

DRAFT Chilmark Select Board December 1, 2021 Meeting Minutes

Remotely present: Select Board Chairperson James Malkin, Warren Doty and Bill Rossi. Others: Town Administrator Tim Carroll, Assessors: Clarissa Allen and Elizabeth Oliver and Assessor Administrator Pam Bunker.

At 5:01 PM Chairperson Malkin called meeting to order on the Zoom platform.
And opened the public hearing: Tax Classification Hearing.

Pam Bunker said our values and new growth were approved November 23, 2021 so we are right on schedule to set our tax rate. Ms. Bunker said she hoped that our tax rate would be set by December 6th or 7th.

Pam Bunker of the Chilmark Assessors office spoke to the determination of tax. The purpose of the Classification Hearing is to allow the Selectmen the option to shift the tax burden between property classes or keeping the tax burden equal. This doesn't change the total tax levy for the community; it simply determines the share to be borne by each class. The five classes of Real Estate are: Residential, Open Space, Commercial, Industrial, & Personal Property.

Along with the vote determining whether or not to split the tax rate; there are four other votes that should be made:

The first recommended vote by the Board of Assessors is, not to adopt the Open Space Discount. (The Town of Chilmark does not classify vacant land as "open space" by the DOR standards, because the town has never considered splitting the tax rate.)

The second recommended vote by the BOA is, not to adopt the Residential Exemption. (Since the non-voting tax payers make up of 80% of the town's levy, it has always been recommended not to adopt the Residential Exemption).

The third recommended vote by the BOA is, not to adopt the Senior Means Tested Exemption. The Town already has senior exemptions that work well. We have not voted this option at town meeting so it would not apply at this time.

The fourth recommended vote by the BOA is, not to adopt the Small Commercial Exemption (The town has never considered splitting the tax rate, so this small commercial Exemption is not applicable.)

The fifth and final vote is whether or not to split the tax rate, as well as, to report the excess levy capacity which is \$373,808.99. Board of Assessors would like to recommend that the Select Board adopt a single tax rate, as well as, vote to accept the residential factor of 1 (one).

Ms. Bunker said before voting on any of these five different topics I would like to briefly discuss the results from the fiscal year 2022 interim adjustment.

The town's total value for fiscal year 2022 is \$ 3,689,739,010.

The proposed tax rate is \$2.82

The average assessment for FY22 is \$1,600,000. Average tax bill \$4,512.00 This represents an increase of \$112 annually to the bill based on the avg. assessment.

The new growth collected this year was \$97,010 in tax revenue this represents \$33,300,000 in value.

Chairman Malkin asked if anyone had questions or comments at this time. Mr. Rossi asked if these evaluations reflect any of the appreciation that was realized by all residents this last year and a half to two years.

Mr. Bunker said we're always lagging two years behind we increased our building values by 19% but our land values based on 19 and 20 sales were at our at 98%, which is the ratio that we usually keep. Quansoo beach lots and Black point beach lots went up a bit.

Next year we are looking at a solid 20% increase as you know the sales are coming in a lot higher than our assessments.

Chairperson of the Board of Assessors Clarissa Allen discussed some concerns members of the community have expressed. With value, increases due to huge amounts on sales this year will the spending increase. Select Board Chairman Malkin said the Finance Advisory Committee along with the Select Board work very hard at keeping the budgets very tight.

At 5:14 PM with no further discussion and no public comment Chairman Malkin asked for a motion to close the hearing. Mr. Rossi moved, Mr. Doty seconded the motion. The public hearing was closed.

The Select Board moved the following as a group:

Mr. Rossi moved to Not to adopt the Open Space Discount, the Residential Exemption, Senior Means Tested Exemption or the Small Commercial Exemption. Mr. Doty seconded the motion.

SO VOTED: 3 Ayes

Mr. Rossi moved to approve the Board of Assessors recommendation that the Select Board adopt a single tax rate, as well as, vote to accept the residential factor of 1 (one). Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

Chairperson Malkin asked if there was further business to come before the Select Board.

Mr. Carroll said the Building inspector is going to be out on temporary leave and we are expecting we might need to cover the inspections for the next month. Select Board supported Town Administrator Carroll working on the details for coverage. Mr. Doty moved to seek coverage for inspections and have the Town Administrator work that out with aid of other island towns. Mr. Rossi seconded the motion. **SO VOTED: 3 Ayes**

Mr. Carroll gave update of Alison Kisselgo's success at getting the town awarded a \$31,000.00 grant for IT.

Mr. Carroll said we have gotten about 7 applicants for the Treasurer position.

There was some discussion about getting a consultant to wrap-up the plans and send out an RFP for the Peaked Hill Pasture housing projects.

At 5:21 PM with no further items for discussion, Chairperson Malkin asked for a motion to adjourn. Mr. Rossi moved to adjourn, Mr. Doty seconded the motion. **SO VOTED: 3 Ayes**

Draft minutes respectfully submitted by Diana DeBlase