

**BOARD OF CIVIL AUTHORITY MEETING MINUTES**  
**OCTOBER 20, 2011**  
**RANDOLPH TOWN HALL**  
**CONFERENCE ROOM B**  
**6:30 P.M.**

**Board Members Present:** Ellen Baker, Barbara Angell, Richard Burstein, Stephen Webster, Frank Reed, Sheila Jacobs, Patricia Meyer, John Jackson, Pam Stafford, Ruth Lutz, Larry Richburg, and Joyce Mazzucco

**Others Present:** Andrew Myrick, Patrick French and Don Sweetser

The meeting was called to order at 6:30 p.m. by board chair Richard Burstein. The first order of business was to continue the tax assessment appeal of Andrew and Deonne Myrick. Mr. Burstein asked Mr. Myrick if he had any additional evidence to provide to the board. He did not have any additional information to offer other than the updated sold vs. appraised value spreadsheet and the list of receipts from the construction of his home which Mr. Myrick said he would provide and was received by the Town Clerk on September 9<sup>th</sup>. This document was labeled as "Exhibit #2". The professional appraisal Mr. Myrick alluded to in the previous meeting was not submitted.

A discussion followed with the following people participating: Frank Reed, Andrew Myrick, Stephen Webster, Patrick French and Richard Burstein. The discussion included an explanation of the cost sheet listing the receipts from the construction, which included land improvements, septic design and sub-contractor costs. The cost sheet does not reflect the value of the time and energy Mr. Myrick has put into the construction of his home. There was also a discussion about how many Central Vermont Public Service (CVPS) poles were purchased and the easement to CVPS. Mr. French stated that a cost approach to determine value would show the cost of materials as well as what it would cost if the work was done by a professional contractor. He restated that the market analysis he had submitted at the last meeting showed the best comparable to the Myrick property is the property located at 2954 Ridge Road, and indicates a value for the subject property of \$328,500.

There was no further evidence to consider. Mr. Burstein asked for volunteers to serve on the Inspection Committee. Ellen Baker, Barbara Angell and Patricia Meyer volunteered to serve as the Inspection Committee. A tentative inspection date was set for October 28<sup>th</sup> at 2:00 p.m. Mr. Myrick will contact Town Clerk Joyce Mazzucco to confirm the date and time. The board will meet on November 17, 2011 at 6:30 p.m. to hear the Inspection Committee Report. This hearing adjourned at 6:47 p.m.

The next item of business was to hear the Inspection Committee Report on the Sammis tax assessment appeal. Before proceeding on the Sammis appeal, the board discussed information about proposed legislation regarding tax abatements. There was a discussion about how some other towns abate only the municipal portion of the property taxes. There was also a discussion about how the education tax process works. Participating in this discussion were Pam Stafford, Pat Meyer, Stephen Webster, Frank Reed and Joyce Mazzucco. Because Pam Stafford and Pat Meyer were not present at the September 22<sup>nd</sup> hearing, they left the meeting.

Before hearing the Inspection Committee Report, Joyce Mazzucco presented a letter, dated September 28, 2011, written by Mr. Sammis to the Board of Listers, to Mr. Burstein. Mr. Burstein read the letter and told the board it was a reiteration of information provided at the September 22<sup>nd</sup> meeting. Mr. Sammis stated in his letter that the purchase of the lot from Ms. O'Neil was an arm's length transaction. The purchase price for the lot was \$50,000.00--\$5,000.00 in cash with two principal payments, one of \$20,000.00 due December 2011 and the second of \$25,000.00 due December 2012 with an interest rate of 6%. The subject property had been listed with two different real estate companies and Mr. Sammis stated that Ms. O'Neil received no offers. Mr. Sammis also believes the properties used in the market analysis Mr. French presented at the September 22<sup>nd</sup> meeting are dated and are not accurate in determining today's value for the subject property. Mr. Sammis' September 28<sup>th</sup> letter was entered into evidence as "Exhibit #2".

Mr. Burstein read the Inspection Committee Report. The Inspection Committee Report was entered into evidence as "Exhibit H". Stephen Webster made a motion to have the board go into deliberative session. Frank Reed seconded the motion. A voice vote was taken and the motion carried by majority vote. Members of the public were asked to exit the conference room. The board went into deliberative session.

The board discussed the Inspection Committee Report and the other evidence presented. Participating in the discussion were Stephen Webster, John Jackson, Richard Burstein, Barbara Angell, Ellen Baker and Ruth Lutz. There was no further discussion and the board came out of deliberative session. Ruth Lutz made a motion to approve the Inspection Committee Report recommendation to maintain the assessed value on the subject property at \$87,100.00. Barbara Angell and Ellen Baker both seconded the motion. A voice vote was taken and the motion carried by majority vote (9-0-1) with Mr. Burstein abstaining. Town Clerk Joyce Mazzucco will have the board's decision written, signed and sent to the appellant within 15 days.

The next item of business was the review of applications for addition to the voter checklist. The four (4) applications were given to the board members to review. A motion was made and seconded to approve the addition of the four applicants. A voice vote was taken and the motion carried by majority vote. The following individuals were added to the voter checklist:

Lindsay A. Cochran  
Andrew L.Koo

Shari L. Dutton

Sandra J. Edson

There was no further business to consider. A motion was made and seconded to adjourn the meeting. A voice vote was taken and the motion carried by majority vote. The meeting adjourned at 7:36 p.m.

Attest: \_\_\_\_\_  
Joyce L. Mazzucco, Town Clerk