

The Board of Selectmen met on Tuesday, November 19, 2019 at 7:00pm in the Main Meeting Room of the Town Hall the following members were present.

James O'Neil, Chairman
Nancy Mackenzie, Vice Chairman
Benjamin, Barrett, Clerk
Mark Gallivan
David Salvatore

Also present:
James Johnson, Town Administrator
Cindy Berube, Executive Assistant

Mr. O'Neil called the meeting to order at 7:03pm followed by the Pledge of Allegiance

APPOINTMENTS

11-18 Tax Classification Hearing

MOTION moved by Mrs. Mackenzie to open the Tax Classification public hearing, seconded by Mr. Gallivan VOTED 5-0-0

Jack Fisher, Ed O'Neil, Bob Bushway, and Dennis Flis were present. Mr. Fisher stated we gave you the information of the residential factor. One question people ask is how do you determine what we pay for taxes. Valuation is determined as of January 1st beginning of Calendar Year. There are some exceptions for new construction. The Board of Assessors factors the sale analysis of preceding year and characteristics of the individual property. Board of Assessors determines it and it is overseen by the DOR and certified by them.

The Residential Tax Rate three elements by three different bodies.

Planned expenditures by Town i.e. Tax levy. Determined by Town Meeting (normal expenditures subject to 2 ½ limitations or voters (operational or Capital Expenditure Override). Total Assessed valuation of all Real and personal property. Determined by Board of Assessors certified by MA DOR. Residential Factor Percent of total Residential assessment to be shifted to CIP property. Determined by Board of Selectmen.

What you want to do with the residential factor. Assuming you would want to stay with the same residential factor and what that impact will be. On page 2 of the document it explains the single tax rate. For Scenario one, the average of single-family assessment of \$531.918 would pay approximately \$8,319. For Scenario 2 with the current shift of 1.275 it would cost \$7,973. One question, how do we stand in residential and commercial percentage? We are really squi to residential property. The levy limit in Walpole is \$ 75, 660,94. What we had in the levy last year, plus 2 ½ % and plus new growth, plus any override. It has been like this for 40 years.

On page 8 the new growth number for 2020 is a little over 1.5 million dollars. We monitor this during the year and adjust it through the year as needed. That new growth is not finalized until it is approved by the state.

Page 13 the shift of 1.275 is an increase of \$258 dollars. Talked about Industrial class.

Page 20 shows the top ten taxpayers in Town. Which includes NSTAR, Siemens, Walpole Mall, Hilltop Preserve, Bay State Gas, ALTA Moose Hill LLC apartments, Wal-Mart, Verizon New England and Stop and Shop. We recommend the 1.275 shift.

Mr. O'Neil asked if there were any comments from the public. Andrew Flowers Vice Chair of the Finance committee. Wants to thank Dennis and the Board of Assessors. I believed this is an important meeting. My goal is to open up tax relief; there are some residents in Walpole that feel that taxes are a burden to them. Three ways to increase tax relief program, a two-split rate, sending more to Industrial. I do not think business in town need to pay more. Residential exemption my ask is to begin the process for a year from now. To get more resources for the Assessors office and study and estimates for non-owner occupied homes in town. Residents whether they are living in a condo or renting in a home. I spoke to Dennis, small budget increase in the 2020 budget for Assessor, where are the owner occupied homes and non-occupied homes. You are shifting the burden to the lower priced homes and shifting to the higher priced homes. It is just changing how it is distributed. I think it could have a good impact. It could increase rents for renters. We have these new apartments coming on line. Just entertain a residential exemption.

Mr. Salvatore questioned what about the fundamental that you would have to raise taxes on others. Mr. Flowers they can kind of rank different taxes. What are the more aggressive taxes sales taxes are. Suggested shifting the taxes to more expensive homes. Mr. Salvatore cant we just spend less. Mr. Flowers that debate it is a fundamental debate. Lets split the debate on how much we should be spending. Mr. Salvatore so the only people struggling are those in lower priced homes. Mr. Flowers I do not shed too many tears for someone living in 1million dollar home. We need to study this. This is a yearlong process. Mr. Salvatore agrees with the concept.

Mr. O'Neil we should take a look at it. Mr. Johnson has talked to Mr. Flis about this and I know they do not have the resource for this. We can work with the Assessors. Mr. O'Neil lets get together with a plan of attack. I would be interested in hearing it will look like.

Mr. Gallivan in addition to the more targeted raise the cap at Town Meeting. Residential exemption. Targeting groups that may be helped.

Mr. Salvatore noted there is different legislation on the hill, local circuit breaker, would allow local communities to help seniors. We think something is coming down the road.

Mr. Gallivan asked if there is another option. Mr. Flis told the Board they will keep them informed how the bills are going.

Mrs. Mackenzie thinks it is a great idea, are there other towns that have done this, and maybe it will help us.

Mr. Johnson last year we looked into it.

Mr. Fisher we have a list of 16 communities and they tend to be cities. Towns down the cape that have a lot of Vacation homes. It is not a widespread program and seems to fit certain categories.

MOTION moved by Mrs. Mackenzie to close the Public Hearing seconded by Mr. Gallivan VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to adopt a shift of 1.275 with a Residential Factor of 0.9587 for Fiscal year 2020 seconded by Mr. Gallivan VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to authorize the Town Administrator to submit on behalf of the Board the LA5 on the State Gateway System, Seconded by Mr. O'Neil VOTED 5-0-0

11-19 Award of RFP Contract 2020 -11for personal property evaluation

MOTION moved by Mrs. Mackenzie to award the RFP Contract 2020-11 to Real Estate Research Consultants, Inc., North Andover Ma for a total project cost for FY21 of \$47,375.00 seconded by Mr. Gallivan VOTED 5-0-0

11-20 Certificate of appreciation for Robin Chapell

Mr. O'Neil wanted to recognize Robin for 34 years of service to the Town and thank you for everything you have done for the town. Ms. Chapell it has been a privilege and an honor to serve the residents of Walpole.

Mr. O'Neil read the Certificate of Appreciation

11-21 Change of Manager for Patriot Tavern Inc.

Jim Gully presented Pamela Willis; she has worked at Patriot Tavern and Bertucci's. Ms. Willis I live in Norwood, there are three of us that will be running the restaurant.

MOTION moved by Mrs. Mackenzie to approve the change of Manager for Patriot Tavern Inc. to Pamela Willis, seconded by Mr. Gallivan VOTED 5-0-0

11-22 Change of officers and Change of Beneficial Interest for 99 Restaurant

This is one of those corporate options, the ABCC has advised to approve

MOTION moved by Mrs. Mackenzie to approve of the Change of Officers and Change of Beneficial Interest for the 99 Restaurant seconded by Mr. Gallivan 5-0-0

11-23 ZBA Fee Schedule update

Ashley Community Development Director informed the Board she was looking at the fees and the last time we updated them was in 2004. She wanted to update them for the amount of time staff spends on them. This is mostly for 40B. The larger the project the more resources go into it. Town Counsel has vetted it. Mrs. Mackenzie appreciates that she jumped in and gave us examples from other towns.

MOTION moved by Mrs. Mackenzie to approve the proposed ZBA Fee Schedule update as presented, seconded by Mr. Gallivan Voted 5-0-0

NEW BUSINESS

11-24 Request for a one-day all alcoholic license for Knights of Columbus

MOTION moved by Mrs. Mackenzie to approve the request for a one day all alcoholic license for Knights of Columbus for 12/6/19, seconded by Mr. Gallivan VOTED 5-0-0

11-25 Request for a one-day all alcoholic license for Knights of Columbus

MOTION moved by Mrs. Mackenzie to approve the request for a one day all alcoholic license for Knights of Columbus for 11/24/19 seconded by Mr. Gallivan VOTED 5-0-0

11-26 Request for one day Wine and malt license Walpole Footlighters

MOTION moved by Mrs. Mackenzie to approve the request of the Walpole Footlighters for a one day Wine and Malt license on 12/14/19, seconded by Mr. Gallivan VOTED 5-0-0

11-27 Request of Walpole Chamber to place Manger on Common

MOTION moved by Mrs. Mackenzie to approve the holiday display request from the Walpole Chamber to place Manger on the Town Common seconded by Mr. Gallivan VOTED 5-0-0

11-28 Open 2020 Spring Town Meeting Warrant

MOTION moved by Mrs. Mackenzie to open the Spring Town Meeting Warrant and Close it on January 21, 2020, Seconded by Mr. Gallivan VOTED 5-0-0

11-29 Board's meeting Schedule

MOTION moved by Mrs. Mackenzie to accept the Selectmen's meeting Schedule, seconded by Mr. Gallivan VOTED 5-0-0

11-30 Ratify the following appointments of the Town Administrator

11-31 MOTION moved by Mrs. Mackenzie to ratify the appointment of the Town Administrator for Justin Monta as Tree Warden seconded by Mr. Gallivan VOTED 5-0-0

11-32 MOTION moved by Mrs. Mackenzie to ratify the appointment of the Town Administrator for Carl Balduf as Town Engineer seconded by Mr. Gallivan VOTED 5-0-0

11-33 MOTION moved by Mrs. Mackenzie to ratify the appointment of the Town Administrator for Melissa Ranieri as Health Director seconded by Mr. Gallivan VOTED 5-0-0

11-34 Fire Engine 4 Surplus

MOTION moved by Mrs. Mackenzie to declare the 1997 Walpole Fire Department Engine formally known as Engine 4 as surplus, to authorize disposition of former Engine 4 to the City of New Bedford through an intermunicipal agreement with terms in the best interest of the Town, and to authorize the Town Administrator to negotiate and sign such agreement on behalf of the Board. Seconded by Mr. Gallivan VOTED 5-0-0

CONSENT AGENDA

MOTION moved by Mrs. Mackenzie to accept the donation to the veterans services account from AFSCME 1957 in the amount of \$500 seconded by Mr. Gallivan VOTED 5-0-0

TA UPDATE

BUDGET PROCESS- We started the process. I would like to run the revenue sources by you to ensure that you are comfortable with the numbers I am going to use.

Selectman/Select Board- Has started working with Town Counsel on officially changing the name of Selectmen to Selectboard. Counsel has advised that the Board of Selectmen will continue until the Charter amendment takes effect. You are still the Board of Selectmen we started working with the legislative process going.

Summer St/Cedar edge project- have spoken to mass housing they have not been approved by them. It is still under review.

Thanksgiving-Town hall will be closed on Thursday and Friday next week.

EXECUTIVE SESSION

Chairman's Declaration

I hereby declare that:

Under G.L. C 30A exemption number 7 the purpose of the executive session will be to review and discuss the Executive session minutes of August 6, 2019

That a discussion of the foregoing in open session could compromise the purpose for the Executive Session; and

That the Board will return to open session at the conclusion of the Executive session to vote on the minutes

Mrs. Mackenzie left as she could not participate.

Motion Moved by Mr. O'Neil that the Board of Selectmen enter into executive session for the purposes and reasons declared by the Board's Chairman seconded by Mr. Gallivan Roll Call Vote Mr. Gallivan-Aye, Mr. Barrett-Aye, Mr. Salvatore-Aye, Mr. O'Neil-Aye (4-0-0)

We are back out of the Executive Session with the discussion of August 6 Executive Session minutes. To approve as discussed.

Motion moved by Mr. Gallivan to approve the Executive session minutes of August 6, 2019 as discussed by the Board seconded by Mr. Salvatore VOTED 4-0-0

Motion moved by Mr. Gallivan to release the redacted minutes along with KPL Law guideline seconded by Mr. O'Neil VOTED 4-0-0

We now need to have Town counsel review the new minutes.

MOTION moved by Mr. Gallivan to adjourn at 8:17pm seconded by Mr. O'Neil VOTED 4-0-0