



**City of Fall River Massachusetts**  
**Office of the City Clerk**

**ALISON M. BOUCHARD**  
CITY CLERK

**INÈS LEITE**  
ASSISTANT CITY CLERK

**SPECIAL MEETING OF THE CITY COUNCIL**

**MEETING:** Wednesday, November 9, 2016, 2016 at 5:35 p.m.  
Council Chamber, One Government Center

**PRESENT:** President Shawn E. Cadime, presiding;  
Councilors Richard Cabeceiras, Joseph D. Camara, Steven A. Camara,  
Stephen R. Long, Pam Laliberte-Lebeau, Raymond A. Mitchell,  
Linda M. Pereira and Cliff Ponte

**ABSENT:** None

**IN ATTENDANCE:** Benjamin Mello, Administrator of Assessing  
Richard Gonsalves, Chairman, Board of Assessors  
Richard Wolfson, Member, Board of Assessors  
Roger Tache, Member, Board of Assessors  
Cathy Ann Viveiros, City Administrator

President Shawn E. Cadime called the meeting to order at 5:48 p.m. with a moment of silence followed by a salute to the flag and announced that the meeting may be recorded with audio or video and transmitted through any medium.

*A motion was made by Councilor Raymond A. Mitchell to adopt the order for a 1.69 tax factor, but received no second.*

*On a motion made by Councilor Raymond A. Mitchell and seconded by Councilor Linda M. Pereira it was unanimously voted to waive the rules to allow the Board of Assessors and the City Administrator to address the Council.*

*Councilor Steven A. Camara stated that he would like to see the City trend back towards the 1.75 tax factor to assist the residents in the City. He would like to see the tax factor raised slightly from 1.69 to 1.70. Councilor Linda M. Pereira stated that although she agrees with the Councilor in seat three, she would like to be more aggressive and she would like to motion to raise the tax factor to 1.72. Councilor Cliff Ponte stated that he understands that people in this community are struggling tremendously and he agrees that we need to help the residents, so he would like to see a 1.71 or 1.72 tax factor.*

*Councilor Pam Laliberte-Lebeau questioned if there had been stipulations on the length of time associated with the vote that changed the tax factor to 1.69 and stated that she would also like to see the tax factor changed to 1.71 or 1.72.*

*The City Administrator stated that the 1.69 tax factor has been in effect for the past eight years. With using the 1.69 tax factor, it will raise the residential rate by \$0.53 per thousand and the commercial rate by \$0.98 per thousand. If we change to the 1.72 tax factor the residential rate would increase by \$0.38 per thousand and the commercial rate by \$1.52 per thousand. If we were to go to the 1.75 tax factor the residential rate would increase by \$0.22 per thousand and the commercial rate by \$2.05 per thousand. So hopefully this puts the rates in perspective.*

*A motion was made by Councilor Linda M. Pereira to adopt the order for a 1.71 tax factor, but received no second.*

*A motion was made by Councilor Steven A. Camara and seconded by Councilor Linda M. Pereira to adopt the order for a 1.72 tax factor.*

*Councilor Stephen R. Long asked what the valuation of tax exempt properties were. The Chairman of the Board of Assessors stated that the valuation for 2016 was \$920,716,412 and for 2017 it is \$920,956,856, but noted that these figures also include municipal buildings and hospitals.*

*Council President Shawn E. Cadime relinquished the chair to Vice President Linda M. Pereira so that he could deliver remarks at 6:36 p.m. President Cadime questioned who was paying PILOTS and the City Administrator stated that the Housing Authority, Academy Building and a few others were paying PILOTS. President Cadime returned to the chair at 6:45 p.m.*

*Councilor Steven A. Camara stated that many residents are receiving no increase in their Social Security pensions, but their taxes and water bills are increasing.*

*The roll was called on the motion to adopt the order for a 1.72 tax factor and it was voted 5 yeas, 4 nays with Councilors Richard Cabeceiras, Joseph D. Camara, Stephen R. Long and Cliff Ponte voting in the negative.*

*A recess was taken at 7:05 p.m. to allow the Board of Assessors to submit updated orders and the Council reconvened at 7:17 p.m.*

*On a motion made by Councilor Steven A. Camara and seconded by Raymond A. Mitchell, it was voted 5 yeas, 4 nays to adopt the classes of real property with Councilors Richard Cabeceiras, Joseph D. Camara, Stephen R. Long and Cliff Ponte voting in the negative.*

*On a motion made by Councilor Raymond A. Mitchell and seconded by Councilor Linda M. Pereira, it was unanimously voted to adjourn at 7:27 p.m.*

List of documents and other exhibits used during the meeting:

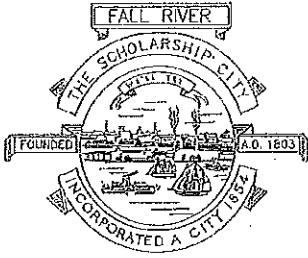
Agenda packet (attached)  
CD and DVD of meeting

A true copy. Attest:



City Clerk

In City Council, January 24, 2017  
Approved.



# City of Fall River Massachusetts

Office of the City Clerk

RECEIVED

2016 NOV -2 P 4: 28

ALISON M. BOUCHARD  
CITY CLERK

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA

INÊS LEITE  
ASSISTANT CITY CLERK

**AGENDA**  
**WEDNESDAY, NOVEMBER 9, 2016**  
**CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER**

**5:30 P.M. CITY COUNCIL PUBLIC HEARING -- TAX CLASSIFICATION**

To hear all persons interested and wishing to be heard on the question of adoption of the percentage of the local tax levy to be borne by each class of real property, as defined in Section 2A of Chapter 59 of the General Laws, and personal property for Fiscal Year 2017.

**5:35 P.M. SPECIAL MEETING OF THE CITY COUNCIL OR IMMEDIATELY FOLLOWING THE CITY COUNCIL PUBLIC HEARING IF IT RUNS PAST 5:35 P.M.**

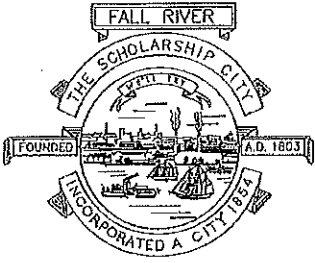
1. Order – Fiscal Year 2017 Tax Factor
2. Order – Fiscal Year 2017 Tax Levy

*Inês Leite*  
Assistant City Clerk

ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650

One Government Center • Fall River, MA 02722  
TEL 508-324-2220 • FAX 508-324-2211 • EMAIL [city\\_clerks@fallriverma.org](mailto:city_clerks@fallriverma.org)





**City of Fall River**  
**Massachusetts**  
Department of Financial Services  
TREASURER • COLLECTOR • AUDITOR • ASSESSOR

*Board of Assessors*

RECEIVED

2016 NOV -3 P 4:49

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA  
BENJAMIN MELLO, MAA  
Administrator of Assessing

**JASIEL F. CORREIA II**  
*Mayor*

November 9, 2016

Mayor Jasiel Correia II  
Members of the Fall River City Council  
One Government Center  
Fall River, MA 02722

RE: 2017 FISCAL YEAR TAX FACTOR

Dear Mayor Correia and Councilors:

The public hearing concerning the classification of property within the City of Fall River has been scheduled for Wednesday, November 9<sup>th</sup> at 5:30 p.m. within the City Council Chambers. The hearing will be held in order to establish a tax factor. If a tax factor of 1.00 were established, Fall River would have an approximate single tax rate of \$17.82 for fiscal year 2017. The single rate would apply to all residential, commercial, industrial and personal property. The classification hearing is a process that allows a reallocation of the percentage of the local tax levy to be borne by each class property.

Legislation mandates that the tax factor cannot exceed 1.75. As the factor increases from 1.00 to 1.75, the residential rate declines and therefore, the commercial, industrial and personal property (C.I.P.) tax rate increases.

The city currently maintains a tax factor of 1.69.

A copy of the various rates that would result from tax factors ranging from 1.00 to 1.75 have been attached to this letter for your review.

Before any tax factor can be utilized, it must be adopted by the City Council and approved by the Mayor. If any additional information is required, please feel free to contact the Assessor's Office.

Respectfully yours,

Benjamin Mello, MAA  
Administrator of Assessing



**City of Fall River Tax Scenario**  
 FY2016 using a factor of 1.69

1.69 was the factor that was applied for FY2016

	Average Single Family Value	Tax Rate	Average Tax Bill	Change +/-
Fiscal Year 2016	Residential	\$208,000.00	\$13.63	\$2,893,504
Fiscal Year 2017	Residential	\$212,850.00	\$14.16	\$3,013,96
	Commercial	\$609,700.00	\$29.13	\$17,760.95
Fiscal Year 2017	Commercial	\$602,800.00	\$30.11	\$18,150.31

	FY2017 Using a factor of 1	Tax Rate	Average Tax Bill	Change +/-
Fiscal Year 2016	Residential	\$208,000.00	\$17.82	\$3,706.56
Fiscal Year 2017	Residential	\$212,850.00	\$17.82	\$3,792.99
	Commercial	\$609,700.00	\$17.82	\$10,864.85
Fiscal Year 2017	Commercial	\$602,800.00	\$17.82	\$10,741.90

	Factor Scenario 1.25	Tax Rate	Average Tax Bill	Change +/-
Residential Value	\$212,850.00	\$16.49	\$3,509.90	\$674.86
Commercial Value	\$602,800.00	\$22.27	\$13,424.36	(\$4,336.20)
	Factor Scenario 1.50	Tax Rate <td>Average Tax Bill <td>Change +/-</td> </td>	Average Tax Bill <td>Change +/-</td>	Change +/-
Residential Value	\$212,850.00	\$15.17	\$3,228.93	\$393.89
Commercial Value	\$602,800.00	\$26.73	\$18,112.84	(\$1,647.72)
	Factor Scenario 1.70	Tax Rate <td>Average Tax Bill <td>Change +/-</td> </td>	Average Tax Bill <td>Change +/-</td>	Change +/-
Residential Value	\$212,850.00	\$14.11	\$3,003.31	\$188.27
Commercial Value	\$602,800.00	\$30.29	\$18,258.81	\$498.25

Factors	Res. Rate	CLP Rate
1.00	\$17.82	\$17.82
1.25	\$16.49	\$22.27
1.50	\$15.17	\$26.73
1.69	\$14.16	\$30.11
1.70	\$14.11	\$30.29
1.71	\$14.06	\$30.47
1.72	\$14.01	\$30.65
1.73	\$13.95	\$30.83
1.75	\$13.88	\$31.18

RECEIVED  
 2016 NOV -3 P 4:09  
 TYLER K  
 FALL RIVER, MA

	Factor Scenario 1.72	Tax Rate	Average Tax Bill	Change +/-
Residential Value	\$212,850.00	\$14.01	\$2,982.08	\$166.49
Commercial Value	\$602,800.00	\$30.65	\$18,475.32	\$715.25

	Factor Scenario 1.73	Tax Rate	Average Tax Bill	Change +/-
Residential Value	\$212,850.00	\$13.95	\$2,969.26	\$134.22
Commercial Value	\$602,800.00	\$30.83	\$18,584.32	\$823.76

	Factor Scenario 1.75	Tax Rate	Average Tax Bill	Change +/-
Residential Value	\$212,850.00	\$13.85	\$2,947.97	\$112.99
Commercial Value	\$602,800.00	\$31.18	\$18,795.30	\$1,084.74





# City of Fall River, *In City Council*

ORDERED, that in accordance with Chapter 40, Section 56 of the Massachusetts General Laws, the City Council of the City of Fall River does hereby determine the percentages of the local tax levy to be borne by each class of real property, as defined in Chapter 59, Section 2A of the Massachusetts General Laws, and personal property for Fiscal Year 2017, to be as follows:

Residential	(Class I)	60.5833
Open Space	(Class II)	-0-
Commercial	(Class III)	22.9309
Industrial	(Class IV)	10.2434
Personal Property	(Class V)	6.2424

In City Council, November 9, 2016  
Adopted, 5 yeas, 4 nays

Approved, November 14, 2016  
Jasiel F. Correia II, Mayor

A true copy. Attest:

  
City Clerk



# City of Fall River, *In City Council*

ORDERED, that in accordance with Chapter 40, Section 56 of the Massachusetts General Laws, the City Council of the City of Fall River does hereby adopt a residential factor of 0.785946 which shall be used by the Board of Assessors to determine the percentages of the local tax levy to be borne by each class of real and personal property for Fiscal Year 2017.

In City Council, November 9, 2016  
Adopted, 5 yeas, 4 nays

Approved, November 14, 2016  
Jasiel F. Correia II, Mayor

A true copy. Attest:



City Clerk

