

TOWN OF LAKEVILLE
Selectmen's Meeting Minutes
November 20, 2013 – 9:30 AM

On November 20, 2013, the Board of Selectmen held a meeting at 9:30 AM at the Town Office Building in Lakeville. The meeting was called to order by Chairman Belliveau at 9:30 AM. Selectmen present were: Selectman Belliveau, Selectman Powderly and Selectman Burke. Also present were: Rita Garbitt, Town Administrator and Tracie Craig, Executive Assistant.

Continued Hearing with Board of Assessors to set Minimum Residential Factor

Dana Lucas and Paul Meleedy, Members of the Board of Assessors and Molly Reed, Assessment Administrator, were present for the meeting. Ms. Reed provided the Selectmen with a spreadsheet showing the valuations by class. If you do split the tax rate, all Chapter Land gets taxed at the higher rate, as it is considered commercial property. Chairman Belliveau said we always say we don't want to discourage commercial growth in Town, but he is not sure taxes do that. Ms. Reed said she got a list of all the Plymouth County Municipalities. There are one four (4) Towns (Carver, West Bridgewater, Hanover and Middleborough) and one (1) city (Brockton) that have a Split Tax Rate. However, most of these have 18% or more of commercial development. Chairman Belliveau said we still have a very low tax rate. Selectman Burke said Lakeville's per capita tax rate is one of the lowest in the county. Chairman Belliveau said it wouldn't discourage business, if we split the tax rate because they would be paying higher taxes elsewhere. Selectman Powderly said there are 106 municipalities in the State that have split tax rates, and that increased in the past year. However, there are communities that are moving towards a single tax rate.

Selectman Burke asked what is the advantage to splitting the tax rate. Selectman Powderly said in his mind there isn't an advantage, but the concept was to take the burden away from residential properties and put it on business properties. In Myles Standish Industrial Park, they pay almost double the residential tax rate. Selectman Burke said if you look at the per capita taxes paid, we are like the fourth lowest paid in the county. He did not think there is a need to take the burden off of the residential taxpayer in Lakeville. Chairman Belliveau said you hear from residents that they would rather have their rural community than development. Ms. Reed said if you look back at the prior years, it would only lessen residential taxes by a few dollars annually, but would raise the commercial taxes by thousands. Ms. Garbitt said that past Boards had said if we reached 20% business, they would consider splitting the tax rate. Selectman Powderly said Lakeville doesn't have enough commercial land to do that.

Ms. Reed said that the values have been certified. Once you vote on the split, then it goes on to the Bureau of Local Accounts. Chairman Belliveau said all we are doing is discussing if we are having a split tax rate or residential factor of one. Ms. Reed said Cindy McRae is still waiting for a corrected Cherry Sheet. When she gets that, she can submit. They won't look at anything, until you vote on this.

Mr. Lucas asked about offering commercial properties an incentive by offering a lower tax rate than residential taxpayers. Chairman Belliveau asked are you talking about a reverse split tax rate with lower commercial tax rate and higher residential tax rate. It won't burden the

residential taxpayers that much. Ms. Reed said she didn't think we could do that. Selectman Burke said this is kind of what the Economic Development Committee (EDC) is trying to do, develop data on what the residents want. That might be a question for that group. We plan on surveying existing businesses and residents. Maybe we can ask existing businesses to see if a lower tax rate would offer an incentive to expand their businesses. Selectman Powderly said part of that is how much acreage is really available for commercial or industrial use. You will be surprised at how little developable land there is. Selectman Burke said that is part of it. If Lakeville wants rural character with no development, and are okay with burdening the residential taxpayers, there really won't be a lot to do on economic development in Town.

Selectman Powderly said there was a \$36 million reduction in the total valuation. The bulk of that would be in the residential category, but yet we have built Sterling Court. Ms. Reed said that goes into New Growth. Due to sales and the economy, values in Town are still dropping by approximately 3%. There are not a lot of commercial/industrial sales out there to get an idea on their values.

Selectman Burke said we have never discussed this angle on the EDC. The question is do you want to develop more at the expense of the rural character. Selectman Powderly said that the tax rate will be increasing because the valuation will be going down. Do you bring this to us or do you just set the tax rate? Ms. Reed said no we do not bring them back to the Selectmen. The tax rate is based on what was spent and what the values are. Selectman Powderly said we have never in recent years not gone up 2.5%. Selectman Powderly asked when is the tax rate set. Ms. Reed said after the Selectmen vote on this, Ms. McRae submits her paperwork and we do the recap. Then the Bureau of Local Accounts goes through their process. Selectman Powderly asked if tax bills will go out December 31st. Ms. Reed said yes.

Upon a motion made by Selectman Powderly, seconded by Selectman Burke, it was:

VOTED: To maintain a Residential Factor of One.
Unanimous in favor.

Discuss Invitation to Surprise 100th Birthday Party for Mary Denault and Discuss Issuing Proclamation

Chairman Belliveau read the proclamation into the record, declaring November 29, 2013 as Mary Denault Day in honor of her 100th birthday. Selectman Powderly and Chairman Belliveau will let Ms. Garbitt know if they can attend the celebration on November 27, 2013.

Upon a motion made by Selectman Powderly, seconded by Selectman Burke, it was:

VOTED: To issue the Proclamation for Mary Denault Day on November 29, 2013.
Unanimous in favor.

New Business

Ms. Garbitt noted that she will need the Board of Selectmen to meet on December 2, 2013 to sign the refunding bond for the Library. The Board will meet at 3:45 PM.

Adjournment

Upon a motion made by Selectman Powderly, seconded by Selectman Burke, it was:

VOTED: To adjourn the Selectmen's Meeting at 9:52 AM.
Unanimous in favor.