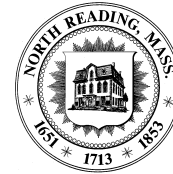


WARRANT ARTICLE INFORMATIONAL HEARING

Fall Annual Town Meeting
Monday, October 4, 2021
7:00 PM
189 Park Street



Available Funds

	Balance as of Sept., 2021
Free Cash	Pending w/ Dept of Revenue
Stabilization	\$ 3,781,185.68
Cell Tower	\$ 428,219.48
Ambulance	\$ 2,144,638.70
Capital Improvement Stabil.	\$ 957,143.54 (corrected)
Water Infrastructure Stabil.	\$ 2,802,470.60
Water Retained Earnings	Pending w/ Dept of Revenue
Solid Waste Stabilization	\$ 202,311.84
OPEB Trust	\$ 3,032,646.27
PFA Stabilization	\$ 1,106,993.89
Sale of Town-Owned Land	\$ 19,600,480.26

Article 1

- Hear and Act on Reports of Town Officers and Committees
 - At the Request of Committees / Officers
 - Motion by:
 - Presentation by: Boards and Committees
 - Select Board: Recommends
 - FinCom: No Action Required

Article 2

- Prior Year Bills
 - No known bills at this time.
 - Motion by:
 - Presentation by: Town Administrator
 - Select Board: Recommendation to be made at Town Meeting
 - FinCom: Recommendation to be made at Town Meeting

Article 3

- Appropriate Money to Stabilization Fund
 - “Rainy Day” Fund
 - Fund Balance is \$3,781,185.68
 - Do not anticipate recommending a transfer at Fall Town Meeting
 - Motion by:
 - Presentation by: Town Administrator
 - Select Board: Recommendation to be made at Town Meeting
 - FinCom: Recommendation to be made at Town Meeting

Article 4

- Appropriate Money to Capital Improvement Stabilization Fund
 - Fund is used for capital expenses and debt service.
 - Fund Balance is \$957,143.54
 - Recommend Transfer of \$250,000 from Free Cash
 - Motion by:
 - Presentation by: Town Administrator
 - Select Board: Recommends
 - FinCom: Recommends

Article 5

- Appropriate Money to Solid Waste Stabilization Fund
 - Fund used to subsidize cost of solid waste collection/disposal/recycling program
 - Balance is \$202,311.84
 - Recommend transfer of \$36,757.60 from Free Cash
 - Motion by:
 - Presentation by:
 - Select Board: Recommends
 - FinCom: Recommendation to be made at Town Meeting

Article 6

- **Appropriate Money to Participating Funding Arrangement Fund**
 - The Fund is a reserve account to pay for the Town's portion of future employee health insurance costs.
 - Balance is \$1,106,993.39
 - Projected transfer from Free Cash of \$350,000, which reflects the **Town's** portion of remaining funds from the FY 2021 employee health insurance program. To be confirmed on or about October 1st.
 - Employee portion is reserved separately.
 - Motion by:
 - Presentation by: Town Administrator
 - Select Board: Recommends
 - FinCom: Recommendation to be made at Town Meeting

Article 7

- Amend FY 2022 Operating Budget
 - Departmental Considerations
 - Parks and Recreation: greater than anticipated permit/program revenue may allow for decrease in subsidy.
 - Youth Substance Abuse: federal grant application pending
 - Elder Services and Town Clerk: Department Head positions will be advertised.
 - Motion by:
 - Presentation by: Town Administrator
 - Select Board: Recommendation to be made at Town Meeting
 - FinCom: Recommendation to be made at Town Meeting

Article 8

- Rescind Authorization to Borrow
 - No Bonds Recommended to be Rescinded at this Time
 - Recommend final action closer to Town Meeting
 - Motion by:
 - Presentation by: Town Administrator
 - Select Board: Recommendation to be made at Town Meeting
 - FinCom: Recommendation to be made at Town Meeting

Article 9

- Amend FY 2022 Capital Budget
 - No anticipated amendments
 - Motion by:
 - Presentation by:
 - Select Board: Recommendation to be made at Town Meeting
 - FinCom: Recommendation to be made at Town Meeting

Article 10

- Appropriate Money for Wastewater Planning/Design/Engineering
 - Request Leave of Town Meeting for 15 minute presentation
 - Motion by:
 - Presentation by: ??
 - Select Board: Recommends
 - FinCom: Recommendation to be made at Town Meeting

Supporting Economic Development



- Currently, any residential or commercial development in North Reading requires construction of an on-site disposal (septic) system.
- The Town believes that making available a wastewater collection utility (public sewer) in commercial areas will promote economic development by making more land area usable for development and by allowing for more dense development in our commercial/industrial areas
- Increased economic development will provide more local services and more local job opportunities for the region.
- A wastewater collection system will also make possible more multi-family housing construction along Main Street, creating population density to support new businesses.

Protecting the Environment and Public Health



Protecting each by:

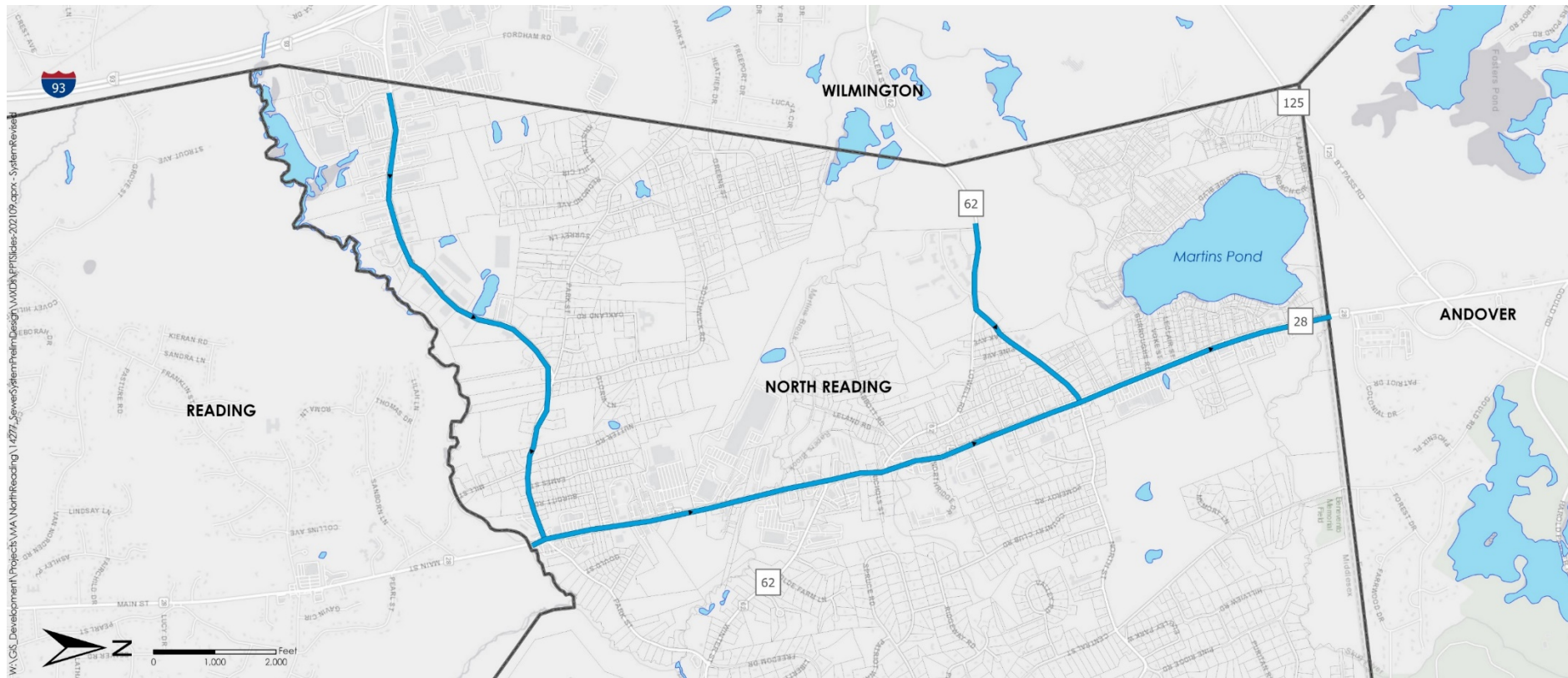
- Improving surface and ground water quality (i.e., lakes, rivers, aquifer, wetlands)
- Providing sustainable long-term solution for wastewater management
- Establishing sewer service for existing commercial/industrial base
- Establishing sewer service for future commercial/industrial/residential base

Why is this funding needed now?

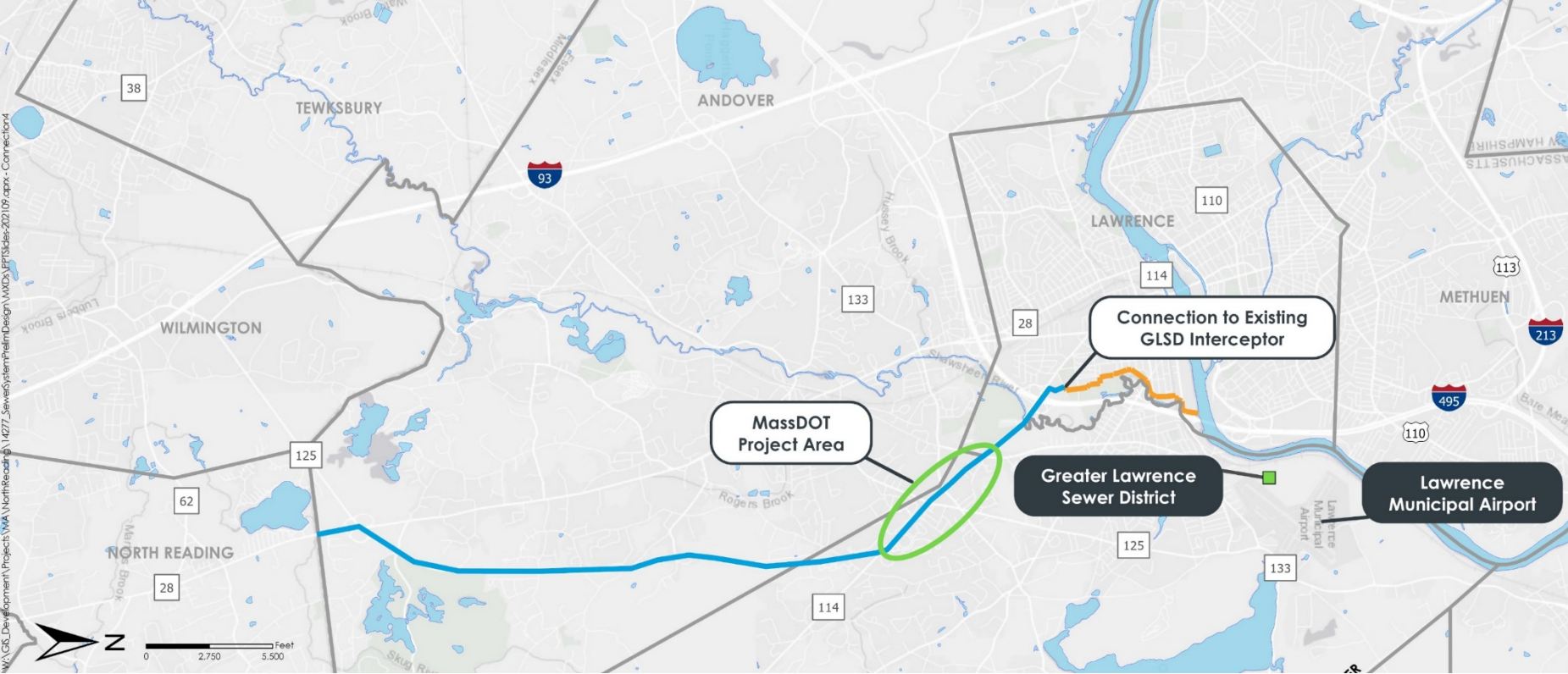


- There is an opportunity to partner with the Massachusetts Department of Transportation, potentially reducing the cost of construction. To take advantage of this opportunity, planning and design need to begin this fall.
- A request for construction funding will be prepared for the October Town Meeting next year (2022).
- Investing in design now will better position the Town for anticipated federal/state grant programs.

In-Town Wastewater Collection System



Wastewater Conveyance System to GLSD



W:\GIS_Development\Projects\MA\NorthReading\14277_SewerSystem\MainDesign\MXD\PP\Slides-202109.aprx - Connection4

Preliminary Design Cost Estimate

Item	Area	Preliminary Design Engineering/ Permitting ²
1	<u>In-Town Wastewater Collection System</u> includes local gravity collection system along Main Street; North Street and Lowell Road; and Park Street and Concord Street	\$1,063,000
2	<u>Wastewater Conveyance System to GLSD¹</u> includes local pump stations and force mains and primary pump station and force main in North Reading continuing along Routes 28, 125 and 114 to the GLSD connection	<u>\$1,630,000</u>
	Sub-Total	\$2,693,000
3	<u>Other Project Costs</u>	
	Legal/Administration	\$100,000
	Sewer Financing / Update Property Value Analysis	<u>\$100,000</u>
	TOTAL	\$2,893,000
	Town Meeting Funding Request	Oct-21
Notes		
1	includes MassDOT Project - Routes 114/125	
2	includes preparation of the Final Environmental Impact Report (FEIR) for state agencies approval	

Final Design and Construction Cost Estimate

Item	Area	Final Design Engineering/ Permitting	Construction of Wastewater Infrastructure	Construction Engineering Administration & Inspection ²	TOTAL
1	<u>In-Town Wastewater Collection System</u> includes local gravity collection system along Main Street; North Street and Lowell Road; and Park Street and Concord Street	\$1,300,000	\$25,700,000	\$3,855,000	\$30,855,000
2	<u>Wastewater Conveyance System to GLSD¹</u> includes local pump stations and force mains and primary pump station and force main in North Reading continuing along Routes 28, 125 and 114 to the GLSD connection	<u>\$1,687,000</u>	<u>\$57,800,000</u>	<u>\$8,670,000</u>	<u>\$68,157,000</u>
	Sub-Total	\$2,987,000	\$83,500,000	\$12,525,000	\$99,012,000
3	<u>Other Project Costs</u>				
	Land Acquisition (assume 5 lots @ \$1M each)	\$5,000,000			\$5,000,000
	Legal/Administration/Financing Plan	\$1,000,000			\$1,000,000
	GLSD Connection Fee		\$2,000,000		\$2,000,000
	4:1 Infiltration/Inflow Reduction		\$6,000,000		\$6,000,000
	Sub-Total	<u>\$6,000,000</u>	<u>\$8,000,000</u>	<u>\$0</u>	<u>\$14,000,000</u>
	TOTAL	\$8,987,000	\$91,500,000	\$12,525,000	\$113,012,000
	Town Meeting Funding Request	Oct-22	Oct-22	Oct-22	
Notes					
1	includes MassDOT Project - Routes 114/125				
2	assumed to be 15% of construction cost				

Funding/Financing Timeline



- Mass. State One Stop Design/Permitting: Application Pending
- Preliminary Design/Permitting 10/4/2021 Town Meeting
- Final Design & Construction 10/2022 Town Meeting
- Federal Infrastructure Funding 2022
- Massachusetts One Stop Construction Funding 2022-2024

Article 11

- Appropriate Money for Legal Expenses – Secondary School Building Litigation
 - This article would provide additional funding for legal expenses related to the Secondary School Building Project
 - Recommend Requesting \$200,000 from Free Cash
 - Motion by:
 - Presentation by:
 - Select Board: Recommends
 - FinCom: Recommendation to be made at Town Meeting

Article 12

- Appropriate Money for Legal Expenses – 20 Elm Street Litigation
 - No funding request is anticipated to be necessary.
 - Motion by:
 - Presentation by:
 - Select Board: Recommendation to be made at Town Meeting
 - FinCom: Recommendation to be made at Town Meeting

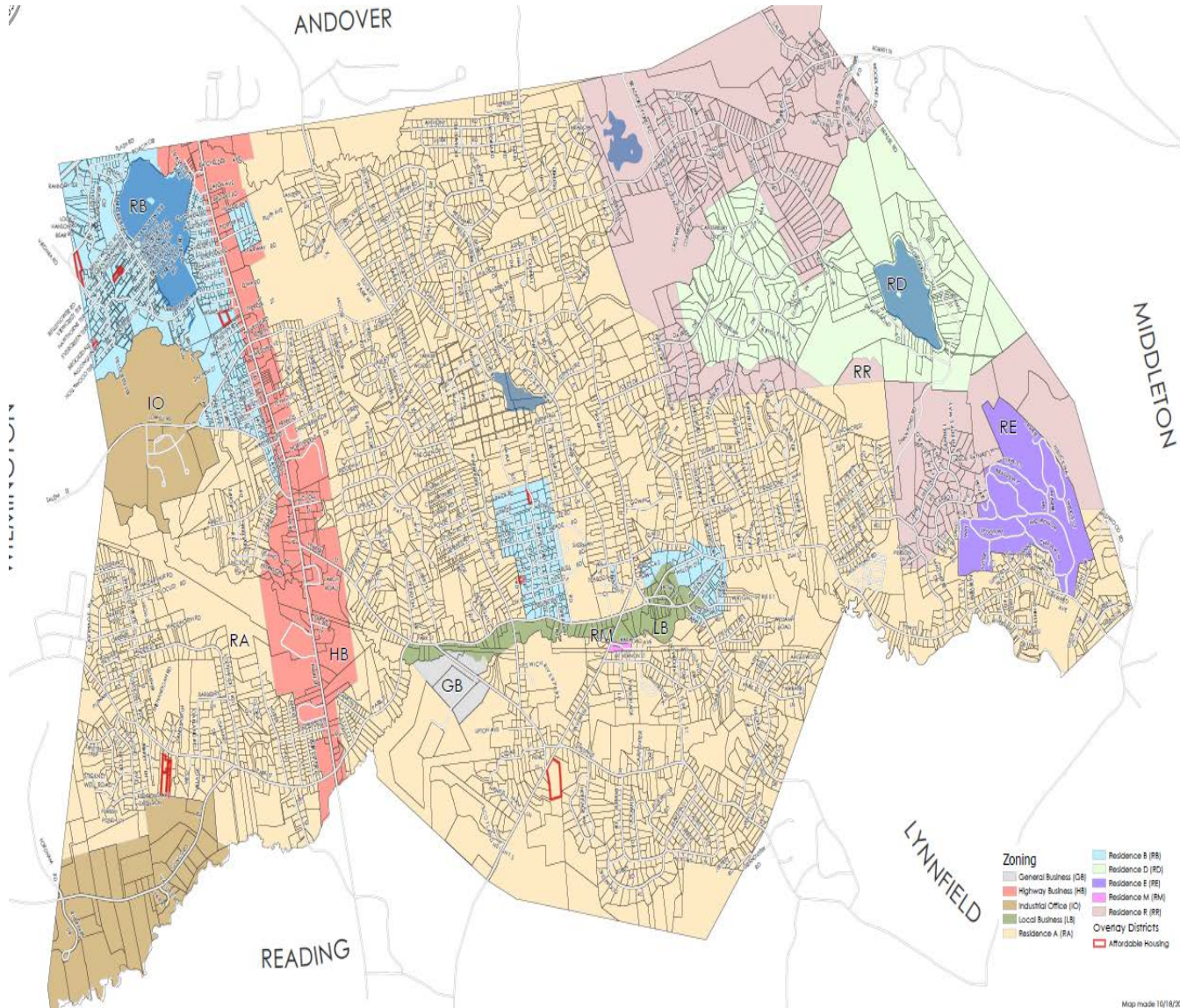
Articles 13-15

- Authorize the Conveyance of Town-Owned Land for Affordable Housing (57 Haverhill Street)
- Authorize the Conveyance of Town-Owned Land for Affordable Housing (44-46 Oakdale Road)
- Authorize the Conveyance of Town-Owned Land for Affordable Housing (7 St. Theresa Street)
 - Motion by:
 - Presentation by:
 - Select Board: Recommends passing over Articles 13-15
 - FinCom: Recommendation to be made at Town Meeting
 - CPC: Recommends

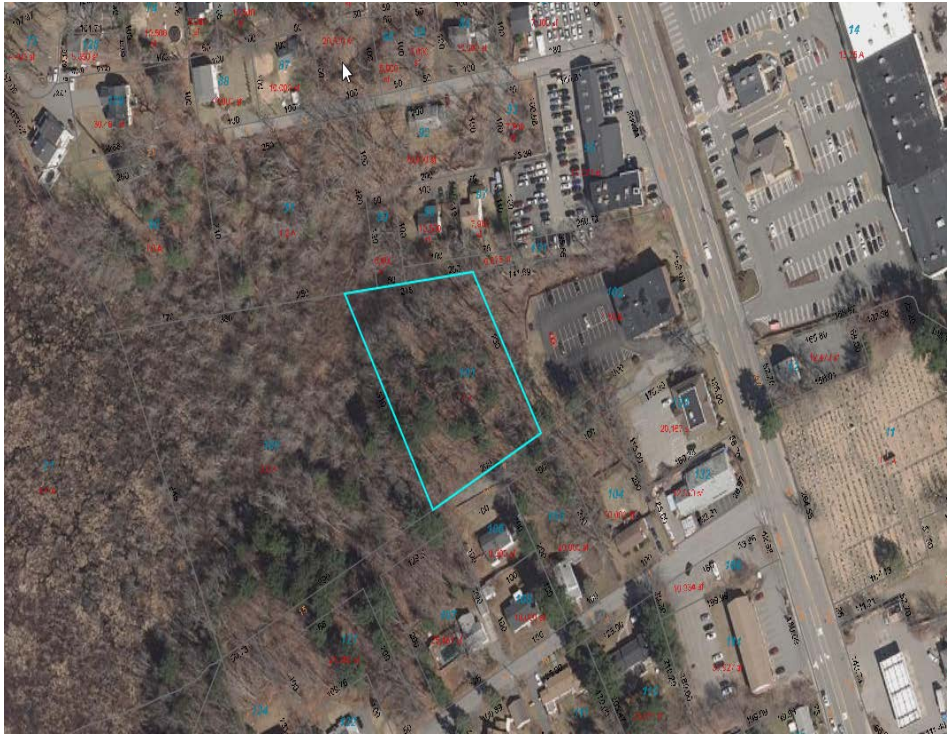
AFFORDABLE HOUSING OVERLAY DISTRICT PROPERTIES FOR DISPOSITION

Community Planning Commission
Town Meeting October 2021

AHOD District

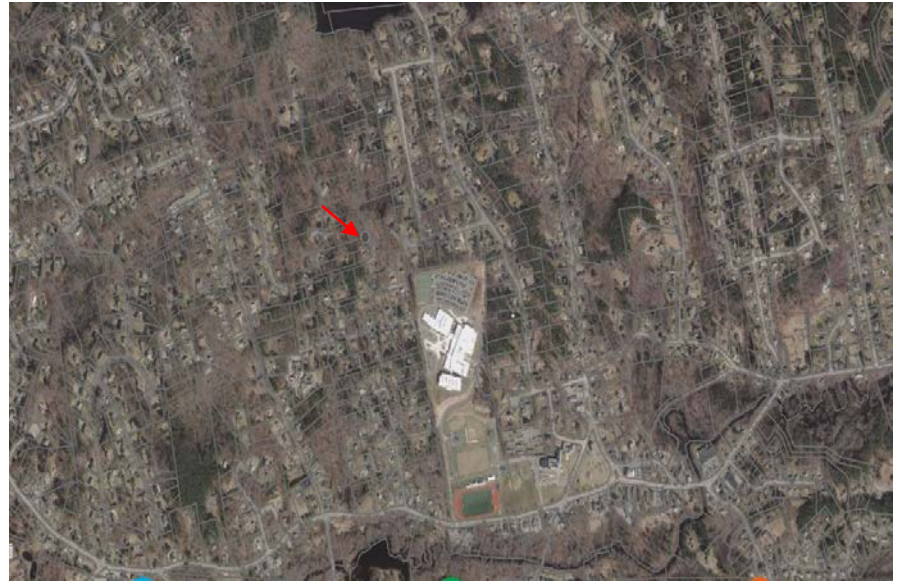
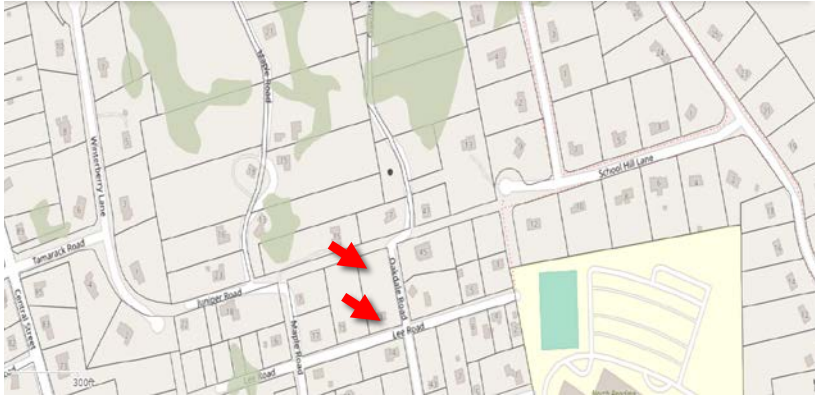


7 Saint Theresa Street



Size: 53,768 square feet
Frontage: approximately
160 feet on Saint Theresa
Street, an unaccepted way

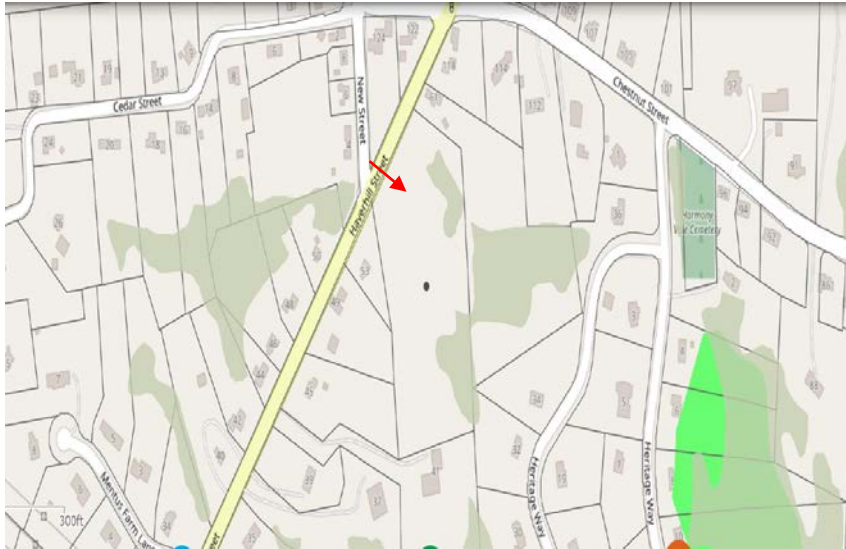
44 & 46 Oakdale Road



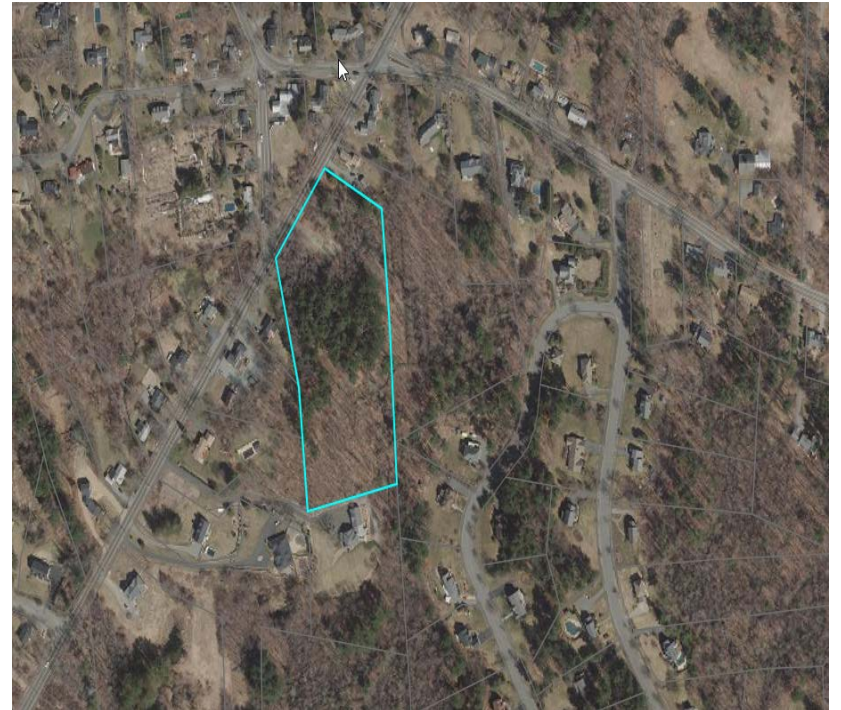
Size: 17,255 square feet and 3,590 square feet, for a total of 20,845 square feet

Frontage: approximately 355 feet of frontage on Oakdale Road, an improved private way.

57 Haverhill Street



Size: 231,449 square feet
Frontage: 275 feet on Haverhill Street, an accepted public way



AHOD Zoning District (2008)

- Section 200 Article XXI
- Zoning bylaw in effect since April 2008
- 23 properties – scattered sites throughout residential neighborhoods
- All Town-owned
- Rezoned in 2008 but never conveyed for development
- Highlighted in 2018 Housing Production Plan as identified for affordable housing development

AHOD Zoning District

- By right: 1 or 2-family homes
- By special permit from CPC:
 - One-family attached dwelling, up to four units per dwelling.
 - Multi-family dwelling; new construction, up to eight units per dwelling.
 - Municipal building reuse for multi-family housing.
- Min open space: 40%
- Max building area: 20% for single family, 25% for 2-family or multi
- Max height: 2.5 stories/35 feet

AHOD Zoning District

- Setbacks for single family and 2-family:
 - Front: 25
 - Side: 20
 - Rear: 25
- Setbacks for multi-family and 1-family attached:
 - Front: 25
 - Side: 25
 - Rear: 40
 - Max units: 1 unit per 5,000 SF lot area

Affordable Housing Requirements

- Must meet requirements for inclusion in Subsidized Housing Inventory, in addition to below
- Affordability requirements:
 - 1-family: single home development - 100%.
 - 1-family: 2 homes– 50%
 - 1-family: 3 homes or more – at least 1/3 units affordable
 - 2-family: 50%
 - Multifamily: 10%
- Level of affordability:
 - affordable to 80% AMI or below
 - Development of more than 5 units: range of affordability with units priced as affordable to 65%-80% of AMI

Goals for disposition

- RFP process to convey for no money to affordable housing developer
- 60% AMI preferred
- 100% affordable units
- Conveyed for development in accordance with current zoning (no new zoning changes proposed)
- Dependent on Town Meeting and Select Board action

Neighborhood Meeting 9/16/21

- Generally, neighbors prefer sites to stay in natural state, but if developed, wanted small scale (1 house for Oakdale Rd., 1 or duplex for St. Theresa St.)
- 57 Haverhill St. subject of most comments and concerns, including follow up questions being received today
 - Safety of Haverhill/Chestnut intersection
 - Concern about wetlands at the south (rear) and easterly parts of the site
 - Flooding and wet conditions on surrounding properties, including those that abut the site on Heritage Way
 - Goal would be for development at front of site, well away from wetland buffer
 - Because this site is larger and more complex, could put out an RFP and have site plan and updated wetlands and engineering info in hand prior to the Town Meeting vote to convey
- Motion should clarify development would be for affordable housing only
- Motion could restrict total number of units to be built for greater assurance as to size of project
- Site visits prior to Town Meeting
- Further neighborhood meeting/communication before RFP issued

Article 16

- Authorize Northeast Metropolitan Regional Vocational School District Construction Project
 - \$317,422,620 New Building Construction Project
 - Estimated Massachusetts School Building Authority Reimbursement of \$140,851,919.
 - Remaining Share for District Communities is \$176,570,701
 - **Town of North Reading estimated annual debt service payment begins in 2023 and increases to \$271,260 in 2026, for 30 years.**
 - Amount can be “excluded” under proposition 2 ½ by ballot vote of the Town now or at a future date.
 - Total Town of North Reading principal and interest is \$8,127,216
 - Motion by:
 - Presentation by:
 - Select Board: Recommends
 - FinCom: Recommendation to be made at Town Meeting