

**Town of Castleton
Special Select Board Meeting
Friday, August 26, 2016
Town Offices**

MEMBERS PRESENT: J. Bruno, J. Leamy, R. Combs (by phone), W. Potter

MEMBER ABSENT: R. Spaulding

OTHERS PRESENT: M. Shea, Town Manager

Special Meeting called to order by Chairmen, J. Bruno at 12:05 pm

DISCUSSION WITH ASSESSOR ON PVR HEARING

L. Garcia explained that she recently received communication from the attorney for Martin Hemm's appeal of the 2015 grand list year to PVR (Property Valuation & Review). This hearing is supposed to take place on Monday and this is their property on Winnick Rd, and built in 2004. Their attorney presented several interrogatories that need to be answered and she would need an attorney to complete and given the time frame we can ask for a continuance and have Paul Gillies come here to help out. The appellant had an appraisal done which came in at \$380,000. The town's assessment is \$595,700 and had been lowered by the listers and then by the BCA. Mr. Gillies has been in contact with the Hemm's attorney and they have come to a conclusion of \$400,000. The reduction to the town would be about \$12,000.

J. Bruno stated he had a concern this may set a precedent for future appeals. He continued stating that the assessments are high.

The board continued discussing the differences between fair market value and assessed value.

MOTION

W. Potter motioned to approve the appraisal of the Hemm property in the amount of \$400,000. J. Leamy seconded. All voted in favor. Motion carries.

MOTION

J. Leamy motioned to appoint Lisa Garcia to be authorized to represent the Town of Castleton at all future PVR hearings. W. Potter seconded. All in favor. Motion carries.

MOTION

W. Potter motioned to approve the payment to Jack Bowen Excavating the 10% retainage in the amount of \$24,237. J. Leamy seconded. All in favor. Motion carries.

J. Bruno stated that they received bids for the concrete work at the transfer station and the one bid from Ellis was CAD generated. The drawings show steel plates in the concrete and these are important because every time the container comes off the truck it will chip the concrete. He

continued that if we go out to bid again, Ellis will be willing to allow us to use the plans he produced at no cost as long as we give him the first right of refusal. If he does not get the bid, he wants \$1,000 for the plans.

M. Shea stated that this is different than your policy on how you do bids. J. Bruno responded that we spend money on an engineer to design and then put it out to bid, and if there is not enough money in the budget, then we refuse all bids.

The board continued discussion of the Transfer Station concrete wall and slab that they will advertise a re-bid and award the bid on Monday, September 12th.

ADJOURN

MOTION: J. Leamy motioned to Adjourn meeting at 12:35 pm. W. Potter seconded. All in favor. Motion carries

Date of Approval