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MINUTES OF BOARD OF CIVIL AUTHORITY MEETING

The Board of Civil Authority within and for the Town of Morristown reconvened on Tuesday, the 11th day of September, 2007, at 6:15 PM at the Municipal Building Conference Room at 43 Portland Street, Morrisville in said town.

Members present: T. Hirschak, D. Yacovone, T. Yando, K. Campbell, D. Andrews, R. Bedell, D. Blake, T. Breault, S. Leach, M. Demars, S. Smith, S. Bryer and M. A. Wilson.

Members absent: F. Favreau, S. Rooney, B. Kellogg, S. Bousquet and E. Wilson.

Listers present: C. McArthur and T. Williams.

Meeting opened at 6:15 PM by T. Hirschak, Chair. All BCA members were reminded that they are still under oath.

- I. Pursuant to the provisions of 32 V.S.A., Section 4404(b), the Board of Civil Authority heard grievances of persons, or other parties, who are aggrieved by the action of the Board of Listers and have timely filed their written appeals with the Town Clerk. Hearings will continue as scheduled with appellants until all aggrieved parties are heard.

1. Appeal #2007 – 12: Jean Wickart; Parcel ID #21077

- Oath administered to Jean Wickart and Laurel Houle, as well as the listers.
- Letter of appeal read by BCA Clerk and filed.
- Appellant submitted Exhibit I – a packet of comparables (filed). Mrs. Wickart concurred that there was concrete construction between the floors and the walls, but stated that the exterior was 2 x 4 wood construction. She also stated that she furnishes all the hot water, the units are never fully rented and that general upkeep is expensive and precludes updates to the complex. Her tenants are working class people, and she is limited in the amount that she can charge for rent. The roof on the 10 unit rear section is the original one, and at 35 years old will probably need replacing in the near future. Mrs. Houle referred to Appellant's Exhibit I and spoke about comparable apartment complexes and the comparisons of cost per unit.
- Lister C. McArthur submitted Exhibit I (filed), and explained how the property had been assessed. The 2007 assessment was valued at \$717,100. The building was valued using the cost approach as was consistently done throughout the 2007 reappraisal. To confirm that the assessment was correct, the listers did a comparison by using the income approach based exclusively on Mrs. Wickart's financials. The land value increased by \$19,900 due to an increase in the base land schedule. The neighborhood code, site grade and site improvements were unchanged from the 2003 reappraisal. The front section and older part of the complex comprises 23% of the total value, and remains unchanged at average condition. The rear section contributed more to the overall value by 1% in the new assessment due to being rated superior in quality as opposed to average, design, floor plan and construction methods. This 10 unit annex structure was designed and built for fire safety with concrete deck between floor levels and multiple egress points. The size of the building was increased by 1,000 s.f. after it

was re-measured and corrected. There were no adjustments made to the value after the formal Notice of Change of Appraisal was mailed.

- Inspection committee assigned: T. Yando, S. Bryer, D. Blake and T. Breault. Report due back to the BCA within 30 days from 9/11/07.

2. Appeal #2007 – 09: Barry Mirakian; Parcel ID #12042-07

- Oath administered to Mr. Mirakian, Mrs. Mirakian and the listers.
- Letter of appeal read by BCA Clerk and filed.
- List C. McArthur submitted Exhibit I (filed), and explained how the property had been assessed.
- The Mirakians asked for further clarification on certain aspects of the appraised value.
- Satisfied that their assessment was appropriate, the Mirakians withdrew their appeal.

III. Inspection Reports:

- A. On a motion by D. Andrews with a second by D. Yacovone, the board voted affirmatively to accept the inspection committee reports, submitted 9/11/07, as presented on the following parcels:
- 2007-04 Norman and Noreen Prive: Parcel ID# 08136. (Filed)
 - 2007-05 Norman and Noreen Prive: Parcel ID #08178. (Filed)
 - 2007-06 S & A Ventures – Steve Trombley: Parcel ID #22032. (Filed)
 - 2007-03 Rodney Vieux: Parcel ID #07235. (Filed)
- B. Upon motion by D. Andrews with a second by P. Demars, the board voted affirmatively to go into deliberative session at 7:27 PM. Upon motion the board exited deliberative session at 7:30 PM.
- C. Upon motion by D. Andrews with a second by S. Bryer the board voted affirmatively to maintain the listers' assessment on appeal 2007-04 Prive.
- D. Upon motion by D. Andrews with a second by S. Bryer the board voted affirmatively to maintain the listers' assessment on appeal 2007-05 Prive.
- E. Upon motion by D. Andrews with a second by P. Demars, the board voted affirmatively to maintain the listers' assessment on appeal 2007-06 S & A Ventures.
- F. Upon motion by D. Andrews with a second by T. Breault, the board voted affirmatively to maintain the listers' assessment on appeal 2007-03 Vieux.
- G. Decisions will be written and signed at one of the next BCA meetings.

IV. Decisions:

- A. On a motion by D. Andrews with a second by S. Bryer, the BCA voted affirmatively to accept the written decision on the Manor Inc. Parcel ID #24019-01 and to instruct Chairman Hirschak to sign the decision on behalf of the board. D. Yacovone abstained. Clerk will mail the decision.

V. Minutes:

- A. Corrections: 8/14/07 meeting
- M. Demars should be added to members absent.
 - S. Bousquet, not S. Leach was assigned to the inspection committee for appeal #2007-05 – Prive.
- B. Corrections: 8/16/07 meeting
- M. Demars should be added to members absent.
 - S. Smith should be added to members present.
- C. Upon motion by T. Breault with a second by P. Demars, the minutes of 8/14, 8/16 and 8/23 were approved as corrected.

- VI. Town Clerk Wilson presented the Biennial Purge of the Voter Checklist. The board added to the purged list, 2 voters to that were known to have moved out of Morristown. Upon motion by D. Andrews with a second by D. Yacovone, the list of voters purged as amended was approved.

VII. Future meeting dates:

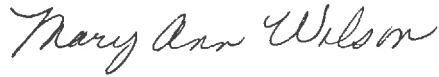
Thursday, 9/20/07 at 6:15 PM.

Tuesday, 9/25/07 at 6:30 PM.

Both meetings will be held in the municipal conference room at 43 Portland Street, Morrisville.

With no further business to be conducted, the meeting was recessed at 8:13 PM upon motion by D. Andrews with a second by T. Yando. Meeting will reconvene on 9/20/07 at 6:15 PM.

Respectfully submitted,



Mary Ann Wilson, Clerk

[Minutes approved 9/20/07 upon motion of P. Demars with a second by T. Breault.]