

PAUL K. BUCKLEY, CHAIRMAN NELSON ALMEIDA, VICE CHAIRMAN

EDWARD F. MCGOVERN, CLERK

Town of Seekonk Massachusetts

Board of Assessors

Assessor's Office

LYDIA A. CORDEIRO, TOWN ASSESSOR MAUREEN E. HASENFUS, ASSISTANT ASSESSOR

REGULAR MINUTES

February 23, 2023 @ 6:00 PM

Chairman, Paul K. Buckley called the Board of Assessors Regular Meeting to order on Thursday, February 2, 2023, at 6:05 PM. In attendance were Paul K. Buckley, Chairman; Nelson Almeida, Vice Chairman; Edward F. McGovern, Clerk; Lydia A. Cordeiro; Town Assessor, Maureen Hasenfus; Assistant Town Assessor, and Jennifer Argo; Finance Director

Meeting to Order – Chairman Buckley quoted the MGL C 30A § 20(f) requires any person recording must notify chairman at the beginning of the meeting. Clerk McGovern stated he is recording the Open Session.

1. Adjourn Regular Session and enter into Executive Session

Chairman Buckley read out loud the following:

- a. Discuss litigation strategy involving the appeal of real property valuation for 350 Commercial LLC located at 350 Fall River Avenue pursuant to G.L.c. 30A s21(a)(3); where a discussion in open session would have a detrimental effect on the Town's litigation position and the chair so declares; vote may be taken.
- b. Discuss litigation strategy involving the appeal of real property valuation for Providence Urban Land Trust located at 800 & 810 Fall River Avenue pursuant to G.L.c. 30A s21(a)(3); where a discussion in open session would have a detrimental effect on the Town's litigation position and the chair so declares; vote may be taken.
- c. Discuss the reappointment of Assistant Town Assessor, Maureen Hasenfus to one year (Ref. G.L.c.41, Section 25A). Clerk McGovern called a Point of Order, Personnel matters should be in Open Session. Chairman Buckley agreed with Clerk McGovern and rescheduled the reappointment until next meeting.
- d. Approve the Executive Session Minutes of January 26, 2023 per G.L.c.30A Section 22 (f) and Section 22 (g) (Roll Call).
- e. Review/Sign Approve/Deny Real Estate & Personal Property Abatement Applications per submitted list pursuant to G.L.c.30A Section 21 (a) (7) and G.L.c.59, Section 60; as having the discussion in open session would be detrimental to the Board's litigating position (Roll Call).
- f. Review/Sign Real Estate Abatement & Exemption Reports for January, 2023 per submitted list pursuant to G.L.c.30A Section 21 (a) (7) and G.L.c.59, Section 60; as having the discussion in open session would be detrimental to the Board's litigating position (Roll Call).
- g. Review/Sign Motor Vehicle Excise Abatement & Exemption Reports for January, 2023 per submitted list pursuant to G.L.c.30A Section 21 (a) (7) and G.L.c.59, Section 60; as having the discussion in open session would be detrimental to the Board's litigating position (Roll Call).

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- h. Review/Sign Approve/Deny Motor Vehicle Excise Abatement Applications and Denials per submitted list pursuant to G.L.c.30A Section 21 (a) (7) and G.L.c.59, Section 60; as having the discussion in open session would be detrimental to the Board's litigating position (Roll Call)
- i. Adjourn Executive Session and return to Regular Session (Roll Call)
 Vice Chairman Almeida motioned to adjourn to Executive Session to return to Open Session. Clerk McGovern seconded. The vote: Paul K. Buckley Aye; Nelson Almeida Aye; Edward McGovern;
 Aye. The Motion passed 3-0

2. Approve the Regular Session Minutes of January 26, 2023 & February 2, 2023

Both the above minutes were reviewed by the Board Members. Chairman Buckley liked that the minutes now include a signature line for each Board Member. Vice Chairman Almeida motioned to accept the Regular Session Minutes of January 26, 2023 and February 2, 2023 as written. Chairman Buckley seconded. The vote: Paul K. Buckley-Aye, Nelson Almeida-Aye. The Motion passed 2-0

3. <u>Discuss Monthly Assessors Report</u>

Town Assessor Cordeiro gave the Board bullet points as suggested by Chairman Buckley. The bullets were: working with the Department of Revenue (DOR) due to being in a recertification year. Town Assessor mentioned that herself along with the Assistant Assessor are doing field review on Personal Property (PP) accounts. As a result, minimizing P.P. accounts that no longer are active. Lastly, Town Assessor and the Assistant Assessor will be attending a week of MAAO Course 6 starting February 28, 2023 via Zoom.

4. <u>Distribute DLS Certification Standards</u>

Clerk McGovern has issues with land values in the Town since before he joined the Board. He also brought up the Town Assessors property land value not going up as much. Clerk McGovern mentioned if there are discrepancies in the land values, he can only imagine the discrepancies in building values. He has issue that he has not gotten any explanation on how land is valued. It was mentioned that the Department of Revenue (DOR) should be notified of these issues. Town Assessor Cordeiro did not want to discuss her personal property at Open Session. Clerk McGovern stated he would follow up with the Department of Revenue (DOR).

5. Property value listing file sent via email to Board of Assessors

Clerk McGovern felt a public report was sent without any explanations. Other Towns has more explanation of the base value of a lot. Clerk McGovern is adamant that the Town of Seekonk is lacking in explaining how land is valued.

6. Community Speaks

None

7. <u>Discuss other topics not reasonably anticipated by the Chairman 48 hours before the meeting</u> Vice Chairman Almeida shared with the Board that he has completed the Department of Local Services (DLS) Course 101. Chairman Buckley thanked him.

8. Schedule next meeting

Thursday March 16, 2023 6:00PM

9. Adjournment

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Clerk McGovern motioned to adjourn the Open Session Meeting at 7:45 PM The Vote Paul K. Buckley-Aye; Nelson Almeida-Aye; Edward McGovern-Aye. The Motion passed 3-0

Paul K. Buckley, Chairman
Nelson Almeida, Vice Chairman Mah Hunth
Edward F. McGovern, Clerk

Documents Distributed:
Regular Session Minutes of January 26, 2023
Regular Session Minutes of February 2, 2023
February 23, 2023 Board of Assessor Meeting Agenda
Town Assessor's January 2023 Monthly Report
DLS Certification Standards
FY'23 Property Value Listing File