



Town of West Tisbury
BOARD OF ASSESSORS
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Open Session Meeting Minutes

Board of Assessors, January 17, 2023

Present: Michael Colaneri (chair), Maria McFarland, Lawrence Schubert (joined later)

Absent: none

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 – December 20, 2022 and January 3, 2023

The Board approved the December 20th minutes: McFarland yes, Colaneri yes

Mr. Anderson said he was still working on the January 3rd minutes.

Abutters Lists

The Board certified the abutters lists: McFarland yes, Colaneri yes

Motor Vehicle Excise Abatements \$810.48

2022 – \$810.48

The Board approved the excise abatements: McFarland yes, Colaneri yes

Draft Town Report review

Mr. Anderson said he wanted to add a thank you to Richard Cohen and a welcome to Mr. Schubert.

Mr. Anderson said they would be on hold completing a traditional report that shows actual values and might not be ready by the beginning of February due date. Ms. McFarland recommended changing the report to read that the Board was working on values at the time of the report. Mr. Anderson said that had been done in 2015. Mr. Colaneri agreed.

Proposed Spring 2023 Town Meeting Warrant Article to transfer excess FY23 funds in the Personal Services account to the Expenses account to cover additional data collection consulting services

Mr. Anderson said this article would allow unused salary to be used in paying additional data collection consulting.

Proposed Spring 2023 Town Meeting Warrant Article to Raise and Appropriate \$24,000 to be used by the Board of Assessors for the valuation update of real and personal property to meet the certification of values

Mr. Anderson said this was the annual article funding revaluation activity.

The Board voted to approve both proposed town meeting articles: McFarland yes, Colaneri yes

Data Collection Update

Mr. Anderson jumped ahead to the data collection update to allow time for Mr. Schubert to join before the recertification update.

Mr. Anderson said substantially increasing inspections had been one of his top priorities when joining the Town, especially those done in December and January around the Jan 1 valuation date. He said they had achieved this with their new data collector Mary Jane Nevin as well as help from contractor Ed Pierce.

He said the majority of inspections were getting closed out, with 78 inspections in December and January vs seven over the prior two years in those months. Mr. Anderson said in 2022 they did 271 inspections which mostly began in March and ended in July, marking the second highest count in ten years. Mr. Anderson said they were working on 315 permits total for 2023.

Mr. Colaneri asked that there was a tabulation showing goals and how many had been done each year. He felt inspections that were five years or older especially need to be focused on. Mr. Anderson agreed. He said at the moment he had to focus on permits, but he hoped to work on cyclical later.

Mr. Colaneri asked for real numbers and goals. Mr. Anderson said he'd create a schedule as they began to approach cyclical.

Mr. Schubert joined the meeting

Recertification Update

Mr. Anderson shared his new draft calendar of target dates with a goal of tax rate approval on the 10th of February. Mr. Anderson said that the Department of Revenue statistical measures for re-certification were now met, but he and the consultant needed to review the impacts of table changes across all properties.

Mr. Anderson said he appreciated Mr. Kapinos' decision to approach the problem more broadly than many other towns, reviewing sales from 2020 through 2022 even though not all were under review by the Department of Revenue. He noted the backlash other towns were facing over large value increases. He said this added review gave him confidence in the upcoming values in West Tisbury.

Mr. Anderson said they had a target of February 24th to submit the LA3. He felt that the major surprises should be behind them.

Mr. Colaneri said at some point the Board needed to see the new values compared to the prior year's.

Ms. McFarland asked that the Board have the information prior to public disclosure. Mr. Colaneri and Mr. Schubert agreed and asked if the Board could meet to discuss the numbers as well.

Mr. Schubert said he wasn't proposing that the Board adjust the consultant's numbers, but rather review and have an explanation. Ms. McFarland agreed and said she'd appreciate having Mr. Kapinos in.

Mr. Colaneri asked that the Board see the numbers a day or two before meeting with Mr. Kapinos.

Mr. Anderson asked how confident Mr. Anderson was in the calendar, and Mr. Anderson explained that while it was subject to change the period where they were likely to find major issues that took a lot of time to address was winding down. Mr. Anderson said he would simultaneously submit the values to the DOR and the Board.

Ms. McFarland asked what the chances were that the DOR would give a lot of pushback or have lots of questions about the submissions. Mr. Anderson said the chances were very low, noting that the consultant was very careful to run the same algorithms the DOR did before submission, and also reviewed the previous re-certification to watch for areas of concern.

Robert JC Murphy Land Court 22 MISC 000640

Ms. McFarland said she'd asked this law suit against the Board of Assessors and other town boards be noted for the record. She said Town Counsel could be expected to ask for information from the Board if needed.

Motion to enter into executive session under Chapter 30 A Section 21 (a) Motion to enter into executive 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) and to not return to open session.

The Board voted to enter executive session to review personal exemptions and not to return to open session: McFarland yes, Schubert yes, Colaneri yes

Personal Exemptions Approval

The meeting adjourned at 5:14 pm

MacGregor Anderson, MAA
Principal Assessor

Approved: 4/4/23

A handwritten signature in black ink, appearing to be 'MacGregor Anderson', written in a cursive style.