



Town of Oak Bluffs Assessing Department

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BOARD OF ASSESSORS MEETING MINUTES

August 7, 2019 5:30 PM

In the Assessors' Office
Oak Bluffs Office Town Hall

Board Members Present:

Jesse B. Law III, Chairman
Melanie M. Bilodeau
Marie B. Allen

Board Members Absent:

Staff Present:

MacGregor Anderson, Principal Assessor
David Bailey, Consulting Assessor

Minutes Approval – June 18, 2019

The Board reviewed and approved the minutes

Update from newly appointed Principal Assessor MacGregor Anderson on plans and goals for department including staffing, consulting help, five year certification by DOR (FY23), and residential exemption qualification planning

Mr. Anderson said that David Bailey was on target to finish valuation work for FY20 by end-September. He said he'd like Mr. Bailey to stay on in a consulting role to help with the 2023 DOR certification. The Board agreed that Mr. Bailey was exceptionally qualified for this work given his time with the Town, and was a strong alternative to outside contractors. Mr. Bailey thanked them and said he looked forward to continuing to serve the town going forward when possible.

Mr. Anderson said field appraiser Will Pfluger thought it was most likely he'd retire in around 18 months, although there was still a lot of uncertainty in the timing. Mr. Anderson said since Will had gone full time a few years ago the department was on pace to meet the DOR requirement of inspecting every property every ten years. He said he'd felt they had been falling behind when Will was part time and hoped that the scheduled FY21 DOR update and review would recognize the increased commitment the Town had undertaken to meet their directives, although it was also possible they would require catching up.

Mr. Anderson said following the residential exemption staffing discussions with the Selectmen, he was optimistic that funding for an administrative assistant would be secured at Fall Special Town Meeting. He said it appeared town leaders recognized the need for administrative support regardless of an exemption qualifying effort, and if there were an effort to qualify people for an exemption it was critical to have the new staff. The Board agreed and was hopeful new staff could be in place not too long after Mr. Bailey finished in September.

Mr. Anderson said he and Mr. Bailey would be meeting with Paul Kapinos to discuss potential additional services in the event Will or Dave were unavailable. He said they would also discuss PK picking up the valuation table updates for a couple of years, while continuing to consult on business personal property and commercial valuation. Mr. Anderson said they would also ask about specialized consulting in the areas of solar, cell towers, and business PP audits.

Mr. Anderson went over the five year DOR certification directives from FY18. He said these would be a focus over the next few years along with the large lot review. He said the large lot review continued to take up a lot of time and focus, and that he hoped it would be ready for FY21 valuation work.

Motor Vehicle Excise Commitment and Warrant 2019-4

The board reviewed and signed the documents

Motor Vehicle and Boat Abatements July 2019

The board reviewed and signed the documents

Adjourned at 615PM without reconvening in open session