



## Town of Reading Meeting Posting with Agenda

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### Board - Committee - Commission - Council:

Board of Selectmen

Date: 2016-08-09

Time: 7:00 PM

Building: Pleasant Street Senior Center

Location: Great Room

Address: 49 Pleasant Street

Agenda:

Purpose: General Business

Meeting Called By: Paula Schena on behalf of Chairman John Halsey

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:

#### 1) Reports and Comments

- a. Selectmen's Liaison Reports and Comments
- b. Public Comment
- c. Town Manager's/Assistant Town Manager's Report

#### 2) Open Session for topics not reasonably anticipated 48 hours in advance of the meeting

#### 3) Discussion/Action Items

- a. MWRA Infiltration and Inflow 7:20
- b. Senior Tax Relief & Tax Classification Discussion 7:30
- c. Financial Review & Proposition 2 ½ Override Discussion 8:45
- d. Discuss Calling for Special Town Meeting/ Special Election 9:45



**Office of the Town Manager**  
**16 Lowell Street**  
**Reading, MA 01867**

**781-942-9043**  
**[townmanager@ci.reading.ma.us](mailto:townmanager@ci.reading.ma.us)**  
**[www.readingma.gov/town-manager](http://www.readingma.gov/town-manager)**

**To:** Board of Selectmen  
**From:** Robert W. LeLacheur, Jr. CFA  
**Date:** August 4, 2016  
**RE:** BOS Agenda for August 9<sup>th</sup>

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Your meeting next week will be held at the **Pleasant Street Center** due to expected public interest. More information in advance of this meeting will be sent out to the Board over the weekend, as Victor and I are still working over some details on tax policy.

The first item on your agenda is a vote to accept Phase 9 of MWRA Infiltration and Inflow Local Financial Assistance Program funding. This phase totals \$844,000 and is comprised of a \$633,000 grant and a \$211,000 low-interest loan. Article 16 of the April 2015 Annual Town Meeting authorized the debt portion for both Phases 9 & 10.

At approximately 7:30pm the Board will then be in a Workshop mode for the remainder of the meeting. The first item of discussion is a combination of Senior Tax Relief and Tax Classification. Recall from your last meeting that some draft version Senior tax benefits could be as high as 50% of the property tax bill. After some digging and informal discussions with state officials, Victor and I have concluded that there is too much risk in providing such a large tax benefit, as the state may introduce a model in the next couple of years that caps the benefit. We are therefore working out details and planning to cap the benefit somewhere below the \$2,000 level. Otherwise Seniors may get a larger benefit offered by Reading then taken away by the state in future years.

On tax classification, I will describe some impacts on both commercial and single family residential property owners. It is important to keep in mind that these two types of owners represent 85% of their respective property classes. Victor will then continue his analysis for the Board on Senior Tax Relief. I suggest the Board consider all the information, have a thorough discussion, and take a vote on a factor. This vote will not be legally binding, but a good-faith indication to the community of expected Board action next November when actual tax rates are set.

I will then conduct a discussion of our current and future financial condition. I have modelled through FY25, a time when both the High School and Library excluded debt will be fully repaid.

The projected \$3 million structural deficit in FY18 will require a \$6 million Override in order to meet the conditions I will describe, including a target +3.5% annual operating budget. This projected annual operating increase, given good financial management, should allow both the town and the schools to

achieve additions to their baseline budget from time to time. In general terms, up front additions to FY18 budgets will need to be added dollar-for-dollar to an Override amount, as I will describe.

The schools have presented a figure of just less than \$2 million of requested additional FY18 funds, and have agreed that the current budget model works well for them. As such, I will show a set of loosely ranked priorities for the town side to match our 64/36 split in the operating budget.

Lastly after some discussion with Chairman Halsey, we believe it would be beneficial for the Board to call for a Special Town Meeting for September 12<sup>th</sup> and for a Special Election for October 18<sup>th</sup> by a formal vote on August 9<sup>th</sup>. The details of such a Town Meeting will be determined on August 16<sup>th</sup> when the Board closes a Warrant. The details of Ballot questions (Override and Senior Tax Relief – though the latter could wait until next spring's local election if you prefer) need to be completed by mid-September, and we will discuss the timeline thoroughly on August 9<sup>th</sup>.

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On August 16<sup>th</sup> the Board will have about an hour of previously scheduled business, including a license for underground storage that is straightforward, and then two Public Hearings on 1) a liquor license transfer to Stop & Shop and 2) Alteration of the premises (currently Fusilli's) proposed by Bistro Concepts Inc. Note that previous Boards imposed a series of conditions for a liquor license at the Atlantic Market – we will share those in advance for your review.

The rest of the meeting will be with invited members from the Board of Library Trustees and the School Committee to discuss the size of the Override. While the deadline is later, I believe it would be helpful for the Board to close in on the form of the question and a figure, or at least a narrow range of figures. In the financial overview on August 9<sup>th</sup> I will present impacts of a range of Overrides to various types of taxpayers.

At the end of your meeting, you have a Public Hearing to close the Warrant for a September 12<sup>th</sup> Special Town Meeting. I have included draft language for seven of the eight articles in this packet – with Senior Tax Relief remaining an open issue.

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Other important dates are: August 31<sup>st</sup> – FINCOM meeting to preview the Override discussion; and September 1<sup>st</sup> a Community Financial Forum at the RMHS PAC. Your next scheduled Board meeting is September 6<sup>th</sup>.

<b>DRAFT - BOARD OF SELECTMEN AGENDAS</b>			
<b>2016</b>			<b>2016</b>
<b>8/4/2016</b>		<b>Responsibility</b>	<b>Start time</b>
	<b>August 9, 2016</b>	<b>Senior Center</b>	<b>7:00</b>
	<b>MWRA Infiltration and Inflow Local Financial Assistance Program</b>	<b>LeLacheur</b>	<b>7:20</b>
	<b>Senior Tax Relief &amp; Tax Classification Discussion</b>	<b>LeLacheur &amp; Santaniello</b>	<b>7:30</b>
	<b>Financial Review &amp; Proposition 2-1/2 Override discussion</b>	<b>LeLacheur</b>	<b>8:45</b>
	<b>Discuss calling for Special Town Meeting on September 12th followed by a Special Election on October 18th</b>	<b>LeLacheur</b>	<b>9:45</b>
	<b>August 16, 2016</b>		
<b>Office Hour</b>	<b>Barry Berman</b>		
	<b>Amend license for underground storage tank at 83 - 85 Main Street to change one tank from gasoline to diesel</b>		<b>7:20</b>
<b>Hearing</b>	<b>Transfer Liquor License from Brooks Brew and Fine Wines, 676 Main Street, to Anastasi Brookline, 25 Walkers Brook Drive</b>		<b>7:30</b>
<b>Hearing</b>	<b>Alteration of Premises for Bistro Concepts Inc.</b>		<b>7:45</b>
	<b>Override discussion - joint meeting with School Committee and Board of Library Trustees</b>		<b>8:00</b>
<b>Hearing</b>	<b>Close Warrant for September 12th Special Town Meeting</b>	<b>LeLacheur</b>	<b>9:30</b>
	<b>Community Financial Forum 9/1/16 @RMHS</b>	<b>Thursday</b>	<b>7:00pm</b>
	<b>September 6, 2016</b>		
<b>Office Hour</b>	<b>Kevin Sexton</b>		
	<b>Fire Badge Pinnings</b>	<b>Burns</b>	<b>7:20</b>
	<b>FY17 Goals &amp; Reading 2020 update</b>	<b>LeLacheur</b>	<b>7:45</b>
	<b>Preview Warrant for November Subsequent Town Meeting (begins 11/14/16)</b>	<b>LeLacheur</b>	<b>9:00</b>
	<b>State Election September 8, 2016</b>	<b>Thursday</b>	
	<b>Special Town Meeting September 12, 2016</b>	<b>Monday</b>	
	<b>Call for Special Election on October 18, 2016 (formal notification to Town Clerk)</b>		

	<b>September 20, 2016</b>		
	<b>Trust Fund Commissioners</b>		<b>7:30</b>
	<b>Close Warrant for November Subsequent Town Meeting (begins 11/14)</b>	<b>LeLacheur</b>	
	<b>Town Manager Performance Evaluation</b>	<b>Halsey</b>	
	<b>October 4, 2016</b>		
<b>Office Hour</b>	<b>Dan Ensminger</b>		
	<b>Close Warrant for October 18, 2016 Special Election</b>	<b>LeLacheur</b>	
	<b>Vote Warrant Articles for Subsequent Town Meeting 11/14/16</b>	<b>LeLacheur</b>	
	<b>Special Election October 18, 2016 (TBA)</b>	<b>Tuesday</b>	
	<b>October 25, 2016</b>		
	<b>Close Warrant for Presidential and State Elections 11/8/16</b>		
	<b>Finacial Forum 10/26/2016</b>	<b>Pleasant St Ctr</b>	<b>7:30</b>
	<b>Presidential and State Elections 11/8/16</b>	<b>Tuesday</b>	
	<b>Town Meeting November 14, 2016</b>	<b>Monday</b>	
	<b>November 15, 2016</b>		

<b>Office Hour</b>	<b>John Halsey</b>		
	<b>Town Meeting November 17, 2016</b>	<b>Thursday</b>	
	<b>Town Meeting November 21, 2016</b>	<b>Monday</b>	
	<b>Town Meeting November 28, 2016</b>	<b>Monday</b>	
	<b>November 29, 2016</b>		
	<b>Town Meeting December 1, 2016</b>	<b>Thursday</b>	
	<b>December 13, 2016</b>		
<b>Office Hour</b>	<b>John Arena</b>		
<b>Future Agendas</b>			
	<b>Board of Selectmen Policies: Article 1 General Operating Procedures</b>	<b>LeLacheur</b>	
	<b>Board of Selectmen Policies: Article 2 Volunteer Boards/Committees/Commissions</b>	<b>LeLacheur</b>	
	<b>Board of Selectmen Policies: Article 3 Licenses</b>	<b>LeLacheur</b>	
<b>Recurring Items</b>			
	<b>Close Warrant: Nov TM by 9/27</b>		
	<b>Close Warrant: Presidential &amp; State Elections by 11/1 (Elections are 11/8)</b>		
	<b>Review BOS/TM Goals</b>	<b>Mar &amp; Sep</b>	<b>Semi-ann</b>
	<b>Appointments of Boards &amp; Committees</b>	<b>June</b>	<b>Annual</b>
<b>Hearing</b>	<b>Approve Classification &amp; Compensation</b>	<b>June</b>	<b>Annual</b>
<b>Hearing</b>	<b>Tax Classification</b>	<b>October</b>	<b>Annual</b>
	<b>Approve licenses</b>	<b>December</b>	<b>Annual</b>
<b>Reports to BOS</b>	<b>Town Accountant Report</b>		<b>Qtrly</b>
	<b>RCTV members Report</b>		<b>Semi-ann</b>
	<b>CAB (RMLD) member Report</b>		<b>Semi-ann</b>
	<b>MAPC member Report</b>		<b>Annual</b>
	<b>Reading Housing Authority Report</b>		<b>Annual</b>
	<b>Reading Ice Arena Report</b>		<b>Annual</b>
	<b>BOS Appointed Boards &amp; Committees</b>		<b>Annual</b>

<b>DRAFT - BOARD OF SELECTMEN AGENDAS</b>			
<b>2017</b>			<b>2017</b>
	<i>8/4/2016</i>	<b>Staff</b>	<b>Estimated</b>
	<b>January 10, 2017</b>	<b>Pleasant St Ctr</b>	
<b>Office Hour</b>	<b>Barry Berman</b>		<b>6:30</b>
	<b>FY18 Town Budget</b>		<b>7:15</b>
	<b>Budget Overview</b>	<b>LeLacheur</b>	
	<i>Public Services</i>	<i>Delios</i>	
	<i>Facilities</i>	<i>Huggins</i>	
	<i>Finance</i>	<i>Angstrom</i>	
	<i>Administrative Services</i>	<i>Kraunelis</i>	
	<b>January 11, 2017</b>	<b>Pleasant St Ctr</b>	
	<b>FY18 Town Budget</b>		<b>7:15</b>
	<i>Public Safety - Fire/EMS</i>	<i>Burns</i>	
	<i>Public Safety - Police</i>	<i>Segalla</i>	
	<i>Public Safety - Dispatch</i>	<i>Segalla</i>	
	<i>Public Library</i>	<i>Lannon &amp; Trustees</i>	
	<i>Public Works</i>	<i>Zager</i>	
	<i>Enterprise Funds</i>	<i>LeLacheur</i>	
	<i>Benefits, Miscellaneous</i>	<i>LeLacheur</i>	
	<i>Capital/Debt</i>	<i>LeLacheur</i>	
	<b>Budget Summary</b>	<b>LeLacheur</b>	
	<b>January 24, 2017</b>		
	<b>Preview - Annual Town Meeting</b>	<b>LeLacheur</b>	<b>7:20</b>
	<b>January 25, 2017 - Financial Forum</b>	<b>Pleasant St Ctr</b>	<b>7:30</b>
	<b>February 7, 2017</b>		
<b>Office Hour</b>	<b>John Arena</b>		<b>6:30</b>
	<b>February 21, 2017</b>	<b>Senior Center</b>	
	<b>Town Accountant Quarterly Report</b>	<b>Angstrom</b>	<b>7:20</b>
<b>Hearing</b>	<b>Close Annual Town Meeting Warrant</b>	<b>LeLacheur</b>	<b>7:45</b>
<b>Hearing</b>	<b>Water, Sewer and Storm Water Rates for FY18 (effective December 2017 billing)</b>	<b>LeLacheur</b>	<b>8:00</b>
	<b>March 7, 2017</b>		
<b>Office Hour</b>	<b>John Halsey</b>		<b>6:30</b>

	<b>Vote Annual Town Meeting Warrant Articles</b>	<b>LeLacheur</b>	
	<b>March 21, 2017</b>		
	<b>Local elections April 4, 2017</b>	<b>Tuesday</b>	
	<b>April 11, 2017</b>		
<b>Office Hour</b>	<b>Dan Ensminger</b>		<b>6:30</b>
	<b>Board Reorganization</b>	<b>LeLacheur</b>	<b>7:00</b>
	<b>Appoint Board of Assessor</b>	<b>VASC</b>	<b>7:05</b>
	<b>Discuss Board Liaison Assignments</b>	<b>Chair</b>	<b>7:10</b>
	<b>Town Meeting April 24, 2017</b>	<b>Monday</b>	
	<b>Town Meeting April 27, 2017</b>	<b>Thursday</b>	
	<i>Town Meeting May 1, 2017</i>	<i>Monday</i>	
	<b>May 2, 2017</b>		
<b>Office Hour</b>	<b>Kevin Sexton</b>		<b>6:30</b>
	<b>Town Accountant Quarterly Report</b>	<b>Angstrom</b>	<b>7:20</b>
	<b>Board &amp; Committee updates</b>	<b>LeLacheur</b>	<b>7:45</b>
	<i>Town Meeting May 4, 2017</i>	<i>Thursday</i>	
	<b>May 16, 2017</b>		
	<b>Board &amp; Committee updates</b>	<b>LeLacheur</b>	<b>7:20</b>
	<b>May 30, 2017</b>		
	<b>Board &amp; Committee updates</b>	<b>LeLacheur</b>	<b>7:20</b>
	<b>June 13, 2017</b>		
<b>Office Hour</b>	<b>Barry Berman</b>		<b>6:30</b>
	<b>Appoint Boards &amp; Committees</b>	<b>VASC</b>	<b>7:20</b>
<b>Hearing</b>	<b>FY18 Non Union Classification &amp; Compensation Plans</b>	<b>LeLacheur</b>	<b>7:50</b>
	<b>June 27, 2017</b>		

<b>Future Agendas</b>			
	<b>Board of Selectmen Policies: Article 1 General Operating Procedures</b>	<b>LeLacheur</b>	
	<b>Board of Selectmen Policies: Article 2 Volunteer Boards/Committees/Commissions</b>	<b>LeLacheur</b>	
	<b>Board of Selectmen Policies: Article 3 Licenses</b>	<b>LeLacheur</b>	
	<b>Review Inflow &amp; Infiltration policy</b>	<b>Percival</b>	
	<b>Oakland Road status &amp; plans</b>	<b>LeLacheur</b>	
	<b>Strout Avenue Master Plan</b>	<b>Delios</b>	
	<b>Downtown Parking</b>	<b>Segalla</b>	
<b>Recurring Items</b>			
	<b>Close Warrant: Apr '17 TM by 2/28</b>		
	<b>Close Warrant: Nov '17 TM by 9/26</b>		
	<b>Review BOS/TM Goals</b>	<b>Dec &amp; June</b>	<b>Semi-ann</b>
	<b>Appointments of Boards &amp; Committees</b>	<b>June</b>	<b>Annual</b>
<b>Hearing</b>	<b>Approve Classification &amp; Compensation</b>	<b>June</b>	<b>Annual</b>
<b>Hearing</b>	<b>Tax Classification</b>	<b>October</b>	<b>Annual</b>
	<b>Approve licenses</b>	<b>December</b>	<b>Annual</b>
<b>Reports to BOS</b>	<b>Town Accountant Report</b>		<b>Qtrly</b>
	<b>RCTV members Report</b>		<b>Semi-ann</b>
	<b>CAB (RMLD) member Report</b>		<b>Semi-ann</b>
	<b>MAPC member Report</b>		<b>Annual</b>
	<b>Reading Housing Authority Report</b>		<b>Annual</b>
	<b>Reading Ice Arena Report</b>		<b>Annual</b>
	<b>BOS Appointed Boards &amp; Committees</b>		<b>Annual</b>

**LeLacheur, Bob**

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**From:** Heffernan, Nancy  
**Sent:** Tuesday, August 02, 2016 11:35 AM  
**To:** LeLacheur, Bob; Schena, Paula  
**Cc:** Percival, Ryan; Kinsella, Jane  
**Subject:** MWRA Sewer I/I funding

MWRA

Bob/Paula,

I just received the initial documents from the MWRA for the \$844,000 funding request submitted by George for the August funding. In order to meet the MWRA deadlines, it would require a vote of the BOS at their meeting on 8/9. Is this possible?

Thanks,

Nancy

Nancy J. Heffernan, CMMT, CMMC  
Town of Reading  
Treasurer-Collector/Asst. Finance Director  
16 Lowell St  
Reading MA 01867  
Ph: (781) 942-6634  
Fax: (781) 942-9037

Please note Town Hall Hours:  
Monday, Wednesday and Thursday: 7:30 a.m - 5:30 p.m.  
Tuesday: 7:30 a.m. - 7:00 p.m.  
Friday: CLOSED

web [www.readingma.gov](http://www.readingma.gov)  
email [nheffernan@ci.reading.ma.us](mailto:nheffernan@ci.reading.ma.us)

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Phase 9+10

and/or replacement of sanitary sewer collection systems, including the costs of 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 to see if the Town will authorize the Board of Selectmen, Town Manager, or any other agency of the Town, to apply for a grant or grants, to be used to defray the cost of all, or any part of, said sanitary sewer improvements; and to authorize the Town Manager to enter into any and all contracts and agreements as may be necessary to carry out the purposes of this Article, or take any other action with respect thereto.

Board of Selectmen

**Background:** The MWRA's Infiltration and Inflow (I/I) Local Financial Assistance Program provides support to MWRA member communities to perform sewer rehabilitation to minimize excess flows due to infiltration and inflow into the sewer system.

In previous years the Assistance Program provided financial assistance to member communities through a combination of a 45% grant and a 55% low-interest loan. MWRA has revised the program for the current Phase 9 and future Phase 10. The financial assistance for these two phases will be allocated to member communities in the form of a 75% grant and a 25% low-interest loan.

MWRA Assistance

- The assistance is provided through a combination grant and low-interest loan
- Phase 8 Allocation balance \$71,000 (45% grant; 55% low-interest loan)
- Phase 9 Allocation is \$844,000 (\$633,000 grant; \$211,000 low-interest loan)
- Phase 10 Allocation is \$844,000 (\$633,000 grant; \$211,000 low-interest loan)
- Loan pay back to the MWRA - equal installments up to a ten year period beginning one year after distribution of the funds

Acceptance of the grant/loan offer will enable the Town to continue with its I/I removal program to remove unwanted sewage flows from the sewer system which reduces excess assessments from MWRA and decreases the excess demand on the sewer system. The anticipated project for this Phase will be to perform manhole rehabilitation, spot repairs, lining and replacement of sewers.

Infiltration occurs when surface water enters sewers through leaks, cracks and faulty joints in pipes and manholes. Inflow is caused from storm water runoff that enters the sewer system through improper connections such as cross connected drains, roof drains and sump pumps.

Since the inception of MWRA's Assistance Program the Town's I/I removal program has consisted of the following types of projects:

- House-to-house inspections
  - The house-to-house inspections identify inappropriate direct connections (inflow) to the Town's sewer system with the purpose of assisting residents with identifying methods to remove the connections. The Town also provides limited financial assistance to the homeowner.
- TV Inspections, testing and sealing of manholes and sewer mains

11



Town of Reading  
16 Lowell Street  
Reading MA 01867

PHASE 9+10

Office of the Town Clerk  
781-942-9050

fax: 781-942-9070  
website: [www.readingma.gov](http://www.readingma.gov)

**ANNUAL TOWN MEETING  
APRIL 30, 2015**

**ARTICLE 16:**

On motion made by the Board of Selectmen It was voted to appropriate the sum of Four hundred twenty-two thousand (\$422,000) dollars for the purpose of making extraordinary repairs and/or replacement of sanitary sewer collection systems, including the costs of 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, to authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority; and to see if the Town will authorize the Board of Selectmen, Town Manager, or any other agency of the Town, to apply for a grant or grants, to be used to defray the cost of all, or any part of, said sanitary sewer improvements; and to authorize the Town Manager to enter into any and all contracts and agreements as may be necessary to carry out the purposes of this Article.

2/3 Vote Required  
Declared by Moderator  
150 Town Meeting Members In Attendance

A true copy Attest:

Laura A Gemme, CMMC  
Town Clerk



Office of the Town Manager  
16 Lowell Street  
Reading, MA 01867

781-942-9043  
[townmanager@ci.reading.ma.us](mailto:townmanager@ci.reading.ma.us)  
[www.readingma.gov/town-manager](http://www.readingma.gov/town-manager)

## \*Media Advisory\*

**For Immediate Release**

**Contact: Matt Kraunelis**

[mkraunelis@ci.reading.ma.us](mailto:mkraunelis@ci.reading.ma.us) or 781-942-6611

### Reading Selectmen To Discuss Key Tax Policy Initiatives

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**WHO:** The Board of Selectmen and Town Manager announce a meeting at which key tax policy for the town will be discussed.

**WHAT:** The Reading Board of Selectmen will discuss important tax policy for the town focusing on the senior citizen population, businesses, and residential tax rates.

**WHEN:** Tuesday, August 9, 2016 beginning at 7PM

**WHERE:** Pleasant Street Center  
49 Pleasant St., Reading, MA 01876  
Parking lot and street parking available

**BACKGROUND:** Recent discussions in the community regarding a Proposition 2 ½ override vote for Fiscal Year 2018 has prompted the Board of Selectmen to look at certain aspects of tax policy before voting to call for a special election. The Selectmen will be discussing offering \$1 million (or more) of tax relief to seniors that own property in town and have limited income. Tax relief would be in the form of a Home Rule Petition, which would need to receive approval from Town Meeting, Reading voters, and the Commonwealth.

If tax relief is granted, by law the amount of the relief would be shared only by the rest of the residential class of taxpayers. On August 9<sup>th</sup> the Selectmen will discuss whether the commercial taxpayers should share in senior tax relief, which would be accomplished by changing the Tax Classification factor. While a formal Classification Hearing cannot be held until later in the fall when tax rates are certified, the Board is expected to indicate what their future tax policy will be.

## Saunders, Caitlin

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**From:** Schena, Paula  
**Sent:** Thursday, August 04, 2016 7:43 AM  
**To:** Saunders, Caitlin  
**Subject:** FW: [Reading MA] On the subject of the override

---

From: LeLacheur, Bob  
Sent: Wednesday, August 03, 2016 4:23 PM  
To: Schena, Paula  
Subject: FW: [Reading MA] On the subject of the override

BOS packet

Robert W. LeLacheur, Jr. CFA  
Town Manager, Town of Reading  
16 Lowell Street, Reading, MA 01867  
[townmanager@ci.reading.ma.us](mailto:townmanager@ci.reading.ma.us)  
(P) 781-942-9043;  
(F) 781-942-9037  
[www.readingma.gov](http://www.readingma.gov)

Town Hall Hours:  
Monday, Wednesday and Thursday: 7:30 a.m - 5:30 p.m.; Tuesday: 7:30 a.m. - 7:00 p.m.; Friday: CLOSED

-----Original Message-----

From: [vtsdmailer@vt-s.net](mailto:vtsdmailer@vt-s.net) [<mailto:vtsdmailer@vt-s.net>] On Behalf Of [dorian.hart@comcast.net](mailto:dorian.hart@comcast.net)  
Sent: Wednesday, August 03, 2016 4:23 PM  
To: Reading - Selectmen  
Subject: [Reading MA] On the subject of the override

Hello Board of Selectmen,

Dorian Hart ([dorian.hart@comcast.net](mailto:dorian.hart@comcast.net)) has sent you a message via your contact form (<http://www.readingma.gov/user/475/contact>) at Reading MA.

If you don't want to receive such e-mails, you can change your settings at <http://www.readingma.gov/user/475/edit>.

Message:

Dear Reading Board of Selectmen,

Earlier this year we attended a meeting wherein you outlined the financial challenges facing Reading, and presented the pros and cons of a tax override for the town. In case you are looking for resident input as to whether to hold a vote on the override, please allow us to say a few words.

We have been Reading residents for 12 years, and we have two children in the school system (one at Killam Elementary, and one just about to start at Parker Middle as a 6th grader). We have enjoyed living here immensely, and think highly of the way the town has been administered.

With the fiscal difficulties coming down the pike, we find it overwhelmingly clear that an override is the right thing for Reading. At the same time the town is losing good teachers and other personnel, and finding it difficult to attract new talent, Reading has gone far longer than the surrounding towns in asking its citizens to pay a little more to maintain its high standards. We are overdue for an override.

We are not unmindful of the impact of a tax increase on our poorer senior citizens, and we support efforts to include tax relief for poor seniors alongside a general tax increase. But letting our schools, infrastructure, and services fall increasingly behind our peer communities will not lead to a stronger town for *any* of our residents, young or old. And as you know, due to the lack of an override, the typical Reading resident has actually seen an effective tax *decrease* over the last decade. Reading's residents can, and we hope will, make the financial contributions necessary to keep and hire the best teachers, keep and expand town programs, and make sure we do not fall farther behind the surrounding towns. We wholeheartedly support an increase in our property taxes to strengthen our schools, our services for the elderly, and all the other programs that the town of Reading provides to its people.

As such, we urge you to go forward with plans to hold a vote in October allowing Reading residents the option to vote on an override. And when the time comes for the vote itself, you can be certain we will vote, resoundingly, "yes."

Thank you for your consideration,

Dorian Hart & Kate Jenkins  
John Street, Reading

## LeLacheur, Bob

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**From:** vtsdmailer@vt-s.net on behalf of ecalvobacci5@gmail.com  
**Sent:** Thursday, August 04, 2016 10:40 AM  
**To:** Reading - Selectmen  
**Subject:** [Reading MA] Split Tax

Hello Board of Selectmen,

Erin Calvo-Bacci ([ecalvobacci5@gmail.com](mailto:ecalvobacci5@gmail.com)) has sent you a message via your contact form (<http://www.readingma.gov/user/475/contact>) at Reading MA.

If you don't want to receive such e-mails, you can change your settings at <http://www.readingma.gov/user/475/edit>.

Message:

To the Reading Board of Selectmen and Town Manager, my name is Erin Calvo-Bacci and I own 494 Main Street, home to The Chocolate Truffle. With the current commercial conditions in Reading, I strongly oppose a commercial split tax because it will hurt more than help the town. Two of a business's largest expenses are overhead and payroll. The commonwealth has been making it increasingly hard for Main Street retailers with increasing minimum wage and costly mandates. Currently the town has four empty storefronts on Main Street in the center and two on Haven Street. I understand and see value of a split tax in neighboring communities such as Wilmington because they have industry. Unlike residential, businesses do not receive services for the taxes they pay and in the end the town residents will pay for the increase in either the goods and services they purchase or the continuation of the overburdens from the hefty amount of residential properties compared to commercial. The current Town Manager once asked what services are we, the town residents willing to go without to help cut costs. So what are retail business going to do without? A business might go without staff or even having a brick and mortar and leaving the town all together. The retail business climate is challenging and there currently isn't a plan for Reading to attract, retain or support retail. Sadly just because you bring them through more housing doesn't mean they'll shop. Just as Selectman Berman said, the current lack of support for retail is based on the number of people who live here, but shop where they work which isn't in Reading. So who will this split tax benefit and who will it hurt the most?

Sincerely,  
Erin K. Calvo-Bacci