

CITY OF NORTH ADAMS  
City Clerk's Office  
December 4, 2014

I hereby notify that at twelve noon today the following items of business have been filed with this office and will be acted upon at the meeting in the City Council Chambers at City Hall, Tuesday evening December 9, 2014 at seven-thirty o'clock according to Section 8, Rules and Orders of the City Council.

Marilyn Gomeau  
City Clerk

REGULAR MEETING OF THE CITY COUNCIL  
December 9, 2014

Roll Call  
Moment of silent prayer  
The Pledge  
Approval of the minutes of *November 25<sup>th</sup>*.

**PUBLIC HEARING**

**8717-34**      *Public Hearing for the purpose of establishing the percentages of the local tax levy to be borne by the various classes of real property.*

**CLOSE PUBLIC HEARING**

**8717-34**      *Mayor's communication #62-a requesting the approval of the tax for FY'15.*

**8717-34**      *An Order establishing the percentages of tax levy for the various classes of property for FY'15.*

**11,377-a**      *Mayor's communication #30-a requesting the withdrawal of Council Paper 11,377 and Council Paper 11,377-1.*

**11,377**      *An Order authorizing the Mayor to petition for Special Legislation concerning liquor license for Steeple City Liquors, which was postponed at the meeting of July 8<sup>th</sup>.*

**11,377-1**      *An Order accepting Chapter 138, section 15 of the Massachusetts General Laws; Liquor License, Steeple City Liquor, which was postponed at the meeting of July 8<sup>th</sup>.*

**11,382-1**      *An Ordinance amending Chapter 2 of the Revised Ordinances of the City of North Adams entitled Administration by adding a new section, which was referred to the General Government Committee and postponed at the meeting of October 28<sup>th</sup>.*

**11,407**      *An Ordinance amending Chapter 2 of the Revised Ordinances of the City of North Adams by adding a new section, Arts Commission, which was referred to the General Government Committee and postpone at the meeting of September 23<sup>rd</sup>.*

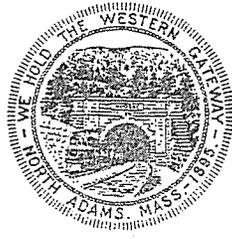
**11,212-2**      *Mayor's communication #65 regarding Solar Power.*

(over)

- 11,212-2** *An Order authorizing the Mayor to enter into a Power Purchase Agreement with Plymouth Solar 1, LLC.*
- 11,212-3** *An Order authorizing the Mayor to enter into a Power Purchase Agreement with Westminister CC Solar 1, LLC.*
- 11,430** *Report of the Finance Committee meeting submitted by Councilor Bullett.*
- 11,431** *Communication submitted by Councilor Bullett regarding a presentation from Molly Prindle class project.*

**CORRESPONDENCE  
LICENSE**

**OPEN FORUM  
COUNCILLOR'S & MAYOR'S CONCERNS**



CITY OF NORTH ADAMS, MASSACHUSETTS

December 9, 2014

Office of the Mayor  
Richard J. Alcombright

62-A

To: North Adams City Council  
Re: Tax Classification – FY2015

Dear Honorable Members:

Tonight you will be voting on establishing the CIP shift which sets the percentages of tax levy of the different classes of property; residential as well as commercial, industrial and personal property (CIP).

Within the attached tax package, you will find all pertinent information as to process, valuations, tax rates and tax levies, (current and historic). As in past years, I will review the information and the City Assessor and Administrative Officer will be available at the meeting to aid in answering any questions.

Based on factored assumptions, the FY2015 tax levy will be \$15,019,976, an increase in levy of 4.05% over FY2014 which represents the legislated 2.5% increase plus new growth of \$225,012. I am recommending that we maintain the CIP shift at 1.71. The increase in rates (per \$1000 valuation) is as follows:

- Residential – from \$15.92 to \$16.71 (approximately \$115.00 annual increase on a single family home valued at \$136,200)
- CIP – from \$34.54 to \$36.07.

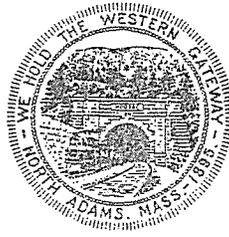
As we establish this CIP shift tonight, we are assuring our community that we will be able to provide services at acceptable levels.

I respectfully ask for your support of this tax package.

Sincerely,



Richard J. Alcombright  
Mayor



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor  
Richard J. Alcombright

December 9, 2014

30-A

To: North Adams City Council  
Re: Council Papers 11377 and 11377-1

Dear Honorable Members:

As you will recall, several months ago I brought forward a home rule petition for a liquor license for Steeple City Liquor's (V&V).

Please know that since, the principals for Steeple City Liquor's have acquired an all alcohol liquor license and have been approved by our local License Commission and the ABCC to operate. Based on this, I respectfully withdraw the above referenced papers as the matter has been settled.

Sincerely,

Richard J. Alcombright  
Mayor



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor  
Richard J. Alcombright

December 9, 2014

#65

The Honorable City Council  
North Adams, Massachusetts

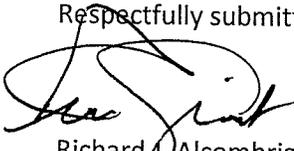
Re: Borrego Power Purchase Agreement

Dear Honorable Councilors:

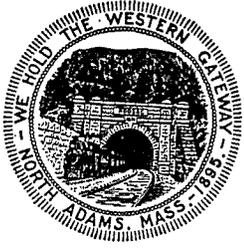
As you may recall our solar project at the landfill will meet about two thirds of the City's capacity. That said we have negotiated the purchase of the remaining one third of our capacity from two sites being developed by Borrego Solar Systems. I need Council approval to enter into the Power Purchase Agreements. For your information and as part of the order, the Power Purchase Agreement will be sent to you via email due to the length of the document. Should you require a printed copy, please call Rosemari in my office.

I respectfully request approval of the orders as presented.

Respectfully submitted,



Richard J. Alcombright  
Mayor



# City of North Adams

In City Council

December 9, 2014

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Ordered:

Whereas, the City of North Adams, acting by and through its Mayor, has determined that the City of North Adams purchasing of power from Westminster CC Solar 1, LLC under certain terms and conditions, will result in an economic benefit to the City; and

Whereas, the Mayor has negotiated a Power Purchase Agreement with Westminster CC Solar 1, LLC (Power Purchase Agreement being attached to this Order and made a part here of); and

Whereas, the City Council has determined that execution of the Power Purchase Agreement is in the best interests of the City.

Now Therefore it is ORDERED

That the City of North Adams enter into the Power Purchase Agreement that is attached to this Order; and that the Mayor be and is hereby authorized to execute and deliver on behalf of the City of North Adams the Power Purchase Agreement in substantially the same form as the Power Purchase Agreement attached hereto



# City of North Adams

In City Council

December 9, 2014

Ordered:

Whereas, the City of North Adams, acting by and through its Mayor, has determined that the City of North Adams purchasing of power from Plymouth Solar 1, LLC under certain terms and conditions, will result in an economic benefit to the City; and

Whereas, the Mayor has negotiated a Power Purchase Agreement with Plymouth Solar 1, LLC (Power Purchase Agreement being attached to this Order and made a part here of); and

Whereas, the City Council has determined that execution of the Power Purchase Agreement is in the best interests of the City.

Now Therefore it is ORDERED

That the City of North Adams enter into the Power Purchase Agreement that is attached to this Order; and that the Mayor be and is hereby authorized to execute and deliver on behalf of the City of North Adams the Power Purchase Agreement in substantially the same form as the Power Purchase Agreement attached hereto



# City of North Adams

In City Council

December 9, 2014

Ordered:

That the Board of Assessors be and is hereby authorized to establish the following percentage of tax levy for the following classes of property for Fiscal Year 2015:

Class 1 -Residential 61.2649%

Class 2 -Open Space 0.0%

Class 3 -Commercial 26.621%

Class 4— Industrial 5.0233%

Class 5— Personal Property 7.0908%

AND BE IT FURTHER ORDERED: That a residential factor of .792069 be employed.

## SETTING THE TAX RATE

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The process of setting the tax rate involves a number of steps. Assessors first determine the value of each parcel of property and classify all property into four classes of real and personal property. The classes of real property are residential, open space, commercial and industrial. Once Assessors have calculated the total assessed value of all real and personal property, they submit the Total Valuation of all property (FORM LA-4) to the Division of Local Services. The Division determines and computes the minimum residential factor for the community. This information is sent to the Board of Assessors on the Minimum Residential Factor Computation Form (FORM LA-7) with a blank copy of the Tax Allocation Form (FORM LA-5). There must then be a public hearing to decide whether or not all classes of property should be taxed at the same rate.

Chapter 40, Section 56 allows communities to tax commercial and industrial real property and personal property at a higher rate than residential and open space real property. At the public hearing, the Board of Assessors presents information on the fiscal effects of the various alternatives. After input from interested citizens, the Board of Selectmen, Town Council, or the City Council, with approval from the Mayor, makes the decision of whether to tax all classes of property at the same rate.

Chapter 3 of the Acts of 2004 provides relief for those communities in which the maximum shift results in a residential share which is larger than that of the prior year. For those communities, the limits have been raised. They may increase the C.I.P. share of the levy by 175.000% if the residential class is not reduced to less than 50% of its share. This new residential share cannot be less than the residential share in any year since the community's values were first certified at full and fair cash value.

**City of North Adams**

**Assessed Values by Class**

**VALUATION BASE SINCE 2011**

CLASS:	2011	2012	2013	2014	2015
	\$		\$	\$	\$
Class 1 Residential	551,223,772	\$551,439,312	550,494,039	550,177,979	550,769,529
Class 2 Open Space *	\$ -				
	\$		\$	\$	\$
Class 3 Commercial	105,006,719	\$102,416,830	103,891,550	112,075,190	110,853,671
	\$		\$	\$	\$
Class 4 Industrial	25,366,412	\$24,956,712	24,596,362	24,565,662	20,917,862
	\$		\$	\$	\$
Class 5 Personal Property	32,759,040	\$27,022,460	31,263,993	27,521,697	29,526,989
	\$		\$	\$	\$
<b>TOTAL</b>	<b>714,355,943</b>	<b>\$705,835,314</b>	<b>\$710,245,944</b>	<b>714,340,528</b>	<b>\$712,068,051</b>

\* Because North Adams has not adopted formal guidelines for the designation of Open Space the DOR has requested the City consolidate the land into other land classification codes. For the purpose of this report, commencing with FY 2007, Open Space values have been consolidated to Class 1 Residential values.

**CLASS 1**

- Based upon a residential factor of one, (meaning signal tax rate), the anticipated FY 2015 tax rate would be \$21.09/1000 value. The average signal family tax bill would be \$2,874.40 an increase of .262%.

TAX RATE RECAPITULATION INFORMATION

CITY OF NORTH ADAMS – Property Tax Levy

The property tax levy is the revenue a community can raise through real & personal property taxes.

**YEAR OVER YEAR COMPARISON OF VALUATIONS & TAX LEVIES  
SINCE 2005**

<u>YEAR</u>	<u>VALUATION</u>	<u>TAX LEVY</u>
2005	\$553,363,255	\$8,856,420
2006	\$598,703,101	\$9,199,382
2007	\$659,151,904	\$9,652,561
2008	\$722,842,694	\$10,552,561
2009	\$731,941,734	\$11,052,561
2010	\$727,183,465	\$11,601,589
2011	\$714,355,943	\$12,854,165
2012	\$705,835,314	\$13,241,152
2013	\$710,245,944	\$13,698,055
2014	\$714,340,528	\$ 14,434,111
2015	\$712,068,051	\$ 15,019,976

**Massachusetts Department of Revenue  
Division of Local Service  
Municipal Databank / Local Aid Section (source)**

**FY2015 Average SIGNAL FAMILY Tax Bill**

FY14 Average Residential Tax Bill Increase			
<b>FY15</b>			
\$359,129,500.00	Residential Value		
\$2,635.00	Parcel count		
\$136,292.03	Av Res value		
16.46/1000	FY15 Tax rate		
<b>\$2,243.37</b>	<b>Av Res Tax</b>	(at 1.75 CIP Shift)	
16.71/1000			
<b>\$2,277.44</b>	<b>Av Res Tax</b>	(at 1.71 CIP Shift)	
<b>FY14</b>			
\$357,376,200.00	Residential Value		
\$2,631.00	Parcel count		
\$135,832.84	Av Res value		
15.92/1000	FY14 Tax rate		
<b>\$2,162.45</b>	<b>Av Res Tax</b>		
The increase in the average tax bill will be approx \$80.92 or .037%			<i>(1.75 CIP)</i>
The increase in the average tax bill will be approx \$114.99 or .053%			<i>(1.71 CIP)</i>

City of North Adams  
Relationship of Class Values

**ASSESSED VALUATIONS - FY2014 VS. FY2015**

	FY14	FY15	INCR/ DECR
Class 1 Residential	\$550,177,979	\$550,769,529	\$591,550
Class 2 Open Space	\$ -	\$ -	\$ -
Class 3 Commercial	\$112,075,190	\$110,853,671	\$(1,221,519)
Class 4 Industrial	\$24,,565,662	\$20,526,862	\$(3,647,800)
Class 5 Personal Property	\$27,521,697	\$29,526,989	\$2,005,292
<b>TOTAL</b>	<b>\$714,340,528</b>	<b>\$712,068,051</b>	<b>\$(2,272,477)</b>

**This hearing requires a vote on the ADOPTION OF A RESIDENTIAL FACTOR pursuant to MGL Chapter 40 Sec. 56.**

Below are factor & tax option to consider:  
 Tax burden CIP shift can be up to 175%.

**RESIDENTIAL FACTOR**

**Fiscal Year 2015 tax Rate Options**

CIP Shift	Res Factor	Share Percentages						Levy Amounts					Estimated Tax Rates					
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.7	79.4998	61.4914	0	26.4653	4.994	7.0493	100	9,235,992	0	3,975,088	750,091	1,058,805	15,019,976	16.77	0	35.86	35.86	35.86
1.71	79.2069	61.2649	0	26.621	5.0233	7.0908	100	9,201,969	0	3,998,471	754,503	1,065,033	15,019,976	16.71	0	36.07	36.07	36.07
1.72	78.9141	61.0384	0	26.7767	5.0527	7.1322	100	9,167,946	0	4,021,854	758,916	1,071,261	15,019,976	16.65	0	36.28	36.28	36.28
1.73	78.6212	60.8118	0	26.9324	5.0821	7.1737	100	9,133,922	0	4,045,237	763,328	1,077,489	15,019,976	16.58	0	36.49	36.49	36.49
1.74	78.3283	60.5853	0	27.0881	5.1115	7.2152	100	9,099,899	0	4,068,619	767,740	1,083,718	15,019,976	16.52	0	36.7	36.7	36.7
1.75	78.0355	60.3588	0	27.2437	5.1408	7.2566	100	9,065,875	0	4,092,002	772,152	1,089,946	15,019,976	16.46	0	36.91	36.91	36.91

## TAX BASE GROWTH SUMMARY - FISCAL 2015

New construction, additions, alternations and business improvements.

	Allowable Adjustments	Value X Tax Rate
Residential	\$ 2,245,500	\$ 35,748
Open Space	\$ -	\$ -
Commercial	\$ 495,724	\$ 17,122
Industrial	\$ 38,700	\$ 1,337
Personal Property	<u>\$ 4,945,131</u>	\$ 170,805
<b>TOTAL NEW GROWTH</b>	<b>\$ 7,725,055</b>	<b>\$ 225,012</b>

*New growth value based upon FY2014 tax rates of \$15.92 for R & O and \$34.54 C.I.P.*

### TAX RATES SINCE FISCAL 2005

FISCAL YEAR	R&O	C.I.P.
2005	12.22	28.76
2006	11.57	28.98
2007 (Reval Year)	11.13	26.62
2008	11.32	26.72
2009	11.71	27.03
2010 (Reval Year)	12.44	27.92
2011	14.00	31.49
2012	14.82	32.83
<b>2013 (Reval Year)</b>	<b>15.30</b>	<b>33.95</b>
2014	15.92	34.54
<b>2015</b>	<b>16.71</b>	<b>36.07</b>

R & O = RESIDENTIAL AND OPEN SPACE

C.I.P. = COMMERCIAL, INDUSTRIAL AND PERSONAL PROPERTY

IF A SINGLE TAX RATE WERE CHOSEN FOR FY 2015 IT WOULD BE \$21.09

## Finance Committee Meeting

Date: 11-13-2014

Time: 6:30PM

Present: Committee members Nancy Bullett Chairwoman, Lisa Blackmer, Wayne Wilkinson; city officials Mayor Alcombright, Mike Canales, Dave Fierro, Ross Vivori and City Councilor Josh Moran, members of the community and the press.

-The Mayor presented a summary of the proposed utilization of the one time state grant of \$750,000.

-Working with department heads, a capital projects list was generated with estimated costs of 1.762 million dollars. From this list, \$767,610 in projects were recommended for funding. The priority of the projects to be completed was based on urgency of need, with high priority to the heating and cooling system and roof repair to city hall.

-See the attachment for the list all projects with those hi-lighted in gray being recommended for funding.

-A letter with this same attachment has been sent to Glen Shor, Secretary of Administration and Finance.

-The Mayor has not been informed as to how the grant funds will be dispersed to the city.

-Mike Canales presented an overview of the tax classification plan which is scheduled to be brought to Council in December.

The current system is a split tax rate with the current shift of the tax burden of 1.71 to the commercial side and there is no plan to change it.

-The city has seen a decrease in property values nearly \$2.28 million on the commercial, industrial and personal property side while the residential side has seen an increase in value.

-State aid has decreased from 67% to 42% over the past several cycles.

-With the decrease in property values and decrease in state aid, the Mayor will be requesting a Prop 2 ½ over ride. For clarity, the Mayor will present two budgets to Council; one which includes funding with the over ride and the other without the funding.

-The Mayor indicated he city cannot rely on state funding. The city needs to generate more revenue. He noted the budget has been working with the same amount of revenue for the past seven cycles.

- Meeting adjourned 7:50PM

Respectfully submitted,

Nancy Bullett, finance committee chairwoman



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor  
Richard J. Alcombright

November 4, 2014

Glen Shor, Secretary  
Executive Office of Administration and Finance  
State House - Room 373  
Boston, MA 02133

Dear Secretary Shor:

I spoke recently with Pam Kocher in your office regarding "1599-0026 - a reserve for 1-time grant (\$750,000) to support municipal improvements" to aid the City of North Adams. To date, we have identified the attached list of capital purchases and projects that will benefit several City departments. All are non-recurring expenditures.

Please note the enormity of our capital needs and without this help from the Commonwealth, the City would have no way of making these purchases or complete these projects. Please know that this list does not include any large capital projects however most of our infrastructure to include bridges, dams, water and sewer pipes, and Public Safety and DPW facilities are all in a sad state of disrepair.

Most of the approved purchases and projects need to happen very quickly as they involve snow removal, heating systems, roof repairs and police vehicles. That said, I would like to know how the City can access the money in the budget so that we can minimally begin ordering vehicles and other things necessary to complete projects.

Please contact me at your earliest convenience to discuss this in more detail and I thank you very much for your help and commitment.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard J. Alcombright", is written over a circular stamp or seal.

Richard J. Alcombright  
Mayor

cc: Pam Kocher - Director of Local Policy  
Senator Benjamin Downing  
Representative Gailanne Cariddi

**Building Department**

1	F-550 Trucks with Plows	\$ 62,500.00	\$ 62,500.00	
	Heating & Cooling City Hall	\$ 94,000.00	\$ 94,000.00	\$ 94,000.00
	New Roof	\$ 145,000.00	\$ 145,000.00	\$ 135,000.00
	Gas Install Library	\$ 26,500.00	\$ 26,500.00	\$ 26,500.00
			\$ 328,000.00	\$ 255,500.00

**Community Development Department**

	Playground Improvements ADA	\$ 30,000.00	\$ 30,000.00	
	Historical Inventory Update	\$ 10,000.00	\$ 10,000.00	
	Armory Architectual Design	\$ 30,000.00	\$ 30,000.00	
			\$ 70,000.00	\$ -

**Other**

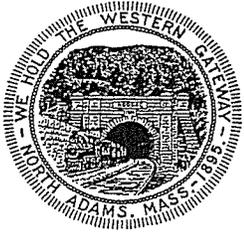
	Windsor Lake management study	\$ 30,000.00	\$ 30,000.00	
	and weed control		\$ 30,000.00	\$ 30,000.00

**School**

	Technology and textbooks	\$ 100,000.00	\$ 100,000.00	
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\$ 1,762,670.00 \$ 1,767,610.00

				REQUESTED	APPROVED
<b>Fire Department</b>					
24	Turnout gear with boots	\$ 1,825.00	\$ 43,800.00		
1	Positive pressure Fan	\$ 2,800.00	\$ 2,800.00		
1	4X4 truck w/utility body	\$ 50,000.00	\$ 50,000.00		
			\$ 96,600.00	\$ -	
<b>Police Department</b>					
2	Cruisers (FY 2015)	\$ 39,555.00	\$ 79,110.00	\$ 79,110.00	
	New Animal Shelter	\$ 40,000.00	\$ 40,000.00	\$ 35,000.00	
2	Cruisers (FY 2016)	\$ 39,555.00	\$ 79,110.00		
			\$ 198,220.00	\$ 114,110.00	
<b>Police &amp; Fire</b>					
46	Window Replacement		\$ 34,300.00		
1	Roof replacement	\$ 86,450.00	\$ 86,450.00		
1	Boiler Replacement	\$ 67,100.00	\$ 67,100.00		
1	New Public Safety Building Study	\$ 50,000.00	\$ 50,000.00		
			\$ 237,850.00	\$ -	
<b>Public Services Department</b>					
1	PC Upgrade at Water Plant		\$ 30,000.00	\$ 25,000.00	
2	F-550 Trucks with Plows	\$ 61,500.00	\$ 123,000.00	\$ 91,000.00	
1	Excavator 18,000 pounds		\$ 120,000.00		
1	Front End Loader		\$ 110,000.00		
1	Tandom Axcel Dump Truck (Used)		\$ 50,000.00		
1	2 stage snow thrower		\$ 90,000.00	\$ 90,000.00	
1	Flail Mower		\$ 25,000.00	\$ 22,000.00	
	Natural gas upgrade at Water Plant		\$ 60,000.00	\$ 40,000.00	
3	Mowers	\$ 8,000.00	\$ 24,000.00		
2	3/4 ton pickup trucks	\$ 35,000.00	\$ 70,000.00		
			\$ 702,000.00	\$ 268,000.00	



# Office of the City Council City of North Adams

10 Main Street Room 109  
North Adams, Massachusetts 01247  
(413) 662-3015

December 9, 2014

Dear Fellow Councilors;

I have invited Molly Prindle from Williams College to present the project her Environmental Planning class is working on, Community Health and Wellness; North Adams Trail Assessment.

Respectfully submitted

Councilor Bullett