

Board of Assessors Minutes
Wednesday, July 21, 2021 at 4:30 p.m.
Assessors Conference Room, 60 Center Square, East Longmeadow, MA

Present: Martin Grudgen, Chairman; Marilyn Ghedini, Assessor; J. William Johnston, Clerk of the Board and Diane L. Bishop, Director of Assessing

Chairman Grudgen called the meeting to order at 4:30 p.m. stating we are now back meeting in person!

Meeting Minutes: Mr. Johnston reviewed the minutes from the meeting of June 16, 2021 and found them to be in order as to form and content and moved they be approved. Ms. Ghedini seconded. Motion passes 3-0.

Administrative:

Warrants: The board reviewed and signed the following monthly warrant:

- 2021 Motor Vehicle Excise Commitment # 3-\$104,686.17
- FY21 Supplemental CPA Tax Warrant-\$10.72
- FY21 Supplemental Real Estate Warrant-\$1,179.15

Reports: The board reviewed and signed when necessary the following monthly reports:

- MVE Abatement Report (June) 2020 & 2021- \$8,549.06
- Revised Notice of Commitment to Accountant (May)-\$484,197.76
- LA-3 Sales Report (June): The board members reviewed the LA-3 Sales report. Mr. Grudgen noted the town saw two of the highest residential land sales in June. ASR's continue to remain in the .70 to .80 ASR. Mr. Grudgen stated he has never since this trend since he has been on the board with Mr. Johnson agreeing he has been on the board since 1989 and has never seen the market like this.
- BP Report (June): Ms. Bishop stated we received 2 new single family dwelling permits bring the total for the first half of the year to 19 year to date despite the high building costs.
- Director's Report:
 - **MVE Commitment 3:** The MVE Warrant signed earlier in this meeting contained 587 bills with the anticipated date to be mailed on or before July 23, 2021 and due on August 23, 2021.
 - **PVPC Annual Assessment:** Annually the Pioneer Valley Planning Commission (PVPC) notifies the Board of Assessors of the annual assessment. The FY22 Assessment of \$2,731.66 is an increase of 66.49 or approximately 2.5 percent. This information was forwarded to the Municipal Finance Director as supporting documentation for budgeting purposes. This amount is budgeted annually in the overall town budget.
 - **Building Permits:** There were approximately 550 building permits visited and inspected. Due to the rainy weather we finished the last ones on July 16th. Any property requiring an interior inspection due to remodeling and renovations were left a door hanger for residents to call to schedule an appointment. This week I am following up with the interior inspections. Now for the process of entering the data for the FY2022 valuations.
 - At the present time we have a vacancy but anticipate our office to be fully staffed again by August 9th!

3. **FY 2022 Telephone & Pipeline Valuation:** The Commissioner of Revenue has certified the full and fair cash valuation of telephone and pipeline values situated in the town. The board reviewed and noted the new growth for the FY2022 centrally valued telephone companies and pipeline as follows:

- Telephone Companies (505): \$84,700
- Pipeline company (506): \$50,900

The next regularly scheduled meeting of the Board of Assessors will be held on Wednesday, August 18, 2021 at 4:30 p.m.

Mr. Grudgen made a motion to go into executive session at 4:50 p.m. to discuss several MVE Abatement applications, RE Abatement applications and FY19, FY20, FY21 ATB Updates only to return to open session to record our vote and adjourn. The following roll call was taken. Mr. Johnston, Yes; Ms. Ghedini, Yes; Mr. Grudgen, Yes Motion passes 3-0

The board returned to open session at 5:28 p.m.

Revised Sales Questionnaire: The board agreed to update the Sales Questionnaire to add a question regarding Crumbling Foundation. Ms. Bishop will add this to future sales questionnaires.

The following list is the votes of the Board of Assessors on all Motor Vehicle applications put before them requiring a roll call vote: Mr. Johnston, yes; Ms. Ghedini, yes; Mr. Grudgen, yes.

Year	Bill# or Plate	Name	BOA Action
2020	14565	Kearney	Denied
2020	7022	JP Morgan Chase	Denied
2021	18592	Trites	Denied

Mr. Grudgen made a motion to adjourn. Ms. Ghedini seconded. Motion passed 3-0.

Meeting adjourned at 5:30 p.m.

Respectfully Submitted,

J.W. Johnston
Clerk of the Board

Documents Reviewed: Minutes; Warrants (3) MVE Abatement Report; Notice of Commitment to Accountant; LA-3 Sales Report; Building Permit Report; Directors Report; PVPC Assessment; FY2022 Telephone & Pipeline valuations; MVE abatement applications(3); Lease; ATB documents.