

**BOARD OF ASSESSORS
TOWN OF WILBRAHAM**

240 Springfield Street
Wilbraham MA 01095

**Lawrence G. LaBarbera, Chairman
Roger J. Roberge II, Assessor
John M. Wesolowski, Assessor**



**W. David Zargorski Assistant Assessor
Phone: (413) 596-2800 Ext 209
Fax: (413) 596-2820**

**MINUTES OF MEETING
WEDNESDAY, AUGUST 19, 2020**

Chairman Lawrence G. LaBarbera, called the meeting to order at 5:45 pm. Assessors Roger J. Roberge, II and John M. Wesolowski and Assistant Administrator Cathy Barnes were in attendance.

NEW BUSINESS:

- **The Board reviewed the *Open Session Minutes of July 29, 2020 and August 4, 2020 Meetings with no further discussion:***
MOTION: Made (Wesolowski) and seconded (Roberge) to approve the *Open Session Minutes of July 29, 2020 and August 4, 2020* as submitted. Approved 3-0
Roll call: Wesolowski – yes, Roberge – yes, LaBarbera - yes
- **The Board tabled the *Open Session Minutes of July 7, 2020 and August 10, 2020***
Roll call: Wesolowski – yes, Roberge – yes, LaBarbera - yes
- **The Board tabled the *Executive Session Minutes of April 2, 2020, May 20, 2020, June 10, 2020, June 22, 2020, July 7, 2020 and July 29, 2020 Meetings:***
Roll call: Wesolowski – yes, Roberge – yes, LaBarbera - yes
- **The Board of Assessors appointed W. David Zagorski as Assistant Assessor for fiscal year 2021 effective August 24, 2020:**
MOTION: Made (Wesolowski) and seconded (Roberge) to appoint W. David Zagorski as Assistant Assessor for fiscal year 2021 effective August 24, 2020. Approved 3-0
Roll Call: Wesolowski – yes, Roberge – yes, LaBarbera – yes

Wesolowski inquired on the probation period, expectations and performance reviews. LaBarbera responded that Herta Dane, Human Resources Coordinator, would provide that information.
- **The Board reviewed, approved and signed the *Accounting Report for July 2020***
Roll call: Wesolowski – yes, Roberge – yes, LaBarbera - yes
- **The Board reviewed, approved and signed the following *Assessors Warrants to Collect:***
 - 1) Apportioned Betterment and Special Assessment in the amount of \$ 5,113.29
Roll call: Roberge – yes, Wesolowski – yes, LaBarbera - yes

▪ **The Board reviewed, approved and signed the following *Motor Vehicle and Trailer Abatements*:**

- 1) 2020 Motor Vehicle and Trailer Abatements
 - Report 1 - Cert. #10130 – 10138 (09 Certs) in the amount of \$ 321.39
 - Report 2 - Cert. #10110 – 10124 (15 Certs) in the amount of \$ 2,180.40
 - Report 3 – Cert. #10126 only in the amount of \$ 617.44
- 2) 2019 Motor Vehicle and Trailer Abatement
 - Report 1 - Cert. #10128 & 10129 (02 Certs) in the amount of \$ 139.69
 - Report 2 – Cert. #10127 only in the amount of \$ 385.94

Roll call: Wesolowski – yes, Roberge – yes, LaBarbera - yes

▪ **The Board reviewed, deemed denied and signed the following *Motor Vehicle and Trailer Abatements*:**

- 1) 2020 Excise Bill #3032
- 2) 2020 Excise Bill #13264

Roll call: Wesolowski – yes, Roberge – yes, LaBarbera - yes

▪ **The Board discussed the *PILOT agreement with BlueWave Solar for property located at 126V Beebe Road.***

The Board noted that without a signed PILOT agreement the personal property assessment would be based on the cost of the equipment located on the parcel. Since the equipment is new, no depreciation applies, the basis would be 100% of the equipment cost for the first year. In subsequent years the depreciation schedule would be broken down for some of the individual components. The real estate valuation will be considered by two applicable value approaches and weighed appropriately by market and income. Given a land lease scenario, the end result will be an income approach due to the lack of comparable sales in the marketplace.

CORRESPONDENCE

The Board reviewed the following correspondence:

- 1) Planning Board Public Hearing, Wednesday, August 26, 2020 at 6:30 p.m.
- 2) Planning Board Notice of Decision (2)

The Board scheduled the next meeting for Wednesday, September 16, 2020 at 5:45 p.m. at the Town Hall in the Assessors Office.

Having no further business the meeting was adjourned at 6:23 p.m.

Submitted By:

Approved By:

Cathy A. Barnes, Assistant Administrator

Date: _____