

Carver Board of Selectmen Meeting Minutes
Carver Town Hall, 2nd Floor
November 15, 2016 7:00pm

In Attendance: Chairman Ronald Clarke, Vice-Chairman Alan Dunham, Sarah Hewins, Helen Marrone, Dave Robertson, Town Administrator Milanoski (TA) & Elaine Weston

Chair led the meeting with the Pledge of Allegiance and Dunham read the community prayer.

Citizen Participation: None

Tax Classification Hearing: Michael Paddock & Gail from PK & Assoc. contracting for the Town present to explain analysis. Residential growth in 2015 was approx. 4.5% and Commercial growth was approx. 1-2% .

The open space classification is reserved for properties that could otherwise be held for the production of income but are instead preserved in an open and natural condition. The assessors believe open space issues are best addressed through conservation restrictions or chapter land elections.

The residential exemption grants an exemption of up to 20% of the average residential property value for all residential property owners. The Assessors believe it would provide little to no relief for the residential taxpayer and also would be inequitable to create a separate strata within the residential property class.

Small Commercial exemption is an option to allow up to 10% of the assessed value of commercial properties that are assessed for less than \$1,000,000 and are occupied by businesses with fewer than 10 employees. The assessors do not recommend granting the small commercial exemption.

If a .93 residential factor is voted, the residential tax rate will be \$18.14 and commercial/industrial tax rate will be \$25.37 for FY17. The residential rate represents an increase of 6.5% above the FY16 residential tax rate of \$17.03 and the commercial/industrial tax rate of \$25.37 represents a decrease of 3.4% below the FY16 tax rate of \$26.26

Hewins questioned the large increase shifted onto the residents as the tax bill is already increasing because of the school and the Town has been working hard to reduce the cost to the residents. She would like to see outreach to businesses to find out factors to get them to come to Carver.

Marrone feels that the Board has worked to keep the taxes down for the residents and is pro-business, but understands that the tax rate for commercial businesses is not the reason the town is not getting businesses coming into town.

Robertson feels this is a big decision to put the tax burden on the residents and take it away from the businesses in an effort to attract new business to town.

Gail explained that not only would it attract new businesses, but it would also sustain existing businesses in town. She suggests taking time on the decision, but not to wait too long as it takes a minimum of approx. 15 days to have the tax bill processed.

Last year's tax rate was \$17.03 for residential and \$26.26 for commercial/industrial.

Dunham feels that since the rate increase of the school is not as much as originally anticipated, it may be practical to have the 130% shift.

Clarke stated that since the school vote, bond rates came in lower than anticipated, solar projects will defer some of the costs and the project cost came in lower than anticipated. All of this has decreased the burden on the taxpayer. The original prospect of the burden on the taxpayer was to be \$359 per year for the average household and after the above mentioned the burden has been decreased to \$259. He feels that the tax rates need to come closer and does not feel the cost should be put onto the residential taxes. He feels the split should be left at 140%. Dunham agreed with this.

Both Clarke & Dunham feel the split could be changed in the future when it is more evident if businesses are willing to come to Carver and more information is needed.

Motion by Dunham that based on the recommendations of the Board of Assessors, the Board of Selectmen move to adopt a residential factor of .906860 (140%) and not to grant an open space discount, residential exemption, or small commercial exemption, second by Robertson. Vote 5-0.

The Board of Selectmen thanked the Board of Assessors.

Town Administrator Update:

FY 18 town-wide operating and capital budget update on FY17 budgets year to date

The total operating budget for the town is \$32.4 million - \$22.769 million will go to the school budget, \$9.619 million will go to the town operating budget. The school has a deficit and would like to solve the structural issue for the long-term and are looking at any and all options. The school will be sending a letter to the teacher union to look at re-opening their contract. In the past the union has been helpful at solving budget issues. TA is working with the superintendent and will address the Board with a proposal at a later time.

Capital Budget will be available on Dec. 10 – the current requests outweigh the available funds.

Annual Town Meeting set for Tues. 4/11/17

Motion by Marrone to set a deadline for all articles for town meeting, including petition and town to be December 20, 2016, second by Robertson. Vote 5-0.

Update on Building & Infrastructure Projects:

Update on Well upgrades status for Town Hall Complex

The green sand system will be hooked up by Thanksgiving and water pressure may change until it gets properly adjusted.

Update on New Elementary School Progress

Trees are cut, fencing is up and hopefully foundation will be poured in November.

Update on Middle High MSBA project

Received approval from MSBA for a grant for up to \$2.9 million in reimbursements for the doors, windows and boilers.

Update on Fire Station Progress

Grand opening will be in the new year, not December 10. The finish work is taking longer than anticipated.

Update on Route 58 Barriers are being removed and basecoat will be put on retaining walls which will happen in the next few weeks.

Board of Selectmen Update

Robertson: None

Hewins: Many residents have asked her about the Electricity Aggregation- It is a commodity and the deal thru SRPEDD was to lower our rates for two years. The rate we have is fixed, and although it may seem higher, compare to your bill last year as you may see savings. If you choose to opt out, you cannot come back in & Eversource can raise their rates, and Good Energy (our carrier) cannot. Thanked everyone who came out & voted on election day & thanked all the Town employees for participating in the story time trick or treating.

Dunham: Commended the town on the large turnout for the election. CHS Drama club is presenting Godspell Friday at 7pm. He asked all to remember to donate to the food pantry. Congratulated the new chef at the Council on Aging Dawn Padovoni.

Marrone: Thanked all candidates that ran & congratulated all of the winners & hopes the community & country will come together to support the winners. Wished everyone a nice Thanksgiving.

Clarke: Shane gives thanks is at Carver Square which is the new home for the Carver Food Pantry. Area 58 is having an open house Sat. Dec. 3rd 10-2 next to Cornerstones. Congratulated the Town Clerk Lynn Doyle for a successful election and to her staff. Edaville railroad will be

opening for the Christmas season soon. Read an announcement from anytime fitness for a promotion for donating food for the food pantry & blood donation. Wished all a nice Thanksgiving. Will be sending out a Committee Handbook to the Board for review.

2017 Licenses

Motion to approve 2017 licenses subject to payment of taxes, current on payments of a tax agreement and are in compliance with license restrictions and parameters by Hewins, 2nd by Robertson. Vote 5-0.

Approval of Minutes & Use of Town Property:

Motion to approve minutes of November 1, 2016 by Robertson, second by Dunham. Vote 5-0

Motion to approve use of Sampsons Pond: Fishing Tournament, Cran Bog Hogs 7am-2pm 11/20/16, by Dunham, second by Hewins. Vote 5-0.

No Executive Session to be held.

Motion to adjourn at 8:40pm by Hewins, second by Dunham. Vote 5-0.