

TOWN OF FRAMINGHAM
SELECTMEN'S RECORDS

EMEGENCY MEETING OF THE BOARD OF SELECTMEN FEBRUARY 2, 1982

The Emergency Meeting of the Board of Selectmen was held at 7:45 P.M. Present: Mr. John F. DelPrete, Chairman, Claire F. Lavin, Clerk, and Mr. John F. King. The Board was joined by the three members of the Board of Assessors, Town Counsel and the Executive Administrator, M. Clarke.

Chairman DelPrete stated that this emergency meeting had been called at the request of Selectman King who was concerned about the procedures and the notifications of value that resulted from the revaluation.

Selectman King listed several questions which he posed on behalf of the taxpayers of the Town. The questions were responded to by Chairman Jack Maguire of the Board of Assessors. Questions were as follows:

What effect will the new valuations have on the average homeowner? The answer was given by Chairman Maguire as a reference to past experience which usually resulted in one-third of the property taxes increasing - one third remaining the same and one third-decreasing.

Selectman King asked if the Board of Assessors had intended to send out the Impact notices without the consultation beforehand with the Board of Selectmen. The response from the Chairman of the Board of Assessors was yes, this was the requirement of their position. The Chairman of the Board of Assessors stated that the revaluation was started under a CETA program in the Fall of 1978 and that a total of 43 or 44 people were in and out of the program during its duration with a maximum of 15 in the program at any given time. When questioned by Selectman King, it was estimated that the cost to the Federal government was approximately \$185,000 and that if all costs for the outside firm (Clemishaw), the Assessor's expenditures and the Federal government's expenditures were totalled they would equal approximately \$465,000. Chairman Maguire pointed out that the total cost per parcel to the taxpayers of Framingham including those reviews made by an outside valuation firm was approximately \$11.00. This compared very favorably with the going rate for complete operation by an outside firm of \$25 to \$30 per parcel.

Upon further questioning by Selectman King, Chairman Maguire commented that the great deal of the work accomplished by the CETA program was faulty and as a result had to be redone completely. He stated that the responsibility for the CETA program was directly his and that they found that when the CETA program was completed before July of 1980 it was necessary to redo a great deal of it.

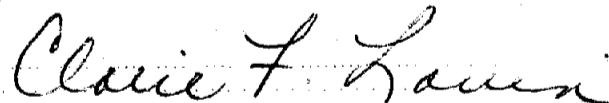
Upon questioning from Selectman Lavin, it was stated that approximately 12 to 13 thousand parcels would be covered in the revaluation of residences. It was further stated that less than one-half of one-percent of these parcels did not have some form of direct viewing and measurement.

Chairman Maguire stated that it would be required to bring values up to current valuation on a two year cycle. It was further stated that the two year cycle applying to Framingham was already partly into the first year. He further stated that the use of permits and Registry of Deeds records would be made to update a computer base which was already established. The Board of Selectmen thanked the Assessors for their participation in the discussion and they left the meeting at approximately 9:00 P.M.

DECISION RE: CIVIL SERVICE HEARING - SUSPENSION OF PATROLMAN KENNETH POND

Selectman King asked Town Counsel what the requirements were for response to the hearing held the prior evening during the regular Selectmen's hearing. Town Counsel stated that since this was under Civil Service Law, a 48 hour response time was required. As a result, Selectman King moved that the suspension be rescinded because there was apparent misunderstanding of requirements on the part of Patrolman Pond, and this motion was seconded by Selectman Lavin. Chairman DelPrete abstained because of his involvement with the Massachusetts National Guard. By a 2-0 vote, the Selectmen rescinded the suspension which had originally been imposed and requested that Patrolman Pond and Chief Martins be so notified.

The meeting was adjourned at 9:10 P.M.



CLAIRE F. LAVIN, CLERK