

**BOARD OF SELECTMEN**  
Steven P. Rose, Chairman,  
Robert F. Brady, Jr., Clerk  
Eric S. Beckerman, Associate

Gregory S. Enos  
**TOWN ADMINISTRATOR**

# Town of Avon Massachusetts



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TOWN OF AVON

2019 DEC -6 A 9:07

TOWN CLERK

**BOARD OF SELECTMEN**  
**THURSDAY, NOVEMBER 21, 2019**  
**7:30 P.M.**

**Members Present:** Steven P. Rose, Chairman  
Robert F. Brady, Jr., Clerk  
Eric S. Beckerman, Associate

**Others Present:** Gregory S. Enos, Town Administrator  
Shanna M. Faro, Executive Assistant to the Town Administrator  
Joseph Lalli, Esq., Town Counsel  
Police Chief Jeffrey Bukunt

**Board of Assessors:** Warren Bruce Lane, Chairman, Board of Assessors  
Cynthia Bernasconi, Clerk, Board of Assessors  
Jonathon Madore, Member, Board of Assessors  
Paul Sullivan, Assistant Assessor

Chairman Rose called the meeting to order at 7:30 p.m. with all members present.

Chairman Rose announced that the meeting is being recorded by the local Cable Access Channel.

Mr. Lalli led the meeting in the Pledge of Allegiance.

**Public Participation**

None

**Appointments: 7:00 p.m. – Tax Classification Hearing for Fiscal Year 2020**

Mr. Sullivan and the Board of Assessors appeared before the Board to commence the Tax Classification Hearing for Fiscal Year 2020. Mr. Brady read the Notice of Hearing for the Tax Classification Hearing which was posted in the Brockton Enterprise on October 31, 2019 and the Moneysaver on November 13, 2019.

Mr. Sullivan introduced himself as Assistant Assessor and read a brief presentation. Mr. Sullivan stated that the purpose of the Tax Classification Hearing was for the Board of Selectmen to determine the allocation of the local tax burden to be borne by the four classes of real property for Fiscal Year 2020. Mr. Sullivan stated that the Selectmen must adopt a residential factor which is used to determine the percentage of the tax levy to apply to each class of real and personal property. After this is completed,

the Board of Assessors applies these percentages to the individual property classes. Mr. Sullivan stated that the total taxable value for Fiscal Year 2020 is \$868,125,959. He stated that the total valuation from Fiscal Year 2019 to Fiscal Year 2020 increased by 1.06%. Mr. Sullivan stated that it was worth noting that residential values are rising, and the increase is from new construction, minor data changes and market demand for housing. Mr. Sullivan stated that industrial values increased slightly, affected by sales, new construction and renovations. Also, noteworthy, was that personal property values increased slightly due to limited growth in utility values and wireless telephone inventory values. Mr. Sullivan stated that the increase in value, mainly from new growth in the residential class, helps the Fiscal Year 2020 tax rate for all classes of property. Mr. Sullivan stated that regarding the taxably levy for Fiscal Year 2020, the total amount to be raised is \$30,278,316. Mr. Sullivan stated that state law permits the Town to adopt a residential factor less than one, which would have the effect of increasing the commercial, industrial and personal property tax rates and decreasing the Residential tax rate. Mr. Sullivan stated that the Town of Avon has traditionally chosen a factor less than one. Mr. Sullivan stated that for Fiscal Year 2020, the Board of Assessors is recommending a factor of 1.37%. By choosing this factor, the tax rate for each class decreases by .29 cents for Residential and .91 cents for Commercial and Industrial. Mr. Sullivan stated that there is no open space discount as the Town has no land that has been classified as such. Mr. Sullivan stated that since the Town has very few multi-family income producing properties and virtually no second (seasonal) homes, the Board of Assessors does not recommend adopting the Residential Exemption for Fiscal Year 2020.

Chairman Rose opened the hearing for discussion. Brian Delano of Weiss Sheet Metal asked if any of the Board members were aware of a new state formula for school funding and if it will affect Avon and the cost per student. Mr. Delano referenced an article he had read in the Boston Business Journal regarding this matter. Mr. Enos informed Mr. Delano that he was aware that a hearing was held today on this matter, but he did not know the outcome and if it had passed.

Bob Costa of B.C. Tent & Awning requested that Mr. Sullivan clarify in the total assessed value by class and how residential was increased by 7.7% and industrial by 7.8%. Mr. Sullivan stated that new homes in Avon are now selling for over \$600,000. Mr. Sullivan stated that with the commercial properties, business owners sign leases and therefore are not as fluid as the residential properties with the real estate prices fluctuating more.

With no further questions from the audience, the Board took a vote on the Tax Classification for Fiscal Year 2020. Mr. Brady made a motion to approve the recommendation of the Board of Assessors and to set the tax rate for Fiscal Year 2020 at a factor of 1.37%. Mr. Beckerman seconded the motion. The motion carried.

Mr. Beckerman made a motion to follow the recommendation of the Board of Assessors and not adopt a Residential Exemption for Fiscal Year 2020. Mr. Brady seconded the motion. The motion carried.

Mr. Beckerman made a motion to approve the recommendation of the Board of Assessors and adopt a Small Commercial Exemption of up to 10% to qualifying commercial (Class 3) properties. Mr. Brady seconded the motion. The motion carried.

With those votes, the Tax Classification Hearing for Fiscal Year 2020 concluded.

### **Meeting Minutes**

Mr. Brady made a motion to accept the minutes of November 14, 2019 (Regular Session) as written. Mr. Beckerman seconded the motion. The motion carried.



## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

### **Recycling Agreement**

Mr. Enos presented the Board with a Single Stream Blended Value Recycling Agreement between WM Avon, Inc. and the Town. Mr. Enos stated that although there has always been a mutual understanding between the Town and WM Avon, Inc., there was never a written agreement for recycling services. Mr. Enos stated that it was important to draft a written Recycling Agreement. Mr. Enos stated that Town Counsel had reviewed this Recycling Agreement. Mr. Enos stated that this Recycling Agreement will make no impact to the operating budget as there is no cost to the Town for recycling. Mr. Enos stated that the Recycling Agreement once signed will be valid for five years with allowance for two five-year renewals of the Recycling Agreement. Mr. Beckerman made a motion to approve the Recycling Agreement between the Town of Avon and WM Avon, Inc. and authorized the Chairman to sign the contract. Mr. Brady seconded the motion. The motion carried.

### **Parking Lot Update – Employee Parking**

Mr. Enos informed the Board that the parking lot has been striped and is moving forward to final completion. Mr. Enos stated that the Drop Box for payments has been installed. The U.S. Mailbox has been relocated to the island where the Drop Box is located. Mr. Enos stated that he has installed a light in the back of the parking lot for safety. Mr. Enos requested permission from the Board to designate employee parking towards the back of the buildings to leave the front spaces for customers. Mr. Enos requested that the parking spaces in the back be designated as employee parking on a temporary basis and see how that works. The Board consented to Mr. Enos' request to designate the rear parking lot as the employee parking lot.

### **Police Chief Memorandum of Understanding – South Shore Task Forces**

Chief Bukunt approached the Board to discuss the importance of joining the South Shore Drug and Street Crimes Task Forces. Chief Bukunt stated that by joining the municipalities of Stoughton, Holbrook, Randolph, Canton, Milton, Quincy, Weymouth and the Norfolk County Sheriff's Department in participation of these task forces would only serve to benefit our offices in the Town by having more of an ongoing relationship with our neighboring communities and by the sharing of pertinent information. Mr. Enos informed the Board that the Memorandums of Agreement for these task forces were reviewed and approved by the Town's insurer. Mr. Brady made a motion to approve the Memorandum of Agreement between the Police Departments of the South Shore Street Crimes Task Force and the Memorandum of Agreement between the Police Departments of the South Shore Drug Task Force and to authorize the Police Chief to sign these contracts. Mr. Beckerman seconded the motion. The motion carried.

### **Council on Aging Hours**

Mr. Enos reminded the Board that the Council on Aging hours were temporarily changed six months ago to mirror the hours of Town Hall. Mr. Enos stated that the time period for the temporary change has expired. Mr. Enos stated that the Council on Aging Director has written a letter to the Board in support of keeping the temporary hours of operation the same. Mr. Enos stated that the Outreach Coordinator has done a great job implementing evening programs for the seniors on Thursday night. Mr. Enos stated that he supported this request for safety purposes as well. Mr. Enos stated that he will request the permanent

change to the AFSCME unit. He did not foresee any problems with this request. Mr. Beckerman made a motion to approve the permanent change of the Council on Aging hours to reflect Town Hall's operating hours pending the approval of the AFSCME Bargaining Unit for this change. Mr. Brady seconded the motion. The motion carried.

#### **Personnel Action Form for Senior Circulation Assistant**

Mr. Brady made a motion to approve the Personnel Action Form for Nabilah Abdulsalam for the Senior Circulation Assistant position at the Avon Public Library for a Grade OAL 2, Step 1 at the rate of \$18.66 per hour effective December 9, 2019. Mr. Beckerman seconded the motion. The motion carried.

#### **One Day Special Alcohol Permit for Avon Fish & Game Association**

Mr. Brady made a motion to approve the One Day Special Alcohol Permit for the Avon Fish & Game Association for November 30, 2019 (Valid 11/29/19 to 12/02/19) for a club function. Mr. Beckerman seconded the motion. The motion carried.

#### **Temporary Sign Permit for Mattress Firm**

Mr. Beckerman made a motion to approve the Temporary Sign Permit for Mattress Firm for a 6' x 2' vinyl banner and 15' inflatable balloon to be displayed in the parking lot advertising a "Black Friday" sale from November 22, 2019 through December 3, 2019 with the stipulation that the landlord of the building Messina clarify the authorization letter as it inadvertently grants permission for Mattress Firm to hold a "balloon sale" instead of granting permission to have an inflatable balloon in the parking lot to advertise a mattress sale. Mr. Brady seconded the motion. The motion carried.

#### **Correspondence**

Mr. Rose stated that the Selectmen received correspondence from Comcast regarding price changes effective December 20, 2019. He requested that Mr. Enos display this information on the Town's website to inform residents of the pricing increases.

#### **Announcements**

Chairman Rose announced that the December meetings of the Board will be December 5, 2019 and December 19, 2019.

Mr. Brady announced that the Annual Holiday Festival will be held on December 1, 2019 at DeMarco Park from 12:00 p.m. to 5:00 p.m.

Chairman Rose announced that all Town buildings will be closed to the public on November 29, 2019.

Chairman Rose wished all members of the viewing audience a Happy Thanksgiving.

#### **Town Administrator's Report**

Mr. Enos stated that 14B North Main Street has been sold as part of the receiver program. Mr. Enos stated that the Council on Aging had their annual Thanksgiving luncheon today and commended the staff on their hard work and effort to make such a successful luncheon. Mr. Enos informed the Board that the Department of Public Works did some preparation work today at the Butler Elementary School for installation of the Torie Tot Lot playground on November 23, 2019.



## Adjournment

At 8:02 p.m., Chairman Rose requested the Board make a motion to conclude the Regular Session. An Executive Session would begin after the Open Session to discuss Collective Bargaining with Union Bargaining Units (Police, Fire & AFSCME); and Employment Agreements with Non-Union Personnel as such discussion would have a detrimental effect on the negotiating position of the governmental body if discussed during the Open Session. Mr. Beckerman made a motion to adjourn the Regular Session. Mr. Brady seconded the motion. The motion carried.

A roll call vote was taken.

Mr. Beckerman voted aye.

Mr. Brady voted aye.

Chairman Rose voted aye.

The Board would reconvene in Open Session for the sole purpose of adjournment. At 9:15 p.m., Mr. Beckerman moved to adjourn the meeting. Mr. Brady seconded the motion, so voted 3-0.

Respectfully submitted,



Shanna M. Faro

Executive Assistant to the Town Administrator

## LIST OF DOCUMENTS

1. November 21, 2019 Board of Selectmen Meeting Agenda
2. November 14, 2019 Meeting Minutes (Regular Session)
3. Notice of Hearing for Tax Classification Fiscal Year 2020
4. Report to the Board of Selectmen by the Board of Assessors – Tax Rate Classification Fiscal Year 2020
5. Recycling Services Agreement – Single Stream Blended Value
6. Letter from Police Chief Bukunt to Board of Selectmen in support of the Avon Police Department joining the South Shore Drug and Street Crimes Task Forces
7. Memorandum of Agreement between the Police Departments of the South Shore Street Crimes Task Force
8. Memorandum of Agreement between the Police Departments of the South Shore Drug Task Force
9. Letter from Council on Aging Director Gene Mazzella to Board of Selectmen dated November 13, 2019 regarding Council on Aging hours of operation
10. Personnel Action Form for Senior Circulation Assistant
11. One Day Special Alcohol Permit for Avon Fish & Game Association
12. Temporary Sign Permit Application for Mattress Firm
13. Letter from Comcast to Board of Selectmen dated November 19, 2019 regarding price changes