

Sterling Board of Assessors
Room 109, Butterick Municipal Building, 1 Park St., Sterling MA 01564
Minutes of Meeting July 23, 2018

Present: Donlin Murray (Don), Chairman
Robert Cutler (Bob) Member
Richard Sheppard (Dick), Clerk
David Manzello (David) Regional Assessor
Debbie Dreyer (Debbie) Assistant to the Assessor

Meeting Opened at 8:07am

Roll Call- Sheppard present, Cutler present, Murray present - along with David & Debbie

Approval of Agenda - MOTION: Dick made a motion to accept the agenda, 2nd by Don, all in favor, aye.

Payroll, Payables, any abatements, warrants signed.

NEW BUSINESS:

Approve previous meeting's minutes -MOTION: Dick made a motion to accept the meeting's minutes (5/18/2018) 2nd by Don, all in favor, aye.

Supplemental Bill Abatements: Two of the condos of Shamrock Way #30 & #32 were calculated for supplemental bills with the wrong occupancy date so we need to abate them using the corrected dates. David sent out revised bills with a letter apologizing for the error. **MOTION:** Dick made a motion to approve the abatements, 2nd by Bob.

House Fire 296 Upper North Row Rd: On our field cards we have the garage valued at \$16,000. David said that typically we get a damage report from the fire chief to tell us what percent loss, then we put the "under construction" code on it & back off that percentage off of the property. David will contact the chief to get that information.

CES Solar: Years ago the pilot agreement was drawn up for the amount \$22,500, but with the fluctuations in valuations & the tax rate every year the amount sometimes falls short & a supplemental bill is issued, other times it's overpaid & we need to process an abatement as is the case this billing. David will check with Harald on the timing of this abatement & he will try in the future to have it adjusted it before the billing file. After checking the validity of the abatement timeline with Harald we'll draw it up & leave on the table for signatures.

Contract Regional Assessor (RRG) Update: Scott Santangelo with the DOR will be coming in today to discuss the data quality study he just completed – he said everything looks good! David is just about wrapping up the commercial/industrial valuations & thinks he should have most, if not the entire reval done by next week, which would be early. David hopes to be able to send this over to Scott next week or so & have him start working on it early so we can have everything done earlier than usual. Dave Hurlbut has all the inspections done & Genny Daniels processed the personal property, so David will have the new growth numbers maybe by next meeting. We're in good shape & way ahead of schedule.

RRG Contract: Previous meeting bids were opened & reviewed– they found financial discrepancies between the 2 contracts. So we wouldn't lose coverage in this office, they voted to grant RRG's contract for one year so we could review the contract & see what created the discrepancy. Ross Perry, Town Administrator, called about a week later to say that one of the less expensive contracts did not cover most of what RRG's did & there was added financial burden for everything they did do – in the long run it would cost us much more. Ross suggested that we go back with the RRG contract. The Board needs to vote to extend the contract for 2 years. **MOTION:** Dick made the motion to extend the contract for the full term of the contract, 2nd by Bob, all in favor aye.

Future agenda items: RRG/reval progress, Campobasso lien release, Stat Exempt list. Next mtg 8/27/2018 @ 8:00am.

Dick made a motion to adjourn the meeting @8:44am, 2nd by Don, all in favor aye.

Respectfully submitted by Debbie Dreyer Assistant to the Assessor