

Town of Raynham, Massachusetts

558 South Main Street, Raynham, MA 02767
ph: 508.824.2707

Board of Selectmen Minutes 12/06/2016

Board of Selectmen

December 6, 2016

Chairman Joseph Pacheco called the meeting to order at 7:00 p.m.
Present were Joseph Pacheco, Karen Roberts and Marie Smith.

Acceptance of the Minutes

Mrs. Roberts motioned and Mrs. Smith seconded to accept the minutes of the November 29, 2016 meeting as printed, Mr. Pacheco made it unanimous.

Department Heads & Committees

Mr. Ed Buckley, Highway Superintendent was present to give his monthly report. They are continuing to clean and repair catch basins and have marked them for the crew to be able to find and clean them after the snow falls. There have been 2 sanding events that the trucks addressed and maintenance was done to repair a couple of issues with them. They completed an in-house continuing education class for staff who hold hoisting licenses. Last month they assisted the Clerk's Office with the voting booths. He has been working with the Building Inspector overseeing the paving of Bassett Knoll subdivision and Parks and Grounds have all the Christmas lights up. He would like to solicit a few more quotes for the treatment of Johnson's Pond. He's completed compliance testing at the landfill and had the storage tanks inspected.

Public Hearing – Tax Classification Hearing with the Board of Assessors

Mr. Michael Lalli, Chairman of the Board of Assessors was present to address the Board. Also present were Assessors Jack Leddy and Jennifer Banks. Mr. Lalli started by saying tonight the Assessors were present to provide information to the Board to help them on their decision of the classification of the tax. The first schedule is the levy limit, the process begins by how much money can be raised by taxation. It starts with the 2016 levy limit, and last year it was \$29,625,000. In the center of the page is the first schedule where you can see how you can calculate the 2017 levy limit. You start off with the limit from last year and to that you can add 2 ½ % and that is per proposition 2 ½. We receive many questions as to why a homeowner's taxes may have gone up more than 2 ½ %. Proposition 2 ½ regulates the tax levy on the entire town. On an individual basis, because of market conditions or improvements, it may go up or down. So this year it was \$740,635. To that we add new growth- improvements to the properties-so the sum of those three would be 2017 levy limit of \$30,858,000. The additional adjustment to that would be the debt exclusion and this year it's \$3,223,000. So the entire maximum allowable levy for this year would be \$34,081,938. If you turn to the second page it is basically a recap of 2016 and 2017. For 2017 is the levy ceiling limit of \$29,625,000 it comes to a levy limit of \$34,081,938. We will not be raising that amount in taxes this year, it will be \$32,037,000 so we won't be raising up to the full levy limit. So that leaves an excess capacity of \$1,044,000 that we will not be raising. The total valuations of the Town this year has increased and is now \$1,989,648,000 that that for 5,695 accounts. With the levy of \$33,037,000 over the entire valuation of the Town – you would be looking at a flat rate of \$16.60, and that would be an increase of 1¢. The North Raynham Water District you're looking at \$1.75 versus \$1.76 last year so you're looking at a 1¢ reduction in tax rate and the Center Water District .56¢ with an increase of 5¢ from last year. The Board of Assessors took the liberty of using the 126% shift to the commercial/industrial and person property accounts. That's what was used last year so for the sake of continuity, we used that shift for comparison. And the shift of 126% this year, would give us a residential rate of \$15.03 and last year it was \$14.98 which is a 5¢ increase. The

commercial/industrial and person property account will go from \$20.90 to \$20.92 for an increase of 2¢ if we continue with the 126% shift. A few other facts are the debt exclusion for this year is \$3,223,000 and the effect on the tax rate is \$1.62. The Town's average assessed single family home for 2017 is \$336,600 which is just less than a 2% increase. The average tax bill with a single tax rate, would be \$5,588 on that same \$336,000 assessment. With a 126% shift, the tax rate goes to \$5,059 that would be a 2.2% increase over the previous year. The next schedule, schedule 5 is just the assessment classification report. And what that does is, it takes the entire Town and breaks it down between residential, commercial/industrial and personal property. The next page is more of a summary – residential property this year has a total value \$1,457,719,000 which represents 73% of the total valuation of the Town. Our commercial/industrial and personal property is 27% of the total which is a very good commercial tax base. On schedule 9 it gives a summary of the two water districts, and there is quite a difference in the two. The Center Water District has a total value of \$1,363,349,000 as compared to the North Raynham Water District's value of \$545,696,000. The Center Water District has almost twice the value. If you look at schedule 10, that is the growth with the tax rate, which shows the history of the classification and the split rate since 1990. In 1990 – 2003 the split was 109% that was shifted to commercial. Then in 2004 we increased that split to 122% to CIP and that continued until 2005. In 2008 we increased it again to 126% shift to CIP, and if we continue at that rate, we're looking for FY 2017 a \$15.02 tax rate for residential and \$20.92 for CIP. New growth was \$492,755 that was made up of a split between residential and commercial of 57 – 43. So 57% of our new growth this year was for residential properties. Following that all the way through on an assessment of \$336,000 for a home, the tax bill at a 126% shift tax liability would be \$5,059 or an increase of 2.2% from last year; that's a minimal increase. In the last 2 columns, if the average of all the other 351 cities and towns in Massachusetts, in all cases that Raynham's tax liability for a single family home, the average has always been under the average of all the cities and towns, and it shows the dollar amount of what Raynham has in come under.

So Raynham's tax liability has consistently been under the average for the state. So, between good management and good fiscal policy it is a plus for the taxpayers. The next schedule is the debt exclusion which is \$3,223,000 for 2017 it adds \$1.62 to the tax rate. Last year in 2016 it was \$1.69, in 2015 it was \$1.74 so the debt exclusion, we're seeing a downward trend. The next page gives a history of the debt exclusion itself and from 2007, it has had about a \$500 per year impact on the average tax bill. The debt exclusion hasn't been a large factor to the tax bill; it's about 10%. The following page is a history of the residential factor, it shows how much has been shifted over to the commercial and industrial classifications. In 2017, if we continued with the residential factor of 126% – 100% of the residential tax rate would be \$24,198,000. If we were to go to a split of 126 we will be then looking at a residential tax assessment of \$21,909,000 so we will be shifting over to the commercial/industrial and personal property classifications a total of \$2,288,620. Going back the amount that has been shifted, it is increasing annually starting off in 2000 at \$283.00 per \$1,000 we're now 10 times that. The next schedules are works sheets themselves; these are the ones that you can do a what-if scenario. If you wanted to shift at 126%, something less than that, or something greater than that, you can see what it would be; how it would affect the residential tax rate and the commercial tax rate. If you look at the 126%, it gives you a residential factor of 2.5% and what happens is the residential will be paying 66% of their share of the tax liability and 23% goes to commercial, 7% goes to industrial and another 2% for personal property. In terms of dollars, we're looking at \$21,909,000 will be paid in the tax levy for residential, \$7.7 m will be the tax levy for the commercial and the industrial will be \$2.5 m and personal property will be \$784,000. The total tax levy is \$33,037,488. The next schedule shows the number of communities with split tax rates; out of 351 cities and towns it's almost 1/3 of them. And lastly, you're looking at the top taxpayers in Raynham who are assessed as follows: Johnson & Johnson \$40,978,000; Chestnut Farms \$20,712,000; then Shaw's Plaza; Preferred Freezer and Walmart on Paramount Drive at \$16,562,000.

The Board commended them on a great job. Mr. Pacheco extended the Board's appreciation to Jessica Garcia as well. Mr. Pacheco also noted that it speaks to a significant accomplishment they can all lay some claim to; the average tax differential between Raynham and the 350 other cities and towns. If you look across the board, the Town provides, not only to our residents but also to our businesses, phenomenal services and some of the best schools, police and fire services, roads and Town Hall services. And we do it at a rate of \$470 less than the average community in the Commonwealth. I think that is a testament to the hard work of everybody who plays a role in Town Government and it makes me proud to live here and participate in the process and I hope everyone at home feels the same sense of pride and satisfaction living in Raynham. I think that's what you call a success story. Mr. Pacheco suggested maintaining the current split rate of 126%. Mrs. Roberts made a motion to accept the 126% split rate, Mrs. Smith seconded and Mr. Pacheco made it unanimous.

The matter was postponed from last week, due to the outstanding taxes on the property. The Treasurer's Office has submitted a copy of an agreement with the landowner that would work towards rectifying the outstanding amount of taxes. Mr. Pacheco recommends that the liquor license be approved. Mrs. Roberts made a motion to accept, Mrs. Smith seconded and Mr. Pacheco made it unanimous.

Public Hearing – An application was received from TMLP and Verizon for the relocation of joint pole #38 on White Street. Mrs. Roberts made a motion to grant, Mrs. Roberts seconded and Mr. Pacheco made it unanimous.

Town Administrator's Report

Mr. Buckner reviewed the Town Administrator's Report. There is still a vacancy on the Raynham Housing Authority Board that still needs to be filled.

The Board's approval of the tax rate is followed by sending all documentation to the Department of Revenue's Division of Local Services for approval. Mr. Buckner hopes to have the approval no later than December 22nd so that tax bills can be printed and mailed by the end of the calendar year.

There will be a hearing regarding Christopher's Restaurant at the next Selectmen's meeting on December 13th. Also, Chief Januse will be present.

The next SERSG monthly meeting will be held on Wednesday, December 7th at 9:00 a.m. in Mansfield. The DPW service bids will be reviewed.

The Board of Appeals will hold a hearing on the Forge River Place, 40B Project on Wednesday, December 14th at 7:00 p.m. at Town Hall.

Selectmen's Report

Mrs. Roberts attended the LaLiberte Craft Fair over the weekend, it very was well attended. Mrs. Smith went to the dedication of the Bridgewater Academy Building on Sunday; she said it was beautiful. She would like to send a congratulatory letter to them for the outstanding work done.

Adjournment

7:37 p.m. Mrs. Roberts motioned and Mrs. Smith seconded to adjourn for the performance of administrative duties, signing of Bills and Warrants, with no business to be conducted afterwards. Mr. Pacheco made it unanimous.

Respectively submitted,

Janet Murphy
Recording Secretary