

TOWN OF GILL

M A S S A C H U S E T T S



www.gillmass.org

SELECTBOARD MEETING MINUTES

February 22, 2016

Call to Order: The Selectboard meeting was called to order at 5:30 PM.

Members Present: Greg Snedeker, John Ward, and Randy Crochier

Members Absent: none

Others Present: Ray Purington, Admin. Assistant; Janet Masucci, Aidan Belanger, Ronnie LaChance, Nancy Griswold, Peter Conway, and Lynda Hodsdon Mayo.

Real Estate Liens for Unpaid Sewer Charges: Ronnie LaChance, Tax Collector, met with the Selectboard and made her annual request that in their role as Sewer Commissioners, they have the Board of Assessors place sewer liens on the FY16 real estate bills for properties with unpaid sewer use charges. The list included 9 accounts totaling \$5,957.35. LaChance noted that last year's request had 14 accounts totaling \$10,273.96. Randy made a motion, seconded by John, to ask the Board of Assessors place the listed amounts as sewer liens on the FY16 real estate bills. The vote was unanimous in the affirmative.

Retirement Board Meeting: LaChance informed the Selectboard that as Town Treasurer, she will attend the 2/24 meeting of the Franklin Regional Retirement System to support the Selectboard's letter regarding the proposed 3% COLA for retirement system members.

Minutes: Randy made a motion, seconded by John, to approve the minutes of 1/25/16 and 2/8/16. The vote was unanimous in the affirmative.

Green Community Grant: Warranty replacements for several defective photo sensors for the LED streetlights have been ordered and will be installed once received. A ship date is not yet known for the library's window inserts.

Sewer I&I Study: Nothing to report.

Safety Complex Roof/ Wall Insulation: There will be a site meeting on 2/23 with Energia and the department heads to discuss logistics and scheduling for the spray foam insulation work.

Gill Elementary Well: The engineers from Wright-Pierce have reported on their initial discussions with DEP regarding the possibility of scaling back the proposed iron & manganese treatment system for the well at the school. DEP has raised some concerns with this approach, but still needs to provide more information. Health Agent Glen Ayers has not yet reported on his conversations with DEP.

Mariamante/Community Solar: Nothing to report.

FY16 Tax Rate Classification Hearing: At 5:45 PM the Selectboard and Board of Assessors held the tax rate classification hearing for FY16. In his role as Chair of the Board of Assessors, Ray presented the Board's recommendations: that the Town again have a single tax rate with no discount for Open Space, no residential exemption, and no small commercial exemption. It was explained that the Town doesn't have enough commercial and industrial businesses to be able to use a split tax rate. While the Town has plenty of open spaces, property is not formally classified as "Open Space" and therefore no discount is allowed. Residential exemptions are intended for cities and towns with large numbers of second homes (mainly on the Cape).

The FY15 tax rate was \$16.85/thousand, and the FY16 rate is anticipated to be \$16.95/thousand. The average value of a single family home in Gill has increased slightly from \$191,954 to \$194,461. The annual property tax for a single family home will rise \$62 to \$3,296 for FY16, up from \$3,234 last year.

Assuming voters at tonight's Special Town Meeting approve the \$50,000 of new spending that has been recommended, the excess levy capacity will be \$76,629.49, which represents the additional amount of taxes the

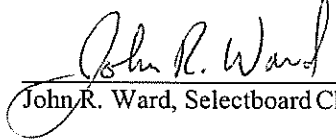
Town could have raised and still have been within the limits of Proposition 2 1/2. If voters tonight approve significantly more or less than the \$50,000, the Selectboard will need to hold another classification hearing.

John made a motion, seconded by Randy, to accept the Assessors' recommendations on the tax rate classifications. The vote was unanimous in the affirmative. The Selectboard signed the Department of Revenue's Form LA-5. The classification hearing was adjourned at 5:50 PM. The Board of Assessors' meeting was adjourned. Hodsdon Mayo, Griswold, Conway, and LaChance left the meeting.

Warrant: The Selectboard reviewed and signed the FY 2016 warrant #18.

The meeting adjourned at 6:03 PM.

Minutes respectfully submitted by Ray Purington, Administrative Assistant.



John R. Ward, Selectboard Clerk

DEPARTMENT OF REVENUE
 BUREAU OF ACCOUNTS
 CLASSIFICATION TAX ALLOCATION
 GILL

City / Town / District
 Fiscal Year : 2016

Return to : Bureau of Accounts, Boston, Springfield, Worcester

1. The selected Residential Factor is 1.000000

If you desire each class to maintain 100% of its full values tax share,
 indicate a residential factor of "1" and go to question 3.

2. In computing your residential factor, was a discount granted to Open Space ?

Yes _____ No X

If Yes, what is the percentage discount ? _____

3. Was a residential exemption adopted ?

Yes _____ No X

If Yes, please complete the following :

Class 1 Total Assessed Value	=	<u>113,261,916</u>	X	<u>0</u>	=	_____
Class 1 Total Parcel Count *		<u>0</u>		Selected Res. Exemption %		Residential Exemption

* Include all parcels with a Mixed-Use Residential designation

Applicable number of parcels to receive exemption 0

Net value to be exempted 0

4. Was a small commercial exemption adopted ?

Yes _____ No X

% Selected 0

If Yes, please complete the following :

No. of parcels eligible 0

Total value of parcels 0

Total value to be exempted _____

5. The following information was derived from the LA-7. Please indicate in column D percentages (accurate to 4 digits to the right of the decimal point) which result from your selected residential factor. (If a residential factor of "1" has been selected you may leave Column D blank.)

A	B	C	D
Class	Certified Full and Fair Cash Value Assessments	Percentage Full Value Shares of Total Tax Levy	New Percentage Shares of Total Tax Levy
Residential	113,261,916.00	76.8729 %	76.8729 %
Open Space	0.00	0.0000 %	0.0000 %
Commercial	10,588,842.00	7.1868 %	7.1868 %
Industrial	13,723,300.00	9.3143 %	9.3143 %
Personal Property	9,762,550.00	6.6260 %	6.6260 %
TOTAL	147,336,608.00	100.0000 %	100.0000 %

NOTE : The information is preliminary and is subject to change.

6. I hereby attest that notice was given to taxpayers that a public hearing on the issue of adopting the tax levy percentages for fiscal year 2016 would be held on 02/22/2016 (date), 5:45 PM (time), at the Gill Town Hall (place), by legal notice in The Recorder newspaper (describe type of notice).

Synda Hodolan Mayor

Town Clerk
City/Town/District Clerk

7. We hereby attest that on 02/22/2016 (date), 5:45 PM (time), at the Gill Town Hall (place) a public hearing on the issue of adopting the percentages for fiscal year 2016, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives at the hearing and that the percentages set forth above were duly adopted in public session on 02/22/2016 (date).

8. The LA-5 excess capacity is calculated as 76,629.49
We have been informed by the Assessors of excess levy capacity of 76,629.49

For cities : City Councilors, Aldermen, Mayor
For towns : Board of Selectmen
For districts : Prudential Committee or Commissioners

[Signature]

[Signature]

[Signature]

2/22/16

(Date)

(Comments)

2/22/16

(Date)

(Comments)

2/22/16

(Date)

(Comments)

(Date)

(Comments)

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(Date)

(Comments)

TOWN OF GILL
FY2016 Classification Hearing

	<u>2016</u>	<u>2015</u>
Total Taxable Valuation.....Real Estate	\$137,574,058.00	\$135,792,923.00
Personal Property	\$ 9,762,550.00	\$ 7,560,150.00
 Total of Personal and Real Estate	 \$147,336,608.00	 \$143,353,073.00

The Assessors attest that on Tuesday, February 16 , 2016 notice was printed in the Greenfield Recorder that this Classification Hearing would be held with the Gill Select Board Meeting at the Gill Town Hall at 5:45 p.m. on February 22, 2016.

Levy.....	<u> A </u>	= Tax Rate	A:	Previous Levy Limit =	2,392,529
	147,336,608.00				
				Amended 2015 Growth	= No revised or omitted
				2.5	= 59,813
				Override	=
				New Growth	= 60,943
				New Levy Limit	= 2,513,285
					+ 60,700 Debt Exclusion
					<u>2,573,985</u>
				Minus Excess Levy	<u>76,629.49</u>
				Actual Levy	2,497,355.51

Actual Levy=2,497,355.51

$$\frac{2,497,355.51}{147,336,608} = 16.95 \text{ Tax Rate using Actual Levy}$$

Board of Assessors recommends voting residential factor of 1 which results in a single tax rate.

Motion for vote:

Adopt residential factor of 1, which results in a single tax rate.

Motion for a Negative vote on adoption of:

Open Space Discount

Explanation ---- Do not have open space

Residential Exemption

Explanation ---used in resort communities with large Second Home
Population

Total New Growth valuation equals..3,616,770 Tax Levy Growth=\$60,943 /16.85 (FY2015 Tax Rate)

$$\frac{85,368,520 \text{ (101 total value)}}{439 \text{ (# of 101's(Home sites))}} = 194,461 \text{ (Average 101 Value)}$$

$$194,461 \times 16.95 \text{ (2016 Est. Tax Rate)} = \$3,296.11 \text{ (Est. Average Actual Tax)}$$

\$ 61.84 over FY2015 (Est. Average Actual Tax)

*Attached LA-4, LA-4 Comparison and New Growth Summary

