



**BOARD OF CIVIL AUTHORITY MEETING MINUTES
OF AUGUST 10, 2023**

Members: Donald Blake, Ed Wilson, Julia Compagna, Leah Hollenberger, Monte Mason, Richard Craig, Shelly Nolan, Sara Haskins (Clerk)

Listers:

Brian Yeaton, Charles Burnham, Duane Sprague, James DeShone (NEMRC), Marla Waring (NEMRC), Cayle Eric Warning (NEMRC)

Appellants: Joesph Streeter, Selina Rooney, Scott Bidwell, Randy Bidwell

**participating via Zoom*

CALL MEETING TO ORDER

Chair Ed Wilson called the meeting to order at 6:01 PM at the Morrystown Municipal Building.

AGENDA CHANGES/ADDITIONS

- Discuss date for third session of hearings
- Election update

Sara Haskins shared that only three people have signed up for the third date of hearings. She will send out another survey to see if more people are available or if the date needs to be changed.

Sara Haskins informed the Board that she hired a mailing company to print and mail all the ballots to voters for the upcoming election. This will save money and time for staff and the BCA members. The mailing company printed all the names on the certificate envelopes, which will make it easier to check in ballots. The ballots were mailed out earlier than expected and have already started to be returned. The Secretary of States Office offered Morrystown, as one of the larger towns in the state, a free automatic letter opener to use for opening envelopes; this would also save time. Sara is working on the draft schedule for working at the polls and will send it out soon.

APPROVE MINUTES

1. Approve minutes of 06-22-2023

Motion made by Leah Hollenberger to approve the minutes of June 22, 2023. Motion seconded by Shelley Nolan. Motion carried. (7/0)

HEARINGS PURSUANT TO TITLE 32 V.S.A § 4404(B) TO CONSIDER TAX ASSESSEMENT APPEALS

1. Administer oaths to BCA members

Sara Haskins, Clerk, administered the oath to all Board of Civil Authority members present.

2. 6:15 PM: Joseph M & Gayle L Streeter- 455 Ron Terrill Road, Parcel ID #11069

Board of Civil Authority Chair, Ed Wilson opened the hearing at 6:15 PM by stating the hearing was for Joseph M & Gayle Streeter, 455 Ron Terril Rd Parcel ID#11069.

Chair Wilson administered the oath to Brian Yeaton, Duane Sprague, Charlies Burnham & James DeShone as Listers and their representative and to Joesph Streeter as the appellant.

Chair Wilson asked the appellant if he received a copy of the rules of procedure and if he had any questions about how the hearing would proceed. The Appellant stated he had received them and did not have any questions at that time.

Chair Wilson asked the BCA members to disclose any conflicts of interest and/or ex parte communication. There was none.

Chair Wilson asked the Listers to introduce the property on appeal. Lister Chair, Brian Yeaton introduced the property as owned by Joseph & Gayle Streeter with 1.8 acres and dwelling at 455 Ron Terrill Rd with a current value of \$315,300.

Chair Wilson asked the appellant to present his valuation and supporting evidence. The appellant, Joseph Streeter, submitted no written evidence but gave verbal testimony. Mr. Streeter has been maintaining the class four road that his property is on for the past 30 years with no assistance from the town and without any town services. The lot his property is on is a small lot and he had to receive a variance for less than a two-acre lot when he purchased it. His dwelling is an unfinished house with rough stairs and plywood counters and the only source of heat is wood. He believes his property is overvalued but did not offer a proposed new valuation figure.

Chair Wilson asked the listers to present their valuation and supporting evidence. Brian Yeaton presented written evidence on behalf of the Listers including the property cost sheet and property record card for Joseph & Gayle Streeter and for the three comparable properties of Kirk Denton; 165 Long Branch Circle, Kirill Preven & Anna Khromey; 2287 Sterling Valley Rd and Kirby & Matthew Lindermer; 728 Mud City Loop. The document was marked as Exhibit 1.

The Board of Civil Authority asked the Listers questions regarding the land grade and the functional depreciation of the class four road. They asked the appellant if he had cost figures of what it costs him to maintain the road. He did not give a dollar figure on the cost but shared that he does the majority of all the maintenance for the whole road. The BCA asked the appellant if he had other buildings besides his home on the property. He shared he has two outbuildings with no power that are used for sheds. The BCA inquired if NEMRC had inspected the dwellings. The appellant was not at home when they came and therefore, they only did an outside inspection.

The inspection committee was appointed of members Ed Wilson, Richard Craig and Donnie Blake. They will inspect the property on the afternoon of Wednesday, August 16, 2023.

Motion made by Julia Compagna to recess the hearing until 6:00 PM on Thursday, September 7, 2023. Motion seconded by Shelley Nolan. Motion passed. (7/0)

Having conflicts with the next appeals, Julia Compagna recused herself and left the meeting at 6:44 PM.

3. 6:45 PM: Selina Rooney- 222 Tine Mckee Rd, Parcel ID # 06022-03

Board of Civil Authority Chair Ed Wilson opened the hearing at 6:52 PM by stating the hearing was for Selina Rooney, 222 Tine McKee Rd Parcel ID#06022-03.

Chair Wilson administered the oath to Brian Yeaton, Duane Sprague, Charlies Burnham & James DeShone as Listers and their representative and to Selina Rooney as the appellant.

Chair Wilson asked the appellant if she received a copy of the rules of procedure and if she had any questions about how the hearing would proceed. The Appellant stated she had received them and did not have any questions at that time.

Chair Wilson asked the BCA members to disclose any conflicts of interest and/or ex parte communication. There was none, as Julia Compagna recused herself and had already left the meeting.

Chair Wilson asked the Listers to introduce the property on appeal. Lister Chair, Brian Yeaton introduced the property as owned by Selina Rooney which is 2.72 acres and dwelling located at 222 Tine McKee Rd with a current value of \$583,300.

Chair Wilson asked the appellant to present her valuation and supporting evidence. The appellant, Selina Rooney submitted a spreadsheet of 23 properties including her own. The spreadsheet lists the property owner names, Parcel ID, # of acres, value of land and price/acre as calculated by the appellant. The document was marked as Exhibit 2. Ms. Rooney is grieving only the land and not the dwelling. On the spreadsheet she presented she highlighted four properties in comparison to her own; Brenda & Peter Christie, Matt Koch, Kirby Lindemer and Talia Brooks. The value of the price per acre calculated by the appellant for her property is \$75,184 per acre and higher per acre than any other property listed in her spreadsheet. Christie is \$12,727, Koch is \$33,682, Lindermer is \$39,870 and Brooks is \$41,240 as calculated by the appellant for price per acre. She testified that the views and land for Christie and Koch are better than her own property. She believes her property is overvalued but did not offer a proposed new valuation figure.

Chair Wilson asked the Listers to present their valuation and supporting evidence. Brian Yeaton presented written evidence on behalf of the Listers including the property cost sheet and property record card for Selina Rooney and for the three comparable properties of Kevin & Linnea Faith, 42 Moren Loop; Alexander Alfonso, 1725 Sterling Valley Rd; and Spencer & Dana Weneck, 2421 Walton Rd. The document was marked as Exhibit 1. Brian Yeaton explained that the homesite value is the first two acres with the dwelling, and that the land of the homesite value is billed at one rate and any additional acres are billed at a lower rate. The first two homesite acres were valued at \$200,000 and the additional .72 was valued at \$4,500. Mr. Yeaton testified that the simple calculation of dividing the land value by the number of acres as presented in the exhibit 2 spreadsheet by the appellant will not give true price per acre values as it does not take into consideration that the first two acres are calculated at one rate and the additional acres at another rate.

The Board of Civil Authority asked the Listers questions regarding the land grade. The Listers explained that land grades are driven by market value sales. The BCA inquired if NEMRC had inspected the property and dwellings and the response was that they had inspected the dwelling and property.

The inspection committee was appointed of members Ed Wilson, Richard Craig and Donnie Blake. They will inspect the property on the afternoon of Wednesday, August 16, 2023. Selina Rooney will not be available at that time but gave them permission to do the inspection without her. She requested that they review some of the neighboring comparables she presented, like Matt Koch's property.

Motion made by Leah Hollenberger to recess the hearing until 6:00 PM on Thursday, September 7, 2023. Motion seconded by Shelley Nolan. Motion passed (6/0.)

4. 7:15 PM: Randy & Scott Bidwell- 0 Hadlock Rd, Parcel ID # 06019

Board of Civil Authority Chair Ed Wilson opened the hearing by stating the hearing was for Randy & Scott Bidwell, 0 Hadlock Rd Parcel ID#06019.

Chair Wilson administered the oath to Brian Yeaton, Duane Sprague, Charlies Burnham & James DeShone as Listers and their representative and to Scott & Randy Bidwell as the appellants.

Chair Wilson asked the appellants if they received a copy of the rules of procedure and if they had any questions about how the hearing would proceed. The Appellants stated they had received them and did not have any questions at that time.

Chair Wilson asked the BCA members to disclose any conflicts of interest and/or ex parte communication. There was none, as Julia Compagna recused herself and had already left the meeting.

Chair Wilson asked the Listers to introduce the property on appeal. Lister Chair, Brian Yeaton introduced the property as owned by Scott & Randy Bidwell which is 299.92 acres and a sugarhouse located on Hadlock Rd with a current value of \$581,200.

Chair Wilson asked the appellants to present their valuation and supporting evidence. The appellants, Scott & Randy Bidwell submitted no written evidence but gave verbal testimony. The property in question is 300 acres of forest 6/10th of a mile off of Mud City Loop with no power and at the end of Hadlock Rd. It would be difficult and expensive to run electricity to the property. The value of the land has gone up 500% since they purchased it in 1996. The land elevation is over 2000 feet and is made up of forest on Bull Moose and Cow Moose mountains. The Sugarhouse was only used one year and is no longer in use. They believe their property is overvalued but did not offer a proposed new valuation figure.

Chair Wilson asked the Listers to present their valuation and supporting evidence. Brian Yeaton presented written evidence on behalf of the Listers including the property cost sheet and property record card for Randy & Scott Bidwell and for the three comparable properties of Run Shea Run Holdings LLC, 171 Stancliff Rd; Sean Riley, 0 Elmore Mountain Rd; and 165 Beacon Hill LLC, 0 Morey Farm Rd. The document was marked as Exhibit 1. Brian Yeaton explained that the homesite value of the first two acres was valued at \$100,000 and the additional 297.92 acres were valued at \$449,900.

The Board of Civil Authority asked the Listers questions regarding the land grade. The Listers explained that land grades are driven by market value sales. The Listers also explained that the more secluded the land, the higher its value. There are no comps for sales of 300 acres but they provided comps based on similar values. They also explained that any site improvements such as electricity are added after and not included in the land price.

The inspection committee was appointed of members Ed Wilson, Richard Craig and Donnie Blake. They will inspect the property on the afternoon of Wednesday, August 16, 2023.

Motion made by Leah Hollenberger at 7:38 PM to recess the hearing until 6:00 PM on Thursday, September 7, 2023. Motion seconded by Shelley Nolan. Motion passed (6/0.)

Submitted and filed this August 15, 2023

Sara Haskins, Scribe

Please note all minutes are in Draft form and are subject to approval at the next Board of Civil Authority meeting.