

# **Town Manager's Report**

## **Tuesday, November 12, 2013**

**To: Board of Selectmen**  
**From: Christopher Whelan, Town Manager**

**Following are some of the matters reported on this week by various Town Departments:**

### **FINANCE**

#### **Voter Registration Deadline for December 4 Special Town Meeting**

The Town Clerk's Office reminds residents who are not yet registered to vote in Concord that the deadline to register to vote if you wish to participate in the December 4, 2013 Special Town Meeting is **Friday, November 22**. The Town Clerk's Office will be open for voter registration until 8:00 pm on November 22. Registration may be done by mail (download a registration form off of our web site – [www.concordma.gov](http://www.concordma.gov) – click "Elections & Voting") or in person at the Town Clerk's Office, which is located on the first floor of the Town House, 22 Monument Square. Office hours are Mondays through Fridays, 8:30 am to 4:30 pm. All registrations must be postmarked by November 22 if you wish to participate in and vote at the Special Town Meeting.

#### **State Initiative Petitions**

Initiative petitions for ballot questions for the November 2014 State Election are now circulating in Concord. The Town Clerk's Office has already certified over 1,000 signatures of Concord voters on a ballot question to expand the state's Bottle Bill to require deposits on containers for all non-alcoholic non-carbonated drinks (with some exceptions). Other ballot questions that have been submitted to the Clerk's Office for certification include a petition to require employers to provide sick leave benefits to employees (with some conditions and exceptions), and another to increase the state's minimum wage. These and other petitions will be circulating in Concord in the coming weeks. If you choose to sign a petition, be sure to do so legibly and use your name and address as you are currently registered to vote.

#### **Setting the FY14 Property Tax Rate: Classification Public Hearing**

The Assessors Division has been busy the past few weeks finalizing the

FY 2014 values – for the valuations to be used in setting the tax rate for the fiscal year that began July 1, 2013. The Tax Classification hearing will be held by the Board of Selectmen at its meeting to be held on November 18<sup>th</sup>. The FY 14 town-wide taxable assessed value has increased by 1.5% based on market analysis for calendar year 2012 and an assessment date of January 1, 2013.

Growth from new construction is \$1,220,000, with more than one-third of this increase attributable to commercial property development and the final completion of the Concord Mews apartment complex. New construction is valued based upon what is completed by each June 30, but the valuation factors of the preceding January 1 are then applied, so that all taxable property is assessed on the same basis.

The overall residential value has increased by 1.4%.

A uniform tax rate of \$14.45 per thousand is proposed by the Board of Assessors, an increase of 2.7% from the prior tax rate of \$14.07. This recommendation is based on the budget adopted by the 2013 Annual Town Meeting in April and the tax levy needed to balance the budget. Most residential properties that did not have any building permit work during the period July 1, 2012 to June 30, 2013 will see a tax bill change of 0% to 3.5%.

The Assessors website is being up-dated with FY 14 documents. By the end of this week, the following documents are expected to be available at [http://www.concordma.gov/pages/ConcordMA\\_assessor/FY14INFO](http://www.concordma.gov/pages/ConcordMA_assessor/FY14INFO).

- The Assessment Process FY 14;
- The FY 14 link to online values;
- TAX RATE ANALYSIS, FY2014 (the report of the Board of Assessors to the Board of Selectmen);
- A power point presentation prepared by the Board of Assessors for the Public Hearing, containing its recommendations to the Selectmen; and
- The notice of the November 18 Classification Hearing to be conducted by the Board of Selectmen.

The notice for the Classification Hearing also appeared in the November 7 edition of the Concord Journal.