

Board of Civil Authority-minutes, draft

Mangan

Meeting Called to Order by skip at 5:33

In attendance: Skip Bothfeld, Jenn Miner, Peggy Miller, Jacqueline Lumbra, Jeanne Johnson, Brittany Butler, Roman K, Fred Ducharme.

Fred made motion to approve Jacqueline 2nd all in favor.

Public Comment-none

Jenn wants to share information about last week's meeting received from Vermont League of Cities and Towns (VLCT). If the appellant can't attend, we are to use tonight to set a date for the inspection, an inspection committee, and a date and time to reconvene, nothing new introduced and little conversation. Then rescind the decision and do all of the things on the agenda at the next meeting on September 8th. There are 2 dates that they have availability at 5pm Sept 1 or Thursday Sept 3 at 5pm for 3 people.

Mike is recusing himself and Brittany puts on the record that she is recusing herself but is still able to take minutes.

Motion by Jenn and 2nd by Peggy, the home inspection will be at 5pm on Sept 1 and it will be Skip, Jacqueline, and Fred. Jenn will reach out to Beth to see if she can do it if Jacqueline is not allowed to go per the property owners.

Roman Says that he is wondering if we could wait for what they thought about the listers new presented cost sheet. The site visit is required. Each side can still present information and discuss, at the next continued hearing date.

There was discussion on the previous meeting and talk on what the appellants wanted if they are still not happy with the decision that was previously made that will be rescinded, Jenn states many emails have been sent since the previous meeting and they will all be shared with the board, at the next hearing the board can ask that question.

Next meeting for this hearing would be Tuesday September 8th at 5pm.

Roman asks if they did all the work or if some was done prior.

Motion to adjourn Roman and 2nd Jacqueline at 6:00pm

Respectfully submitted,

Brittany Butler -Town Clerk

Quick recap

The meeting focused on addressing a property tax appeal case involving the Mangan's, where the board discussed how to proceed with the appeal process since the appellants were unable to attend the hearing. The board decided to conduct a site inspection of the property on September 1st at 5 PM, with Skip, Jacqueline, and potentially Cedric, Beth or Fred serving as the three-person inspection committee. The board also discussed the need to formally request the appellants' response to the listers' presentation and new, easy to digest documentation before proceeding with the next hearing scheduled for September 8th at 5 PM. Additional concerns were raised about the property's market value, recent renovations made by the current owners, and the appropriate way to present new information during the appeal process.

Summary

Appeal Process Inspection Planning

Skip/Jenn led a hearing and discussed the next steps for an appeal process where the appellant was unavailable. Based on guidance from Vermont Leagues of Cities and Towns, the council decided to set a date for an inspection and appoint a three-person inspection committee. The Mangan's proposed two potential dates for the inspection: September 1st at 5 p.m. or September 3rd, which coincides with a select board meeting.

Mangan Property Site Inspection Planning

The group discussed scheduling a site inspection for the Mangan property, deciding on September 1st at 5 PM with three participants: Skip, Jacqueline, and potentially Cedric, Beth or Fred as a third person. Brittany noted that the appellants had submitted new documentation, and the group agreed to request an informal response from them regarding the reassessment and appraisal presented. The discussion also touched on concerns about property categorization and value assessment, with the listers clarifying that changes to room classifications and commercial designations would not impact the property's value.

Property Listing Pricing Issues

Jacqueline discussed issues with a property listing, and she requested that appellants provide specific bullet points about what they want inspected during the upcoming visit.

She also noted challenges in finding comparable properties due to the property's size and unique features, including two kitchens, and referenced a similar house that sold for \$590,000 two years ago. The group planned a 5 p.m. inspection with potential attendees.

Site Inspection and Hearing Scheduling

The meeting focused on scheduling a site inspection and next hearing date. Jenn confirmed that the inspection committee needs to complete their review within 30 days and present their findings at the next meeting on Tuesday the 8th at 5 PM.