

Minutes of the Selectmen's Meeting of December 2, 2014
Town Hall – Selectmen's Meeting Room #1, Second Floor 7:00pm

Present: Chairman Richard Ward, Vice-Chairman Ronald Clarke, Alan Dunham, Sarah Hewins, Helen Marrone, Town Administrator Michael Milanoski (TA) & Elaine Weston.

The meeting was called to order at 7:00pm. The Chair led the audience in the Pledge of Allegiance and community prayer.

Presentation to Shane McColgan for "Shane Gives Thanks" for his fundraising of money and food items to supply Thanksgiving baskets to families in need. Selectmen presented Shane McColgan an award for his work for the Carver community.

Presentation of donation from Edaville for Police & Fire Departments. Jon Delli Priscoli and Brenda Johnson and Samantha Johnson. They thanked the Departments for the work they do for the community and donated a check for \$6,000 to the Police Department and \$9,000 to the Fire Department. The money for the Fire Department will be put towards a thermal imaging camera and the Police Department will purchase equipment for a junior police academy. Both Police Chief Duphily and Deputy Fire Chief Germaine thanked Edaville Railroad for their generosity.

TA noted that Edaville had recognition in the Macy's Thanksgiving Day Parade. There was a "Thomas the Train" float in the parade and Carver was mentioned.

George Millet, owner of Carver Square in coordination with Peter Pioppi donated a truck to the Police Department for use of transporting individuals as part of the regional SWAT team. Motion by Marrone to accept the donation, second by Dunham. Vote 5-0-0.

Motion to accept the donations from Edaville by Dunham, second by Marrone. Vote 5-0-0.

Public Comment Period: No comments

Carver-Halifax Cable Contract: This will result in a regional cable access studio which will allow more capabilities and provide the opportunity to do more independent programming. Carver has had to pay for the filming of the meetings. Now, the cost of the meetings will be covered by the cable studio. John Shibone, on the Halifax Cable Advisory Committee was present to thank Carver for the opportunity for regionalization. In the spring, Plympton may be joining the contract. Clarke recused himself from the vote. Motion by Hewins to approve the contract, second by Dunham. 4-0-0. Clarke stated that they are in negotiations for a centrally located studio.

Motion to maintain the current Cable Advisory Committee members as members of the new entity, by Marrone, second by Hewins. Vote 5-0-0.

Tax Classification Hearing Mike Paddock, Chairman of the Board of Assessors and Assessor Ellen Blanchard present. There are no properties in the Open Space Discount Category: Open space is land that is maintained in an open or natural condition and contributes significantly to the benefit and enjoyment of the public.

Residential Exemption, if adopted, is used to shift the tax burden within the residential class from permanent residents to non-permanent residents. Of the 3,263 properties in Carver, less than 5% are seasonal.

Marrone and Clarke questioned what the savings would be to the tax payers and Dunham questioned what percentage would there need to be to have a savings.

Ellen stated that since there are currently approximately 5% that fall into this category and there would be no significant change to the taxpayers. She feels there would need to be approximately 50% non-permanent residents for this to be beneficial to the taxpayer.

Steve Pratt read the law on Residential Exemption. It wouldn't apply to manufactured home communities. He explored alternate ways to relieve the burden on the taxpayers and he agrees with Ellen that there would be no significant savings to the taxpayers.

Small Commercial Exemption if adopted may be a reduction of up to 10% of the assessed values, but would also increase the commercial and the burden would shift so that the eligible commercial and Chapter Land properties would receive the benefit of the reduction in taxes while the other commercial and all industrial properties would have an increase in taxes. In order to be eligible for this the properties must have an assessed value of less than \$1M and be occupied by a business which has been certified by the department of labor and workforce development as having no more than an average of 10 employees.

Ellen stated that of the 198 businesses in the town, only 11 businesses were in commercial only properties (not mixed use or industrial properties).

The Board of Assessors is recommending not to adopt any of the above exemptions/discounts.

Motion by Dunham not to accept the Open Space Discount, Residential Exemption or the Small Commercial Exemption, second by Hewins. Vote 4-1-0.

Mike stated that the vote of the Board of Assessors could not bring a recommendation to the Selectmen because the vote for 1.50% was split and the second vote for 1.30% was split.

TA stated that a 30% decrease in the strip mall could change in the next year so it is not a good way to wage and recommends making small incremental increases as opposing taking a major change as things can change next year and skew the numbers.

Jack Hunter stated that strip malls have a seven year cycle which need to be re-invested in or they are not going to remain occupied and at his last check, approximately 16% were vacant in

Carver. He feels anything more than 1.30% will steer away businesses in Carver and feels businesses will go to other surrounding towns.

Marrone would like to consider giving the residents a break and the commercial value would go down for existing businesses. She questioned TA on what the impact would be on reassessing next year if we made a big jump.

TA stated that it would be a roller coaster ride for the residents tax bills and he doesn't think it is right and there would be no trend. He advises not to do drastic changes and would like to see an incremental change which would create a trend and then if you would like to see a change to go incremental in another direction.

Jon Delli Priscoli spoke on the tax trends in the Metro West area of Massachusetts. He stated that the landlords don't pay the tax difference, the tenants do. He feels making incentives for businesses to come helps balance out the rate and reduce the burden on the taxpayers. He feels in the long run 1.50% would be hurting the residents.

Marrone referred to the Northeastern presentation from last year which showed a model and TA stated that model wasn't based on the "mom and pops" which Carver has.

Clarke stated that in the 90's a company ran a study of build-out and the outcome was that there would not be a release of burden on the taxpayers.

Steve Pratt stated that when our property values were going up, our tax bills went up and when property values went down, our tax bills went up and feels he would like to see a shift.

Motion by Marrone to shift the rate to 1.40% split, second by Dunham. Clarke stated that he supports the 1.40 split due to the fact that it is an average of 1.6% increase and commercial base would save over \$100 and after listening to the discussion does not want to go to the 1.50%. Hewins agrees that 1.40 is amenable. Vote 5-0-0.

Carver Cultural Council Appointment: Cheri Mahan

Motion to take the agenda out of order by Clarke, second by Dunham. Vote 5-0-0.

Cultural Council Appointment: Cheri Mahan. Motion by Marrone to appoint Mahan to the Cultural Council, second by Clarke. Vote 5-0-0.

Jack Hunter updated the Selectmen on the Business Roundtable meeting. National EMS Institute will be holding an open house on December 11 from 5-8pm and a toy drive until December 12.

5 Minute break at 9:10pm.

Review of Proposed Investment Policy Auditors recommended the Town put together an investment policy. The investment policy has been recommended by our investment advisors and would like the Board to adopt the policies. Clarke questioned who created it and if it was

copied from other towns. TA stated that this document came from Unibank and some clerical changes need to be made on the document. The Treasurer/Collector has reviewed and recommended it. Motion by Clarke to adopt the investment policy statement, second by Hewins. Vote 5-0-0.

Town Administrator Update:

FY 14 Audit Update: TA would like to schedule first or second meeting in January for Powers and Sullivan to present their Audit report to the Board.

FY 16 Budget Forecast: Tabled until next meeting

Fire Station Building Update: In the conceptual design process and are moving into the detailed process and would like to fine-tune the cost analysis and are running heavy on the budget due to inflation and proposed square footage reduction.

Capital Improvement Plan: Going to the Capital Outlay Committee in January.

Payroll Company Treasurer/Collector is proposing changing payroll company which will save the town and give the town a better product.

Plymouth County Mosquito Control Project Motion by Marrone to support the Mosquito Control Project, second by Hewins. Vote 5-0-0.

HGAC co-op purchasing approval Government purchasing program for Fire Trucks. Motion by Clarke to approve joining the purchasing program, second by Marrone. Vote 5-0-0.

Board of Selectmen Comment Period:

Marrone: Thanked Jon Delli Priscoli and Edaville for being a big asset to Carver and thanked Carver Girl Scouts for decorating the tree at the Girl Scout Triangle. On Sunday 12/7 from 9-11 am South Shore Race Mgmt Co. is putting on a road race and all proceeds will go to the Carver Food Pantry.

Clarke: Thanked Rich Goullard for coming up with the idea of contacting Halifax to regionalize local cable. Pat Meagher is making a good recovery. Encouraged residents to visit Edaville. The CES is holding the Winter Wonderland on 12/6 and 12/13 9-11am is a Lions outreach free breakfast with Santa at the Council on Aging.

Hewins: Stated that a volunteer at the Carver Food Pantry let her know to emphasize that the food pantry is in need of food all year, especially after the holidays. Friends of Carver Animals is in need of donations and any donation is tax deductible. They try to locate homes for stray cats. bjeannekitty@comcast.net. The Winters farmer's market is every Sunday from 12-4 at the Frosty Dog.

Dunham: Asked residents to keep the family of the woman who died in a car accident this week in mind. Asked for donations to the food pantry or a toy to donate. Council on Aging Adopt a Nursing Home.

Ward: Update on School Building Committee – 4 designers were selected for interviews which will be held on 12/9 and a vote will be made.

Town Administrator Performance Review -Ward & Marrone have been looking at different review formats and Marrone developed a template. Ward suggested meeting to develop a review format. Ward scheduled a meeting for 12/11 at 6:30 to develop an evaluation form.

Public Comment Period: None

Minutes/Licenses

Motion to approve the minutes of November 18, 2014 by Clarke second by Hewins. Vote 5-0-0.

Motion to adjourn into Executive Session at 10:05pm (exemption #2, 3) to discuss strategy with respect to collective bargaining negotiations with unions (Clerical, Dispatchers, Police & PEC Agreement on Healthcare) and for non-union negotiations with all non-union personnel not under contract, that may have a detrimental effect on the bargaining position of the town if held in open session, and to reconvene in open session for the purpose of adjournment by Hewins, second by Clarke.

Roll Call: Affirmative- Dunham, Hewins, Marrone, Ward & Clarke.

Motion to adjourn at 11:00 pm. by Clarke , second by Dunham. Vote 4-0.