

DRAFT

BOARD OF SELECTMEN

Meeting Minutes

Wednesday, November 29, 2017

Swampscott, MA 01907

Attendance: *Chairman, Naomi Dreeben, Vice Chair, Laura Spathanas, Selectman Don Hause, Patrick Jones, Peter Spellios, and Town Administrator, Sean Fitzgerald, Town Council Darren Klein.*

Resident Comment:

Mr. Tom Palleria spoke on the following items:

Agenda / past meeting minutes /

Notification of the Tax classification hearing.

Spoke of Mr. Pete Kane, Director of Community Development attendance at a recent public meeting on rail trails and his thoughts on what was said at that public meeting which Mr. Palleria found offensive.

Use of executive session

Contamination along the rail trail bed-testing at the site.

Rightful owners of the proposed land for the rail trail.

Tax Classification Hearing:

The Board voted on a motion by Selectman Spathanas to open the FY 2018 Tax Classification of Real and Personal Property hearing for discussing the various options available for the Town of Swampscott concerning the so-called FY 2018 classification of real and personal property according to its use and the possible adoption of local levy percentages, and exemptions, among the various classifications. This hearing is open to the public and those interested people may at any time of the hearing present their views orally, or they may submit in writing their views on the subject either prior to or at the time of the meeting, seconded by Selectman Hause. Roll call vote was taken by all members.

Sean Fitzgerald, Town Administrator gave and spoke on a Tax Information Presentation with the following topics:

- *FY2017 Tax Levy Limit,*
- *Local Receipts Estimates,*
- *Board of Selectman policy decision,*
- *dialogue started back in September.*
- *Tax Rate*
- *Split Rate as in present*
- *CIP Factor.*
- *Infrastructure*
- *30-year capital project*
- *Property classes*
- *Community buildings*

Ron Mendes, Assistant Town Administrator / Town Treasurer and John Speidel, Town Assessor, both spoke on a presentation on the tax rates past and present, state charges, option of residential exemption, revenue to be raised.

The following residents spoke:

- *Mr. Bill Dimento-business owner -recognized the Tax Presentation very understandable, questioned why an increase of 13% for commercial rate, is hoping the Board approves the 1.7 old rate, Mr. Dimento's suggested his business would benefit from the small business exemption.*
- *Mr. Andrew Rose-business owner- higher taxes for commercial will end costing vacancies in businesses, does not want to burden the commercial businesses, taxes averages what rent is, handed a letter to the Town Administrator, Sean Fitzgerald. Spoke on small businesses that are not on Humphrey Street put their value of these property puts them*
- *Ms. Marilyn Cassidy-business owner-spoke of equal tax rates residential & Commercial. and feels businesses are struggling in Town.*
- *Mr. Matthew Strauss-resident-questioned how much more can be squeezed out of the residents, taking away from the businesses and adding to the residents is never easy, asked the Board not to move off the 175 splits, love to serve on a resident committee.*
- *Mr. Anthony Scibelli-resident -suggested a referendum question to the Town, residents bare the burden of the taxes in Town, change the classification of elderly, agrees with Mr. Dimento on the over spending in town -residents who bear the burden -any benefit of a doubt go back to the residents, thinks it is a mistake to change the classification, elderly resident have paid their share in Town, presentation was great-well done, so frustrating that people do not attend these tax hearings.*
- *Mr. Charlie Patsios -business owner stated the tax presentation was great, spoke with his commercial property tenants losing customers that are going to Marblehead for repairs, the Town is on a fiscal cliff, spoke of past businesses that have closed due to high taxes, trend happening from commercial feels like they are being squeezed, a loss of commercial property if we continue this trend.*
- *Selectman Spellios spoke of three main factors new growth –use of free cash -cost saving reduction of debt services, support the businesses in Town.*
- *Selectman Hause spoke on vibrant and sustainable retail which is important in the Town, feels the Board is going in the right direction.*
- *Selectman Jones beneficial for all, little bit of savings maybe a one-year deal but will benefit all, tools to understand and looking at tax rate.*
- *Selectman Spathanas spoke on the resident burden with taxes and states that the residents are always talking about how much they do care for the businesses here in Town.*

The Board voted on a motion by Selectman Spathanas to close the FY 2018 Tax Classification of Real and Personal Property hearing for discussing the various options available for the Town of Swampscott concerning the so-called FY 2018 classification of real and personal property according to its use and the possible adoption of local levy percentages, and exemptions, among the various classifications. This hearing is open to the public and those interested people may at any time of the hearing present their views orally, or they may submit in writing their views on the subject either prior to or at the time of the meeting, seconded by Selectman Hause. Roll call vote was taken by all members.

The Board voted unanimously on a motion by Selectman Spellios to have the Board select a Residential Factor of 0.948409, or a CIP Shift of 170%, for the Fiscal Year 2018 Tax Levy; and in order to affect this policy, the Board hereby authorizes Sean Fitzgerald, Town Administrator, to electronically sign on behalf of the Board of Selectmen on the Massachusetts Department of Revenue's Gateway System, seconded by Selectman Hause.

The Board voted unanimously on a motion by Selectman Spellios to have the Board choose to not adopt a Residential Exemption for Fiscal Year 2018; and in order to affect this policy, the Board hereby authorizes Sean Fitzgerald, Town Administrator, to electronically sign on behalf of the Board of Selectmen on the Massachusetts Department of Revenue's Gateway System, seconded by Selectman Hause.

The Board voted unanimously on a motion by Selectman Spellios to have the Board adopt a Small Commercial Exemption of 10% of the value of qualifying parcels; and to affect this policy, the Board hereby authorizes Sean Fitzgerald, Town Administrator, to electronically sign on behalf of the Board of Selectmen on the Massachusetts Department of Revenue's Gateway System, seconded by Selectman Hause.

Land Development Agreement and Deed / Groom Construction / Greenwood Avenue:

The following were discussed:

- *Closing scheduled for tomorrow*
- *Documents for the Board to sign*
- *Transfer the building over to groom construction*

Selectman Spellios spoke on exhibit F construction time table, asked for clarification on the demolition permit / updated schedule, insurance certificates, post-closing checklist, performance checklist, mortgage questions, gross sales, and a press release,

The Board voted unanimously on a motion by Selectman Spathanas to have the Board execute documents prepared by Town Counsel in connection with the disposition of the Greenwood Avenue Middle School, being the Quitclaim Deed, Land Development Agreement, Agreement (which confirms payments owed by buyer to the Town) and a Subordination to a mortgage to East Boston Savings Bank, and further move to release said documents for the closing subject to receipt by the Town from the buyer of the pro forma taxes due in the amount of \$11,019.76 and final approval by Town Counsel to the form and proper execution of the closing documentation, seconded by Selectman Jones.

Votes of the Board:

The Board voted on a motion by Selectman Hause to approve a change of manager for the Swampscott Club, 362 Humphrey Street, Swampscott, Mass for their current liquor license to Mr. Neil Sheehan, 54 Redington Street, Swampscott, Mass, seconded by Selectman Spathanas.

The Board voted on a motion by Selectman Spathanas to approval a request to hold the 6th Annual Chabad of the North Shore Run-a-latke family fun 5K and Chanukah Party to be held on Sunday, December 17, 2017 starting at 11 AM to P.M., seconded by Selectman Hause.

The Board voted on a motion by Selectman Jones to approve a one-day liquor license for Reach Arts, 89 Burrill Street, Swampscott, Mass for Gallery opening reception to be held on Friday, December 8, 2017 from 7-9PM, seconded by Selectman Hause.

Town Administrator's Report:

Town Administrator Sean Fitzgerald spoke on the following:

- *On -going Capital Improvement Meetings / new members*
- *Additional eight new liquor licenses*
- *Town Hall offices moving*
- *New Hires for the Fire Department*
- *Fire Alarm Projects*
- *Public Comment / Website*
- *Solid waste contract -future agenda item*
- *Facilities Meeting -school public safety*
- *On going negotiations with contracts.*
- *Town Holiday Parade*

Selectman Naomi reminded residents that after the Holiday Parade there will be the Annual festival on Town Hall Lawn.

Executive Session:

The Board voted on a motion by Selectman Jones to enter into "Executive Session - M.G.L. Ch. 30A, Section 21(a)(3) – To discuss strategy with respect to collective bargaining if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the Town – Police Union Negotiations." , seconded by Selectman Spellios. Roll call vote was taken.

The Board voted on a motion by Selectman Jones to enter into "Executive Session - M.G.L. Ch. 30A, Section 21(a)(6) – To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the Town - Rail Trail Matter." Seconded by Selectman Spellios.

Roll call vote was taken.

The Board will not be returning to regular session.

Adjournment:

The Board voted unanimously on a motion by Selectman Spellios to close meeting seconded by Selectman Jones.

True Attest:

Maureen Shultz,

Administrative Assistant