



CITY OF NORTH ADAMS, MASSACHUSETTS
Office of the City Clerk

**North Adams City Council Meeting
Tuesday, November 10, 2020**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the North Adams City Council will be conducted via remote, no in-person attendance of members of the public will be permitted, This meeting can be viewed live on the Northern Berkshire Community Television station and will be posted to their website as soon as possible. I hereby notify that at twelve noon today, November 4, 2020, the following items of business have been filed with this office and will be acted upon at the regular meeting in the City Council Chambers at City Hall, Tuesday Evening November 10, 2020 at seven-thirty o'clock according to Section 8, Rules and Orders of the City Council.

Deborah M. Pedercini
City Clerk

AGENDA

**REGULAR MEETING OF THE CITY COUNCIL
November 10, 2020**

Roll Call
Moment of silent remembrance
The Pledge
Approval of the minutes of October 27, 2020
Hearing of Visitors on Agenda

- 8,717-39** Mayor's communication #64 Public Hearing to set Tax Classification for FY 2021.
- 8,717-39** An Order authorizing the Mayor to establish the Fiscal Year 2021 tax levy for Residential, Open Space, Commercial, Industrial and Personal Property.
- 11,911** Mayor's communication #65 introduction of City Administrative Officer, Angie Lopes Ellison.
- 11,826** An Ordinance amending the Revised Ordinances of the City of North Adams regarding the various fees established in the City Code which was postponed at the meeting of September 8, 2020.

- 11,876** Communication submitted by Councilor Lamb addressing speed limits and safety concerns in the Autumn Drive and Birchwood Terrace area which was postponed at the meeting of October 13, 2020.
- 11,912** Communication submitted by Council President Hopkins appointing Kathy Hartman and Houa Ziong as members of the Inclusion, Diversity, Equity and Access working group.

LICENSES
OPEN FORUM
MAYOR'S CONCERNS
COMMITTEE REPORTS AND MINUTES
LIAISON UPDATES AND COUNCILOR CONCERNS
CORRESPONDENCE
ADJOURNMENT

Zoom Information:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83557540978>

Or iPhone one-tap:

US: +19292056099,83557540978# or +13017158592,83557540978#

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Webinar ID: 835 5754 0978

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CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor
Thomas W. Bernard

Communication #	Subject	Date
64	Public Hearing to set Tax Classifications for FY 2021	November 10, 2020

Honorable Members of the City Council
North Adams, Massachusetts

Dear Honorable Councilors:

Submitted for your consideration is an Order setting the percentages of the local tax levy to be allocated to each class of real estate and personal property within the City of North Adams for Fiscal Year 2021.

This Order is based on a recommendation to set the commercial, industrial, personal property (CIP) tax shift for fiscal year 2021 at 1.67% of the residential rate. Doing so will establish a residential factor of .7815 and set the FY 2021 tax rates as follows:

\$18.64 – residential and open space
\$39.83 – commercial, industrial, personal

The city assessor will be present during the public hearing on November 10, 2020, as well as at the meeting of the North Adams City Council that evening, to review the Order and the enclosed supporting information and to address any questions the Council may have.

I request that the Council adopt the Order as presented.

Respectfully submitted,

Thomas W. Bernard
Mayor

TWB/me



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Assessor

CITY OF NORTH ADAMS TAX CLASSIFICATION FISCAL YEAR 2021

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 168.000% 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.

Summary Tables

Tax Rate Summary: FY 2010-2020		
Fiscal Year	R/O	C/I/P
2010 (reevaluation year)	\$12.44	\$27.92
2011	\$14.00	\$31.49
2012	\$14.82	\$32.83
2013 (reevaluation year)	\$15.30	\$33.95
2014	\$15.94	\$34.54
2015	\$16.69	\$36.03
2016 (reevaluation year)	\$17.39	\$37.93
2017	\$17.67	\$38.65
2018	\$18.38	\$39.85
2019	\$19.11	\$41.61
2020 (recertification year)	\$18.62	\$40.66

Notes

R/O = Residential and Open Space

C/I/P = Commercial, Industrial, and Personal Property

If a single tax rate were employed for FY 2021 it would be \$23.85

Valuation Base Summary: FY 2017-2021					
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Residential	\$549,867,934	\$559,122,708	\$556,831,349	\$588,142,937	\$608,468,509
Open Space*	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial	\$112,505,659	\$111,212,748	\$110,802,875	\$112,664,615	\$114,682,874
Industrial	\$22,168,722	\$23,590,217	\$22,084,312	\$22,651,662	\$23,507,679
Personal Property	\$31,510,866	\$31,517,127	\$35,605,797	\$44,554,873	\$60,213,668
Totals	\$716,053,181	\$725,442,800	\$725,324,333	\$768,014,087	\$806,872,730

* 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.

Assessed Valuations: FY 2020 vs. 2021			
	FY 2020	FY 2021	Difference
Residential	\$588,142,937	\$608,468,509	\$20,325,572
Open Space	\$ -	\$ -	\$ -
Commercial	\$112,664,615	\$114,682,874	\$2,018,259
Industrial	\$22,651,662	\$23,507,679	\$856,017
Personal Property	\$44,554,873	\$60,213,668	\$15,658,795
Totals	\$768,014,087	\$806,872,730	\$38,828,643

FY 2021 New Growth Summary		
New construction, additions, alternations and business improvements		
	Allowable Adjustments	Value x Tax Rate
Residential	\$202,800	\$3,776
Open Space	\$ -	\$ -
Commercial	\$208,400	\$8,474
Industrial	\$0	\$0
Personal Property	\$4,022,270	163,545
Total New Growth	\$4,433,470	\$175,795

Note

New growth value based upon FY2020 tax rates of \$18.62 for R & O and \$40.66 C.I.P.

Fiscal Year 2021 Tax Rate Options

This hearing requires a vote on the adoption of a residential factor pursuant to MGL Chapter 40 Section 56

**MassDOR - Massachusetts Department of Revenue
Division of Local Services
What If ... Scenario Worksheet for FY 2021**

North Adams - 209

CLASS	VALUE	%	
Residential	608,468,509	75.4107	R & O %
Open Space	0	0.0000	75.4107
Commercial	114,682,874	14.2133	
Industrial	23,507,679	2.9134	C I P %
Personal Property	60,213,668	7.4626	24.5893
Total	806,872,730	100.0000	

CLASSIFICATION OPTIONS

RESIDENTIAL EXEMPTION	
# of Eligible Parcels	0.000000
Res Parcel Count	0
Res Exemption %	0.0000
Total Res Value Net of Ex	608,468,509

SMALL COMMERCIAL EXEMPTION	
# of Eligible Parcels	0
Total Value of Eligible Par	0
Comm Exemption %	0.0000
Total C & I Value Net of E	138,190,553

ENTER A LEVY (ESTIMATED IF NECESSARY)

Levy	19,241,779
Single TaxRate	23.85

ENTER CIP SHIFT RANGE

Shift Range	1.65	1.68
Shift Increment %		1.00
Max Shift Allowed		1.68

Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

Share Percentages

CIP Shift	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP
1.6500	0.7881	59.4277	0.0000	23.4519	4.8071	12.3133	100.0000
1.6600	0.7848	59.1818	0.0000	23.5941	4.8362	12.3879	100.0000
1.6700	0.7815	58.9359	0.0000	23.7362	4.8654	12.4625	100.0000
1.6800	0.7783	58.6900	0.0000	23.8783	4.8945	12.5372	100.0000

Levy Amounts

CIP Shift	Res Factor	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA
1.6500	0.7881	11,434,941		4,512,571	924,973	2,369,296	19,241,782
1.6600	0.7848	11,387,627		4,539,920	930,579	2,383,655	19,241,782
1.6700	0.7815	11,340,313		4,567,269	936,185	2,398,015	19,241,782
1.6800	0.7783	11,292,998		4,594,618	941,791	2,412,374	19,241,782

Estimated Tax Rates

CIP Shift	Res Factor	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.6500	0.7881	18.79	0.00	39.35	39.35	39.35
1.6600	0.7848	18.72	0.00	39.59	39.59	39.59
1.6700	0.7815	18.64	0.00	39.83	39.82	39.83
1.6800	0.7783	18.56	0.00	40.06	40.06	40.06

FY21 Average Residential Tax Bill Increase					
	FY 2020 (@ 1.71 CIP)	FY 2021 (@ 1.65 CIP)	FY 2021 (@ 1.66 CIP)	FY 2021 (@ 1.67 CIP)	FY 2021 (@ 1.68 CIP)
Residential Value	\$394,602,100.00	\$409,868,700.00	\$409,868,700.00	\$409,868,700.00	\$409,868,700.00
Parcel Count	2,643	2,639	2,639	2,639	2,639
Avg. Res. Value	\$149,300.83	\$155,312.13	\$155,312.13	\$155,312.13	\$155,312.13
Tax Rate (per \$1,000 value)	\$18.62	\$18.79	\$18.72	\$18.64	\$18.56
Average Res. Tax	\$2,779.98	\$2,918.31	\$2,907.44	\$2,895.02	\$2,882.59
Estimated average tax increase		\$138.33	\$127.46	\$115.04	\$102.61

FY21 Tax Share Options					
		@ 1.65 CIP	@ 1.66 CIP	@ 1.67 CIP	@ 1.68 CIP
Class 1	Residential	59.4277%	59.1818%	59.9359%	58.6900%
Class 2	Open Space	0.00%	0.00%	0.00%	0.00%
Class 3	Commercial	23.4519%	23.5941%	23.7362%	23.8783%
Class 4	Industrial	4.8071%	4.8362%	4.8654%	4.8945%
Class 5	Personal Property	12.3133%	12.3879%	12.4625%	12.5372%
Residential Factor		0.7881	0.7848	0.7815	0.7783

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1.6600	0.7848	18.72	0.00	39.59	39.59	39.59
1.6700	0.7815	18.64	0.00	39.83	39.82	39.83
1.6800	0.7783	18.56	0.00	40.06	40.06	40.06



City of North Adams

In City Council

November 10, 2020

Ordered:

That the Board of Assessors for the City of North Adams be and is hereby authorized to establish the Fiscal Year 2021 tax levy for the following classes of personal property:

Class 1	Residential	58.9359%
Class 2	Open Space	0.00%
Class 3	Commercial	23.7362%
Class 4	Industrial	4.8654%
Class 5	Personal Property	12.4625%

And be it further ordered that a residential factor of .7815 be employed.



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor
Thomas W. Bernard

Communication #	Subject	Date
65	Introduction of City Administrative Officer	November 10, 2020

Honorable Members of the City Council
North Adams, Massachusetts

Dear Honorable Councilors:

I request time on the agenda of the November 10, 2020, City Council meeting to introduce Angie Lopes Ellison, the new administrative officer for the City of North Adams. Ms. Ellison officially begins in her new role on November 9, and I look forward to building a strong collaborative relationship between her and the Council as we work together to serve the residents, businesses, and visitors to the City of North Adams.

Respectfully submitted,

Thomas W. Bernard
Mayor

TWB/me



Office of the City Council

City of North Adams

10 Main Street Room 104

North Adams, Massachusetts 01247

(413) 662-3000, Ext. 1

November 10, 2020

Dear Fellow City Councilors,

The Diversity, Equity and Inclusion working group is continuing its good work and I'm pleased to say that there is interest in its work.

In consultation with the group coordinator, Councilor Lamb, I am appointing two additional members:

Kathy Hartman, a lifelong resident of North Adams who has deep roots in the area; and Houa Xiong, a current MCLA student with a deep passion for work around diversity and equity.

Thank you.

Paul Hopkins

President