

TOWN OF PROVINCETOWN

DEPARTMENT OF MUNICIPAL FINANCE - ASSESSORS' OFFICE

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Minutes of the BOARD OF ASSESSORS MEETING

Town Hall, September 16, 1999

CALL TO ORDER:The meeting was called to order at 9:20 AM by Chairperson, Alberta Romano.

MEMBERS PRESENT:Ms. Romano, Mr. Jack Kosko, Mr. Rick Blanchette

MEMBERS ABSENT:Mrs. Lina Berry, Mr. Louis Cervantes

OTHERS PRESENT:Staff:Mr. Dana Faris, Principal Assessor; Mr. John Warner, Assessing Department Clerk

MINUTES:

Mr. Kosko moved, seconded by Ms. Romano, to approve the minutes of the July 15, 1999 meeting as written. The motion carried by a vote of 3-0

PUBLIC STATEMENTS:There were no public statements.

CORRESPONDENCE:Mr. Faris reported on the following recent correspondence sent or received by the Assessors' Office:

- 1.A memo from Mr. Faris to Warren Alexander, Building Commissioner, alerting him that there appears to be an illegal dwelling at Bayview Wharf Condominiums.
- 2.A letter from Mr. Faris to Paul Kapinos, the consultant working on the fiscal year 2000 revaluation for the Town of Provincetown.
- 3.A letter from Charles B. Holmes, Assistant Town Clerk, to the Board of Assessors informing that an applicant appointed to fill the Board's vacancy did not sign her appointment papers in a timely fashion.
- 4.A letter to the Board of Assessors from Francisco Silva of 145 Commercial St., Unit #3B, urging the Board of Selectmen not to adopt a residential exemption for FY 2000 real property taxes.
- 5.A report to various town boards/committees from Stephan J. Nofield, Town Clerk, indicating existing vacancies.
- 6.A memo from Kopelman & Paige, Town Counsel, to the Board of Assessors regarding payment or abatement of real estate taxes when municipalities acquire property by gift or purchase.
- 7.A memo from the Department of Revenue to the Board of Assessors regarding tax rate approval and Y2K compliance.
- 8.A department update memo from Kenneth J. Learned, Director of Municipal Finance.
- 9.An invoice from Mr. Faris to the Soup Kitchen of Provincetown accompanying a set of mailing labels for property owners in Provincetown.
- 10.An invoice from Mr. Faris to Sally Alcock of Across the Bay Real Estate accompanying a diskette of assessing department data.
- 11.A letter to the Board of Assessors from Marilyn H. Browne, Chief Bureau of Local Affairs, asking for a determination of the fair cash valuation of certain state owned lands in the town.
- 12.A memo from Mr. Faris to E. Winn Davis, Assistant Town Manager, regarding recommendations for the position of Real Property Inspector.
- 13.A bulletin from the Department of Revenue regarding the Course 101 Training Program for

Assessors for the Fall of 1999.

OLD BUSINESS:

Appellate Tax Board Cases Update:Mr. Faris reported on the following Appellate Tax Board cases:

1. Great Atlantic & Pacific Tea Co., 32 Conwell St.Mr. Faris reported that he was awaiting final notification from the ATB regarding a withdrawal of the pending cases and acceptance of a settlement offer.
2. Seagull Realty Trust, 56 Shank Painter Rd.Mr. Faris reported that these cases have been continued.
3. LaPalme, Paula, #10 Bay Shore CD.Mr. Faris reported that this case was heard in Hyannis on Wednesday, September 8, 1999 and the decision is pending.

In addition, Mr. Faris reported that he is still awaiting decisions on the other pending cases that were heard in Provincetown on July 29, 1999.

Clause 58, Section 8 Abatements:There were no applications for abatement for this period.

NEW BUSINESS

Motor Vehicle Excise Tax Abatements:Mr. Warner reported on the following applications for abatement and recommended that they be granted:

- Fully abate eight bills for 1999 which were issued in error.
- Partially abate 27 bills for 1998/1999 due to sales or trades of vehicles

Mr. Kosko stepped down from the vote on motor vehicle abatements due to personal ties with one of the applicants.Mr. Blanchette moved, seconded by Ms. Romano, to accept Mr. Warner's recommendations.The motion carried by a vote of 2-0-1.

Boat Excise Tax Abatements:There were no applications for abatement to consider for this period.

County Tax & Environmental Protection Tax Fund: Motions and signatures for these items were postponed until the next meeting when it is hoped that a full board will be present.

Classification Hearing:Mr. Faris reported that the Board of Selectmen will hold the annual classification hearing on September 27, 1999 at 7:00PM.The Board of Selectmen has asked for recommendations from the Board of Assessors relating to three classification questions.

1. **Tax Rate Split between Commercial & Residential properties:**Mr. Blanchette moved, seconded by Mr. Kosko, to recommend that the Board of Selectmen not split the tax rate.The motion carried by a vote of 3-0.
2. **Residential Exemption:**Mr. Kosko moved, seconded by Mr. Blanchette, to recommend that the Board of Selectmen not vote to adopt a residential exemption.
3. **Small Commercial Exemption:**Mr. Blanchette recused himself from the discussion and vote on this recommendation.Mr. Kosko moved, seconded by Ms. Romano, to recommend that the Board of Selectmen not adopt a small commercial exemption.The motion carried by a vote of 2-0 with 1 abstention.

Revaluation Consultant:

Mr. Kosko moved, seconded by Mr. Blanchette, to approve the contract to hire Paul S. Kapinos & Associates to provide professional consulting services for the Town in conjunction with the FY 2000 revaluation.The motion carried by a vote of 3-0.

Water Leins:

Mr. Blanchette moved, seconded by Mr. Kosko, to accept the list of unpaid water bills from the Treasurer and add them to the FY 2000 tax bills in November.The motion carried by a vote of 3-0.

Board Vacancy:Mr. Faris presented an application from Pam Parmakian.After discussion, Mr. Blanchette moved, seconded by Mr. Kosko, to appoint Ms Parmakian to fill the vacancy on the Board in accordance with §3-1-2 of the Provincetown Charter.The motion carried by a vote of 3-0.

OTHER/MISCELLANEOUS:

Assessing Team and Office News:There was no assessing team or office news that was not fully covered elsewhere in the minutes.

Future Meeting Dates:There will be a meeting of the Board of Assessors on **Thursday, September 30, 1999 at 9:00 AM.**

ADJOURNMENT:There being no further business to come before the Board, Mr. Blanchette moved that the meeting be adjourned at 10:00AM and the meeting was adjourned.

Respectfully submitted:

Lina Berry, ClerkDana Faris, Principal Assessor