



Town of Reading



**For the PAC Audience
use RPS GUEST**

WiFi password: none

**Annual Town Meeting
April 25, 2022**





2022 Annual Town Meeting

Article 4

Adds, removes or changes items in the FY22-32 Capital Improvements Program – does not authorize any funding for these items:

FY22 General Fund: \$145,000 net changes

- \$110,000 Parking kiosks (4)
- \$ 15,000 Remote Access multi factor authentication
- \$ 20,000 Internal segmentation firewall

FY23 General Fund: +\$117,000 net changes

- \$ 12,000 RISE playground design (new)
- \$ 15,000 Town buildings doors & windows (new)
- \$ 5,000 Ambulance equipment
- \$ 100,000 Strout Ave improvements (objections at previous TM)
- \$ 185,000 DPW Snow Holder (increased \$5k & moved up from FY26)



2022 Annual Town Meeting

Article 4 (continued)

FY24 General Fund: +\$25,000 net changes

- \$ 163,000 ARC Flash Hazard Study
- \$ 120,000 RISE playground project (new)
- \$ 55,000 School carpet/flooring (new)
- \$ 225,000 DPW Loader (new, to replace Sicard for snow)
- \$ 111,000 DPW Snow Prinoth (moved out to FY31)
- \$ 165,000 Blower unit for loader (new, in conjunction w/ Sicard replacement)
- \$ 200,000 DPW Truck #11 (moved up from FY26)
- \$ 200,000 DPW Truck #18 (moved out to FY26)
- \$ 20,000 School doors and windows (new)
- \$ 12,000 Wood End ES water heater (done)
- \$ 250,000 Coolidge MS roof design (moved to FY29)
- \$ 150,000 Birch Meadow ES roof design (moved to FY29)
- \$ 200,000 Birch Meadow ES site improvements (moved out to FY25)



Pages

2022 Annual Town Meeting

Article 4 (continued)

FY22 Enterprise Funds: +\$550,000 in total

Water: +\$400,000 Water main repairs (focus on Walker's Brook)

Sewer: +\$150,000 Additional funding for Downtown Sewer main work

FY23 Enterprise Funds: +\$700,000 in total

Water: +\$400,000 Water main repairs (Emerson)

Sewer: +\$300,000 Memorial Park drainage lining project

FY24 Enterprise Funds: various changes made



2022 Annual Town Meeting

Article 5

Authorizes these changes to FY22 General Fund budget:

Line	Description	Decrease	Increase
B99 Benefits	Health Insurance Premiums -\$650,000 OPEB allocation +\$250,000	\$400,000	
C99 Capital	As described in Article 4		\$145,000
E99 Vocational Education	Essex North -\$30,000	\$30,000	
F99 FINCOM Reserves	COVID Tests/Health Expense \$80,000 Ladder Truck \$67,000		\$147,000
G91 Admin Services Wages	Town Manager overlap \$8,000 Town Manager termination pay \$17,000 OPS Buybacks \$17,000 (retirements) Tech Buybacks \$7,000 (retirements)		\$49,000



2022 Annual Town Meeting

Article 5

FY22 General Fund budget (continued):

Line	Description	Decrease	Increase
G91 – Admin Services Exp	Town Manager and Deputy Chief Screening processes \$21,000 Fiber network repairs \$6,000		\$27,000
H92 – Public Services Exp.	Housing Production Plan - Consulting Services \$50,000 Town Owned Land Community Visioning Process \$50,000		\$100,000
J91 – Public Safety Wages	Fire buybacks \$75,000 (retirements) Fire OT \$75,000		\$150,000
K93 – Public Safety Expenses	Public Health outsourced records \$25,000		\$25,000



2022 Annual Town Meeting

Article 5

Authorizes these changes to FY22 Enterprise Fund budget:

Line	Description	Decrease	Increase
K92 Public Works Expenses	West/Woburn video detection processor \$15,000 Electrical cabinet \$40,000		\$55,000
K93 Snow & Ice	Estimate as of 3/10/22		\$200,000
	Subtotals	\$430,000	\$898,000
	Net Operating Expenses		\$468,000
	From Free Cash		\$468,000



2022 Annual Town Meeting

Article 5

Authorizes these changes to FY22 Enterprise Fund budget:

Line	Description	Decrease	Increase
W99 Water EF	Water main project \$400,000 Fiber network repairs \$6,000 Water Rate Study \$13,000		\$419,000
S99 Sewer EF	Downtown Sewer project additional funding \$150,000 Fiber network repairs \$6,000 Sewer Rate Study \$13,000		\$169,000
	Subtotals		\$588,000
	Net Operating Expenses		\$588,000
	From Water EF Reserves		\$419,000
	From Sewer EF Reserves		\$169,000



Pages

2022 Annual Town Meeting

Article 6

Prior Year's Bills – Not Applicable, recommend that this article be tabled.



2022 Annual Town Meeting Article 7

Other Post Employment Benefits (OPEB)

Move appropriated funds to the OPEB Trust

\$350,000 General fund (\$100k + \$250,000 approp. in Art. 5)

\$ 85,000 Water Enterprise Fund

\$ 23,000 Sewer Enterprise Fund

\$ 10,500 Storm Water Enterprise Fd.

\$468,500 in total (Orig. Approp. \$218.5k + \$250k from Art. 5)



Pages

2022 Annual Town Meeting

Article 8

Move 40R funds to Stabilization Fund

No funds received. Not Applicable, recommend that this article be tabled.



2022 Annual Town Meeting

Article 9

Authorizes Revolving Funds Annual Spending Limits and amends Section 6.5.2 of the General Bylaw:

6.5.2 Inspection Revolving Fund

Funds held in the Inspection Revolving Fund shall be used for legal costs, oversight and inspection, plan review, property appraisals and appeals, public services general management, pedestrian safety improvements, records archiving, and other costs related to building, plumbing, wiring, gas and other permits required for large construction projects and shall be expended by the Town Manager. Receipts credited to this fund shall include building, plumbing, wiring, gas and other permit fees for the Schoolhouse Commons, The Metropolitan at Reading Station, Postmark Square, 20-24 Gould Street, 467 Main Street, Oaktree, Addison-Wesley/Pearson, Johnson Woods, Eaton Lakeview (23-25 Lakeview Avenue and 128 Eaton Street), 258 Main Street, 267 Main Street, 531 Main Street, ~~25 Haven Street~~, and 18-20 Woburn Street, **6-16 Chute Street (Green Tomato), 25 Haven Street (Rite Aid) and 459 Main Street (128 Tire)** developments.



2022 Annual Town Meeting Article 9 continued

Authorizes Revolving Funds Annual Spending Limits

Fund	Balance	Annual
Conservation Consulting	\$37,559	\$25,000
Inspections	\$744,598	\$250,000
Public Health Clinics & Services	\$30,706	\$25,000
Library Fines and Fees	\$11,982	\$15,000
Mattera Cabin Operating	none	\$10,000
Town Forest	none	\$10,000



2022 Annual Town Meeting Article 10

Affordable Housing Trust Fund Allocation Plan

Pursuant to Article 10 of the 2022 Annual Town Meeting, an Affordable Housing Trust Fund Allocation Plan for the Fiscal Year 2023 in accordance with the provisions of Chapter 140 of the Acts of 2001 is as follows:

Available Balance – <u>Unrestricted Funds</u> :	\$ 457,716
Available Balance – <u>Restricted Funds</u>	\$ 0

Unrestricted funds shall be used for the following purposes:

- \$10,000 or a maximum of 5% for administration of Affordable Housing
- Remainder for constructing affordable housing (including loan and grant programs); or for maintaining and improving affordability of existing housing stock; or for the purchase of existing housing stock to add it to or maintain it as a part of the existing affordable housing inventory.



2022 Annual Town Meeting

Article 11

Addition of Section 6.5.7 of the General Bylaw by inserting new revolving fund and authorizes spending limit:

Revolving Account	Spending Authority	Revenue Source	Allowed Expenses	Expenditure Limits	Year End Balance
Community Gardens at Mattera Cabin	Conservation Administrator	Rental and user fees	Utilities and all other maintenance and operating expenses, and project supplies and equipment	\$10,000	Available for expenditure next year



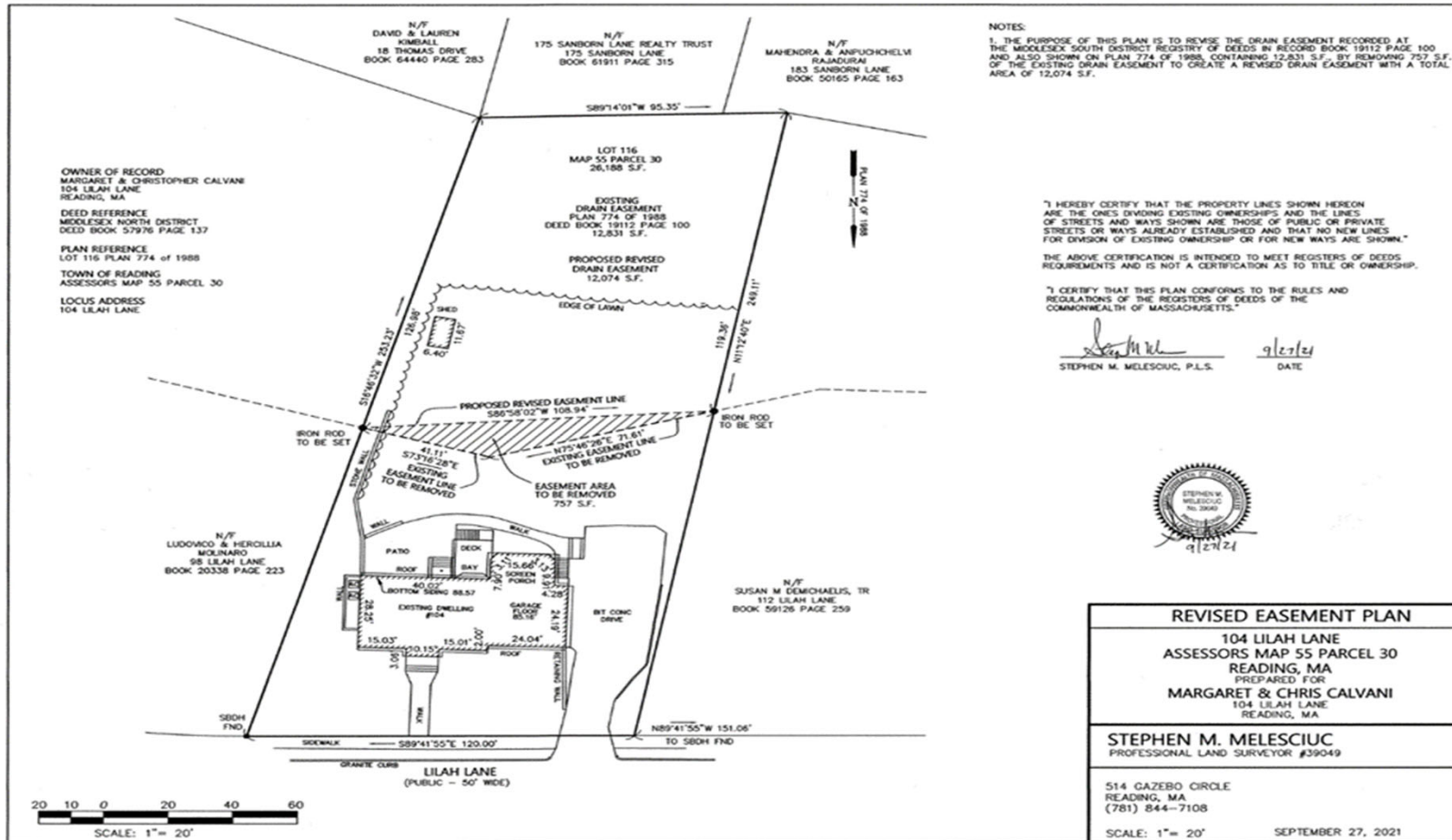
2022 Annual Town Meeting Article 12

Authorize the Select Board to relocate a drainage easement at 104 Lilah Lane, Reading, Massachusetts by abandoning an existing drainage easement and accepting a new, equivalent drainage easement on the same property:

- The Town currently has title and interest to a drainage easement over the property located at 104 Lilah Lane, Assessors Map 55, Parcel 30.
- The residents are proposing a new pool and patio that will protrude in the existing easement.
- The residents have requested the abandonment of a portion of the drainage easement.
- The easement is occupied by an existing detention basin, and if approved, the resulting area is sufficient size to enable the Town to provide proper stormwater storage, maintenance or repair of the detention basin.
- No additional utilities are proposed to occupy this easement in the future



2022 Annual Town Meeting Article 12 Continued





Pages

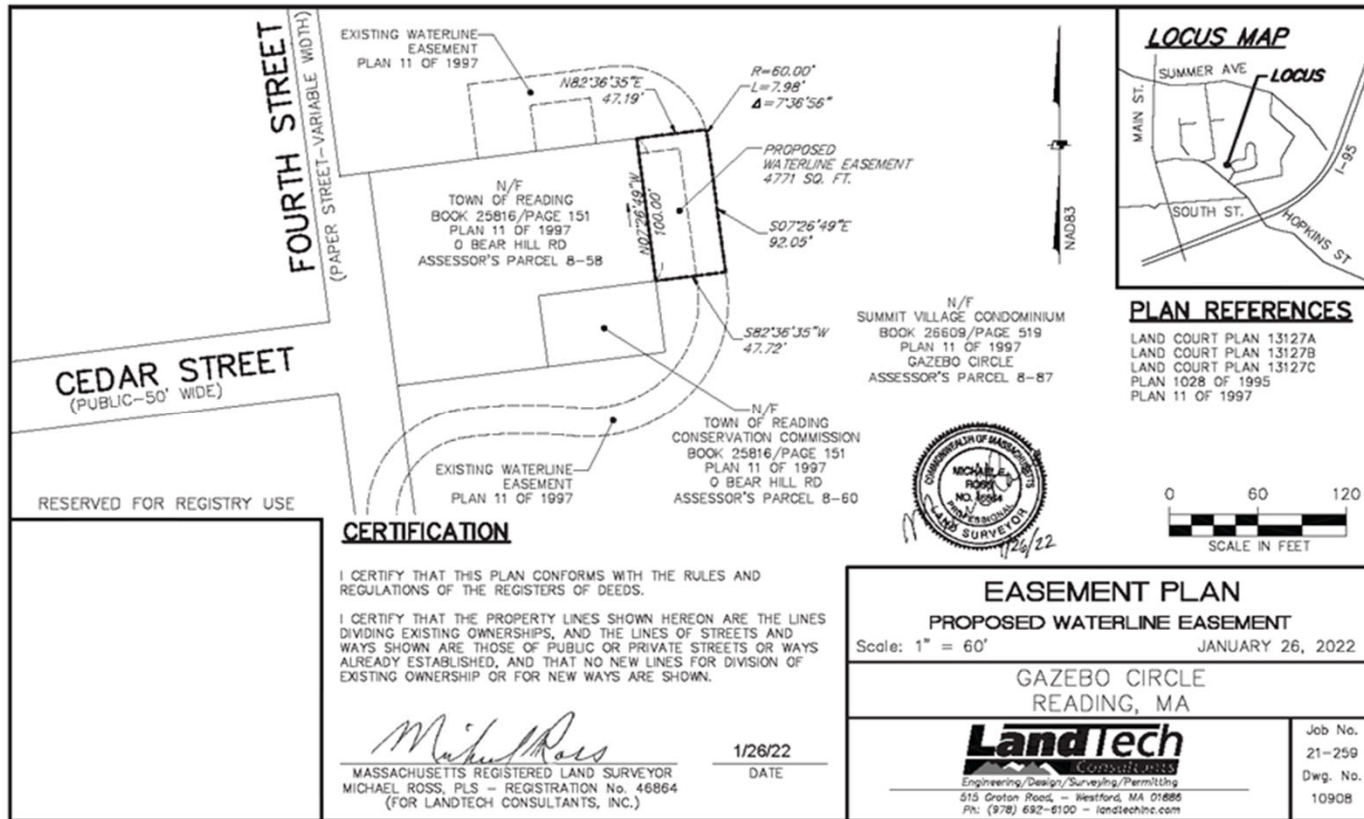
2022 Annual Town Meeting Article 13

Authorize the Select Board to accept a water easement over a portion of Gazebo Circle adjacent to the existing Bear Hill water tank.

- The easement will allow the Town the rights to install and maintain a new water connection to the Town distribution system.
- The connection is hydraulically necessary as part of the previously approved water booster station.
- The Board of Trustees of the Summit Village will be gifting this easement to the Town.



2022 Annual Town Meeting Article 13 Continued





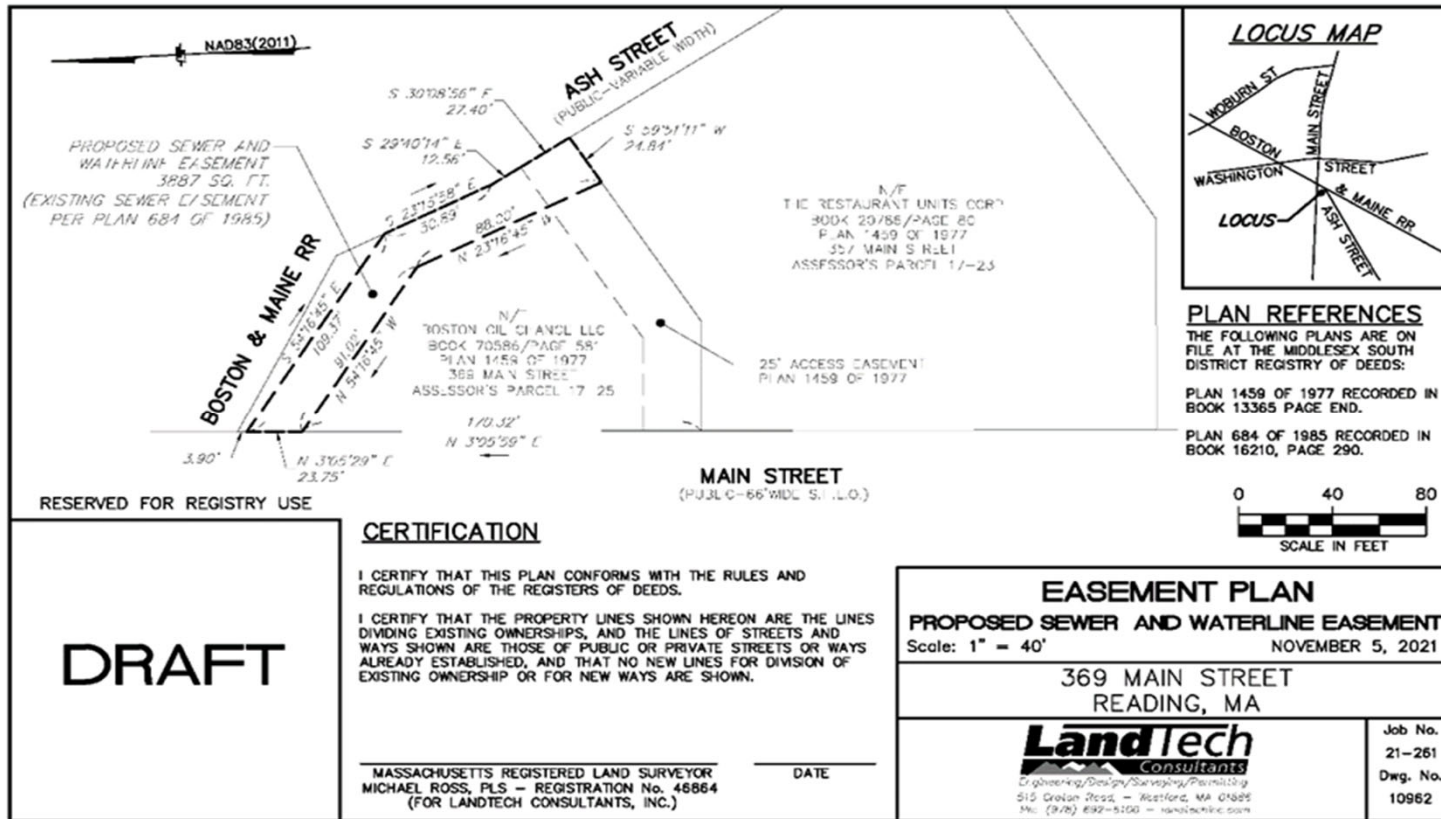
2022 Annual Town Meeting Article 14

Authorize the Select Board to accept a water easement over a portion of 369 Main Street, currently being operated by Jiffy Lube

- The easement will allow the Town the rights to install and maintain a new water main which will connect Main Street and Ash Street.
- The easement will modify a pre-existing sewer easement to allow for water main access as well.
- The connection is hydraulically necessary and will eliminate a water main crossing under the railroad.
- This water main installation is part of the previously approved Downtown Water Main improvements.



2022 Annual Town Meeting Article 14 Continued





Pages

2022 Annual Town Meeting Article 15

Amend Downtown Smart Growth Zoning

Presentation and separate pre-recording by CPDC



Pages

2022 Annual Town Meeting

Article 16

Authorize RMLD Land Purchase:

The Article was originally to authorize the purchase of a property in Wilmington for a new substation. However, the seller did not agree. RMLD is looking into purchasing a similar property across the street from the original property. This item might be addressed at a Special Town Meeting, later. Recommend that this article be tabled.



2022 Annual Town Meeting

Article 17

Chapter 90 Allocation

Authorize appropriation by borrowing in anticipation of Ch. 90 and accept Ch.90 at whatever level is ultimately available.

- Enables Chapter 90 funds to be used for road improvements
- Chapter 90 funding is a reimbursement program
- Funds need to be appropriated in anticipation of receipt of Chapter 90 funds
- No debt has ever been sold in anticipation of Chapter 90
- ~\$600,000 is expected to be received



Pages

2022 Annual Town Meeting Article 18

Adopt FY23 Budget:

Separate PowerPoint presentation and pre-recording by Town Accountant, School Superintendent and Town Manager.



2022 Annual Town Meeting Article 19

To remove Town Meeting members that have not attended at least 50% of the three (3) sessions in the past 12 months, as prescribed by the Town Charter Section 2-6.

- All members of Town Meeting are recently elected and no sessions have been held.
- This Article is expected to be tabled.