

**MINUTES
BOARD OF CIVIL AUTHORITY (BCA)**

**TAX APPEAL HEARINGS
WEDNESDAY, AUGUST 18, 2021**

Meeting convened at 6:30 p.m. on the apparatus floor of the Barnet Fire & Rescue Station (151 Bimson Drive, Barnet).

Board members present: Chair William Graves, Rebecca Boardman, Dylan Ford, Benjamin Gates, Benjamin Heisholt, Dennis Kauppila, Mark Jefferson, Maurice Roberts, and Shellie Samuels.

Others present: None.

1. Voter checklist review

a. Review of voter checklist (pursuant to 17 V.S.A. § 2150)

Mr. Graves briefly reviewed procedures for checklist review and the process for challenging voters and purging the list of names of those who are ineligible to vote in the Town of Barnet. Board members had received, prior to this meeting, copies of the current voter checklist. The Board reviewed the checklist page-by-page, making note of voters who either have moved from Barnet or no one seems to know if they still reside in Barnet.

- Mr. Gates moved to instruct Town Clerk Mr. Heisholt to send written challenge letters to the voters so noted. Seconded by Mr. Jefferson and approved by voice vote. A listing of these names is found following these minutes.

b. Consideration of, and take any action on, purgation of voters who were challenged prior to November 2018, did not respond to challenge, and did not vote (pursuant to 17 V.S.A. 2150(d)(5))

Town Clerk Benjamin Heisholt presented a list of 35 voters who were challenged by the Board in prior to November 2018, did not respond to the challenge letter, and have not voted in the past two general elections (2018 and 2020). These voters are eligible by Vermont statute to be purged from the checklist by the Board. The Board reviewed the list.

- Mr. Gates moved to purge from the voter checklist 34 of the voters on the list presented by Mr. Heisholt, excepting from the list Joseph Call. Seconded by Mr. Kauppila and approved by voice vote. A listing of these names is found following these minutes.

c. Consideration of, and take any action on, plans for future regular challenges of voters

Town Clerk Benjamin Heisholt suggested that the Board take action to challenge voters more frequently than the biennial requirement, indicating that options for this process include more frequent meetings of the BCA or granting authority to the Town Clerk to challenge voters unilaterally under certain circumstances. Discussion ensued.

- Ms. Ford moved to grant the Town Clerk the authority to issue challenge letters to any voter who has sold or otherwise transferred their dwelling in Barnet, when the Town Clerk has cause to believe the voter will no longer reside in Barnet after the transfer. Seconded by Ms. Boardman and approved by voice vote.

2. 2021 tax appeals: Receive reports of inspection committees; deliberate and decide appeals

a. Appellant: **Barnet Hills Realty**
Parcel ID # **E911 Address**
0009-02-33 **176 Houde Lane**

The Board received and heard the report of the inspection committee. A copy of this report is found following these minutes.

- Mr. Gates moved to enter deliberative session to deliberate in connection with the quasi-judicial proceedings of the BCA for 2021 tax appeals, pursuant to 1 V.S.A. § 312(e). Seconded by Ms. Samuels and approved by voice vote. Entered deliberative session at 7:36 p.m.
- Ms. Ford moved to exit deliberative session. Seconded by Mr. Gates and approved by voice vote. Exited deliberative session at 7:55 p.m.

b. Appellant: **Great River Hydro, LLC**
Parcel ID # **E911 Address**
0006-01-10 **Comerford Dam Road (Comerford Station)**
0023-01-32 **McIndoe Station Drive (McIndoe Falls Dam)**

The Board received and heard the report of the inspection committee. A copy of this report is found following these minutes.

- Mr. Gates moved to enter deliberative session to deliberate in connection with the quasi-judicial proceedings of the BCA for 2021 tax appeals, pursuant to 1 V.S.A. § 312(e). Seconded by Mr. Jefferson and approved by voice vote. Entered deliberative session at 8:00 p.m.
- Mr. Gates moved to exit deliberative session. Seconded by Mr. Jefferson and approved by voice vote. Exited deliberative session at 9:05 p.m.

3. Other business

No other business was discussed.

4. Adjournment

- Mr. Gates moved to adjourn. Seconded by Mr. Jefferson and approved by voice vote. Meeting adjourned at 9:05 p.m.

A true record.

Attest: 
Town Clerk

Barnet BCA Inspection Report

8/18/2021

Barnet Hills Realty

Barnet Hills Realty
Greg Jackmauh- Member
61 Braeburn Lane
Barnet, VT

On August 3rd, 2021 at 8:00 a.m. the inspection committee met at the residence at 61 Braeburn Lane, Barnet, VT to conduct an inspection for the tax appeal of said property for the Barnet BCA. The inspection committee consisted of Maurice Roberts, Sal Demaio and Benjamin Gates. In addition, Mr. Jackmauh was also in attendance.

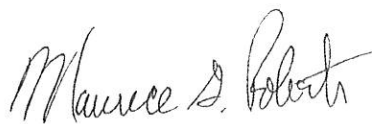
The inspection committee viewed the property from the parking area in front of the residence. The residence appeared to be in average condition for its age. The property appeared to be well maintained. The inspection committee notes that this property appears to be a rental property with 2 units. This property consists of 187 acres of which 185 acres are in Current Use and the development rights have been sold/assigned to Vermont Land Trust.

Mr. Jackmauh did not appear to have an issue with the total appraisal of the property which is \$345,400. The issue is value assigned to the Dwelling vs. Enrolled land. From 2019 to 2020 the Dwelling increased from \$119,500 to \$163,400, the Enrolled Land decreased from \$208,800 to \$127,000. (This information was obtained from the submittals from the night of the BCA Meeting on July 28th, 2021). I reminded Mr. Jackmauh that no new information may be presented to the inspection committee.

At the time of the inspection the inspection committee was unsure of the BCA's authority in allocation of values between Dwelling, Unenrolled Land and Enrolled Land. Member Benjamin Gates told the inspection committee he would talk to the Town Clerk to see what if any authority the BCA has over this matter. The inspection committee does not have a clear recommendation at this point.

Sincerely,
Via Email

Sal Demaio



Maurice Roberts



Benjamin Gates

8-18-21

Inspection Committee report to the Barnet Board of Civil Authority: Regarding Great River Hydro LLC appeal of 2021, Town of Barnet valuation for property tax purposes.

On Friday, August 6, 2021 at approximately 1pm, the Inspection Committee of Rebecca Boardman, Dennis Kauppila, and Dylan Ford met with Great River Hydro's representatives Mark Cleverdon (property tax manager), Mathew Cole (public relations manager) and Scott Norrie at both McIndoe Station and Comerford Station.

At both meetings, the members of the Inspection Committee viewed and toured the facilities to the following extent:

McIndoes Station: Walked along the top deck to observe the location of the Vermont/New Hampshire state line as marked by a bronze survey disc. The disc was aligned with the edge of the intake for the most Westerly turbine. The Inspection Committee entered the turbine room to view the approximate line of the Vermont/New Hampshire border. Viewed the dam walls and reservoir pond viewable from the westerly bank of the river. Viewed the transformer field off the driveway overlooking the dam.

Comerford Station: Entered the station from the New Hampshire side of the dam. Entered and observed the control room. Walked along the top deck of the Comerford Station, viewing the spillway, transformers, dam walls, etc. Observed the Vermont/New Hampshire state line as marked by a typical bronze survey disc.

Inspection committee found the facilities to be in good repair and physically located in the Town of Barnet according to the valuation of the Board of Listers.

Rebecca Boardman



Dennis Kauppila



Dylan Ford

