

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, MAY 20, 2019**

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Chairwoman Manupelli called the meeting to order at 8:00 p.m. in Room 14 at the Town Hall in the presence of members Mr. Schultz, Mr. Wallner, Mr. O’Leary, Mrs. Gonzalez, and Town Administrator, Michael Gilleberto.

**CALL TO ORDER OPEN SESSION**

Chairwoman Manupelli called to order the open session at 8:00 p.m.

The Chair States: “In accordance with the Open Meeting Law, the Board states for the record that this meeting is being recorded by NORCAM and may be recorded by other local media.”

The members recited the Pledge of Allegiance.

Mrs. Manupelli welcomes new Board members, Liane Gonzalez and Rich Wallner.

**MINUTES**

MADAM CHAIR, I MOVE TO APPROVE THE MAY 6, 2019 REGULAR SESSION MINUTES AS WRITTEN.

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. SCHULTZ  
VOTED: 3-0 (UNANIMOUS) (MR. WALLNER AND MRS. GONZALEZ  
ABSTAIN)

MADAM CHAIR, I MOVE TO APPROVE THE MAY 8, 2019 REORGANIZATION MEETING MINUTES AS WRITTEN.

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. SCHULTZ  
VOTED: 5-0 (UNANIMOUS)

**PUBLIC COMMENT**

None.

**SIGN BANS AND BONDS**

Town Treasurer Maryann Mackay was in attendance.

MADAM CHAIR, I MOVE THAT THE BOARD TAKE THE FOLLOWING ACTIONS:

**VOTED:** THAT THE SALE OF THE \$2,480,000 GENERAL OBLIGATION MUNICIPAL PURPOSE LOAN OF 2019 BONDS OF THE TOWN DATED MAY 30, 2019 (THE “BONDS”), TO FIDELITY CAPITAL MARKETS, A DIVISION OF NATIONAL FINANCIAL SERVICES LLC, AT THE PRICE OF \$2,748,844.16 AND ACCRUED INTEREST, IF ANY, IS HEREBY APPROVED AND CONFIRMED. THE BONDS SHALL BE PAYABLE ON MAY 15 OF THE YEARS AND IN THE PRINCIPAL AMOUNTS AND BEAR INTEREST AT THE RESPECTIVE RATES, FROM 2020 TO 2039, AS NOTED IN THE MOTION:

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<u>YEAR</u>	<u>AMOUNT</u>	<u>INTEREST RATE</u>	<u>YEAR</u>	<u>AMOUNT</u>	<u>INTEREST RATE</u>
2020	\$260,000	5.00%	2030	\$60,000	4.00%
2021	245,000	5.00	2031	60,000	3.00
2022	245,000	5.00	2032	60,000	3.00
2023	245,000	5.00	2033	60,000	3.00
2024	205,000	5.00	2034	60,000	3.00
2025	195,000	2.00	2035	40,000	3.00
2026	190,000	5.00	2036	40,000	3.00
2027	185,000	5.00	2037	40,000	3.00
2028	120,000	5.00	2038	40,000	3.00
2029	120,000	2.00	2039	10,000	3.00

FURTHER VOTED: TO APPROVE THE SALE OF 7,172,077 GENERAL OBLIGATION BOND ANTICIPATION NOTES OF THE TOWN DATED MAY 30, 2019, PAYABLE MAY 28, 2020 (THE “NOTES”), TO JEFFERIES LLC AT PAR AND ACCRUED INTEREST, IF ANY, PLUS A PREMIUM OF \$27,327.00.

FURTHER VOTED: THAT IN CONNECTION WITH THE MARKETING AND SALE OF THE BONDS, THE PREPARATION AND DISTRIBUTION OF A NOTICE OF SALE AND PRELIMINARY OFFICIAL STATEMENT DATED MAY 8, 2019, AND A FINAL OFFICIAL STATEMENT DATED MAY 16, 2019 (THE “OFFICIAL STATEMENT”), EACH IN SUCH FORM AS MAY BE APPROVED BY THE TOWN TREASURER, BE AND HEREBY ARE RATIFIED, CONFIRMED, APPROVED AND ADOPTED.

FURTHER VOTED: THAT IN CONNECTION WITH THE MARKETING AND SALE OF THE NOTES, THE PREPARATION AND DISTRIBUTION OF A NOTICE OF SALE AND PRELIMINARY OFFICIAL STATEMENT DATED MAY 8, 2019, AND A FINAL OFFICIAL STATEMENT DATED MAY 16, 2019, EACH IN SUCH FORM AS MAY BE APPROVED BY THE TOWN TREASURER, BE AND HEREBY ARE RATIFIED, CONFIRMED, APPROVED AND ADOPTED.

FURTHER VOTED: THAT THE BONDS SHALL BE SUBJECT TO REDEMPTION, AT THE OPTION OF THE TOWN, UPON SUCH TERMS AND CONDITIONS AS ARE SET FORTH IN THE OFFICIAL STATEMENT.

FURTHER VOTED: THAT THE TOWN TREASURER AND THE SELECT BOARD BE, AND HEREBY ARE, AUTHORIZED TO EXECUTE AND DELIVER CONTINUING AND SIGNIFICANT EVENTS DISCLOSURE UNDERTAKINGS IN COMPLIANCE WITH SEC RULE 15C2-12 IN SUCH FORMS AS MAY BE APPROVED BY BOND COUNSEL TO THE TOWN, WHICH UNDERTAKINGS SHALL BE INCORPORATED BY REFERENCE IN THE BONDS AND NOTES, AS APPLICABLE, FOR THE BENEFIT OF THE HOLDERS OF THE BONDS AND NOTES FROM TIME TO TIME.

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**FURTHER VOTED:** THAT WE AUTHORIZE AND DIRECT THE TOWN TREASURER TO ESTABLISH POST ISSUANCE FEDERAL TAX COMPLIANCE PROCEDURES AND CONTINUING DISCLOSURE PROCEDURES IN SUCH FORMS AS THE TOWN TREASURER AND BOND COUNSEL DEEM SUFFICIENT, OR IF SUCH PROCEDURES ARE CURRENTLY IN PLACE, TO REVIEW AND UPDATE SAID PROCEDURES, IN ORDER TO MONITOR AND MAINTAIN THE TAX-EXEMPT STATUS OF THE BONDS AND NOTES AND TO COMPLY WITH RELEVANT SECURITIES LAWS.

**FURTHER VOTED:** THAT EACH MEMBER OF THE SELECT BOARD, THE TOWN CLERK AND THE TOWN TREASURER BE AND HEREBY ARE, AUTHORIZED TO TAKE ANY AND ALL SUCH ACTIONS, AND EXECUTE AND DELIVER SUCH CERTIFICATES, RECEIPTS OR OTHER DOCUMENTS AS MAY BE DETERMINED BY THEM, OR ANY OF THEM, TO BE NECESSARY OR CONVENIENT TO CARRY INTO EFFECT THE PROVISIONS OF THE FOREGOING VOTES.

MOTION BY:           MRS. GONZALEZ  
SECONDED BY:       MR. SCHULTZ  
VOTED:               5-0 (UNANIMOUS)

**PROCLAMATION: OLDER AMERICANS MONTH**

MADAM CHAIR, I MOVE TO PROCLAIM THE MONTH OF MAY, 2019 AS OLDER AMERICANS MONTH AND SIGN THE PROCLAMATION.

MOTION BY:           MR. SCHULTZ  
SECONDED BY:       MRS. GONZALEZ  
VOTED:               5-0 (UNANIMOUS)

Mr. Schultz reads the proclamation. Elder Services Director, Mary Prenney addresses the Board.

**ST. THERESA'S CHURCH - ONE DAY ALCOHOL LICENSE**

St. Theresa's representative, Carol Hudson informed the Board of the event to be held on June 21<sup>st</sup>.

MADAM CHAIR, I MOVE TO GRANT A ONE DAY WINE AND MALT BEVERAGE LICENSE TO ST. THERESA'S CHURCH FOR AN EVENT TO BE HELD AT 63 WINTER STREET ON JUNE 21, 2019 BETWEEN THE HOURS OF 5:00 P.M. TO 9:00 P.M.

MOTION BY:           MRS. GONZALEZ  
SECONDED BY:       MR. SCHULTZ  
VOTED:               5-0 (UNANIMOUS)

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**JOINT APPOINTMENT – ECONOMIC DEVELOPMENT COMMITTEE**

MADAM CHAIR, I MOVE TO JOINTLY APPOINT MICHAEL A. PRISCO AS ASSOCIATE MEMBER TO THE ECONOMIC DEVELOPMENT COMMITTEE FOR A TERM TO EXPIRE MAY 20, 2022.

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. SCHULTZ

**BOS**

MR. O’LEARY: MR. PRISCO  
MR. SCHULTZ: MR. PRISCO  
MR. WALLNER: MR. PRISCO  
MRS. GONSALVES: MR. PRISCO  
MRS. MANUPELLI: MR. PRISCO

**CPC**

R. RUDLOFF: MR. PRISCO  
MR. PEARCE: MR. PRISCO  
MR. HAYDEN: MR. PRISCO  
MR. BELLAVANCE: MR. PRISCO

VOTED: 5-0 MR. PRISCO

VOTED: 4-0 MR. PRISCO (MR. CARROLL ABSENT)

**STREET ACCEPTANCE: LITTLE MEADOW WAY – VOTE TO LAY OUT TOWN WAY**

Mr. Gilleberto informs the audience that the last two lots in the development are under construction and that there was a slight delay in accepting the street due to a concern with water services, however adjustments have been made and the street is being recommended for acceptance. Mr. Gilleberto further stated that the Town Engineer and CPC recommend the street be accepted.

MADAM CHAIR, I MOVE TO ACCEPT THE LAYOUT OF LITTLE MEADOW WAY AS SHOWN ON A PLAN ENTITLED “STREET ACCEPTANCE PLAN, BRADFORD POND ESTATES, LITTLE MEADOW WAY IN NORTH READING MA”, DATED DECEMBER 31, 2018; AND A PLAN ENTITLED “ROADWAY AS-BUILT PLAN, BRADFORD POND ESTATES, LITTLE MEADOW WAY IN NORTH READING, MA” BY SIGNING SAID PLAN AND REPORTING TO THE TOWN.

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. O’LEARY  
VOTED: 5-0 (UNANIMOUS)

The Board signs the plan.

**WATER/WASTEWATER WORKING GROUP – REVIEW/DISCUSS CITIZEN ADVISOR**

Mrs. Manupelli informs the audience that because of Mr. Mauceri’s wealth of institutional knowledge and his involvement in water discussions with Andover over the years, they want to keep him on as the Citizen Advisor along with Mr. O’Leary and Mr. Schultz for continuing water discussions.

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MADAM CHAIR, I MOVE TO APPOINT MR. ROBERT J. MAUCERI AS THE CITIZEN ADVISOR TO THE WATER/WASTEWATER WORKING GROUP.

MOTION BY: MR. SCHULTZ  
SECONDED BY: MR. O'LEARY  
VOTED: 5-0 (UNANIMOUS)

Mr. Mauceri thanks the Board and stated he will do his best to commit.

**INFORMATIONAL HEARINGS – JUNE 10, 20189 TOWN MEETING**

8:26 – Mrs. Manupelli reads the hearing notice. Mr. Gilleberto informs the audience he will give a power point presentation to give detailed information pertaining to articles in the Town Meeting Warrant that the residents will receive in the mail within the next 2 weeks. The Board had discussion and took action on the following articles:

MADAM CHAIR, I MOVE TO PASS OVER ARTICLE 2 – FUND FY2019 SNOW AND ICE DEFICIT.

MOTION BY: MR. O'LEARY  
SECONDED BY: MR. SCHULTZ  
VOTED: 5-0 (UNANIMOUS)

Mr. Gilleberto discusses Article 29, and states the Street acceptance has already been recommended.

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 3 – FY2019 APPROPRIATE FUNDS TO CAPITAL IMPROVEMENT STABILIZATION FUND.

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. SCHULTZ  
VOTED: 5-0 (UNANIMOUS)

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 4 – FY 2019 TRANSFER FUNDS TO WATER STABILIZATION FUND

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. SCHULTZ  
VOTED: 5-0 (UNANIMOUS)

MADAM CHAIR, I MOVE TO PASS OVER ARTICLE 6 – FY 2019 TRANSFER FUNDS TO OTHER POST EMPLOYMENT BENEFITS LIABILITY TRUST FUND.

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. WALLNER  
VOTED: 5-0 (UNANIMOUS)

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MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 7 – FY2019 TRANSFER FUNDS TO SOLID WASTE STABILIZATION FUND.

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. SCHULTZ  
VOTED: 5-0 (UNANIMOUS)

MADAM CHAIR, I MOVE TO PASS OVER ARTICLE 8 - APPROPRIATE MONEY FOR PARTICIPATING FUNDING ARRANGEMENT FUND.

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. SCHULTZ  
VOTED: 5-0 (UNANIMOUS)

Mr. Gilleberto states that Article 14, prior year's bills will need a 4/5ths of a vote at Town Meeting for payment. This Article will be recommended at Town Meeting.

MADAM CHAIR, I MOVE TO PASS OVER ARTICLE 17 – RESCIND AUTHORIZATION TO BORROW.

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. SCHULTZ  
VOTED: 5-0 (UNANIMOUS)

Mr. Gilleberto states that Article 21, repairs to Town buildings will include the HVAC unit for the Library Activity Room and the renovation of Town Hall office space to accommodate the Grant Writer.

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 21 – FUND REPAIRS TO TOWN BUILDINGS.

MOTION BY: MR. O'LEARY  
SECONDED BY: MRS. GONZALEZ  
VOTED: 5-0 (UNANIMOUS)

Mr. Gilleberto states that Article 22, appropriate money for Special Counsel legal expenses is not needed at this time.

MADAM CHAIR, I MOVE TO PASS OVER ARTICLE 22– APPROPRIATE MONEY FOR SPECIAL COUNSEL LEGAL EXPENSES.

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. SCHULTZ  
VOTED: 5-0 (UNANIMOUS)

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Mr. Gilleberto discusses Article 25; appropriate funds for survey, engineering design and/or construction of a portion of Swan Pond Road, and states that by the property owners signing off it was giving initial authorization to have the road paved, however one property owner has not given authorization.

- Mr. O'Leary inquired how the Town can proceed with the studies without the property owner, who is located in the middle, signing off.
- Town Engineer, John Klipfel states an evaluation can still be done.
- Mr. Schultz inquires if an evaluation be worth it if the property owner in the middle will not authorize anyone on their property.
- Mr. Schultz wants the residents to work something out before the Town appropriates money to do anything.
- Mr. O'Leary stated the Town is continually spending money maintaining the road and any improvement is an improvement even if it is only 1100 feet of paving and that the Town should move forward with what has already been appropriated to see if it's feasible.
- Mr. Schultz stated it's not right to be picking up the tab to pay for paving on dirt roads and thinks it may be starting precedence.

MADAM CHAIR, I MOVE TO ENCOURAGE THE ADMINISTRATION TO MOVE FORWARD WITH THE ENGINEERING STUDY OF SWAN POND ROAD.

MOTION BY: MR. O'LEARY  
SECONDED BY: MR. SCHULTZ  
VOTED: 5-0 (UNANIMOUS)

Mr. Gilleberto discusses Article 27, amend code – general bylaws – plastic bags and states the Board of Health will discuss the draft bylaw after their upcoming meeting and that there is no further information to provide.

- Mr. O'Leary states it is an important step to get on board from an environmental standpoint to help make a difference.
- Mr. Schultz is opposed to it as it hurts the consumers and that the government needs to stay out of people's lives.
- Mrs. Gonzalez states she is opposed also as it hurts seniors and small businesses.
- Mr. O'Leary states it is an environmental issue that needs to be addressed.
- Mr. Wallner states plastic bags are causing problems with machines at recycling plants and he will vote in favor of the bylaw.
- Mrs. Manupelli agrees with Mr. O'Leary and Mr. Wallner.
- Mrs. Gonzalez wants people to make their own decisions and not be told what to do.

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 27 – AMEND CODE – GENERAL BYLAWS – PLASTIC BAGS.

MOTION BY: MR. O'LEARY  
SECONDED BY: MR. WALLNER  
VOTED: 3-2 (MRS. GONZALEZ AND MR. SCHULTZ OPPOSED)

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Article 28 – Amend code – zoning bylaws will be recommended at Town Meeting.

Mr. Wallner will present Articles 1-6;  
Mrs. Gonzalez will present Articles 7-12;  
Mrs. Manupelli will present Articles 13-18;  
Mr. Schultz will present Articles 19-24; and  
Mr. O’Leary will present Articles 25-29.

**REVIEW 2019 DPW CONSTRUCTION PLAN**

DPW Director, Patrick Bower gave a power point presentation showing upcoming road construction projects.

9:55 – Mr. Schultz leaves the room.

Mrs. Manupelli requested the power point presentation be put on the Town Website for the residents to view.

9:57 – Mr. Schultz returns.

**LEGAL BILLS**

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR MARCH, 2019 IN THE AMOUNT OF **\$4,461.59** AS FOLLOWS:

KOPELMAN AND PAIGE, P.C. (GENERAL)	\$1,604.59
KOPEMAN AND PAIGE, P.C. (LABOR)	\$ 2,432.00
THOMSON WEST	<u>\$ 425.00</u>
TOTAL	\$ 4,461.59

MOTION BY: MRS. GONZALEZ  
SECONDED BY: MR. SCHULTZ  
VOTED: 5-0 (UNANIMOUS)

**REVIEW 2019-2020 BOARD MEMBER LIAISON ASSIGNMENTS**

Mrs. Manupelli distributes the Liaison assignments to the members and further states they can be found in the shared file. Mr. Wallner inquired about attending to CPC meetings even though he is not the liaison; it was confirmed he could attend meetings.

**REVIEW BOARD MEETING SCHEDULE**

The Board agreed on the following dates:

June 10<sup>th</sup> (Town Meeting)

June 17<sup>th</sup> (Water Rate Hearing)

July 15<sup>th</sup>

August 19<sup>th</sup> (deadline for October Town Meeting warrant article submission)

September 9<sup>th</sup> (Sign October Town Meeting Warrant)

September 23<sup>rd</sup> (Warrant Article Informational Hearings)

October 7<sup>th</sup> (Town Meeting)

Summer dress will start on June 17<sup>th</sup>.



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**TOWN ADMINISTRATORS REPORT**

(See attached) Topics Discussed:

- Certificate of Recognition from the CIT for the Board's support;
- Letter from Representative Jones regarding money in the House Budget for the Police and School Departments;
- Information regarding 20 Elm Street;
- Waste Collection Day;
- Street Sweeping;
- Hearings for tree removals;
- Recent Firefighter appointments; and
- Town's credit rating.

Mr. O'Leary inquired about the status of the Mill Street property. Mr. Gilleberto stated he is waiting from feedback from the Board of Appeals before taking any action.

Mr. Gilleberto informed the Board he will be giving an update on Town matters at the Reading/North Reading Chamber of Commerce lunch at the Horseshoe on May 30<sup>th</sup>.

**OLD NEW BUSINESS**

Mr. O'Leary:

- Acknowledged the passing of Charlie Jones, spoke of his career, cross country summer trip, and naming a portion of the Middle/High School after him.
- Informed the Board they are in the process of speaking with property owners regarding a location for a chlorination facility and are hoping to make progress.

Mr. Wallner:

- Informed the Board the CPC meetings are discussing ideas for property in Town. He has been in discussions with Mr. Herron who would like to work with the Town to create a legacy project. He stated a task force should be formed with the CPC, EDC, and the Select Board to examine ideas in an orderly fashion.

Mr. Schultz:

- Congratulated Mr. Wallner and Mrs. Gonzalez for their positions on the Board;
- Commented on the Kids running group at IRP and stated it was a great turnout.

Mrs. Gonzalez: No Comment.

Mrs. Manupelli:

- Informed the audience the Mr. Wallner will be speaking at the Memorial Day Ceremony and further stated that the program for the services will be posted on the Town website;
- Mentioned the Food Pantry fund drive for converting space at the Union Congregational Church; and
- Welcomed Mr. Wallner and Mrs. Gonzalez to the Board.

Mr. Gilleberto informed the audience that he will be on the Search Committee for a new School Superintendent; he checked into a possible conflict of interest due to his having a child in the schools with Town Counsel, but was informed there was none.

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MADAM CHAIR, I MR. SCHULTZ MOVE TO ADJOURN.

SECONDED:	MRS. GONZALEZ	
VOTED:	MR.O'LEARY	AYE
	MR. SCHULTZ	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MRS. MANUPELLI	AYE

VOTE: 5-0 (UNANAMOUS)

ADJOURN: 10:20 p.m.

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DATE

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LIANE R. GONZALEZ, CLERK