



Town of West Boylston
140 Worcester Street, West Boylston, Massachusetts 01583

Select Board/Sewer Commission Meeting Minutes

Date / Time / Location of Meeting December 8, 2021; 6:00 p.m. 140 Worcester Street West Boylston, MA 01583 Board Meeting Room 1st Floor

Members Present Christopher A. Rucho, Chairman Barur R. Rajeshkumar, Vice Chair Kristina Pedone, Selectwoman

Members NOT Present: Patrick J. Crowley, Clerk Michael J. Kittredge III, Selectman

Invited Guests: Nancy Lucier, Town Administrator David Mazello Regional Assessor RRG Amy Evanowski Assessor RRG
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EXECUTIVE SESSION: Consider entering into executive session under the provisions of Massachusetts General Laws Chapter 30a, Section 21(A), Part 2 to discuss strategy with respect to contract negotiations with non-union personnel and the Chair declares that an open meeting discussion may have a detrimental effect on the bargaining position of the public body.

***Motion:** Mr. Rajeshkumar moved to enter into executive session under the provision of Massachusetts General Laws, Chapter 30a, Section 21(A), Part 2 to discuss strategy with respect to contract negotiations with the Town Accountant, and Chair declares that an open meeting discussion may have a detrimental effect on the bargaining position of the public body, Mr. Rajeshkumar seconded and will join open meeting following executive session.*

Roll Call Vote

Mr. Rajeshkumar, yes

Ms. Pedone, yes

Mr. Rucho, yes

All in favor

Approved

6:15 p.m. PUBLIC HEARING: RE: CLASSIFICATION HEARING IN CONFORMITY WITH M.G.L. CH. 40, § 56 TO ESTABLISH LOCAL PROPERTY TAX RATE OR RATES FOR FISCAL YEAR 2022:

Mr. Rajeshkumar read the Public Hearing Notice.

David Manzello, Regional Assessor with RRG introduces Amy Evanowski Assessor with RRG. Mr. Mazello explained the steps to setting the tax rate; first step Town Meeting. He explained terminology;

Tax Levy: The tax levy is the amount of property taxes being raised. The levy amount is determined by the budget. The total amount of the approved budget less revenues from other sources like motor vehicle excise, municipal fees, and state aid is the amount to be raised from property taxation. West Boylston will be raising the property taxes in the amount of \$20,107,321.64 which represents an increase of \$507,794.21 over the last fiscal year's levy of \$19,599,527.43.

Levy Ceiling: The levy ceiling is 2.5 percent of the full value of the Town. Based on the West Boylston town valuation of \$1,135,369,623, the town cannot levy taxes in excess of \$28,384,241.

New Growth Revenue: Property Taxes derived from newly taxable properties like new construction, additions, renovations, subdivisions, and personal property. The assessors have tabulated new growth revenues of \$63,567.

Levy Limit: Also referred to as the "maximum allowable levy", this is calculated by adding 2.5 percent to the previous year's levy limit plus new growth revenue for the present fiscal year to last year's levy limit.

Excess Levy Capacity: Excess levy capacity is the difference between the levy and the levy limit. This year it is \$6,024.36.

CIP: Abbreviation for commercial, industrial and personal property.

Excluded Debt: Long-term borrowing that has been authorized by town meeting. The town has \$857,930.

Mr. Rucho would like to know what the debt exclusions are for and what is left on each item.

Mr. Mazzella discussed the valuations by class; 82.4542 percent is residential \$963,160,044, 6.0712 percent is commercial \$68,930,011, 4.6935 percent is industrial \$53,288,900, 6.7811 percent is personal property \$76,990,668, for a total of \$1,135,369,623.

Mr. Manzello stated the Board can decide to shift some of the tax burden off residential to commercial. He stated historically they have had a single tax rate in town and does not believe businesses would stay in town if this shift occurs. He explained all chapter land would fall under the same tax rate as commercial if a commercial tax rate was established. Mr. Manzello stated if the Board maintained a single tax rate, he proposed the tax rate to be \$17.71 for FY2022 which is a decrease from last year's tax rate of \$18.46. He stated the Board of Assessors recommend a single tax rate. Ms. Pedone asked about dual tax rate, Mr. Manzello stated not many have a dual tax rate. Mr. Mazello stated the town does not have a lot of commercial, industrial, personal property and most buildings are older.

Motion Ms. Pedone moved to close the public hearing; Mr. Rajeshkumar second.

All in favor

Approved

Motion Mr. Rajeshkumar moved to accept the tax classification for the year 2022 as presented; Ms. Pedone second.

All in favor

Approved

Motion Mr. Rajeshkumar moved exit and to adjourn at 7:00 p.m. Ms. Pedone, second all in favor.

Respectfully submitted,

Approved:

Faye D. Zukowski, Municipal Assistant

Christopher A. Rucho, Chairman

Barur R. Rajeshkumar, Vice Chairman

Patrick J. Crowley, Clerk

Michael J. Kittredge III, Selectman

Kristina Pedone, Selectman