

TOWN OF BARRE - TAX GRIEVANCE HEARING

August 8, 2018

AGENDA

(This meeting is being audio taped.)

1. Call to order the 2018-2019 Tax Grievance Hearing 6:30 p.m.
2. Amend the Agenda
3. Approve minutes of the June 6, 2018 Abatement Meeting.
4. Administer Oath to Board Members:
I do solemnly swear (or affirm) that I will well and truly hear and determine all matters at issue between taxpayers and Assessor submitted for my decision. So help me God (or under the pains and penalties of perjury).
5. This hearing is being audio taped. Be advised the tape recorder can pick up background conversations. Speak clearly and identify yourself.
6. In accordance with Vermont Statutes, Chapter 32, Section 4404 (b), the first Tax Grievance hearing must begin no later than 14 days after the last date allowed for the notice of appeal, at some place within the Town. The deadline to submit appeals to this Board was Wednesday, August 1, 2018.
7. Taking Evidence: Both parties will be sworn in. The Assessor will present first. Cross-examination by the Assessor and Appellant will commence after Board questioning.
 - A) Michael Bilodeau (3 parcels) by agent Linda LaBrie
8. Appoint Inspection Committee of Three.
9. Other Business:
 - A) Set next Grievance Meeting date to receive inspection committee reports.
 - B) Immediately following this hearing there will be a BCA Checklist Update meeting which may include introduction to the new OmniBallot Tablet voting system.
 - C) To discuss any other Board of Civil Authority business as needed.
10. Recess the meeting.

TAX GRIEVANCE HEARING MINUTES

August 8, 2018

CALL TO ORDER - Chair Paul Malone called the Tax Grievance Hearing meeting to order on this 26th day of July 2017 at 6:32 p.m.

ROLE CALL - The following members were present: Chair Paul Malone, Town Clerk-Treasurer Donna J. Kelty, Pearl Bugbee, William Bugbee, Charles "Chip" Castle, Jeanne Daniele, J. Guy Isabelle, JP Isabelle, Norma Malone, W. John "Jack" Mitchell, Robert Nelson, Edward Paquin, Jay Perkins, Virginia Poplawski, Dotty Ricks, R. Lee Walther, Shelia Walther, Paul White and Tom White. Absent: Christopher Violette and Jeff Blow.

Linda LaBrie (agent for the appellant) was also present.

THE AGENDA was accepted as printed.

MINUTE APPROVAL

On a motion by Jeanne Daniele, seconded by Charles Castle, the Board of Civil Authority voted to approve the June 6, 2018 Abatement meeting minutes with minor grammatical and spelling corrections. The motion passed with J. Guy Isabelle abstaining as he was not present for the meeting.

BCA OATH

The Board of Civil Authority (BCA) members present were administered their oath.

POSTING CERTIFICATION FOR THE RECORD

The following notice was published (in the Times Argus Newspaper) and posted (Barre Town Municipal Building, Barre Town website, Hannaford's Market, Trow Hill Grocery, and Lawson's Store). "Barre Town Residents - Pursuant to the provision of 32 V.S.A., section 4404 (b) notice was duly given that the Board of Civil Authority (B.C.A.) within and for the Town of Barre, Vermont is meeting this 8th^h day of August 2018 at 6:30 p.m. at the Municipal Building, Selectboard Meeting room, in Lower Websterville to hear grievances of persons, or other parties who are aggrieved by the action of the Assessor's Grievance process and have timely filed their written grievances with the Town Clerk. Hearings will continue as scheduled by the BCA, with appellants until all aggrieved parties are heard."

TAX GRIEVANCE GENERAL INFORMATION

The Chair reminded those present this hearing is being audio taped. Speak clearly and identify yourself for the record.

TAKING EVIDENCE

The Assessor was not present for the hearing due to a medical issue. The Board discussed whether to take evidence for the appellant or continue the hearing. It was also noted that the letter appointing Linda LaBrie as agent was not signed by Flormelin Bilodeau (wife) the other property owner. Consensus was to have Ms. Bilodeau sign the letter after the fact and let the appellant/agent present their evidence as Ms. LaBrie is present.

The Clerk of the Board administered the oath to the appellant. There are three parcels under appeal and the Board has received

#1 Map 006 Lot 064-00 located at **770 E. Barre Road, Buildings and 5.42 acres.
Current Value is \$220,100.**

The Board was provided the cover letter requesting this hearing, a copy of the Assessor's Change of Appraisal, and a copy of the lister card.

The following facts were presented through the appellant testimony and Board questioning:

- The building is not insurable, electricity in the building is unusable, no central heat, insulation, or interior finish, and the outside siding is in bad shape.
- She is doubtful it can be repaired.
- There are junk mobile homes on the lot.
- There is limited access from the lot to Route 302.
- Vinyl siding was put on part of the building during the period 2004-2008.
- The Assessor did lower the value by \$47,100 after grievance.
- Ms. LaBrie is the property manager.

#2 Map 006 Lot 068-00 located at **744 E. Barre Road, an apartment building and .54 acre.
Current Value is \$162,000**

The Board was provided the cover letter requesting this hearing, a copy of the Assessor's Change of Appraisal, and a copy of the lister card.

The following facts were presented through the appellant testimony and Board questioning:

- The building is a 5-unit apartment house and has transferred ownership twice since October 2017.

BARRE TOWN TAX GRIEVANCE HEARING – AUGUST 8, 2018 continued:

- Three of the apartments are rented (one is a Housing Authority tenant).
- The Housing Authority apartment rental must meet certain rental standards.
- There are deficiencies which may impact obtaining future insurance.
- Water runs through the basement of the building.
- It is poorly insulated and has 40-year-old gas heaters.
- The structure's first floor sags 6 to 8 inches.
- There is a business renting the back garage (auto body)
- The vacant apartments need work and are not being marketed for rent.
- No income/expense figures were presented for the property.

#3 Map 008 Lot 010-00 located at 128 Richardson Road, a Misc., building and .42 acre lot.

Current Value is \$71,500

The Board was provided the cover letter requesting this hearing, a copy of the Assessor's Change of Appraisal, and a copy of the lister card.

The following facts were presented through the appellant testimony and Board questioning:

- This is a vacant granite shed - unused. Last used at least 15 years ago.
- No improvements since the purchase in November 2007.
- Small lot, part of which is in the road right-of-way (grandfathered).
- There is no central heat or power.
- A permit was obtained in 2010 to put a mobile home on the property but that did not happen.
- Currently the building stores a non-working bulldozer.

HOW TO PROCEED

The Board discussed assigning 3 committees (one for each parcel) versus 2 committees (one for the 2 E. Barre Road and one for Richardson Road). Consensus is to assign 2 committees.

The Board would like to hear from the Assessor. Due to staffing and availability issues consensus of the Board is to continue the hearing. There was discussion regarding Tuesday the 4th or Wednesday the 5th. Consensus is to hold the meeting on Tuesday.

OTHER BUSINESS - None

RECESS

On a motion by JP Isabelle, seconded by Lee Walther, the Tax Grievance Hearing was recessed at 7:43 p.m. to reconvene on Tuesday, September 4, 2018 at 6:30 p.m. Jeff Blow and Chris Violette were not present for the vote.

Submitted by:

Donna J. Kelty, Town Clerk-Treasurer
Clerk of the Board

(See next page for Oaths)

TOWN OF BARRE - TAX GRIEVANCE HEARING
OATH OF BOARD MEMBERS

Commencing August 8, 2018

I do solemnly swear (or affirm) that I will well and truly hear and determine all matters at issue between taxpayers and Assessor submitted for my decision. So help me God (or under the pains and penalties of Perjury).

Name	Signature
Jeff Blow	x <i>Jeff Blow</i> 9-4-2018
Pearl Bugbee	x <i>Pearl Bugbee</i>
William Bugbee	x <i>William Bugbee</i>
Charles "Chip" Castle	x <i>Chip Castle</i>
Jeanne Danielle DANIELE	x <i>Jeanne Danielle</i>
J. Guy Isabelle	x <i>J. Guy Isabelle</i>
JP Isabelle	x <i>JP Isabelle</i>
Donna J. Kelty	x <i>Donna J. Kelty</i>
Norma Malone	x <i>Norma Malone</i>
Paul Malone	x <i>Paul Malone</i>
W. John "Jack" Mitchell	x <i>W. John Mitchell Jack</i>
Bob Nelson	x <i>Bob Nelson</i>
Edward Paquin	x <i>Edward Paquin</i>
Jay Perkins	x <i>Jay Perkins</i>
Virginia Poplawski	x <i>Virginia Poplawski</i>
Christopher Violette	x <i>Christopher Violette</i>
R. Lee Walther	x <i>R. Lee Walther</i>
Sheila Walther	x <i>Sheila Walther</i>
Paul White	x <i>Paul White</i>
Tom White	x <i>Tom White</i>

Dottie Ricks

x *Dottie R. Ricks*