

CITY OF WALTHAM  
CITY CLERK'S OFFICE

2019 NOV 20 P 1:48

RECORDED

Special Meeting of the Waltham City Council

Public Hearing

Monday, November 25, 2019

6:30 PM

City Council Chambers  
610 Main Street  
Waltham, Massachusetts

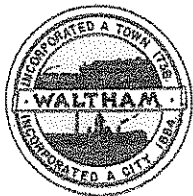
To The Members of the City Council and all other interested parties,

The purpose of the meeting is relative to the classification and the residential factor which shall be used by the Board of Assessors to determine the percentage of the tax levy to be borne by each class of the real estate and personal property tax for the fiscal year 2020.

AGENDA ITEMS

- Community Preservation Act - FY2020 surcharge allocation - \$3,000,000
- Community Preservation Act - FY2019 unallocated reserve allocation - \$1,167,347.17
- Community Preservation Act - FY2019 State match allocation - \$423,407
- Appropriation of Sewer Retained Earnings - \$1,000,000
- FY2020 Residential Exemption Percentage
- FY2020 Residential Factor

No other matters will be discussed.



CITY OF WALTHAM  
CITY CLERK'S OFFICE

2019 NOV 21 A 11:07

**Community Preservation Committee**

119 School Street  
Waltham, MA 02451  
(781) 314-3117  
cpc@city.waltham.ma.us

RECORDED

November 20, 2019

Robert Waddick  
City Clerk & Clerk of the City Council

Subject: CPC Recommendation for Allocation of the City's CPA Tax Revenue

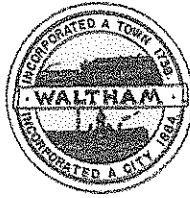
At its meeting held on November 19, 2019, the CPC voted to recommend to the City Council that the sum of \$3,000,000.00 be allocated from the City's CPA Tax Revenue as follows:

Community Housing Reserve	(10%)	\$ 300,000.00
Historic Preservation Reserve	(10%)	\$ 300,000.00
Open Space Reserve	(10%)	\$ 300,000.00
CPC Administration Reserve	( 5%)	\$ 150,000.00
CPA Undesignated Budget Reserve	(65%)	\$ 1,950,000.00
<b>Total</b>		<b>\$ 3,000,000.00</b>

The CPC motion/vote is attached.

Respectfully Submitted,

M. Justin Barrett, Jr.  
Chair  
Community Preservation Committee



**Community Preservation Committee  
Motion Roll Call**

Date: 4/18/2019

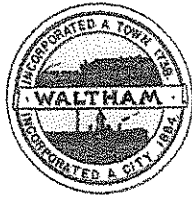
Motion:

ALLOCATE CITY CPA OF \$3,000,000.00 IN  
AMOUNTS OF 10% TO THREE FUNDS, 5% TO  
ADMIN, BALANCE TO GENERAL FUND

	<u>Motion</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>Abstain</u>	<u>Absent</u>
M. Justin Barrett, Jr. (Chair)	_____	_____	✓	_____	_____	_____
Erika Oliver Jerram (Vice Chair)	✓	_____	✓	_____	_____	_____
Dan Melnechuk (Clerk)	_____	_____	✓	_____	_____	_____
Tom Creonte (Member)	_____	_____	✓	_____	_____	_____
Bill Doyle (Member)	_____	✓	✓	_____	_____	_____
Bob LeBlanc (Member)	_____	_____	✓	_____	_____	_____
Loretta McClary (Member)	_____	_____	_____	_____	_____	✓
Amanda Thibodeau (Member)	_____	_____	✓	_____	_____	_____
Sean Wilson (Member)	_____	_____	✓	_____	_____	_____
			<u>#YEA</u>	<u>#NAY</u>	<u>#Abstain</u>	<u>#Absent</u>
			<u>8</u>	<u>—</u>	<u>—</u>	<u>1</u>

Motion Ruling: Passed ✓  
 Failed \_\_\_\_\_

Clerk's Signature Don Melnechuk



CITY OF WALTHAM  
CITY CLERK'S OFFICE  
2019 NOV 21 A 11:05

RECORDED

**Community Preservation Committee**

119 School Street  
Waltham, MA 02451  
(781) 314-3117  
cpc@city.waltham.ma.us

November 20, 2019

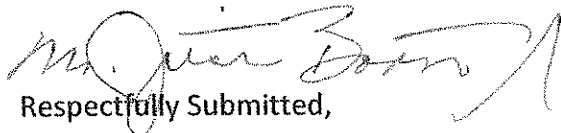
Robert Waddick  
City Clerk & Clerk of the City Council

Subject: CPC Recommendation for Allocation of CPA Unappropriated Funds to CPC's General Fund

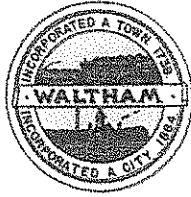
At its meeting held on November 19, 2019, the CPC voted to recommend to the City Council that the sum of \$1,167,347.17 be allocated from the CPC OTHER-UNAPPROPRIATED-UNRESERVED account as follows:

Community Housing Reserve	(10%)	\$ 116,734.72
Historic Preservation Reserve	(10%)	\$ 116,734.72
Open Space Reserve	(10%)	\$ 116,734.72
CPA Undesignated Budget Reserve	(70%)	\$ <u>817,143.01</u>
<b>Total</b>		<b>\$ 1,167,347.17</b>

The CPC motion/vote is attached.

  
Respectfully Submitted,

M. Justin Barrett, Jr.  
Chair  
Community Preservation Committee



**Community Preservation Committee  
Motion Roll Call**

Date: 4/19/2019

Motion:

ALLOCATE OF CPA UNAPPROPRIATED  
\$1,167,347.17 IN AMOUNT, 10% TO EACH  
OF 3 FUNDS, ██████████, BALANCE TO  
GENERAL FUND

	<u>Motion</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>Abstain</u>	<u>Absent</u>
M. Justin Barrett, Jr. (Chair)	_____	_____	✓	_____	_____	_____
Erika Oliver Jerram (Vice Chair)	_____	✓	✓	_____	_____	_____
Dan Melnychuk (Clerk)	_____	_____	✓	_____	_____	_____
Tom Creonte (Member)	✓	_____	✓	_____	_____	_____
Bill Doyle (Member)	_____	_____	✓	_____	_____	_____
Bob LeBlanc (Member)	_____	_____	✓	_____	_____	_____
Loretta McClary (Member)	_____	_____	_____	_____	_____	✓
Amanda Thibodeau (Member)	_____	_____	✓	_____	_____	_____
Sean Wilson (Member)	_____	_____	✓	_____	_____	_____

#YEA 8    #NAY —    #Abstain —    #Absent 1

Motion Ruling: ✓  
 Passed \_\_\_\_\_  
 Failed \_\_\_\_\_

Clerk's Signature *[Handwritten Signature]*



CITY OF WALTHAM  
CITY CLERK'S OFFICE

2019 NOV 21 A 11:05

RECORDED

**Community Preservation Committee**

119 School Street  
Waltham, MA 02451  
(781) 314-3117  
cpc@city.waltham.ma.us

November 20, 2019

Robert Waddick  
City Clerk & Clerk of the City Council

Subject: CPC Allocation of the CPA FY2020 State Matching Funds

At its meeting held on November 19, 2019, the CPC voted to recommend to the City Council that the State Preservation Fund matching grant of \$423,407.00 be allocated as follows:

Community Housing Reserve	(10%)	\$ 42,340.70
Historic Preservation Reserve	(10%)	\$ 42,340.70
Open Space Reserve	(10%)	\$ 42,340.70
CPC Administration Reserve	( 5%)	\$ 21,170.35
CPA Undesignated Budget Reserve	(65%)	\$ <u>275,214.55</u>
<b>Total FY2020 State Preservation Fund Matching Grant</b>		<b>\$ 423,407.00</b>

The CPC motion/vote is attached.

Respectfully Submitted,

M. Justin Barrett, Jr.

M. Justin Barrett, Jr.  
Chair  
Community Preservation Committee



Community Preservation Committee  
Motion Roll Call

Date: 11/19/2019

Motion:

ALLOCATIONS OF STATE MATCHING FUNDS  
OF \$423,407.00 IN 10% TO EACH ACCOUNT,  
5% TO ADMIN, BALANCE TO GENERAL FUND.

	<u>Motion</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>Abstain</u>	<u>Absent</u>
M. Justin Barrett, Jr. (Chair)			✓			
Erika Oliver Jerram (Vice Chair)	✓		✓			
Dan Melnechuk (Clerk)			✓			
Tom Creonte (Member)			✓			
Bill Doyle (Member)			✓			
Bob LeBlanc (Member)			✓			
Loretta McClary (Member)						✓
Amanda Thibodeau (Member)		✓	✓			
Sean Wilson (Member)			✓			
			<u>#YEA</u>	<u>#NAY</u>	<u>#Abstain</u>	<u>#Absent</u>
			<u>8</u>	<u>-</u>	<u>-</u>	<u>1</u>

Motion Ruling: ✓  
Passed \_\_\_\_\_  
Failed \_\_\_\_\_

Clerk's Signature Dan Melnechuk



# City of Waltham

Jeannette A. McCarthy  
Mayor

OFFICE OF WALTHAM  
CITY CLERK'S OFFICE

2019 NOV 21 A 11:20

RECORDED

November 21, 2019

To: Waltham City Council  
RE: Tax Packages from Board of Assessors

Dear Councillors:

Enclosed please find 16 packages from the Board of Assessors, as well as under separate cover, an Appropriation Request and an Order for your Special Meeting.

Sincerely,

Jeannette A. McCarthy

JAM/ns

Enclosures

cc: Frank Craig, Chair, Board of Assessors





# City of Waltham

Jeannette A. McCarthy  
Mayor

CITY OF WALTHAM  
CITY CLERK'S OFFICE

2019 NOV 21 A 8:48

RECORDED

November 21, 2019

TO: The City Council  
RE: Sewer Revenue FY2020

Dear Councillors:

I respectfully request an appropriation in the amount of \$1,000,000 from Sewer Retained Earnings to be assessed in the Sewer Revenue of FY2020. This appropriation will allow the current sewer user rates to remain unchanged for FY2020. The occasional use of retained earnings to offset an increase in user rates is an appropriate practice.

Since this financial transaction pertains to the tax rate setting for FY2020, I respectfully request this matter be acted on during the special meeting of the City Council scheduled for Monday, November 25, 2019.

Attached is a copy of a memo that was received from the City Auditor. Mr. Centofanti will be available to answer any questions concerning this request.

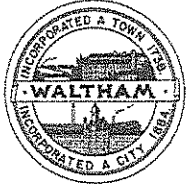
Sincerely,

Jeannette A. McCarthy

JAM/ns

Enclosure

cc: Paul Centofanti, City Auditor



**CITY OF WALTHAM**  
MASSACHUSETTS

RECEIVED  
NOV 18 2019  
Mayor's Office

CITY AUDITOR  
Paul G. Centofanti

ASSISTANT CITY AUDITOR  
Virginia A. Bergin

TO: Honorable Jeannette A. McCarthy, Mayor  
FROM: Paul G. Centofanti, City Auditor *plc*  
RE: Sewer Rates  
DATE: November 18, 2019

I respectfully request an appropriation in the amount of \$1,000,000 from Sewer Retained Earnings to be assessed in the Sewer Revenue of FY2020. This appropriation will allow the current sewer user rates to remain unchanged for FY2020. The occasional use of retained earnings to offset an increase in user rates is an appropriate practice.

Since this financial transaction pertains to the tax rate setting for FY2020, I respectfully request this matter be acted on during the special meeting of the City Council scheduled for Monday, November 25, 2019.

I will be available to answer any questions you or the City Council may have.



**CITY OF WALTHAM  
IN THE CITY COUNCIL**

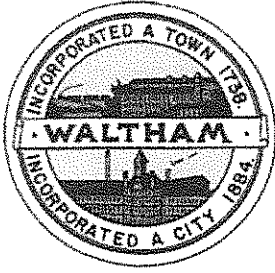
610 Main Street      Waltham Massachusetts 02452

**Order # \_\_\_\_\_**

**Ordered:**

That the City Council appropriates the amount of \$1,000,000 from Sewer Retained Earnings to be added to the Sewer Revenue of FY2020.

Read and Adopted:



# City of Waltham

## Classification Hearing Fiscal Year 2020



Waltham Assessors Office  
Francis P. Craig, Chair  
Robert S. McGovern  
Bernadette Vazquez  
781-314-3200

*City of Waltham*  
*Massachusetts*



*Waltham Board of Assessors*  
*Tel: 781-314-3200*  
*Fax: 781-314-3218*  
*assessors@city.waltham.ma.us*

*610 Main Street*  
*Waltham City Hall*  
*Waltham, MA 02452*

November 21, 2019

Members of the City Council

The Department of Revenue, Bureau of Local Assessment, has approved for the City of Waltham all real estate and personal property valuations, including growth, for fiscal year 2020.

The City Council is now able to hold the classification hearing, which has been scheduled for November 25, 2019 at 6:30 p.m. The Two required City Council Votes are: 1) the residential exemption percentage; and 2) the residential factor.

- A Residential Exemption percentage of 35% was adopted for fiscal year 2019.

-A Residential Factor of .622584 results in the lowest residential tax rate of \$11.95.

Sincerely,

Board of Assessors

Francis P. Craig, Chair

Robert McGovern, Member

Bernadette Vazquez, Member

RECAP - FY 2020

Lowest Residential Factor 0.622584

Tax Levy \$191,680,872

Residential Parcels	14,975
Residential Exemption %	36%
Qualifying Parcels for Res. Exemptions	11,741
Residential Exemption \$	213,893, \$2,511,317,713

Valuation	Net Valuation After Res. Exemption	Percent	Percent After Shift	Tax Dollars Levy by Class
Residential	\$9,151,568,461	66.4976%	41.4003%	\$79,350,996.44
Commercial	\$3,436,933,873	24.9736%	43.6817%	\$83,723,709.15
Industrial	\$617,118,550	4.4841%	7.8433%	\$15,033,007.88
Personal Property	\$556,640,900	4.0447%	7.0748%	\$13,559,772.32
Total	\$13,762,261,784	100.0000%	100.0000%	\$191,667,485.79

C I P Total \$ 4,610,693,323  
 C I P Total % 33.5024%

Residential factor in Column 4 with 175% shift:

Column 1 Residential Tax Rate	Column 2 Comm., Ind., PP Tax Rate	Column 3 Residential Levy %	Column 4 Residential Factor	Column 5 CIP Levy %	Column 6 CIP Shift %	Column 7 Amount Collected	Column 8 Unused Levy
\$11.95	\$24.36	41.4003%	62.2584%	58.5997%	174.9116%	\$191,667,485.79	\$40,303,323.21

Residential Tax Rate with Res. Exemption	\$11.95	\$12.66	\$12.61	\$12.56	\$12.24	\$13.13	\$13.43
C I P Tax Rate	\$24.36	\$26.45	\$27.97	\$29.04	\$29.53	\$31.79	\$31.97
Residential Tax Rate without Res. Exemption	\$8.67						
Residential Tax Rate Diff	\$3.28						

Average Single Family	FY2020	FY2019	FY2018	FY2017	FY2016	FY2015	FY2014
Average Valuation	\$669,790	\$520,000	\$473,000	\$444,400	\$425,100	\$391,300	\$381,900
Residential Exemption	\$213,893	\$188,290	\$147,791	\$116,204	\$88,722	\$79,963	\$78,317
Average Valuation (NET)	\$355,897	\$331,710	\$325,209	\$328,196	\$336,378	\$311,337	\$303,583
Tax Rate	\$11.95	\$12.66	\$12.61	\$12.56	\$12.24	\$13.13	\$13.43
Tax Amount	\$4,252.97	\$4,199.45	\$4,100.89	\$4,122.14	\$4,117.27	\$4,087.85	\$4,077.12
Increase / (Decrease)	\$53.52	\$98.56	(\$21.26)	\$4.88	\$29.41	\$10.74	\$64.36

## Average Single Family Valuation

Fiscal Year	Res. Ex %	Number Of Single	Total Valuation	Average Valuation	Residential Exemption	Tax Rate	Tax Amount	Increase/Decrease
2020	35%	8730	\$4,974,265,600	\$569,790	\$213,893	\$11.95	\$4,252.97	\$53.52
2019	35%	8705	\$4,526,511,200	\$520,000	\$188,290	\$12.66	\$4,199.45	\$98.56
2018	30%	8704	\$4,116,785,600	\$473,000	\$147,791	\$12.61	\$4,100.89	(\$21.26)
2017	25%	8704	\$3,866,724,300	\$444,400	\$116,204	\$12.56	\$4,122.14	\$4.88
2016	20%	8703	\$3,699,957,600	\$425,100	\$88,722	\$12.24	\$4,117.27	\$29.41
2015	20%	8691	\$3,400,490,700	\$391,300	\$79,963	\$13.13	\$4,087.85	\$10.74
2014	20%	8686	\$3,317,296,200	\$381,900	\$78,317	\$13.43	\$4,077.12	\$64.36
2013	20%	8675	\$3,251,983,700	\$374,900	\$77,438	\$13.49	\$4,012.76	\$60.66
2012	20%	8658	\$3,229,638,600	\$373,000	\$76,962	\$13.35	\$3,952.11	\$97.93
2011	20%	8655	\$3,222,218,600	\$372,300	\$77,863	\$13.09	\$3,854.18	\$50.84
FY2020 Based on Levy of \$191,680,672								

**City of Waltham Tax Rates  
35% Residential Exemption**

<b>Fiscal Year</b>	<b>Commercial</b>	<b>Residential</b>	<b>Residential Exemption</b>	<b>Dollars</b>
2020	\$24.36	\$11.95	\$213,893	\$2,556.02
2019	\$26.45	\$12.66	\$188,290	\$2,383.75
2018	\$27.97	\$12.61	\$147,791	\$1,863.64
2017	\$29.03	\$13.93	\$162,686	\$2,266.22
2016	\$29.53	\$12.24	\$88,722	\$1,085.96
2015	\$31.79	\$13.13	\$79,963	\$1,049.91
2014	\$31.97	\$13.43	\$78,317	\$1,051.80
2013	\$31.77	\$13.49	\$77,438	\$1,044.64
2012	\$31.27	\$13.35	\$76,962	\$1,027.44
2011	\$30.43	\$13.09	\$77,863	\$1,019.23
2010	\$28.67	\$12.54	\$80,403	\$1,008.26
2009	\$25.31	\$11.30	\$85,188	\$962.62
2008	\$23.21	\$10.55	\$88,607	\$934.80
2007	\$22.97	\$9.97	\$91,300	\$910.26
<b>Levy \$191,680,672</b>				



CITY OF WALTHAM  
FY 2020 RESIDENTIAL EXEMPTION  
BREAK-EVEN

TAX RATE WITH RESIDENTIAL EXEMPTION  
35%

ASSESSED VALUE	\$779,275
LESS RESIDENTIAL EXEMPTION (35%)	\$213,893
NET ASSESSED VALUE	\$565,382

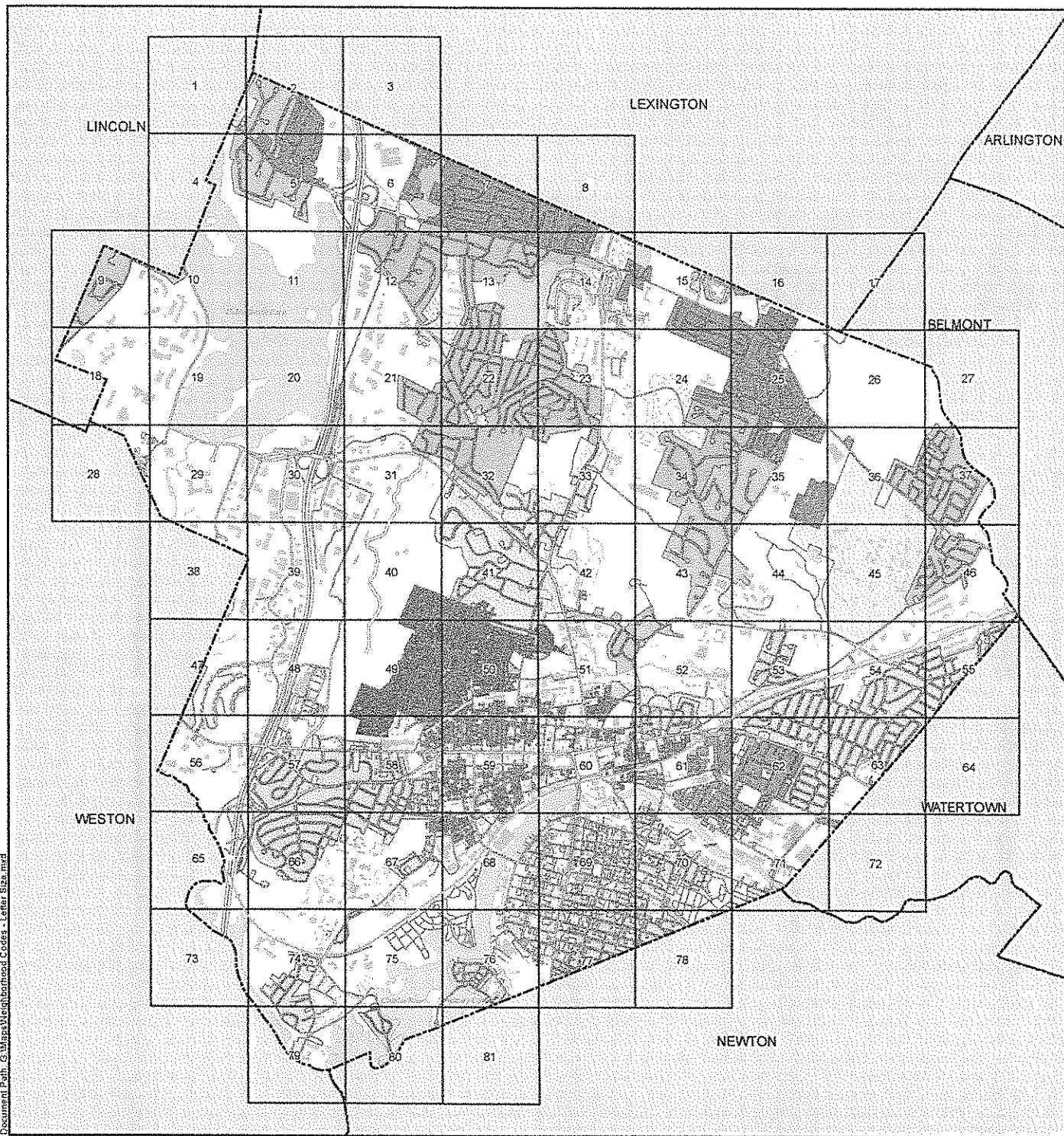
TAX RATE	\$11.95
TAX BILL	\$6,756.31

TAX RATE WITHOUT RESIDENTIAL EXEMPTION

ASSESSED VALUE	\$779,275
TAX RATE	\$8.67
TAX BILL	\$6,756.31

**FY 2020**  
**Average Single Family Value**  
**Increases/Decreases By Neighborhood**

Neighborhood	Total # of Homes	Homes Sold in 2018	Average Sale Price	Sales to Assessed Ratio	Average Assessed Value 2020	% Increase/Decrease
N1	212	2	\$843,250	97%	\$773,039	8%
N2	1135	38	\$632,332	91%	\$565,962	7%
N3	1884	70	\$562,838	92%	\$493,742	11%
N4	463	17	\$792,764	91%	\$668,852	10%
N5	153	2	\$961,500	98%	\$1,013,929	11%
N6	283	8	\$992,563	93%	\$777,131	8%
N7	569	20	\$636,028	91%	\$574,621	9%
N8	673	35	\$626,566	92%	\$539,771	9%
N9	263	4	\$496,225	90%	\$436,097	11%
N10	179	5	\$678,800	90%	\$619,725	11%
N11	1137	43	\$671,290	94%	\$597,383	8%
N12	1095	44	\$640,456	90%	\$565,909	11%
N13	383	12	\$640,581	87%	\$486,010	11%
N14	301	8	\$566,238	90%	\$505,581	10%



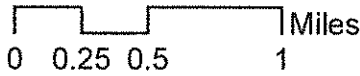
Document Path: C:\MapData\Neighborhood Codes - Letter Size.mxd

	N1		N14		N6
	N10		N2		N7
	N11		N3		N8
	N12		N4		N9
	N13		N5		

**Waltham Assessor's Office**  
**Neighborhood Codes**  
 Waltham, MA



Source: Neighborhood codes provided by the City of Waltham Assessor's Office. Parcel data are current as of January 1, 2019. Map created by the City of Waltham GIS.



Date: 11/20/2019

TOP 25 FY2020  
LARGEST TAXPAYERS

NAME:	NATURE OF BUSINESS	TOTAL FY2020 ASSESSED VALUE	AMOUNT OF TAX	% OF TOTAL LEVY
BAY COLONY, LLC.	OFFICE	191,814,020	4,672,590	2.44%
INTERCONTINENTAL FUND II	OFFICE	137,571,700	3,351,247	1.75%
NSTAR	UTILITY	136,197,150	3,317,763	1.73%
ASTRA	OFFICE	126,394,530	3,078,971	1.61%
WINDSOR VILLAGE	APARTMENTS	108,419,390	1,295,612	0.68%
PD WINTER ST TRUST	OFFICE	105,433,900	2,568,370	1.34%
275 WYMAN STREET REALTY TR.	OFFICE	103,530,500	2,522,003	1.32%
BP RESERVOIR PLACE, LLC.	OFFICE	103,158,950	2,512,952	1.31%
GARDENCREST APARTMENTS	APARTMENTS	100,376,100	1,199,494	0.63%
DMP RWE II LLC	OFFICE	98,641,100	2,402,897	1.25%
LONGVIEW PLACE, LLC. HOPE AVE.	APARTMENTS	83,052,800	992,481	0.52%
WALTHAM WINTER ST. 880 & 890 LP	OFFICE	81,583,200	1,987,367	1.04%
ASN-MASSACHUSETTS HOLDINGS, INC.	APARTMENTS	81,273,300	971,216	0.51%
BROADWAY PROSPECT HILL	OFFICE	78,612,000	1,914,988	1.00%
MMS LOT 2 & MMS WINTER ST, LLC.	OFFICE	78,048,340	1,901,258	0.99%
TISHMAN SPEYER ARCHSTONE (CRONIN'S)	MIXED USE	72,798,600	778,625	0.41%
STARWOOD LLC.	HOTEL	72,253,000	1,760,083	0.92%
HRE-S CENTERPOINT, LLC	OFFICE	67,853,400	1,652,909	0.86%
STONY BROOK ASSOCIATES, LLC. (JONES RD)	OFFICE	67,719,800	1,649,654	0.86%
404 WYMAN STREET ASSOC	OFFICE	66,629,700	1,623,099	0.85%
SPC MAIN ST LLC	RETAIL	62,971,100	1,533,976	0.80%
175 WYMAN LLC	OFFICE	62,648,100	1,526,108	0.80%
VERIZON NEW ENGLAND & LABS	UTILITY	61,853,860	1,506,760	0.79%
BP PROSPECT PLACE	OFFICE	61,109,900	1,488,637	0.78%
DUFFY BROS.	OFFICE	59,823,000	1,457,288	0.76%
	TOTAL	2,269,767,440	49,666,347	25.91%
BASED ON A LEVY OF \$191,680,672				
BASED ON RES TAX RATE \$11.95				
BASED ON COMM TAX RATE \$24.36				