

TOWN COUNCIL MINUTES
Town Hall Council Chambers
November 15, 2021, Monday

Present: Arthur Mathews, President
Michael Molisse, Vice President
John Abbott, Councilor
Pascale Burga, Councilor
Kenneth DiFazio, Councilor
Jane Hackett, Councilor
Fred Happel, Councilor
Ed Harrington, Councilor
Rebecca Haugh, Councilor
Christopher Heffernan, Councilor
Maureen Kiely, Councilor

Also Present: Kathleen Deree, Town Clerk
Joseph Callanan, Town Solicitor
Richard Swanson, Town Auditor
James Malary, Director of Municipal Finance
Leilani Dalpe, Project Manager
Trish O’Kane, Principal Assessor
Robert Haley, Board of Assessors
Kevin Spellman, Board of Assessors
Robert Brinkman, Board of Assessors
Denice Alexander, Board of Assessors

Recording Secretary: Mary Barker

President Mathews called the meeting to order at 7:30 PM. After the Pledge of Allegiance, Town Clerk Kathleen Deree called the roll, with all members present.

ANNOUNCEMENTS

Councilor Burga announced the second of three meetings on Beal’s Park will take place at 6:30 PM on November 29, 2021 in the McElroy Room at McCulloch. The group met a few weeks ago, and based on that feedback, Activitas will be presenting their conceptual design and alternative project goals for the park. This is a public meeting, and the public is encouraged to attend.

Councilor Happel announced that he and fourth-grader Ronan Mannke will hold a playground fundraiser on November 28, 2021, from 4-8 PM at the Thomas Hamilton School.

President Mathews welcomed new District Six councilor John Abbott to the Council.

MINUTES

Town Council Meeting Minutes of November 8, 2021

Vice President Molisse motioned to approve the minutes from the November 8, 2021 Town Council meeting and was seconded by Councilor Kiely. Unanimously voted.

PUBLIC HEARINGS

21 115- Fiscal Year 2022 Tax Classification

Vice President Molisse motioned to open the public hearing on measure 21 115 and was seconded by Councilor Kiely. He noted that this measure was advertised on November 5, 2021. Unanimously voted.

Tricia O’Kane, Principal Assessor, and Kevin Spellman, Vice Chair of Board of Assessors, presented the measure. Ms. O’Kane reported that this year residential values increased. Values are based on market activity in 2020. The market remains very strong. The average home value increased by more than 9%, but commercial is stagnant. They also project that property values will increase quite a bit next year. The board recommends a shift from 1.45 (which is has been for the last five years) to 1.48% on commercial, industrial and personal property with no residential exemption. If they maintained the shift to 1.45, commercial tax bills would actually go down, but next year when values go up significantly, the commercia would have to catch up.

The Chapman debt exclusion is added to this year’s taxes, (and amounts to 41¢ per thousand) on the average tax bill. Values are projected to increase again next year. There has been some new growth; new buildings were added to the tax levy. A few mixed-use projects came online along with some growth in utilities. The single-family tax bills remain one of the lowest in the surrounding towns.

President Mathews asked if the debt exclusion is segregated on the bill. Ms. O’Kane responded that it is absorbed into the tax rate, and not a separate line item. 41¢/\$1000 is attributable to the debt exclusion. If they maintained 1.45 shift, the average single-family tax bill would increase 7.9% from last year. With a 1.48 shift, the rate is 7.13%. Some commercial entities with the 1.45 shift would see a decrease in bills, while with a 1.48 shift, they will see a modest increase.

Councilor Haugh asked if the commercial property bills reflect the same 41¢/\$1000 for the debt exclusion? Ms. O’Kane responded that it is not the same--commercial properties are also paying their share of the debt exclusion, based on their share of the shift.

Councilor Happel asked what the average homeowner will pay for the increase- monetarily. Ms. O’Kane responded the change is \$356.53 from last year.

Councilor Heffernan asked how much home values are predicted to increase next year? Ms.

O’Kane responded it could be 10-11%, but they are still increasing.

Vice President Molisse asked if next year will be a revaluation year, and Ms. O’Kane responded yes.

President Mathews asked if there were any questions or comments from the public. There were none.

Vice President Molisse motioned to close the public hearing on measure 21 115 and was seconded by Councilor Kiely. Unanimously voted.

REPORTS OF COMMITTEES

Budget/Management Committee-Chair Michael Molisse

Chair Molisse reported that the Budget/Management Committee met on to deliberate the following measure(s):

21 114- Reserve Fund Transfer- Unpaid Bills

This measure was referred to the Budget/Management Committee on October 18, 2021. The committee met on November 15, 2021 and voted to forward the measure to the full town council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, Vice President Molisse motioned to approve measure 20 114, as amended; that the Town of Weymouth transfer the sum of \$1,768.49 from the Reserve Fund for the purpose of paying the following unpaid bills:

Gulf of Maine Boat Surveyors	May 2021	\$	500.00
Janet Murray, Recording Secretary	May 2021	\$	99.80
Pare Corporation	April 2021	\$	923.59
Pare Corporation	Nov. 2015	\$	245.10
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Total		\$	1,768.49

Councilor Kiely seconded the motion. Unanimously voted.

21 115-Fiscal Year 2022 Tax Classification

This measure was referred to the Ordinance Committee on November 8, 2021. The committee met on November 15, 2021 and voted to forward the measure to the full town council with a recommendation for favorable action. A public hearing was conducted this evening.

On behalf of the Budget/Management Committee, Vice President Molisse motioned to approve measure 21 115; that the Town of Weymouth adopt a Classification Tax Rate Shift of 1.48 for commercial, industrial and personal property taxes with no residential exemption for fiscal year 2022. Councilor Kiely seconded the motion. Unanimously voted.

ADJOURNMENT

The next regularly scheduled meeting of the Town Council is Monday, December 6, 2021. At 7:48 PM; there being no further business, Vice President Molisse motioned to adjourn the meeting and was seconded by Councilor Harrington. Unanimously voted.

Respectfully Submitted by Mary Barker as Recording Secretary

Approved by Arthur Mathews as President of the Town Council

Voted unanimously on 6 December 2021