

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

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Chair Manupelli called the meeting to order at 7:49 p.m. via remote and in person participation. Participating members were Ms. Gonzalez, Mr. Wallner, Mr. Stuto, Mr. O'Leary, and Town Administrator, Michael Gilleberto. Members recite the Pledge of Allegiance.

**Next Order of Business: Public Comment**

None.

**Next Order of Business: Discuss October Town Meeting – Review Discuss Submitted Articles Vote Recommendations**

Select Board discusses various articles with Town Administrator Gilleberto for any action to be taken, and hears Mr. Gilleberto's recommended actions prior to voting.

**ARTICLE 1 – HEAR AND ACT ON REPORTS OF TOWN OFFICIERS AND COMMITTEES**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 1 – HEAR AND ACT ON REPORTS OF TOWN OFFICIERS AND COMMITTEES

MOTION BY: MR. STUTO  
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)

**ARTICLE 2 – PRIOR YEAR BILLS**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 2 – PRIOR YEAR BILLS.

MOTION BY: MR. STUTO  
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)

**ARTICLE 3 –APPROPRIATE MONEY TO THE STABILIZATION FUND**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN ARTICLE 3 –APPROPRIATE MONEY TO THE STABILIZATION FUND.

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

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

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

VOTE: 5-0 (UNANIMOUS)

**ARTICLE 4 – APPROPRIATE MONEY TO THE CAPITAL IMPROVEMENT STABILIZATION FUND**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 4 – APPROPRIATE MONEY TO THE CAPITAL IMPROVEMENT STABILIZATION FUND.

MOTION BY:	MR. STUTO
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)

**ARTICLE 5 – APPROPRIATE MONEY TO THE SOLID WASTE STABILIZATION FUND**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 5 - APPROPRIATE MONEY TO THE SOLID WASTE STABILIZATION FUND.

MOTION BY:	MR. STUTO
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)

**ARTICLE 6 – APPROPRIATE MONEY TO PARTICIPATING FUNDING ARRANGEMENT FUND**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 6- APPROPRIATE MONEY TO THE PARTICIPATING FUNDING ARRANGEMENT FUND.

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE
VOTE: 5-0 (UNANIMOUS)		

**ARTICLE 7 – AMEND FY2022 OPERATING BUDGET**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 7 – AMEND FY2022 OPERATING BUDGET.

MOTION BY:	MR. STUTO	
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)		

**ARTICLE 8 – RESCIND AUTHORIZATIONS TO BORROW**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 8 – RESCIND AUTHORIZATIONS TO BORROW.

MOTION BY:	MR. STUTO	
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)		

**ARTICLE 9 – AMEND FY2022 CAPITAL BUDGET**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 9 – AMEND FY2022 CAPITAL BUDGET.

MOTION BY:	MR. STUTO	
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)		

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

**ARTICLE 10 – APPROPRIATE MONEY FOR WASTEWATER  
PLANNING/DESIGN/ENGINEERING**

Chair recognized DPW Director, Joe Parisi and Town Engineer, John Klipfel who were in attendance to present a slideshow on the Wastewater article. (See select board packet). Also present was Michael Stein and Kevin Olsen from Wright Pierce the Town's consulting engineers.

Chair Manupelli asked for a map clarification on the project routing.

Mr. Parisi clarified the route for the project. He also explain there are 2 dead end points but they are flowing through a gravity and pump system in the proper directions.

Ms. Gonzalez ask if they already evaluated what other infrastructures are in the routing.

Mr. Parisi said yes but they need to know more about rte.114 and rte.125 but the probes will give them more info.

Mr. O'Leary said that they know what's in our town and MassDOT knows what they have. Rte. 125 is the unknown. The borings will give a better idea of what the cost will be.

Mr. Wallner asked if they plan to phase the sewer into town.

Mr. Parisi said no they do not have the plan to phase it in town at this time. The Town will be under MassDOT for this project and the rest will be up to the town to manage, bid and construct.

Mr. O'Leary mentioned that in regards to the Budget Cost Estimate that the \$200,000 will be used to update the town's original plan to see the economic value of putting sewage on rte. 28 and Concord St. That this would help answer why they were doing this and what is the return on investment would be. They think it's appropriate to do that prior to asking the towns people for more money.

Ms. Hurlbut asked if the \$200,000 could be broken out and made more obvious on how it is being spent.

Mr. Parisi said that they can certainly can do that and add another line item.

Mr. Kelliher asked why are they doing this, does it make sense on the return on investment and is \$100,000 the right amount.

Mr. Parisi answered that he did reach out to FXM the consultant that produced the first study and they are working up a proposal and rough estimate of what that is.

Chair Manupelli asked when the first estimate was done.

Mr. Gilleberto said 2011.

Chair Manupelli wanted to return to Ms. Hurlbut and Mr. Kelleher's point that the amount should be specifically itemized and identified on the timeline presented on the slideshow

Mr. Parisi said is was \$50,000 in 2011.

Ms. Hurlbut said this is a much larger job and covering a much larger area geographically.

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

Chair Manupelli asked if they have basic understanding on what the update to the previous study would be or would it be a whole new study.

Mr. Parisi replied that there is some information that needs to be updated but there is more information that needs to be gathered that was not there before.

Ms. McKnight said the cost is around \$100,000 but there is some additional information that the town needs that this particular firm does not do and we need to get from another source.

Chair Manupelli asked if they are a vetted contractor.

Mr. Gilleberto is anticipating a qualifications based bid process for it. He has not looked at the procurement process from 2011 yet but does not see an exception for that.

Chair Manupelli asked if they will be opening the bid process to solicit from more than one vendor.

Mr. Gilleberto said yes they would advertise for proposals and put out a public notice. Whoever responds will be evaluated independently based on qualifications and then a contract would be awarded based on that and their price proposal. He added that this is specialized work and requires specific qualifications.

Chair Manupelli asked what the timeline is for that and is it with a MassDOT's contractor or would we be doing the work and using our own vendor after RFP.

Mr. Gilleberto responded that he heard the work itself is 6 months and asked DPW Director and Ms. McKnight for more info.

Ms. McKnight said that is feasible.

Mr. Gilleberto said that it's about 30-60 day lead time.

Chair Manupelli asked where Mr. Parisi could add a line for this information on the Anticipated Project Schedule.

Mr. Parisi stated he could add it to Q4 & Q1 2023

Ms. Hurlbut said that time timeline does not work based on the possibility of the feasibility coming in after the permitting timeframe.

Mr. Gilleberto said that the intent of this was not to tie the outcome of the financial review and the property evaluation to the decision making process for the planning for sewer. Its important work for informing a \$115 million dollar decision but it was not intended to be determinative whether the rest would go forward.

Mr. O'Leary said this has nothing to do with feasibility as it's already been determined that it's feasible. What is happening now because of the MassDOT opportunity that the town can run in tandem and enjoy the benefits of the economies of piggybacking on their project instead of going it alone and waiting another 10 years. They also understand the point of return of investment when they go to the public and ask for a big project but because of the timing with MassDOT it's important to move forward with that process assuming they will move forward at all. The study will give more hard numbers. He believes this is an important investment to make now so the town can make a more informed decision later.

Mr. Stuto added that there is going to be a lot of questions where without this design we will not have an answer for. He added that the \$115 million dollars was 20 Million more when they first started and the

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

more they dig in the better the numbers are getting. There are a lot of big developers and players waiting for the results of this design study. It's bigger than just wastewater at this point. It will be important to put the substantial savings in front of the town at Town Meeting because MassDOT is allowing North Reading to do this. Due to the timeline maybe for the first time in municipal governmental history they can move a bit faster on the MasDOT timeline.

Chair Manupelli said that there are two things that need to be done, the design portion and the return on investment study.

Ms. Hurlbut does not think that anyone disagrees that the \$200,000 needs to be spent for the town to make an educated decision. The question she has heard from several people is why. The \$100,000 to upgrade will help partially but not entirely because we don't know what the world will look like in 2026.

Mr. Kelliher said to Mr. Stuto's point that there are developers interested in the outcome of the study it would be useful to the voters to have a sense of what that is. It should be verified in the study.

Mr. Stuto clarified that it's not if we get sewer then all these thing will happen. Specifically the owners of Winter St. and Main St. properties put any conversation on buying or selling on hold until this study is completed. Due to the MassDOT timeline they may need to put the cart before the horse when it comes to the ROI study.

Chair Manupelli said we have a fair number of businesses in the community already that would benefit but she is a little surprised it will cost so much. All one needs to do is take a ride up Rte. 114, Rte. 28 and Rte. 125 from Reading, through North Reading, to Andover, to see the difference and see what already exists in the sewered areas compared to ours. In her opinion it is a matter of obviousness, but the study is necessary for purposes of obtaining funding. . This is the result of a lot of time and effort put into to this by many Boards and Commissions and it's finally coming to fruition and they want to be able to vote on the recommendation.

Mr. Parisi finished his presentation. He noted that there is an application pending with Massachusetts One Stock Design worth \$335,000.

Chair Manupelli asked if that is free and clear money from the State.

Ms. McKnight yes the application was to help support the funding of the design and its money that there is no match.

Mr. Gilleberto said that the application predated the urgency of the MassDOT conversation. They knew there would be a next phase of the work that needed to be done and the timing is very good because now we do know exactly where we are at and what needs to be done. He has been in touch with Representative Jones to make sure that the Executive Office of Housing and Economic Development is aware that our concept is now much more of a focused and urgent need. They are optimistic. Projects like this and the 3 million MassWorks grant funding the town got in the past are encouraging and there would be a separate conversation for construction.

Chair Manupelli said based of the funding from that agency would there be an expectation of housing accompanying this infrastructure to the town.

Mr. Gilleberto said he believed it's for housing or economic development focused.

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

Chair Manupelli thinks it's key that people know that the CPC has been working hard prior to now behind the scenes laying groundwork with the state and they are not starting at square one. If the \$335K is approved and that reduces the \$2.89 million, where will the rest of the money come from?

Mr. Gilleberto said in terms of funding they will continue to refine the numbers between this meeting and town meeting. They are planning on requesting the funding from the proceeds of the sale of the town owned land (Poulte money for JT Berry Property). Essentially not borrow but appropriate cash from that. They are hopeful to have a response on the grant by the Town Meeting. If not there would be a Motion that would call for them to reduce the expenditure by whatever the amount would be after receipt of grant.

Chair Manupelli said there is a \$115 million tag to this project and a short timeline so they need to talk about where that money will come from especially if they are asking the public for approval.

Mr. Gilleberto asked to bring up the Project Cost Estimate slide, he then said that nothing on this slide is final information. The concept that has been discussed is driving the phases of the project. At the moment, the \$32 million part is being looked at by being potentially funded by a betterment. In regards to the wastewater conveyance system that may be funded through available funds particularly the balance of the Poulte funding. Any potential federal stimulus, economic recovery, Corona Virus recovery that might be available particularly the \$4.7 million the town anticipates on getting. Additionally any other funding sources that might be available like federal infrastructure money or any others as well will be sought out. They are pursuing many avenues and will be looking for other avenues to pursue as well to defray whatever cost may be remaining for the community. There is also a revenue portion of this that is not included in the numbers yet. They know they don't have all the answers but this decision to move forward based on what the consultants are saying is important at this time.

Ms. Gonzalez asked to clarify the land acquisition of assuming the 5 lots.

Mr. Parisi said that they need to site some sewer pump stations to convey the flows to the GLSD. It may be on private or town owned land.

Mr. O'Leary said we do not know where the pumping station would go yet and that's part of the study.

Mr. Wallner said if in regards to the timeline if they can't take 7-8 months because it's going to block the Town from working with MassDOT than they need to go for the \$3 million. If the ROI comes back anything like the previous one that he thinks was very poor it would be a showstopper. He wanted to express his concerns and he appreciates the work that has been done.

Mr. O'Leary said the ROI study is important but there is a public health issues associated with getting rid of septic and bringing this sewer to the Martins Pond area and other small areas in town. Martin's Pond is not part of the project, but it is a possibility along with North Street. If they can make it work its beneficial to the Town as a whole. This is the best single opportunity he has seen in his 33 years.

Mr. Stuto said ROI is important however here but it's not just for public safety but to make North Reading the vision of what we want for North Reading. Main Street is an eyesore and the surrounding communities are beautiful. Yes, this may take 20 or 30 years if the ROI is like the last study but what do we want North Reading to look like. It is an historic time to take advantage of the many federal and state opportunities.

Chair Manupelli said that the pathway looks to pass by many residents homes and will they be able to connect to get the advantage of sewer.

Mr. Parisi said yes benefits to both commercial and residential where the route passes

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

Chair Manupelli asked if they obtained the Finance Director's authorization on use of the JT Berry money for this project.

Mr. Gilleberto said that he asked Ms. Rourke to make sure it is a lawful use of this money and the answer is yes.

Ms. Rourke added that this was an appropriate use of those funds

Chair Manupelli said we have heard for a long time that if we usher in sewer down the main corridor of Town essentially if we build it they will come. It's obvious in terms of an economic development standpoint. She wants to make sure the Town is laser focused on any available funding and at this moment in time there is a lot of that out there. The Town needs to be vigilant with our representatives to get chunks of that money to offset the cost of this project. We need \$115 million.

Mr. Pierce said the ROI study will come out much better than last time.

Mr. O'Leary said we can remove article 11.

Ms. Hulbert does not know how the Finance Committee will vote at Town Meeting at this time.

Mr. Peirce said the CPC is 100% in agreement.

**ARTICLE 11 – APPROPRIATE MONEY FOR WASTERWATER CONSTRUCTION**

MADAM CHAIR, I MOVE TO REMOVE ARTICLE 11 - APPROPRIATE MONEY TO FOR WASTERWATER CONSTRUCTION.

MOTION BY: MR. STUTO  
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)

**ARTICLE 12 – APPROPRIATE MONEY FOR LEGAL EXPENSES-SECONDARY SCHOOL BUILDING LITIGATION**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 12 - APPROPRIATE MONEY FOR LEGAL EXPENSES-SECONDARY SCHOOL BUILDING LITIGATION.

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE



**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

MR. O'LEARY	AYE
MRS. MANUPELLI	AYE

VOTE: 5-0 (UNANIMOUS)

**ARTICLE 13 – APPROPRIATE MONEY FOR LEGAL EXPENSES-20 ELM STREET LITIGATION**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING -ARTICLE 13 - APPROPRIATE MONEY FOR LEGAL EXPENSES-20 ELM STREET LITIGATION

MOTION BY:	MR. STUTO
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)

**ARTICLE 14 – AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (57 HAVERHILL STREET)**

Town Planner, Ms. McKnight gave explanation on articles 14, 15 and 16. Please see slideshow to accompany.

Chair Manupelli wanted to clarify that by conveying these lands it will not impact the Town's GLAM numbers. It would add to the numbers and these properties would be permanently restricted for this type of housing

Ms. McKnight answered yes they would be affordable in perpetuity, eligible for our inventory and would never come off. She did some preliminary work on GLAM numbers and it did not effect it. After clarifying where St. Theresa Street was she moved to 44 & 46 Oakdale and due to the fact it would be combined as a larger lot it could hold up to an 8 family dwelling but the town and neighbors can decided what is best for the area. 57 Haverhill St is the biggest lot with wetlands and has a different history to it. CPC has a meeting for September 16 @ 7:00 p.m. and has notified the abutters to discuss and ask question on this potential conveyance. Rezoning is not in question for these properties. The request is to recommend the 3 articles. These properties would be sold at a 60% affordability rather than the typical 80% which makes them more affordable.

Mr. O'Leary ask was the abutter notified at 300 feet.

Ms. McKnight said yes.

Mr. Wallner would like to hear about how the meeting on September 16<sup>th</sup> goes with the abutters prior to taking the motion. He thinks it's a great initiative but would like to hear about what the neighbors have to say.

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

Chair Manupelli said she is opposed to conveying or selling our chunks of land as she knows it's a good cause but we would not even get paid for it. She loves the program but she would prefer to retain our open spaces. She does not want to offend the work of the CPC but wishes for more greenspace to remain. She asked Mr. Gilleberto for his input.

Mr. Gilleberto said that the Board can wait to hear on how the meeting on September 16<sup>th</sup> will go prior to making any motions.

Mr. O'Leary wanted to say that he is not in sync with Chair Manupelli as the Town has a responsibility to affordable housing needs and we have not done enough. This is an opportunity with small parcels that will not encroach much on a neighborhood. He thinks they should strongly look at the possibility of doing so.

Mr. Stuto said if there is not serious issues with the neighbors he is inclined to support the affordable housing. He has learned to let the people speak and will wait to hear from the neighbors.

Mr. Wallner will do a drive by the properties.

**MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING – ARTICLE 14 – AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (57 HAVERHILL STREET)**

MOTION BY: MR. STUTO  
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)

**ARTICLE 15 – AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (44-46 OAKDALE ROAD)**

**MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 15 - AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (44-46 OAKDALE ROAD)**

MOTION BY: MR. STUTO  
SECONDED BY: MR. WALLER

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

VOTE: 4- 1 RECUSED

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

**ARTICLE 16 – AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (7 ST. THERESA’S STREET)**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING—ARTICLE 16 - AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (7 ST. THERESA’S STREET).

MOTION BY: MR. STUTO  
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 stated that the parcel is along the proposed sewer route and that the Town may need to acquire parcels related to that project, and this parcel seemed to be one that could be utilized for that purpose. .

Mr. O’Leary said maybe and to make a note of it to check it out.

**ARTICLE 17 – AUTHORIZE NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL DISTRICT CONSTRUCTION PROJECT**

Mr. Gilleberto shared the good news that Northeast Metro Tech was awarded a substantial grant to build a new school as the current one is in much need of replacing. It’s a \$317 million project with 77% reimbursement from the state and will be built on the same parcel at the school. The district deserves a lot of credit and for keeping the 12 towns involved and will notify the town soon about a debt assessment and debt schedule. \$271, 000 is North Reading’s annual share of the project. It’s not an insignificant effect to the town’s budget and under state statute the town has a 60 days to object to it. The town is in support of it and it will need to be on the warrant at Town Meeting. He also has asked representative from NEMT to come to the September 20<sup>th</sup> meeting.

Mr. O’Leary said if you have not been there than you should drive up and see that it is in need of replacement. This will also help with their waitlist as they have one.

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 17 - AUTHORIZE NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL DISTRICT CONSTRUCTION PROJECT.

MOTION BY: MR. STUTO  
SECONDED BY: MR. O’LEARY

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

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

MRS. MANUPELLI                      AYE

VOTE: 5-0 (UNANIMOUS)

**Next Order of Business: Sign October Town Meeting Warrant**

MADAM CHAIR, I MOVE TO SIGN THE OCTOBER 4, 2021 TOWN MEETING WARRANT.

MOTION BY:                      MR. STUTO  
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: Review Town Administrator's Performance Evaluation.**

Chair Manupelli summarized the Town Administrator's evaluation results as compiled in accordance with the contract between the Town of North Reading and Mr. Gilleberto. Mr. Gilleberto obtained the highest rating from the Board of Outstanding for his professionalism and his services to the Board and the Town. All Select Board members took the time to commend Mr. Gilleberto for his pursuit of excellence and his daily professional behavior and conduct in the very important role he performs for the Town of North Reading. Mr. Gilleberto thanked the Select Board for their comments and for the support of his family.

**Next Order of Business: Legal Bills**

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR JULY, 2021 IN THE AMOUNT OF \$8,749.58 AS FOLLOWS:

GENERAL	\$4,485.58
LABOR	\$4,223.00
20 ELM STREET	<u>\$ 41.00</u>
TOTAL	\$8,749.58

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

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

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

---

VOTE: 5-0 (UNANIMOUS)

**Next Order of Business: Minutes**

Board passed over vote on the minutes in order to amend the minutes.

**Next Order of Business: Town Administrator Report**

Mr. Gilleberto reported as follows:

Attached please find a copy of a letter he recently sent at the recommendation of the Town Planner releasing the balance of funds from the microenterprise grant program the Town has participated in. Interest from within town has subsided and the funds will be made available to other communities in the program. He thanked the Town Planner for her work facilitating this program.

Attached please find a copy of the recent announcement of MSBA funding for the Northeast Metropolitan Vocational school building project.

The Town of North Reading will observe the twentieth anniversary of the September 11, 2001 attacks on Saturday, September 11, 2021. The annual September 11th Remembrance at the North Reading Fire Department will begin promptly at 9:55 AM and the public may observe either from the parking area in front of the Fire Station or from the sidewalk across the street on the Common. Brief moments of silence will then be observed in front of Flint Memorial Library at approximately 10:15 AM in memory of the civilians who were injured or lost their lives in the attack, and our veterans who were injured or lost their lives defending our country in response to the attack. The public is invited to also view the September 11th Educational Exhibition at Flint Memorial Library following the observance or during regular Library hours through September 15, 2021. Bow Street will be closed from Park Street to Haverhill Street beginning at 9:30 AM on Saturday, September 11th. Parking is available behind the Library and at the Third Meeting House (access from Haverhill Street), and overflow parking is available at the Batchelder School. The observances will be held outdoors rain or shine, and the exhibition is on display indoors.

They are working with the Town's consulting engineers to refine a report of recommended changes to the Haverhill and Chestnut, Park and Central, North and Central, and Park and Concord street intersections.

Construction to replace siding on Flint Memorial Library has begun. The parking lot remains open but some spots are taken up as a laydown area for the contractor. The Activity Room is closed and entry is through the front entrance or the rear entrance on the north side of the building.

After delay, construction of the additional locker facilities at the Police Station is beginning. The location has been modified to an area closer to the existing facilities, but will be within the existing footprint.

He lastly read two letters of retirement from Mary Prenney and Barbara Stats. They will both be missed tremendously by all whom they have been in contact with over their many years of service to the Town of

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

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North Reading.

He also announced that Maria Brown has been promoted to Operations Director in the Parks & Rec Department and Marty Tilton has been promoted to Parks Director/Department Head in the Parks & Rec Department.

Chair Manupelli stated that we should not be waiting on a traffic study and need to address it now, and asked what are we able to do by way on signage or florescent paint now to avoid someone getting killed especially at Park and Central St.

Mr. Gilleberto said there are some early recommendations to make the short term improvement very soon.

Chair Manupelli says we should not wait on this matter.

Mr. Gilleberto said in terms of timing they will have the report any day now and they have the funds to do such. The Board will be provided the report.

**Next Order of Business: Board Member Reports**

Mr. O'Leary reported that the Secondary School Committee met and voted to spend \$150,000 for lighting for the practice fields and Mr. Kelliher who has been a member since its inception choose to resign from the committee. It is a tremendous loss to the community. Mr. Kelliher found it necessary to protest that action by the committee. Mr. Pulver will fill out the term. Regarding the Board of Health, they have not taking any further actions on masking at the schools and will meet next week to update with the new numbers. There is concern for the community as a whole. The most recent update is North Reading has 75 cases over a two week time period with a positivity rate of 5.08%. This is well above the 2.5% of the state. This is being monitored. No cases at the nursing home. There will be a vaccination clinic on the 15<sup>th</sup> see website for details. Apple festive is Saturday, September 18<sup>th</sup>. Encouraged all to attend.

Mr. Wallner nothing to report.

Mr. Stuto nothing to report.

Mr. Gonzalez said that the Apple festival is September 18, 2021 and the newly formed Putnam House Committee were able to procure a flag from Rep. Jones to be raise on that day on the new flagpole that the Militia Men were able to put up. There is a pie tasting contest that Mr. O'Leary and Ms. Gonzalez are participating in. There will be pony rides and vendors and you can start Christmas shopping.

**Next Order of Business: Old and New Business**

Mr. O'Leary made a public statement in regards to September 11, 2001. He noted that the day of September 12<sup>th</sup> was a day of solidarity and coming together as a nation and as he reflected on the current state of affairs. He expressed the opposite feeling is todays reality with the pandemic and the losses over the past 18 months. He is displeased with how divided we are and he feels that there is a lack of community. He asked for the public to do better and come together again. He also stated there is more that we can do to take stronger action and participate in common courtesy.

Mr. Wallner noted the 10 commandments and love thy neighbor as thyself and that's all he wanted to say on Mr. O'Leary comment.

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 8, 2021**

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Mr. Stuto said unfortunately we need to go back to "that". He knows 100 restaurant owners in Boston and they have had mask mandate since Aug 27<sup>th</sup> with no enforcement. He continued with some things that worked in the beginning of the pandemic the people are not willing to do anymore. Law enforcement will not do anything about it. He does not think the administration can do anything about it based on the feeling of the people now in his opinion. Mr. Stuto made mention that September 11<sup>th</sup> is an important day that the youth need to understand and he is pleased that the Town is doing something special to remember that day.

Ms. Gonzalez wanted to counteract Mr. O'Leary with some of her points. The Hero's on 9/11 and during Covid are now going from heroes to zeros and if they don't vaccinate they are going to be fired and she thinks that is terrible. The students who are vaccinated can take their masks off and the unvaccinated cannot. She believes this has bullying written all over it. It needs to be all or nothing. That is why the schools are staying with the fully masked. She applauds the school committee for going with all masked.

Chair Manupelli asked when the Boston Post Cane was to be presented and Mr. O'Leary said maybe at the Apple Festival. She added she was not happy to see the resignation of Mr. Kelliher. The vote should have been held over for when Mr. Kelliher could have been there as his advice would have been important to take into consideration. Lastly, the Master Facilities Planning Committee has received a tight schedule of completion of tasks by the architect who has looked at the facilities. They will be meeting between September and March. With regards to COVID 19 there is a lot of misinformation being promulgated that's remarkably wrong. The irony of the situation is that while kids were originally more immune, now that the vaccination is available, kids are more susceptible. Adults are super spreaders for the kids. But we all need to look at the facts and read the science. She also is in total agreement with her Board in regards to remembering September 11<sup>th</sup> and taking the time to attend the Town events for that day.

Mr. Gilleberto reminded the Board that the Strategic Planning meeting on Monday the 13<sup>th</sup> at 6:30 at the police department meeting room.

**#12 ADJOURN**

MADAM CHAIR, I MOVE TO ADJOURN.

MOTION BY: MR. STUTO  
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: 10:39 P.M.

11/21/22  
DATE

  
VINCENZO STUTO, CLERK