

**Sterling Board of Assessors  
Room 109, Butterick Municipal Building, 1 Park St., Sterling MA 01564  
Minutes of Meeting August 13, 2015**

**Present: Donlin Murray (Don), Chairman**

**Michael Rivers (Mike), Vice-Chairman**

**Robert Cutler (Bob), Clerk**

**Harald Scheid (Harald), Contract Assessor (RRG/Regional Resource Group)**

**Guest: Sean Hamilton, General Manager SMLD**

**Meeting Opened at 7:30am**

**Roll Call & Approval of Agenda**

Robert Cutler present, Mike Rivers present, Donlin Murray present - along with Harald Scheid & Sean Hamilton. Mike made a motion to accept the agenda amended to move item #6 to the top of the agenda, 2<sup>nd</sup> by Bob, all in favor, aye.

**Payroll, Payables, any abatements, warrants signed**

**Review Pandolf Perkins PILOT**

The Board reviewed the agreement.

**MOTION:** - Don made a motion to recommend to the BOS that this PILOT go on the ballot for the Special Town Meeting on October 19<sup>th</sup>, 2<sup>nd</sup> by Mike, all in favor aye.

**Sign 2016 CAI Chapter tax map maintenance contract and Query Manager GIS maintenance agreement**

**MOTION:** - Mike made a motion sign the contracts, 2<sup>nd</sup> by Bob, all in favor aye.

**Review and vote on 61A Chapter Lien release for 1 Heywood Rd / Lots 1 & 2 Tuttle Rd**

Just a recommendation from the BOA to the BOS as to whether or not to act on their right of first refusal

**MOTION:** - Bob made a motion to recommend the Town not purchase the property, 2<sup>nd</sup> by Mike, all in favor aye.

**Discuss payment for part-time office fill in**

One of the senior work-off people filled in for Debbie during her recuperation. The assessors' office she was using her work-off but found she had used all her hours & was filling in to help out. The Board feels that she should be compensated at minimum wage & it will be taken out of the office support wages.

**MOTION:** Mike made a motion to pay it out of wages at the same as the senior work-off wage, 2<sup>nd</sup> by Bob, all in favor aye

**CONTRACT REGIONAL ASSESSOR (RRG) UPDATE**

**Review MCI Settlement**

We have very few ATB cases - only one on the docket; a long standing appeal by MCI Communications on a fairly small land line assessment. MCI like Verizon NE is a DOR assessed telecom utility. We settled a case with Verizon a couple of years ago - MCI is also claiming that they're a dying technology with people migrating to cell technology. MCI & Verizon earlier claimed that their assets were overvalued by DOR. Verizon's case has been resolved. MCI's is scheduled for a hearing in October. The total taxes they've paid since 2004 were \$23,722 - they're seeking a full two-thirds abatement, but willing to settle with local boards of assessors - with Sterling for \$3,440. Harald called Joanne Graziano, head of the Bureau of Local Assessment - she said there's a 50/50 shot of winning & that towns ought to do what they find most prudent. Harald recommends the Board going with the amount proposed with no interest.

**MOTION:** Bob made a motion to pay \$3,440 for FY14 & FY15, 2<sup>nd</sup> by Mike, all in favor aye.

Harald will call Will Hazel who is the attorney representing MCI & inform him of the Board's decision.

## **Review status of Revaluation**

We'll have a visual at an upcoming meeting showing all of the many reports that make up the reval effort. Generally speaking our values are going up 5% across the board. A few exceptions are the Campground. Harald's putting together a master spreadsheet for the Board to review in the next couple of weeks. Once we get preliminary certification we'll have values available to the public - during the public disclosure period.

Harald's programmer found the land conversions were much more involved than originally thought to be – close to 9,000 land lines to be converted – too many to be done manually. They were able to update those land lines with David reviewing them.

## **OLD BUSINESS:**

**Vote and sign RRG Contract** – At the last meeting proposal evaluations were handed out – RRG qualified on every single one of the items. Mike would like there to be a yearly review May.

Harald left the room while the Board reviewed the proposal.

**MOTION:** Bob made a motion to open proposal package & go forward to negotiation with RRG, 2<sup>nd</sup> by Mike, all in favor aye.

Harald returns to meeting.

**MOTION:** Bob made a motion to accept the bid as printed, 2<sup>nd</sup> by Mike, all in favor aye.

Contract will be signed at the next meeting.

## **Sign Chapter liens**

Chapter applications have been mailed out. A letter & a copy of the lien to be recorded will be sent out as a separate mailing. Chapter liens were signed.

**REFERENCES:** MCI memo, RRG bid

**Future agenda items:** Sign Chapter liens, finalize RRG contract, reval update,  
Next meeting for Sept 9 @7:30am

Mike moved to adjourn the meeting, 2<sup>nd</sup> Bob, all in favor aye.

**Meeting Adjourned at 9:00am**

Respectfully Submitted  
Debbie Dreyer  
Assistant to the Assessor