



Town of Reading



**For the PAC Audience
use RPS GUEST**

WiFi password: none

**Subsequent Town Meeting
November 14, 2022**





Reserves – November 2022

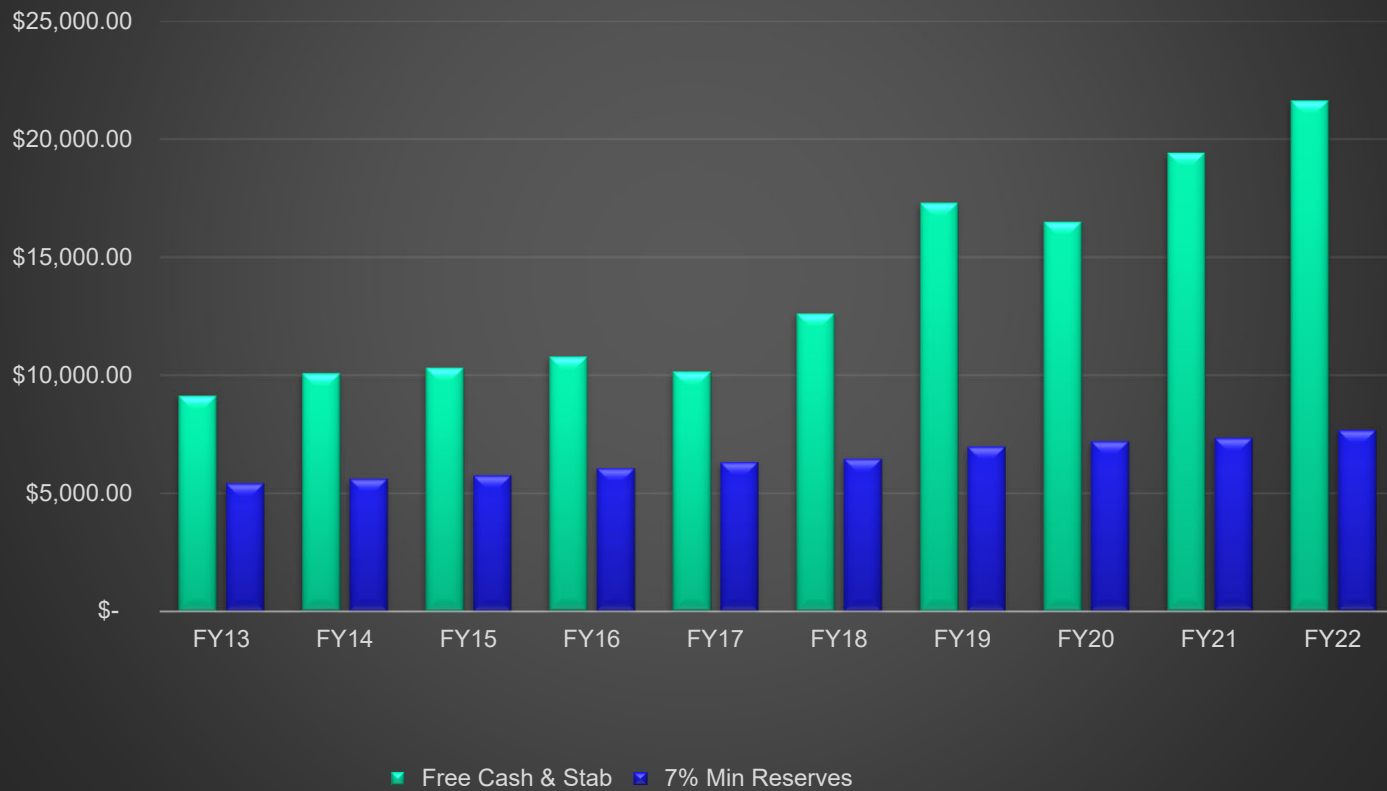
Certified Free Cash 6/30/22	\$19,927,025
Nov 22 TM Article 4 (proposed)	(\$ 291,000)
Nov 22 TM Article 7 (proposed)	(\$ 2,200,000)
Nov 22 TM Article 18 (proposed)	<u>(\$ 414,000)</u>
Free Cash Remaining	\$ 17,022,025
General Stabilization Fund	\$ 1,718,224*
<u>FINCOM Reserves</u>	<u>\$ 200,000</u>
TOTAL	\$ 18.94 million

~16.4% of est. \$115.6mil. FY24 projected revenue

FINCOM 7% Minimum Reserves Policy



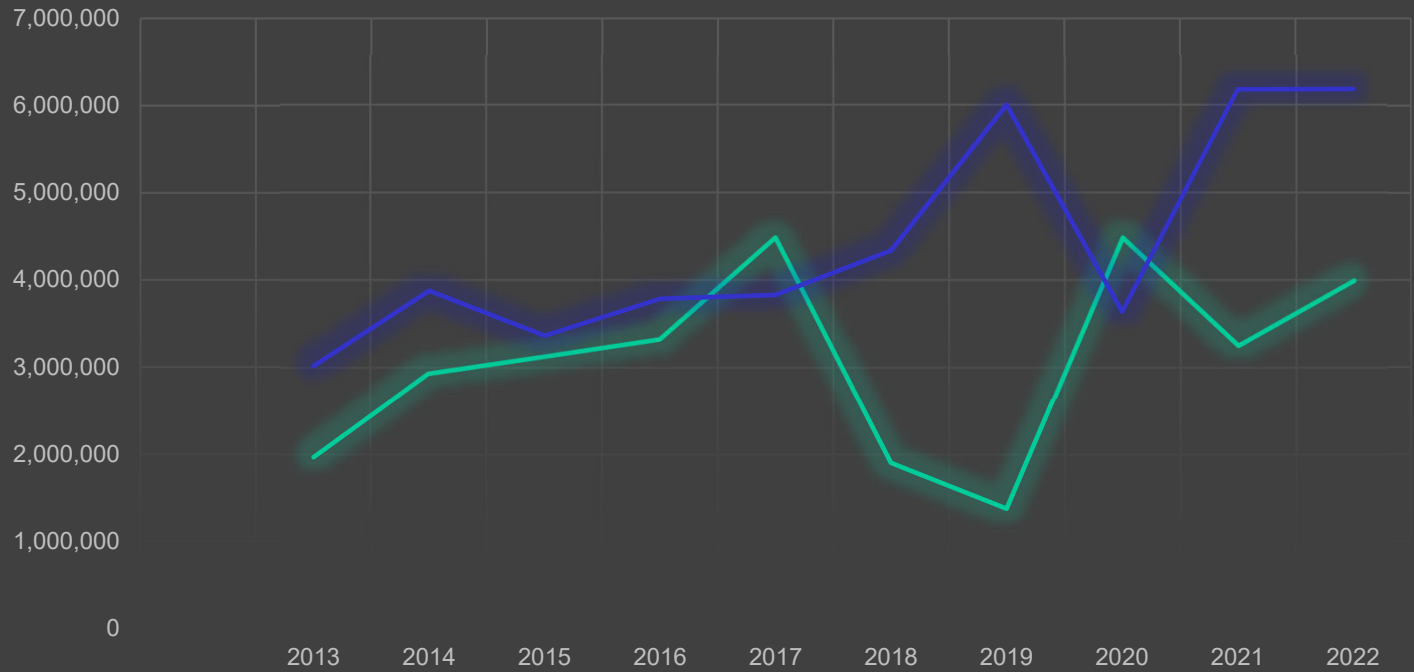
Certified "Free Cash" & Stabilization vs 7% Min Reserve (Amounts Expressed in Thousands)





Free Cash Used vs Free Cash Regeneration

Free Cash Used Favorable variance from operations





2022 Subsequent Town Meeting Article 3

Adds, removes or changes items in the FY23-33 Capital Improvements Program – does not authorize any funding for these items:

FY23 General Fund: +\$405,000 net change

\$ 80,000 Firearms replacement

\$ 60,000 Sturges park tennis & basketball courts

\$ 65,000 Fire passenger car #1

\$200,000 RMHS glycol reclamation & installation (fund at Apr 23 TM)

FY23 Enterprise Funds: No changes



2022 Subsequent Town Meeting

Article 3 cont'd

FY24 General Fund: +\$247,000 net change

- \$ 45,000 Carpenter's Ford F350 pickup (2013) (moved to FY27)
- \$ 55,000 Schools – carpeting/flooring (moved to FY25)
- \$ 20,000 Schools – doors & windows (moved to FY25)
- \$ 30,000 Schools – Driver's Ed vehicle (moved to FY26)
- + \$ 65,000 Schools – card readers
- \$ 50,000 Fire passenger car #1 (moved to FY23)
- + \$ 12,000 Fire passenger car #2 (increased from \$53k to \$65k)
- \$ 40,000 Police unmarked vehicle (moved to FY26)
- + \$ 40,000 DPW truck #7 (2008) (increased from \$200k to \$240k)
- + \$ 40,000 DPW truck #11 (2008) (increased from \$200k to \$240k)
- + \$ 40,000 Parks pickup truck #9 (2011) (increased from \$60k to \$100k)
- + \$ 25,000 Parks/Cemetery pickup (increased from \$55k to 80k)
- + \$ 55,000 Loader to replace Sicard (increased from \$225k to \$280k)
- + \$ 60,000 Blower unit for loader (increased from \$165k to \$225k)
- + \$175,000 Field, playground, court improvements (increased to \$200K)
- \$ 25,000 General parking lot improvements (from \$50k to \$25K)



2022 Subsequent Town Meeting Article 3

Adds, removes or changes items in the FY23-33 Capital Improvements Program – does not authorize any funding for these items:

**FY24 Enterprise Fund: Water +\$5,000 Sewer & Storm – no changes
+\$5,000 Engineering vehicle (increased from \$30k to \$35k)**



2022 Subsequent Town Meeting Article 4

Authorizes these changes to FY23 General Fund budget:

Account Line	Description	Decrease	Increase
B99 - Benefits	Worker Comp Insurance -\$20k Pension Assessment -\$145k Health Insurance -\$80k	\$245,000	
C99 - Capital	As described in Article 3		\$205,000
E99 – Reg Voc. Ed	Northeast Metro Regional Voc. +\$30k		\$30,000
F99 – FINCOM Reserves	Reimburse reserves for funding to make Veteran’s Agent full-time		\$30,000
G-91 AS Wages	Pay & Class Adjustments+\$22k		\$22,000



2022 Subsequent Town Meeting

Article 4 cont'd

Authorizes these changes to FY23 General Fund budget:

Account Line	Description	Decrease	Increase
G92 –AS Expenses	Property & Casualty Ins. +\$87k Pay and Class Expense -\$85k		\$2,000
H91 – Public Services Wages	Vacation buyback +\$25k Sr. Center Receptionist to FT +\$22k Pay & Class Adjustments +\$43k		\$90,000
J91 – Public Safety Wages	Pay & Class Adjustments Health +\$15k Police +\$ 5k		\$20,000
I91 – Finance Wages	Vacation buyback +\$8k Treasurer transition +\$9k Pay & Class Adjustments +\$35k		\$52,000
K-91 Public Works Wages	Pay & Class Adjustments+\$9k		\$9,000



2022 Subsequent Town Meeting

Article 4 cont'd

Authorizes these changes to FY23 General Fund budget:

Account Line	Description	Decrease	Increase
K92 Public Works Exp.	Birch Meadow Complex Pedestrian Traffic Improvements Study		\$40,000
L91 – Library Wages	Pay & Class Adjustments +\$23k		\$23,000
M92 – Town Bldg. Facilities Wages	Vacation buyback +\$13k		\$13,000
	Subtotals	\$245,000	\$536,000
	Net Operating Expenses		\$291,000
	From Free Cash		\$291,000



2022 Subsequent Town Meeting Article 4 cont'd

Authorizes these changes to FY23 Enterprise Funds budget:

Account Line	Description	Decrease	Increase
W99 – Water EF	Pay & Class Adj. +\$4k		\$4,000
S99 - Sewer EF	Pay & Class Adj. +\$4k		\$4,000
	Subtotals		\$8,000
	Net Operating Expenses		\$8,000
	From Water Reserves		\$4,000
	From Sewer Reserves		\$4,000



2022 November Subsequent Town Meeting Article 5

Prior Year's Bill

Table – No Prior Year's bills



2022 November Subsequent Town Meeting Article 6

Annual Town Meeting passed an instructional motion to investigate overhauling our Affordable Housing Trust. The following actions are required:

1. Submit Home Rule Petition to repeal 2001 Special Act creating the original Affordable Housing Trust
2. Adopt MGL Chapter 44, Section 55C allowing the creation of an Affordable Housing Trust Fund
3. Insert a new Section 3.3.7, Affordable Housing Trust, in the General Bylaws as shown on TM Motions
4. Amend Section 3.3.1.5 of the Town's General Bylaws as shown on TM Motions
5. Authorize the Affordable Housing Trust Fund Board of Trustees to file a declaration and certification of trust with the registry



2022 November Subsequent Town Meeting Article 7

Killam School Building Project

Presentation by Superintendent & School Finance Director



2022 November Subsequent Town Meeting Article 8

- Authorize the Select Board to lease one or more leases of space on the water tank located at 0 Auburn Street for the purpose of constructing, installing, maintaining, and operating wireless telecommunications facilities for a term of not to exceed 20 years.
- Authorize the Select Board to relocate the Town's emergency communications equipment from the temporary tower to the water tank.



2022 November Subsequent Town Meeting Article 9

Authorize the Select Board to submit a Home Rule petition to renew our Senior Property Tax Exemption for 3 years.

To be eligible for the Reading Property Tax Exemption, the senior:

1. Has filed and been deemed eligible for a prior year Schedule Circuit Breaker for the purpose of state income taxes; and
2. Has owned property in Reading for at least ten previous consecutive years; and
3. Applies annually to the Board of Assessors for the exemption; and
4. The co-applicant must be at least 60 years of age



2022 November Subsequent Town Meeting

Article 10

To accept the provisions of Clause 56 of Section 5 of Ch 59 of MGL, which authorizes the Board of Assessors to grant, real and personal property tax abatements up to 100% of the total tax assessed to members of the Massachusetts National Guard and to reservists on active duty in foreign countries.

- The Board of Assessors will establish an application process along with criteria to approve these exceptions.
- The Board of Assessors will also establish a three-year sunset clause for these exceptions



2022 November Subsequent Town Meeting

Article 11

To authorize the Select Board, on behalf of the Town, to appeal to the state legislature for a special act to change the Town Charter to enable the Board of Health to have five voting members instead of the current three members (and two associate non-voting members).

The reasons to effectuate this change:

- Better collaboration between the Board and other town processes.
- Better communication between Board members
- Fairness to volunteer Board members and Board member recruitment



2022 November Subsequent Town Meeting Article 12

To amend Section 8.8.3.2 of the Town's General Bylaws by:

1. Inserting a new Section 8.8.3.2.3, as follows:

Cemetery Grounds

Except with the permission of the Board of Cemetery Trustees, or its designee, no dog may be on the grounds of Charles Lawn, Forest Glen, Laurel Hill, or Wood End cemeteries.

2. Renumbering the remaining sections accordingly.



2022 November Subsequent Town Meeting Article 13

To authorize the Select Board, on behalf of the Town, to appeal to the state legislature for a special act to authorize the continued employment of Anthony Del Signore, the Assistant Fire Chief one year past the mandatory retirement age of 65 year old.

- The Assistant Fire Chief has a long tenure in Reading and is in good standing.
- The Assistant Fire Chief has a largely administrative role supporting the daily operations of the Fire Department.
- Allowing the additional year will provide continuity to the Fire Department and will allow the Town more time to select and train a replacement.



2022 November Subsequent Town Meeting Article 14

Authorize an additional \$1.5 million dollars of debt for Downtown Water Improvements.

- \$4.3 million was authorized at November 2020 Subsequent Town Meeting.
- The additional funding will cover the increase construction and material costs which resulted in higher bid pricing.
- The Town will utilize the MWRA Local Financial Assistance Program which will provide the Town with a no interest loan.
- The intent of the project is to provide adequate hydraulic capacity to proposed development areas.
- It was determined by Weston and Sampson that the existing infrastructure did not have enough capacity to support the planned development.



2022 November Subsequent Town Meeting

Article 15

Authorize \$1 Million of debt for Maillet, Sommes & Morgan Wetland project:

- The \$1,000,000 request is to ensure proper procurement, invoicing and payment procedures, of a \$3 Million Project
- The project has been awarded \$2,100,000 in MVP Grant Funding, however such also comes with a 25% municipal match requirement.
- The grant is also reimbursement based so the Town must have a mechanism to cover the original costs prior to the reimbursement.
- The Town appropriation will be utilized to cover a portion of the project match requirements and any construction contingency.
- Construction is expected to begin in Spring 2023 and run through June 2024.
- There is a \$1,500,000 federal earmark pending for this project pending passage of the federal budget



2022 November Subsequent Town Meeting Article 15 cont'd



CONCEPTUAL STORMWATER TREATMENT SYSTEM
READING, MA
APRIL, 2021





2022 November Subsequent Town Meeting

Article 16

Authorize \$750,000 of Debt for Haven Street Roadway Design:

- Since the onset of the Smart Growth District, the downtown has welcomed multiple redevelopment projects
- Haven Street has seen and continues to see significant development, yet the sidewalk, lighting and roadway is not to modern or welcoming
- The Town has invested in an extensive utility improvement plan, addressing water, drainage and sewer infrastructure
- This funding is to design a revitalized Haven Street streetscape, for vehicles and pedestrians, including street level lighting that would help improve economic growth with amenities to support local businesses
- A full design will allow us to apply for future infrastructure programs including the MassWorks program from MassDOT



2022 November Subsequent Town Meeting Article 16 cont'd

- In 2019, the Town hired Beta Group, Inc. to develop a 25% conceptual plan for Haven Street, included a full topographic survey, traffic analysis, and a 25% design.
- Beta Group was instrumental in the Main Street improvements and was asked to extend their design and input from Main Street to the Haven Street corridor.
- In 2020 Beta Group provided an engineering budget which estimated the reconstruction of Haven Street to be approximately \$7MIL.
- Beta Group also extended costs for the adjacent streets and Town owned parking lot, shown on the following slide
- The next phase of design will advance from a 25% conceptual plan to a 100% design.
- This process will consist of public and stakeholder engagement through various formats including meetings.



2022 November Subsequent Town Meeting Article 16 cont'd





2022 November Subsequent Town Meeting Article 17

**Additional Debt Authorization for Parker Roof is no longer
needed – indefinitely postpone this article**



2022 November Subsequent Town Meeting Article 18

Amend the purpose of the Smart Growth Stabilization Fund and transfer a recent payment from the Department of Housing from free cash to the Smart Growth Stabilization Fund

(1) Amend, pursuant to G.L. c.40, §5B, the purpose of the Smart Growth Stabilization Fund, so that the fund may hold all payments received from the Commonwealth of Massachusetts under Chapter 40R of the General Laws, including incentive and density bonus payments, said funds to be expended in accordance with said Chapter;

And

(2) Transfer \$414,000 or any other sum from Free Cash into the Smart Growth Stabilization Fund, which funds the Town received from the Commonwealth of Massachusetts in payment for development within the Town's 40R Smart Growth Zoning Districts;



2022 November Subsequent Town Meeting Article 19

Article 19 will be indefinitely postponed to a later Special Town Meeting

Presentation by Select Board Chair



2022 November Subsequent Town Meeting Article 20

To see if the Town will vote to:

(1) Add a new Section 8.14 to the Town's General Bylaws, as follows:

8.14 Regulation of polystyrene & disposable food service containers

Presentation by Climate Advisory Committee



2022 November Subsequent Town Meeting Article 21

The article request that the Town establishes The Laura S. Parsons Fund to be administered by the Commissioners of Trust Funds in the amount of \$10,000

- The principal balance of this gift will be preserved in perpetuity, and only the interest portion will be expended.
- The donor has requested that the Council on Aging determine the expenditure categories.
- The funds will not be spent on salaries or capital improvements.



2022 November Subsequent Town Meeting Article 22

To Adopt a mandatory charge per kilowatt-hour upon Reading Municipal Light Plant's electricity consumers located within the Town of Reading, to qualify the Town as a Green Community under Section 10 of Chapter 25A of the General Laws.

Article 22 will be indefinitely postponed to a later Special Town Meeting



2022 November Subsequent Town Meeting Article 23

Citizens Petition, Presentation by Mary Parr