



# Town of Reading Meeting Posting with Agenda

## Board - Committee - Commission - Council:

Select Board

Date: 2024-02-27

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Agenda:

Purpose: General Business

Meeting Called By: Caitlin Nocella on behalf of Vice Chair acting as Chair Mark Dockser

Notices and agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and Legal Holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time. A listing of topics that the chair reasonably anticipates will be discussed at the meeting must be on the agenda.

**All Meeting Postings must be submitted in typed format; handwritten notices will not be accepted.**

## Topics of Discussion:

	<b>Zoom Option:</b>  Join Zoom Meeting <a href="https://us06web.zoom.us/j/86980039183">https://us06web.zoom.us/j/86980039183</a>  Meeting ID: 869 8003 9183  Dial by your location <ul style="list-style-type: none"><li>+1 646 558 8656 US (New York)</li><li>+1 646 518 9805 US (New York)</li></ul> Find your local number: <a href="https://us06web.zoom.us/u/kAzwHRRYH">https://us06web.zoom.us/u/kAzwHRRYH</a>	
<b>7:00</b>	Overview of Meeting	
<b>7:05</b>	<b>Executive Session:</b> Purpose 2: Conduct strategy session in preparation for negotiations with nonunion personnel or contract negotiations with nonunion personnel - Selected Town Manager Candidate, Matthew Kraunelis	
<b>7:20</b>	Vote to execute employment agreement with Matthew Kraunelis for the position of Town Manager	
<b>7:30</b>	Acting Chair comments on 2/17 Meeting	
<b>7:45</b>	Public Comment	
<b>8:00</b>	SB Liaison & Town Manager Reports	

This Agenda has been prepared in advance and represents a listing of topics that the chair reasonably anticipates will be discussed at the meeting. However the agenda does not necessarily include all matters which may be taken up at this meeting.



## Town of Reading Meeting Posting with Agenda

<b>8:15</b>	Vote on setting Special Election Date for Select Board member vacancy	
<b>8:30</b>	Vote to appoint new Volunteer Appointment Subcommittee (VASC) members	3
<b>8:45</b>	Discussion and Vote on Community Preservation Act (CPA) Study Committee	
<b>9:15</b>	Vote to Close Warrant for April Town Meeting	4
<b>9:30</b>	Discuss Future Agendas	12
<b>9:45</b>	Approve Meeting Minutes	
<b>10:00</b>	<b>Executive Session:</b> Purpose 3: Discuss litigation strategy with respect to 179 Pearl Street, <i>Davenport v. Town of Reading</i> .	

<b>VOLUNTEER BOARD VACANCIES &amp; # OF APPLICANTS</b>			
<b><u>Board/Committee/Commission</u></b>	<b><u>Full</u></b>	<b><u>Associate</u></b>	<b><u># Apps Rcvd</u></b>
Affordable Housing Trust Fund	4**	0	1
Board of Health	2	0	3
Climate Advisory Committee	0	3	3
Commissioners of Trust Funds	1	2	1
Housing Authority	1*	0	2
Recreation Committee	0	1	1
Retirement Board	1	0	3
Town Forest Committee	0	1	1
Zoning Board of Appeals	0	2	1

\*Must be RHA Tenant

\*\* One must be an RHA Tenant

DRAFT

**Annual Town Meeting - April 2024**

DRAFT

March 5 (elections); April 22(M); 25(Th); April 29(M); May 2(Th)  
2/22/2024

as of -&gt;

Art. #	Article Description	Sponsor	Details	Staff Comments	Notes
1	Local Election	Select Board			5-Mar
2	Written Reports	Select Board	State of the Town - Select Board Chair Financial Update - Finance Committee Chair		
3	Instructions	Select Board			defer to last night
4	Amend the Capital Improvement Program FY24 - FY34	Select Board	Presentation - Town Manager		FINCOM
5	Amend the FY24 Budget	FINCOM	Presentation - Town Manager		FINCOM
6	Approve Payment of Prior Year's Bills	Select Board	Presentation - Town Accountant	<i>to be tabled</i>	
7	Appropriate Funds into OPEB Irrevocable Trust	Select Board	Presentation - Town Accountant		FINCOM
8	Move 40R funds into the Smart Growth Stabilization Funds	Select Board	Presentation - Town Accountant	<b>To be Indefinitely Postponed if funds are not received</b>	
9	Reallocate Excess Funds from Parker Roof to Coolidge Fire Alarm Panel Project	Select Board	Presentation - Town Accountant	<i>Majority Vote</i>	
10	Funding for RMHS Field House Floor Design & Replacement	Select Board	Presentation - Town Accountant	<i>a) Majority Vote b) 2/3 vote for borrowing</i>	
11	Approve Revolving Funds	Select Board	Presentation - Town Accountant	<i>Support from Counsel</i>	FINCOM
12	Adopt FY25 Budget	FINCOM	Presentation - Town Manager & Town Accountant		<b>*2nd night*</b>
13	MBTA Communities Funding for Consultant	Select Board	Presentation - Community Development Director, and CPDC		
14	Debt Authorization for Haven Street Infrastructure Project	Select Board	Presentation - Community Development Director, Economic Development Director and Town Engineer	<b>2/3 vote</b>	FINCOM
15	Easement Gazebo Circle	Select Board/RMLD	Presentation - Greg Phipps RMLD General Manager		
16	Remove Town Meeting Members	Select Board	Presentation - Town Clerk Laura Gemme		defer to last night

# COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. Officer's Return, Town of Reading:

By virtue of this Warrant, I \_\_\_\_\_, on \_\_\_\_\_, 2024 notified and warned the inhabitants of the Town of Reading, qualified to vote on Town affairs, to meet at the place and at the time specified by posting attested copies of this Town Meeting Warrant, in the following public places within the Town of Reading:

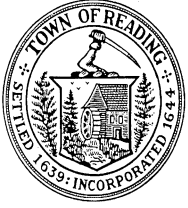
- Precinct 1 J. Warren Killam School, 333 Charles Street
- Precinct 2 Reading Police Station, 15 Union Street
- Precinct 3 Reading Municipal Light Department, 230 Ash Street
- Precinct 4 Joshua Eaton School, 365 Summer Avenue
- Precinct 5 Reading Public Library, 64 Middlesex Avenue
- Precinct 6 Barrows School, 16 Edgemont Avenue
- Precinct 7 Birch Meadow School, 27 Arthur B Lord Drive
- Precinct 8 Wood End School, 85 Sunset Rock Lane
- Town Hall, 16 Lowell Street

The date of posting being not less than fourteen (14) days prior to April 22, 2024, the date set for Town Meeting in this Warrant.

\_\_\_\_\_  
Constable

A true copy Attest:

\_\_\_\_\_  
Laura Gemme, Town Clerk



## TOWN WARRANT

# COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

To any of the Constables of the Town of Reading, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Reading, qualified to vote in the Local Elections and Town affairs, to meet at the Reading Memorial High School, 62 Oakland Road, in said Reading on

MONDAY, the TWENTY-SECOND DAY of APRIL A.D., 2024

at seven-thirty o'clock in the evening, at which time and place the following Articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with the provisions of the Reading Home Rule Charter.

---

**ARTICLE 1** The following Town Officers were elected on March 5, 2024

A Moderator for one year;  
One member of the Select Board for three years;  
Two members of the Board of Library Trustees for three years;  
Two members of the Municipal Light Board for three years;  
Two members of the School Committee for three years;

Each of Reading's eight (8) precincts elected eight (8) Town Meeting members for a three-year term.

In addition, the following Town Meeting members were elected:

Precinct 1 – One (1) Town Meeting member for a 2-year term  
Precinct 2 – One (1) Town Meeting member for a 1-year term  
Precinct 3 – Two (2) Town Meeting members for a 1-year term

---

**ARTICLE 2** To hear and act on the reports of the Select Board, School Committee, Library Trustees, Municipal Light Board, Finance Committee, Bylaw Committee, Town Manager, Town Accountant and any other Town Official, Board or Committee.

Select Board

---

**ARTICLE 3** To choose all other necessary Town Officers and Boards or Committees and determine what instructions shall be given to Town Officers and Boards or Committees, and to see what sum the Town will vote to appropriate by borrowing or transfer from available funds, or otherwise, for the purpose of funding Town Officers and Boards or Committees to carry out the instructions given to them, or take any other action with respect thereto.

Select Board

---

**ARTICLE 4** To see if the Town will vote to amend the FY 2024-34 Capital Improvements Program as provided for in Section 7-7 of the Reading Home Rule Charter and as previously amended, or take any other action with respect thereto.

Select Board

---

**ARTICLE 5** To see if the Town will vote to amend the Town's Operating Budget for the Fiscal Year commencing July 1, 2023, as adopted under Article 12 of the Annual Town Meeting of April 24, 2023 and amended under Article 4 of the Subsequent Town Meeting of November 13, 2023; and to see if the Town will vote to raise and appropriate, borrow or transfer from available funds, or otherwise provide a sum or sums of money to be added to the amounts appropriated under said Article, as amended, for the operation of the Town and its government, or take any other action with respect thereto.

Finance Committee

---

**ARTICLE 6** To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide a sum or sums of money to pay bills remaining unpaid from prior fiscal years for goods and services actually rendered to the Town, or take any other action with respect thereto.

Select Board

---

**ARTICLE 7** To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide a sum or sums of money for the purpose of funding the irrevocable trust for "Other Post-Employment Benefits Liabilities", or take any other action with respect thereto.

Select Board

---

**ARTICLE 8** To see if the Town will vote to transfer funds received from the Commonwealth of Massachusetts in payment for development within the Town's 40R Smart Growth Zoning Districts from Free Cash into the Smart Growth Stabilization Fund, or take any other action with respect thereto.

Select Board

---

**ARTICLE 9** To see if the Town will vote to raise and appropriate, borrow, transfer from available funds, including the reallocation of funds from the Parker Roof Project borrowing authorized under Article 14 of the 2021 Annual Town Meeting, or otherwise provide a sum or sums of money for the purpose of installing a new replacement fire alarm panel at Coolidge Middle School, including the costs of installation, consulting services, plans, documents, bidding services and all related expenses incidental thereto and necessary in connection therewith, said sum to be expended under the Town Manager, or take any other action with respect thereto.

Select Board

---

**Article 10** To see if the Town will vote to take the following actions:

- a) Raise and appropriate, borrow, transfer from available funds, including the reallocation of funds from the Parker Roof Project borrowing authorized under Article 14 of the 2021 Annual Town Meeting, or otherwise provide a sum or sums of money for the purpose of designing a new floor at the Reading Memorial High School Field House, including the cost of consulting services, plans, documents, cost estimates, bidding services and all related expenses incidental thereto and necessary in connection therewith, said sum to be expended under the direction of the Town Manager; and
- b) Raise and appropriate, borrow, transfer from available funds, or otherwise provide a sum or sums of money for the purposes of making improvements, including full replacement of the floor at the Reading Memorial High School Field House, including the costs of installation, construction, consulting services, audits, plans, documents, cost estimates, bidding services and all related expenses incidental thereto and necessary in connection therewith, said sum to be expended by and under the direction of the Town Manager; and, for the purpose of meeting such appropriation, authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with G.L. c. 44, §7(1), or any other enabling authority,

or take any other action with respect thereto.

Select Board

---



**ARTICLE 11** To see if the Town will vote to (1) establish the limit on the total amount that may be expended from each revolving fund established by Article 9 of the Town of Reading General Bylaw pursuant to Section 53E½ of Chapter 44 of the Massachusetts General Laws for the fiscal year beginning July 1, 2024; and (2) amend Section 6.5.2 of the General Bylaw, establishing the Inspection Revolving Fund, as shown below, with the deletions being in bold and struck through:

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 Johnson Woods, Eaton Lakeview (23-25 Lakeview Avenue and 128 Eaton Street), 258 Main Street, ~~531 Main Street (Chronicle 40R)~~, ~~18-20 Woburn Street (40R)~~, 6-16 Chute Street (Green Tomato), 25 Haven Street (Rite Aid), ~~413 Main Street (McDonald's)~~, ~~431 Main Street (Chase Bank)~~, and 459 Main Street (128 Tire) developments.

Or take any other action with respect thereto.

Select Board

---

**ARTICLE 12** To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide a sum or sums of money for the operation of the Town and its government for Fiscal Year 2025 - beginning July 1, 2024, or take any other action with respect thereto.

Finance Committee

---

**ARTICLE 13** To see if the Town will vote to raise and appropriate, borrow, transfer from available funds, or otherwise provide a sum or sums of money for the purpose of developing a zoning plan compliant with the requirements of G. L. c.40A, §3A, so called the "MBTA Communities Act", including the hiring of consultants, the preparation of plan documents, and the distribution of relevant information, and all related expenses incidental thereto and necessary in connection therewith, said sum to be expended under the direction of the Town Manager, or take any other action with respect thereto.

Select Board

---

**ARTICLE 14** To see if the Town will vote to raise and appropriate, borrow, transfer from available funds or otherwise provide a sum or sums of money to pay the costs of infrastructure improvements to the Haven Street Infrastructure Project, including replacement of roadway, sidewalks, and related improvements, including the payment of any and all other costs incidental and related thereto, said sum to be expended under the direction of the Town Manager; and, for the purpose of meeting such appropriation, authorize the Town Treasurer, with the approval of

the Select Board, to borrow said sum in accordance with G.L. c. 44, §7(1), or any other enabling authority, or take any other action with respect thereto.

Select Board

---

**ARTICLE 15** To see if the Town will vote to authorize the Select Board to grant an easement to the Reading Municipal Light Department to install, construct, reconstruct, repair, replace, add to, inspect, maintain, and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, overhead lines and all necessary equipment and appurtenances thereto, and an underground electric distribution system consisting of lines of buried wires and cables and lines of wires and cables installed in underground conduits, together with all equipment and appurtenances thereto for the transmission of intelligence and for the furnishing of electric service, on a portion of 160 Hopkins Street (Assessor's Parcel 8-0061), or take any other action with respect thereto.

Select Board

---

**ARTICLE 16** To see if the Town will vote, pursuant to Section 2-6 of the Reading Home Rule Charter, to declare the seats of certain Town Meeting Members to be vacant and remove certain described persons from their position as Town Meeting Members for failure to take the oath of office within 30 days following the notice of election or for failure to attend one-half or more of the Town Meeting sessions during the previous year, or take any other action with respect thereto.

Select Board

---

and you are directed to serve this Warrant by posting an attested copy thereof in at least one (1) public place in each precinct of the Town not less than fourteen (14) days prior to April 22, 2024, or providing in a manner such as electronic submission, holding for pickup or mailing, an attested copy of said Warrant to each Town Meeting Member.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at or before the time appointed for said meeting.

Given under our hands this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mark L. Dockser, Vice Chair

\_\_\_\_\_  
Karen Gately Herrick, Secretary

\_\_\_\_\_  
Carlo Bacci

\_\_\_\_\_  
Chris Haley

SELECT BOARD OF READING

\_\_\_\_\_  
, Constable

<b>March 5, 2024</b>	<b>PRESIDENTIAL PRIMARY &amp; LOCAL ELECTION</b>		
<b>March 12, 2024</b>		<b>Tuesday</b>	
	<b>Overview of Meeting</b>		<b>7:00</b>
	<b>Board Reorganization</b>		<b>7:05</b>
	<b>Public Comment</b>		<b>7:15</b>
	<b>Select Board Liaison and Town Manager Reports</b>		<b>7:20</b>
	<b>Discuss &amp; Vote on Bill Russell Committee</b>		<b>7:30</b>
	<b>Vote on Class II Application</b>		<b>8:00</b>
<b>March 26, 2024</b>		<b>Tuesday</b>	
	<b>Overview of Meeting</b>		<b>7:00</b>
	<b>Public Comment</b>		<b>7:05</b>
	<b>Select Board Liaison and Town Manager Reports</b>		<b>7:15</b>
	<b>Vote to Adopt Hazard Mitigation Plan</b>	<b>Planning Staff</b>	
<b>April 9, 2024</b>		<b>Tuesday</b>	
	<b>Community DEI Assesment With School Com &amp; Library Trustees - Amy</b>		
<b>April 22, 2024</b>	<b>ANNUAL TOWN MEETING</b>		
<b>April 25, 2023</b>	<b>ANNUAL TOWN MEETING</b>		
<b>April 29, 2023</b>	<b>ANNUAL TOWN MEETING</b>		
<b>May 2, 2024</b>	<b>ANNUAL TOWN MEETING</b>		
<b>May 7, 2024</b>		<b>Tuesday</b>	
<b>May 21, 2024</b>		<b>Tuesday</b>	
<b>HEARING</b>	<b>Discuss/Vote on FY24 Non-Union Classification &amp; Compensation Schedules</b>		
<b>June 4, 2024</b>		<b>Tuesday</b>	
<b>June 18, 2024</b>		<b>Tuesday</b>	
<b>July 16, 2024</b>		<b>Tuesday</b>	
<b>August 20, 2024</b>		<b>Tuesday</b>	
<b>September 10, 2024</b>	<b>STATE PRIMARY</b>		
<b>September 17, 2024</b>		<b>Tuesday</b>	
<b>October 8, 2024</b>		<b>Tuesday</b>	
<b>October 29, 2024</b>		<b>Tuesday</b>	
<b>November 5, 2024</b>	<b>STATE ELECTION</b>		
<b>November 12, 2024</b>	<b>SUBSEQUENT TOWN MEETING</b>		
<b>November 14, 2024</b>	<b>SUBSEQUENT TOWN MEETING</b>		

<b>November 18, 2024</b>	<b>SUBSEQUENT TOWN MEETING</b>		
<b>November 19, 2024</b>		<b>Tuesday</b>	
<b>November 21, 2024</b>	<b>SUBSEQUENT TOWN MEETING</b>		
<b>December 3, 2024</b>		<b>Tuesday</b>	
<b>December 4, 2024</b>		<b>Wednesday</b>	
<b>December 10, 2024</b>		<b>Tuesday</b>	