



# The Town of Barnstable

## Comprehensive Financial Advisory Committee (CFAC)

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### CFAC Committee:

#### Chair:

Hector Guenther

#### Members:

Vice Chair, Chuck McKenzie  
Clerk, Chris Lauzon  
Tom Keane  
Jeremy Shea  
James Sproul  
Lillian Woo

#### Staff Liaison:

Mark Milne

#### Councilor Liaison:

Craig Tamash

### MEETING MINUTES

## Comprehensive Financial Advisory Committee

11.12.2024

6:00 PM

Join Zoom Meeting: <https://townofbarnstable-us.zoom.us/j/89214373979>

VIRTUAL MEETING: <https://townofbarnstable-us.zoom.us/j/83888841557>

PHONE: 877-853-5257, Meeting ID: 838 8884 1557

#### Roll Call:

Chair Guenther called the CFAC Zoom meeting to order at 6:03pm

- CFAC Members Present: Hector Guenther, Chuck McKenzie, Jim Sproul, Tom Keane, and Chris Lauzon
- Roll call and quorum verified by Chris Lauzon
- CFAC Members Absent: Jeremy Shea, and Lillian Woo
- Councilors Present: none
- Staff Present: Mark Milne, Director of Finance
- Others Present: None

Motion to approve the minutes of October 28, 2024, made by Tom Keane, seconded by Jim Sproul  
Roll call vote by Chris Lauzon: Hector – yes, Chuck – yes, Jim - yes, Tom – yes, and Chris – yes  
So voted unanimously

*Committee's Report on Comprehensive Wastewater Management Plan (CWMP) Funding Model*

Discussion:

- Councilors Tamash and Penn would like CFAC to submit a written report to the Town Council (TC) and then provide a brief presentation at a future Town Council meeting.
- Tom will provide a written draft to members by November 19<sup>th</sup>. In accordance with Open Meeting Law, members' comments are to be sent only to Tom. An updated draft will be ready for discussion review, and finalization of the report will take place at the next CFAC meeting. It is noted that in Hector's absence Chuck will be chairing the November 25<sup>th</sup> meeting.

FY 2025 Tax Levy Shifting Options: Review provided by Mark Milne

The presentation was made by Mark to the TC on November 7<sup>th</sup> and included the following:

- Tax levy shifting options:
  - \* TC is required on an annual basis to set a minimum residential factor (to decide whether to adopt a split tax rate).
  - \* Optional for communities with no public hearing required is a decision to adopt a residential exemption. The Town of Barnstable (TOB) has implemented this since 2006
- Changes in assessed values: Residential, Commercial and Industrial for both FY24 and FY25 with monetary and percentage changes
- FY25 Maximum allowable levy: Calculation breakdowns provided. The Department of Revenue (DOR) is currently reviewing this submission of new property growth. Approved debt exclusions include the TOB portion of the Cape Cod Regional Technical High School and the TOB share of the Cape Cod Commission assessment.
- Calculation of fiscal 2025 tax rate: No significant changes are expected.
- Allocation of fiscal tax levy by class
- Option 1 – Split tax rate: Results in an increase to the CIP class
- Illustration of split tax rate – Tax bill impact: the Median residential assessed value is the method used.
- History of tax levy allocation: Review covers a 10-year period and what a shift could accomplish.
- Option 2 – Residential exemption: TC could authorize up to a 35% exemption for the owners' primary residence. Seasonal residents, additional properties and commercial properties do not qualify.
- Residential exemption calculation: Maximum exemption cannot exceed 35% of residential properties; Mark provided an explanation of the calculation process.
- Residential exemption impact on residential tax rate (no impact on the CIP rate): Residents pay less, and non-residents pay more; the higher the property value to less the exemption will be until it reached a point where the exemption fades out.
- Tax bill comparison: Chart data reviewed
- The remaining three (3) tables represent exemptions at 25% , 30%, and 35%
- Seasonal Community Designation: Legislation has just passed, and the State is creating a Council that will create the qualifying measurements. It is anticipated that the TOB may receive this designation which means the residential exemption could increase to 50%. This decision is expected by the end of

FY24, and additional information is expected from the Department of Revenue. The Town Council is expected to vote on the next property tax exemption level on December 5<sup>th</sup>.

Correspondence from Committee Members:

- Jim shares the importance of all members to be visible on camera (not just name and blank screen)
- Members are encouraged to continue to try to identify and recruit potential CFAC members

Communications from Staff: None

Matters not reasonably anticipated by the Chair: None

Closing public comment: None

The next CFAC meeting will be held on November 25<sup>th</sup>

Potential topics to include

- Review and finalize the Committee's Report on CWMP Funding Model

Motion duly made by Tom, seconded by Chris to adjourn the meeting.

Roll Call vote by Chris: Hector – yes, Chuck – yes Jim – yes, Tom – yes ,and Chris - yes

Meeting adjourned at 7:00pm

Respectfully submitted

Theresa M. Santos



FY25 Tax  
Classification.pdf

Attachments: