. Wallner expressed his disappointment on the status of the Assessor Dwelling Units. There was a discussion regarding the ADU's being put on as an Article for the October Town Meeting spearheaded by Mr. Wallner. After the Select Board's discussion it was agreed that there is not enough time to give it the due diligence it deserves and needs.

Ms. Manupelli added "it brings me back again to when we talk about the tax rate every year. We're sitting here at these public meetings that are publicized and we talk about the circuit breaker, we talk about the abatements, we talk about the exemptions, we talk about all of these things that are available to people not just elderly or veterans. All of the things that we voted in place that are statutory. That are available to buffer someone who has a financial need to buffer the tax. We have those in place. We're not doing a good job communicating it. We're basically at these public meetings talking to each other about it and it's very clear from the people that were at the last town meeting that they don't have all of this information. I think that's key. I love that idea of calling this person to the committee and also that committee should really be publicizing all of these things. The assessor sits there and tells us every year when we have the tax hearing. We ask her to go through a rundown of it. We ask her to explain it. we ask her to put out

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some information on the website about it but that still doesn't stop that a suggestion that we're not doing anything to help elderly people or people that need financial assistance here. I love that idea and I love the fact that the Committees now kind of getting back into the swing of things and maybe can start giving some of this information out to the community. Clearly we're the only ones talking to each other about this stuff and no one else is paying attention to it"

Chair Gonzalez agreed and wants to work on added more info out to the community

Mr. O'Leary thinks that was wonderful conversation. Not going to change the general public interest in what the Select Board does. It's always been a problem as the public is busy living their lives, trusting us to do the right thing and then when something comes up which arouses a curiosity all of a sudden their interest is there and we have to again spend 45 minutes on a 20-second Soundbite. That has not changed of 35 years. My purpose of bringing these up is because we were notified and you know what happened in town meeting as far as the work-off program it was at a \$500 increment. We were looking to do it incrementally but people didn't think we do enough. In the town meeting, which is their Authority, suggested friendly Amendment and we did it so that's a good thing. We're limited as to what we can raise in revenue every year because of proposition 2 ½ of new growth above what we have here. New growth is what we've been living off of and supplementing all of our budgets, departments and services we offer including schools, Health, police, fire, and all the rest. Those limited resources are going to be extremely limited moving forward because of the lack of ability to increase the new growth number. We have a proposal coming forward. The people going to have to make a determination as to whether or not they want to make the investment or not and that's going to be a conscious decision on their part. The taxation aid committee is the right place to look at it and opine.

Mr. Gilleberto added September 6th the Select Board is to sign the warrant and the deadline for others to submit warrant articles including departments boards and committees and citizen petitioners is August 21st so by our next meeting the warrant will be signed.

Ms. Manupelli asked for a sense of the amount for dollar amount for #11

Mr. Gilleberto said \$100K

Donald Kelleher said in and around that number.

Next order of business. Public Comment

Mr. Paul Denaro of 42 Park St. He would like to help people get the information that is not out there for the Wastewater project.

Chair Gonzalez said to fill out a CAT form. There we no other people for Public Comment.

Next order of business. Review Town Administrator's Performance Evaluation

Chair Gonzalez and Mr. Stuto met with the Town Administrator and reviewed his outstanding performance review with him. There was a PowerPoint on his results presented.

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The Select Board all extended their congratulations and thanked his family for supporting him in his career.

Mr. Gilleberto appreciates the community support. He said he gets to take a lot of credit but it is really the 550+ employee's hard work that help him do his job. He thanked his Wife and Kids for their support as well.

Next order of business. Appointments

APPOINTMENTS: ELECTION WORKERS

Sue Duplin attended virtually and explained the annual vote before the Select Board.

MADAM CHAIR, I MOVE TO EXERCISE THE FOLLOWING OPTION FOR APPOINTMENT OF ELECTION WORKERS FOR ELECTIONS HELD BETWEEN SEPTEMBER 1, 2023 THROUGH AUGUST 31, 2024:

**APPOINT ELECTION OFFICERS FROM THE LIST SUBMITTED BY THE
REGISTRARS AS RECOMMENDED BY THE REGISTRARS.**

MOTION BY:	MR. WALLNER
SECONDED BY:	MRS. MANUPELLI

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

VOTE: 5-0 (UNANIMOUS)

Mr. Wallner thanked all the volunteers.

VETERANS EVENT COMMITTEE

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MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAME FOR APPOINTMENT TO THE VETERANS EVENT COMMITTEE FOR A TERM TO EXPIRE ON DECEMBER 31, 2023:

- ROBERTA SANCHEZ

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

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

VOTE: 5-0 (UNANIMOUS)

Next order of business. Minutes

Passed over.

Next order of business. Town Administrator Report

See memo:

Mr. Gilleberto said "The following are FY 2024 State Budget Earmarks in the version approved by the Legislature and submitted to the Governor:

That not less than \$25,000 shall be expended for a first responder wellness program in the town of North Reading

That not less than \$10,000 shall be expended for improvements to the Putnam historic district property to be administered by the North Reading Minit and Militia
In the town of North Reading

That not less than \$25,000 shall be expended for the replacement of student Chromebooks for the continuation of the district's 1:1 student to devices program in North Reading

That not less than \$25,000 shall be expended for the modernization of clocks in the elementary Schools in the town of North Reading

That not less than \$50,000 shall be expended for out of town transportation for seniors and disabled persons in the town of North Reading

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Additionally, Local Aid approved was as follows:

Chapter 70: \$7,492,247

UGGA: \$2,122,634

I wish to thank Senator Tarr and Representative Jones for their continued advocacy on behalf of North Reading.”

Next order of business. Board member reports

Mr. O’Leary – Commented on all the recent celebrations. Chief Murphy obviously served us well for the last 12 years as Chief. It was a nice ceremony. It was nice to see his family there. We wished him nothing but good health and a long and happy retirement. The swearing in of Chief Zimmerman at the high school gym which again the Police Department did a terrific job of pulling off that ceremony with a lot of people there and a lot of guests. I know all of us expressed publicly and privately to the chief that he has our support and look forward to what he's going to bring to the department. I'm sure the men and women of the police department are happy that Chief Zimmerman has assented to the role and I think he's ready to meet the challenge. Regarding the ceremony tonight (Purple Heart) the events committee they did a terrific job and they got the weather to hold out for them. I think this was long overdue to note that the passing of Mike O'Neill. I don't know if any of you know Mike but he was a fixture in Town. His wife Janet served in the school committee but Mike passed away a couple of weeks ago and was instrumental in facilitating and building the youth soccer program here in North Reading. I mean he really worked it hard and made it work. He also along with his late wife Janet had “Friends Fighting Breast Cancer”. She was a victim of breast cancer. Before she died they called his friends fighting breast cancer and they had a number of fundraisers over the years it's very successful when the community came out and supported the causes for a long time. He was part of LUC and it's instrumental in the development of Ipswich River Park. He helped design it he used his talents. A local businessman here but who uses talents to design the park. To his daughter Katie and son Michael you have our condolences. He surely going to be missed. He was a fixture. A terrific gentleman so well respected and respectful because there are so many people in the community that give them their time. He's an individual who just devoted himself in this community to make it a better place. It worked.

Mr. Wallner – We had another tragedy in our neighborhood and there was a GoFundMe and they raised over 77 thousand dollars for a very young family. I have to say my experience with the police and the First Responders throughout the day was very good. They did a really professional job. They were very courteous. The family was in a very difficult situation. They did a very nice job after initial arrival. They were very professional. I thought the police department did a really nice job.

Ms. Manupelli – Echoed her condolence for the two families as well. Thanked Allison Kane. I had a very very happy singer in my household whose very first rock concert he got to open for the opener and NOTEorious performed at the Loverboy/Foreigner concert. Mrs. McNeil's son joined them as well. These singers had a blast. They were totally under the management and care of Mrs. Kane from beginning to end. They were safe and well taken care of and it was just an amazing way to go to your first concert to be up on the stage singing. It was a wild experience. It was great it got me out to a concert that I haven't done in many years either. It was a great time and I just wanted to thank Mrs. Kane and thank the school

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system for making sure the Arts are funded and they made sure they continued throughout Covid. It really has made a difference for so many of the students that the arts program

Mr. Stuto- None, except he appreciates all that applied to be on the Wastewater Project committee. He added they need to get the information of the opening and get the word out to the community as soon as possible.

Chair Gonzalez- She offered her condolences. She was happy with all the recent events with the retiring of Chief Murphy and hiring of Chief Zimmerman. She expressed how pleased she was with the Purple Heart ceremony and the support of the NRPD & NRFD.

Next order of business. OLD AND NEW BUSINESS

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

*Included in case a matter not reasonably anticipated by the Select Board needed to be discussed.

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: 10:37 p.m.

DATE _____



RICHARD WALLNER, CLERK