



**Town of West Tisbury**  
BOARD OF ASSESSORS  
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## **Open Session Meeting Minutes**

Board of Assessors, November 1, 2022

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

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 – September 7, October 4, and October 18 2022**

The Board voted to approve the September 7 and October 4 minutes: Colaneri yes, McFarland yes, Schubert yes

### **Abutters List**

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

### **Motor Vehicle Excise Abatements \$650.10**

**2022 – \$650.10**

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

### **Department of Revenue re-certification update**

Mr. Anderson said he'd included a list of Cape and Island towns that showed delays in DOR approval were the norm. He said he'd spoken to Steve McCarthy at the DOR who was cautious but optimistic, noting that Paul Kapinos submitted complete work which wasn't the case with all consultants. According to Mr. McCarthy, Mr. Kapinos indicated to him that he'd begin switching focus to his three Island towns in the upcoming week. Mr. Anderson said neither he, nor Mr. McCarthy, nor Mr. Kapinos could guarantee that they would not have to do third quarter preliminary bills. Mr. Anderson said he thought it was unlikely.

Mr. Anderson said he was relaying the DOR's confidence in Paul's work but also relaying the challenging situation. Mr. Anderson said Mr. McCarthy had not heard of any talk about expanding COD bands, and

Mr. Anderson said he thought it might not need to be done but that it was requiring more work than usual to meet requirements.

Mr. Anderson said he was hedging his bets, not because he expected to need to issue third quarter preliminaries, but in case he did need to, he'd reviewed all the legal and procedural work on that. He also did a test billing run with Vadar and was delighted to see that Vadar produced good legal bills that could be mailed. Mr. Anderson said this provided a back up plan of physically mailing the bills. His main point was that he wanted to be sure the option of preliminary billing was left open and that the procedures were in place in case.

Mr. Colaneri asked if there was a timeline. Mr. Anderson said that Mr. Kapinos was not able to offer a timeline due to uncertainty in what he would find and also the timelines of DOR staff. Mr. Anderson said a big part of this was incomplete data submitted by other consultants and assessors to the DOR, data that simply didn't meet the required criteria. It took up a lot of time for them. This was not a problem with Mr. Kapinos' work.

Mr. Colaneri asked on what date they would decide to make a go for third quarter preliminary bills instead of actuals. Mr. Anderson said he thought it would be a couple weeks out, but that they could begin the process without committing to it. He said he would not want to wait until December, given the need for the pro forma recap.

Mr. Colaneri encouraged Mr. Anderson to keep the Treasurer/Collector in the loop, which he said he was doing. Mr. Colaneri said that if the Tax Collector wanted to move to third quarter preliminaries they should support that. Mr. Anderson agreed and said he'd been keeping the entire financial team updated.

Mr. Colaneri asked that Mr. Anderson also keep the financial team updated on the likely value increases they would be seeing once the values were certified. Mr. Anderson said he'd continue to do that.

Mr. Anderson said he'd been speaking to other assessors and shared their expectations: Nantucket 20-25%, Edgartown the same, Tisbury up to 35% increases. Mr. Anderson said a lot of his concern was focused on where the value increases fell, and with \$750k vacant land sales in working class neighborhoods, it suggested big increases in those neighborhoods. He said they obviously couldn't favor one neighborhood over another, but he was worried that people who could afford it the least would bare the brunt of the increases. He said that could lead to bigger discussions like residential exemptions or means tested home rule senior exemptions. Mr. Anderson said he'd be bringing this up at the classification hearing.

#### **Discussion of part time data collector position to focus on cyclical**

Mr. Anderson said there had been a few late applicants for the data collector position, and Mr. Colaneri had suggested the board consider adding a part time non-benefited data collector if there was interest.

Mr. Anderson said there was a substantial backlog of data collection to do, which Mr. Colaneri confirmed.

Ms. McFarland noted that the hiring process would need to be restarted for this, and they would need to find space for someone. Mr. Colaneri suggested it work more like their relationship with Ed Pierce who worked as a consultant. Ms. McFarland said that was a different process.

Mr. Schubert said usually a consultant was trained before working for the Town. He wondered if there would need to be a budget established for training one in Mr. Anderson's proposal. Ms. McFarland said they would need to define the position to move forward. She thought a consultant was the better approach, and questioned the idea of training two people instead of just the one we had hired already.

Mr. Colaneri suggested Mr. Anderson come up with a recommendation and report back to the board. Mr. Anderson asked Ms. McFarland if he could contact the applicants to see if there was any interest in a part time consulting position. Ms. McFarland reminded Mr. Anderson that Mr. Schubert had said a consultant was someone who was already experienced.

Ms. McFarland said she wasn't in favor of it unless it was someone who could come in and hit the ground running like Ed Pierce or Jo-ann Resendes. Mr. Anderson said he understood her position. Mr. Colaneri said he understood as well but there wasn't a Jo-Ann or Ed available. Ms. McFarland agreed saying she wished there was. Mr. Anderson said Mr. Pierce would be available again and said he'd reached out to Ms. Resendes who might be available.

Ms. McFarland said she felt if there was a need for more hands in Town Hall, for say ten or fifteen hours a week, she'd prefer the focus to be on an administrative staff person to help ease Mr. Anderson's administrative work and some data collection administrative work. She said it could be someone who came in to train to eventually become a data collector, noting that they were always looking for highly qualified people, but there was nothing wrong with hiring someone with minimal experience who was willing to learn.

Mr. Schubert said he thought that sounded like a really good idea. Mr. Colaneri said he agreed with that and asked Mr. Anderson to move forward based on that guidance.

**Principal Assessor employment probationary period review**

Mr. Colaneri said he wanted to make clear that Mr. Anderson's probationary period had ended and asked for the form to complete. Mr. Anderson said he'd provide the form.

**The Board did not enter into executive session.**

The open session ended at 4:56 pm

MacGregor Anderson, MAA

Approved:

1/3/23  


Principal Assessor