



Town of West Tisbury
BOARD OF ASSESSORS
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Open Session Meeting Minutes

Board of Assessors December 5, 2023

Members Present: Michael Colaneri (Chair), Maria McFarland, and Lawrence Schubert

Also Present: MacGregor Anderson (Principal Assessor)

The meeting convened at 4:30 P.M.

All votes were roll call votes due to the remote nature of the meeting.

Minutes: 9/19/23, 10/17/23, 10/31/23

The Board voted to approve the minutes: McFarland yes, Schubert yes, Colaneri yes

Abutters Lists

The Board voted to certify the abutters lists: McFarland yes, Schubert yes, Colaneri yes

MV Excise Abatements – 8 abatements totaling \$835.14

2022 - \$132.42

2023 - \$702.72

The Board voted to approve the abatements: McFarland yes, Schubert yes, Colaneri yes

2023 Excise Commitment 6

149 taxable bills totaling \$14,897.82

2 exempts totaling \$157.45

The Board voted to approve the commitment: McFarland yes, Schubert yes, Colaneri yes

Nearmap April 2024-April 2025 Contract

Mr. Anderson said he'd reviewed the contract along with the Town Administrator for changes from last year. None of the changes were of note other than the increase to \$7000 from \$6480. Mr. Anderson said Nearmap had originally quoted \$8000 but he told them a 23% increase would not be possible. They agreed to reduce the amount to \$7000 which was what he had budgeted for this year.

Mr. Colaneri said Nearmap was a valuable tool for the department. Mr. Anderson agreed.

The Board voted to approve the contract: McFarland yes, Schubert yes, Colaneri yes

FY25 Budget

Mr. Colaneri said he'd reviewed the proposed budget and felt it showed some good fine tuning. He said he wanted to be sure there was enough money for education and consulting services if needed. Mr. Anderson said there was, that he'd kept five thousand in for consulting services and felt that would be adequate with current staffing. He said he felt good taking expenses down by 2% while having enough money for anticipated needs and meeting some fairly high vendor price increases.

Mr. Anderson said he'd included an attachment showing Nearmap usage by departments in the Town. He said Assessing used 82% and no other department used more than 6%. He said he could ask that these expenses be pro-rated by department or taken over by the Town. Mr. Colaneri said he recalled discussions in the past when the Town asked that shared use projects be covered by the Town, but he also felt this was small enough that the Assessors should retain responsibility. The other Board members agreed.

Mr. Colaneri asked about the legal budget staying at \$20,000. Mr. Anderson said they'd only spent a few thousand this year and while the Stillpoint ATB case could get expensive, he didn't expect it to get past \$20,000 in FY25, but cautioned he could be wrong. He said he was happy to ask for more but didn't think it was necessary.

Mr. Colaneri said he understood but felt the Town should be aware that the Board could need more in the future.

Ms. McFarland said she would like to avoid any disagreements with the Financial Committee on the topic, and that the Board could ask for a reserve transfer if it became necessary. She felt they could then ask for an increase in the budget after that came up.

Mr. Colaneri confirmed there were only two ATB cases outstanding. He said he was comfortable with the \$20,000 request but did value the legal budget for other potential uses. Mr. Anderson said it could be needed for review of the new affordable rental tax exemption, as an example.

The Board voted to approve the proposed FY25 budget for submission to the Town: McFarland yes, Schubert yes, Colaneri yes.

Schedule Upcoming Meeting(s) to:

Approve FY24 Actual RE PP CPA commitments

Review Chapterland

The Board scheduled the next meeting for December 19th at 4:30

Executive Session

Motion to enter into executive session and not to return to open session under Chapter 30 A Section 21 (a) 3, 6 and 7

The Board will enter executive session in order to discuss litigation (3), the valuation of property (6), and abatement and exemption applications deemed confidential under MGL CH 59 sec 60 (7)

The Board voted to enter into executive session without returning to open session: McFarland yes, Schubert yes, Colaneri yes

1) Real Estate Exemptions

2) Real Estate Abatements

The meeting adjourned at 5:15pm

MacGregor Anderson, MAA

Approved: 12/19/23

Principal Assessor