



TOWN OF MENDON

SELECT BOARD

20 Main Street, Mendon, MA 01756

Tel: 508-478-8863 Fax: 508-478-8241

Select Board Meeting

November 23, 2020

5:30 PM

Remote

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 347-467-1434,808017556#](#) United States, New York City

Phone Conference ID: 808 017 556#

Board Members

Mark W. Reil, Jr., Chairman

Christopher Burke

Lawney Tinio

Meeting **Minutes**

At 6:00 PM a remote Select Board meeting was called to order by Chairman Reil, Present: Mark Reil, Chris Burke, Lawney Tinio, Kim Newman and Laura St. John- Dupuis. Ms. St. John-Dupuis read the introduction to the meeting. Mr. Reil provided the ground rules.

Conduct Property Tax Classification Hearing

Mr. Reil read the public hearing Notice

The Mendon Select Board will hold the public hearing on Property Tax Classification, Monday, November 23, 2020 at 5:30 PM, This will be a remote meeting. Instructions for public attendance and participation will be posted with the meeting's agenda at the Town's website calendar.

There will be several policy decision alternatives discussed by those present before Select Board determine the guidelines to be established for allocating the percentage of the tax burden for residential, commercial, industrial and personal property.

Interested taxpayers may present written testimony by 4:00 pm on November 23, 2020 to the Select Board's office. Oral testimony may be given at the hearing but will be limited to three minutes per taxpayer.

Information on classification may be obtained from the Assessor's office in the Town Hall.

Mr. Burke made a motion to open the FY21 Property Tax Classification Hearing. Second by Mr. Tinio. The motion passed unanimously.

Roll call vote: Reil-aye, Burke-aye, Tinio-aye.

Board of Assessors Chairman, Kevin Rudden presented Mendon's Tax Recapitulation Classification for FY2021- This presentation is attached.

Mr. Burke made a motion to close the FY21 Property Tax Classification Hearing. Second by Mr. Tinio. The motion passed unanimously.

Roll call vote: Reil-aye, Burke-aye, Tinio-aye.

Mr. Burke made a motion to adopt a Single Tax Rate for the Town of Mendon in FY21. Second by Mr. Tinio. The motion passed unanimously.

Roll call vote: Reil-aye, Burke-aye, Tinio-aye.

Executive Session-Purpose 3 under M.G.L. c. 30A, § 21(a)(3) to discuss strategy with respect to litigation-Litigation update.

Mr. Reil made a motion to enter into Executive Session under purpose 3 of M.G.L. c.30A, § 21(a)(3) to discuss strategy with respect to litigation. To discuss litigation in open session would be detrimental to the position of the Town. Second by Mr. Tinio. The motion passed unanimously.

Roll Call Vote: Burke-aye, Reil-aye, Tinio-aye.

Mr. Reil made a motion to exit Executive Session. Second by Mr. Tinio. The motion passed unanimously.

Roll Call Vote: Burke-aye, Reil-aye, Tinio-aye.

Adjournment

Mr. Tinio made a motion to adjourn. Second by Mr. Burke. The motion passed unanimously.

Roll Call Vote: Burke-aye, Reil-aye, Tinio-aye.

Submitted by Laura St.John-Dupuis

MENDON'S TAX RECAPITULATION FOR CLASSIFICATION - FY2021

Levy for Fiscal 2021 \$16,819,641.
Add: FY21 Debt Exclusions (School, Land, Library, Fire&Police Stations) 1,129,539.
TOTAL LEVY \$17,949,180.

NEW GROWTH FOR FY2021 = \$311,480.

FY21 Taxable Value =	\$1,068,911,120.
FY20 Taxable Value =	<u>1,008,982,700.</u>
Increase in Taxable Valuation =	\$ 59,928,420.

<u>Percentage Share of Valuation</u>	
Residential	- 88.5673%
Commercial	- 6.3745%
Industrial	- .4047%
Personal Property	- 4.6535%

**A FACTOR OF "1" WOULD RESULT IN A TAX RATE OF
\$16.79 FOR ALL CLASSES**

(\$2,162.29 EXCESS LEVY CAPACITY unavailable)

The average value for a single-family home is **\$446,000**. This reflects an approximate 5% increase in valuation from Fiscal Year 2020 valuations.

The overall town wide annual revaluation resulted in an approximate 5% increase in valuation on residential properties and an approximate 4.68% increase for commercial.

\$420,000 home x \$16.79 (FY21) = \$7,051.80 & \$161.18 CPA = \$7,212.98
\$400,000 home x \$16.75 (FY20) = \$6,700.00 & \$150.75 CPA = \$6,850.75
INCREASE \$362.23
\$525,000 home x \$16.79 (FY21) = \$8,814.75 & \$214.07 CPA = \$9,028.82
\$500,000 home x \$16.75 (FY20) = \$8,375.00 & \$201.00 CPA = \$8,576.00
INCREASE \$452.82

Debt Exclusion Tax Impact

Land Purchase (Fino) & Fire Station	=	.25
Clough Renovation	=	.32
Miscoe Hill Green Repair	=	.07
Library (Purchase & Renovation)	=	.19
Police Station	=	.28

TOTAL COST OF DEBT EXCLUSIONS = \$1.11 per \$1,000.

FY2021 CALCULATIONS BASED ON DUAL RATE CLASSIFICATION

150% SHIFT

Total valuation of Class 3, 4 & 5 = \$122,205,515.
Share that can be shifted = $11.4327\% \times 150\% = 17.1491\%$

Residential amount to be raised = $\$17,947,017.71 \times 82.8509\%$ (Residential Factor) =
\$14,869,265.70

Total residential factor =	$\$ \frac{14,869,265.70}{946,705,605}$
Total residential value =	

Resulting in a tax rate of \$15.71

CIP amount to be raised = $\$17,947,017.71 \times 17.1491\%$ (CIP share) = \$3,077,752.01
Total CIP Value (Maximum Share) = $\$ \frac{3,077,752.01}{122,205,515}$
Total CIP Value =

Resulting in a tax rate of \$25.19

\$25.19 CIP Rate
15.71 Residential Rate
\$ 9.48 Difference in rate

AVERAGE HOME/COMMERCIAL VALUATION = \$446,000.
SAVINGS TO RESIDENTIAL = \$492.90 (CPA included)
ADDITIONAL COST TO COMMERCIAL = \$3,858.79 (CPA included)

110% SHIFT

RATE \$16.57 - SAVINGS TO RESIDENTIAL = \$100.40 (CPA included)
RATE \$18.47 - ADD'L COST TO COMMERCIAL = \$771.76 (CPA included)

101% SHIFT

RATE \$16.77 – SAVINGS TO RESIDENTIAL = \$9.13 (CPA included)
RATE \$16.96 – ADD'L COST TO COMMERCIAL = \$78.09 (CPA included)

***A Residential Exemption shifts the tax burden within the residential class from owners of moderately valued residential properties to the owners of vacation homes, higher valued homes and residential properties not occupied by the owner, such as apartments and vacant land.**

***A Small Commercial Exemption would create larger commercial businesses to subsidize the taxes of smaller ones. To receive a small commercial exemption, a Class Three, Commercial, parcel must be occupied as of January 1 by a business with an average annual employment of no more than 10 people at all locations during the previous calendar year, and have a valuation of less than \$1,000,000.**

CLASSIFICATION TAX ALLOCATION

Fiscal Year 2021

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 ☒

If Yes, what is the percentage discount? 0

3. Was a residential exemption adopted?

Yes ☐ No ☒

If Yes, please complete the following:

Class 1 Total Assessed Value	=	946,705,605	X	<u>0</u>	=	<u>0</u>
Class 1 Total Parcel Count *		0		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 ☒

% Selected 0

If Yes, please complete the following:

No. of parcels eligible	<u>0</u>
Total value of parcels	<u>0</u>
Total value to be exempted	<u>0</u>

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 Class	B Certified Full and Fair Cash Value Assessments	C Percentage Full Value Shares of Total Tax Levy	D New Percentage Shares of Total Tax Levy
Residential	946,705,605.00	88.5673%	88.5673%
Open Space	0.00	0.0000%	0.0000%
Commercial	68,137,945.00	6.3745%	6.3745%
Industrial	4,326,050.00	0.4047%	0.4047%
Personal Property	49,741,520.00	4.6535%	4.6535%
TOTALS	1,068,911,120.00	100.0000%	100.0000%

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

CLASSIFICATION TAX ALLOCATION

Fiscal Year 2021

7. We hereby attest that on 11/23/2020 (date), 5:30 PM (time), at (place) in a public hearing on the issue of adopting the percentages for fiscal year 2021, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives, and that the percentages set forth above were duly adopted in public session on 11/23/2020 (date).

8. The LA-5 excess capacity for the current fiscal year is calculated as 2,162.29

The LA-5 excess capacity for the prior fiscal year is calculated as 5,453.78

For cities : City Councilors, Aldermen, Mayor

For towns : Board of Selectmen

For districts : Prudential Committee or Commissioners

Signatures

No signatures to display.

Documents

Documents have been uploaded.