

Town of Foxborough Massachusetts

Advisory Committee Minutes

March 6, 2019 7:10pm

In attendance Seth, Stephanie, Sue, Sharon, Sean, Brian, Jennifer, Bernard, Larry O

Presentation by Hannelore Simons

Prop 2.5 Levy' Ceilings explained by Chris Laviolette, cap 2.5%

New growth – property taxed for the first time. Ex. Lg parcel subdivided i

New growth defined as: New buildings, additions, buildings removed or destroyed

MA law mandates an annual reevaluation (usually done per neighborhood. Ex. Valuation can change based on recent sales

Classifications explained: 100 residential, 200 open space, 300 commercial, 400 Industrial etc. 500 personal

Town Assessor and Bldg. Inspector discuss a 5 yr prediction of future projects (claimed to have been right with predictions to date) . What it could be? Possible subdivisions? Ex. If expected 30 new parcels from a subdivision they create an estimated value of individual parcels. Note: Assessed value different that actual finished construction value

How are values applied to Hanna explained that construction value does not equal assessed value.

Commercial Property: Quantity. Occupancy, income value, What recently sold in area/comparables, Who was investor

Residential Property: Willing seller, willing buyer

Hanna gave detailed description of how residential properties are assessed:

Assessor is responsible for 58% of budget

All assessments are made on market value: Residential-Commercial-Industrial

Advisory board asked numerous questions about home valuations. General answers were values are based on the neighborhood, Prices depend on what is selling and where. Ex. 2 identical homes in different neighborhoods can have very different pricing.

Bernard Tax rates are always going up?

Sean Do you always spend it? It could be saved into stabilization

Sue Some bills went up more than 2.5%

Hannelore Discussion about apartments and value Right now apartments are "hot"

Sue What if next year there are a lot of vacancies then others pick up the tab – residential etc.?

Bill Tax bill explanation Ex. Some properties go up 6%, some 4%. Some classifications of homes are adjusted - new sales, neighborhoods depreciating

Sue Explains the documents she brought as a reference to give examples of property classification – residential and industrial

Bill We want to grow commercial property to ease tax on residential

Sue Assessed value of commercial property has gone down from 2010 to today

Bill Totally possible

Chris Homes (residential) driven by sales. Commercial function of economics, what's going on in the economy, what people are investing in real estate, not buying new buildings

Hannelore Value changing so drastically, need to revalue each year

Sean Why property values went up by so much?

Hannelore We look at everything. Ex. 1 neighborhood all homes are 500k. if one is valued at 700k or 1 is 400k we must question why?

50% of budget is real estate/50% personal property

Jennifer What is personal property?

Personal property of retail space consists of what is in the corporation's building (machinery)

Hannelore Ex A dentist office is an LLC – taxed for everything, Plumbing business – some items -the phone, If Commercial Hannelore doesn't tax per chair because the business pays a kind of state tax ???

25 million value to tax on personal property

Sue 2016 4% increase. Ex. 839 pg 2 vs 648k – due to big growth?

Chris and Hanna – We will check numbers?

Hannelore further explains values and tax of same homes in different areas of town – property valuation could be different: lot size, location.

Land values determine tax rates on homes.

Sean Businesses closing, corporations are making cuts. What happens, how fast if market goes down? How fast are properties reassessed?

Hannelore Market based on 2017 sales, 18 months behind

Sean asked how fast does reassessment happen? 2019 assessment based on 2017 sales.

Sean, Hannelore, Larry discuss abatement

Hannelore and Bill Value based on market of Jan 1st and valuation of abatements.

Bill explains commercial property has different valuations

Bill explains warrant articles 10 and 12, fund stabilization fund, revolving accounts

Warrant articles 24 Water system improvements, modify zone II map – Roger Hill, Bob Worthley, Chris Gallagher

Sue Explain improvements please?

Roger explains. New plant on Chestnut is \$11million, cost of new raw water main from Sprague to Witch Pond for treatment. line to Witch Pond is \$3million, save costs to DEP, reconstruction wells 9 and 10

Manganese limits are at the peak at Sprague.

#10 went deeper got real good water

Beach to Ashcroft need new main for high pressure

Brian Does this effect the entire town? Roger - yes

Roger Some mains go through green sand

Bernard – do we have a schedule of P&I?

Roger – Already factored into the water schedule. Also depends on interest rates. 20 year bond

DO we have a schedule?

Roger Already cooked in to the rate study but depends on interest rates, shouldn't be too much, still in recovery mode from 75 years of neglect

Roger New tank of Dudley Hill, have real estate already. In a couple years its needed to rehab tank at PP, need to drain it. Must be done Spring or Fall because coating won't stick

Larry What's the coating? Term of bond? Tree cutting?

Roger Coating is painting with cement

Seth How did you know we needed it done? Who validated the expense for this request?

Roger – received estimates from vendors and partners. We got cost estimates from engineers. Cost of main depends on number of feet needed.

This is a bond issue that takes 2/3 of Town Meeting vote to be approved. The project will take 4-5 years.

Roger we need it. \$11 million (an engineered estimate), Water main costs \$1million a mile, bond issued = 2/3 vote at town meeting

Sean You have a long term overall plan?

Roger Yes, explains

Sean Looking at budget 1-2 years back, what have you seen now as an unseen expense (in comparison to original budget)?

Chris G We have to look at work that we can actually do with current manpower, explain project timeline

Larry 4 well replacements at Chestnut?

On pumping station rd

Chris G Explains complete streets, roadshare, sidewalks

Sean Back to \$11million, are we asking for more money next year?

Sean – \$11M – are we asking for additional money next year?

Roger – not asking for bond money

Chris – next big dollar item will be to build a new tank, which will cost \$4-5M (bond money)

(Jennifer and I don't agree on tank costs 😊)

Roger Not bonded

Chris Next large \$ amount will be for tank – will be a bond issue, est \$5-6 million

Article 25 – Chris commented that sewer area to be amended (Zone 2)

Art 25Chris standard when someone wants to join the town sewer

Sue

Still have capacity

Roger Tons

Chris pipe and sewer main limited (sewer district = MFN) 2 trunk links to Mansfield

– system will get built as needed, state could mandate certain areas at some point

- 1 bed apt = 100 gallons a day

Chestnut Green project costs estimated at \$ 2 million

Town uses 280K gallons/day; Cannon Forge uses 120K gal/day; Scheider uses 50K gal/day

This adds up to 450K gal/day, and we are asking for 30K gal/day more to equal 480K gal/day

Capacity is 600-700K gal/day

Article 26 – Bob Worthley

Art 26 Bob explain 6 parcels to go from zone 2 to 3, and 3 to zone 2


Zone 2 area – when it rains, it directly feeds into aquafer

Advisory Committee discussion about any budget reductions

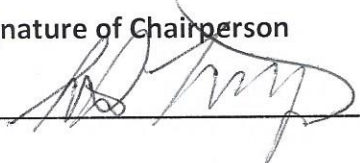
Respectfully submitted, Sharon Weiskerger and Jennifer Frank-Bonnet

Date of Meeting: March 6, 2019

Vote: Minutes approved by Vote of the Advisory Committee.



Signature of Chairperson



Signature of Vice Chairperson