

MINUTES FOR SELECT BOARD MEETING

Tuesday, November 23, 2021, 6pm

Robert Vasseur Town Hall

Attendees: Jared Cadwell (Jared), Chuck Martel (Chuck), Michael Jordan (Mike)

Town Clerk/SB Assistant: Patti Lewis

Minutes Taker: Betsy Carter

Guests: Samantha Burns (MRVTV), Doug Mosle

1. Meeting called to order at 6:04pm.
2. Changes or Additions to the Agenda
 - a. School rental for town meeting day.
3. *Motion to approve minutes of November 9, 2021 by Chuck, seconded by Mike. All in favor, none opposed. Motion passes.*
4. *Motion to approve Budget Meeting Minutes of November 15, 2021 by Chuck, seconded by Mike. All in favor, none opposed. Motion passes.*
5. Doug Mosle - Errors and Omissions and Lister Update
 - a. Errors and omissions certificate in Select Board packet to sign in order to make changes to the grand list after it's been lodged.
 - i. One lot listed as once parcel is actually two. Taxpayer notified the lister and change needs to be made.
 - ii. *Motion to approve and sign off on correction to grand list by Jared, seconded by Chuck. All in favor, none opposed. Motion passes.*
 - b. Act 68 requires a certain level of common level of properties (appraised value vs. sales price based on a certain sample size). The state requires that our common level of appraisal within 30%. Reappraisal completed in 2016 at 100%. Average sale in Fayston is \$100-150k above appraised value. Common level went down 9% last year and anticipated to be another 9% this year. 85% triggers reappraisal.
 - c. Resort towns and other desirable locations are seeing inflated sale prices; this is generally happening statewide as well. No indication from state officials for any leeway given the exceptional times.
 - d. Once common level hits 85%, the town has 1 year to complete reappraisal. Appraisal contractors booking out into 2025 with increased rates.
 - e. There are options for statistical updates and they exist for towns that have zoning or have recently reappraised recently. This is a possibility for Fayston and if so can be completed without appraisal contractors.
 - f. Is there a procedure for the town to apply for the statistical reappraisal? The state will notify the town of the common level; then process is that the town presents a plan of how to proceed; in the past the town has done a full reappraisal. In this case the town could submit the plan for the statistical update.
 - g. Jared: Would a professional be required to reappraise the commercial properties (Mad River Glen, Mount Ellen)? Doug: I recommend we hire professionals anyway as even a statistical update does require some effort.
 - h. Chuck: Should we be budgeting something for next year? Doug: We have \$117,000. If we are ordered to do a full reappraisal, it may take 3 years to get it done. If we are able to do a statistical update, it will likely be less expensive.

6. Road Department Update
 - a. Most (if not all) signage that was due to be upgraded/replaced has been completed. Big Basin signs have been installed.
 - b. Plows have been installed and are ready to go.
 - c. Tenco in Barre has closed and that's where our new truck was getting fitted up. It can be sent to Tenco in Canada to do it in January. There's a Tenco in Hopkinton, NH, but it would be spring before they could get to it.
 - i. Mike: Have we checked with Viking? It's in Vermont (Colchester?). It may not be the same specific brand of equipment, but since it's in Vermont it would be easy. Patti to check with Stuart to confirm.
 - ii. We cannot keep the old truck until February or March due to the trade-in required.
 - d. Parking ordinance needs to be revisited for snow removal and grading (to be added to next meeting).
7. Other Business:
 - a. School rental for town meeting day; Patti reached out to Fayston Elementary for online application process. We do not know what direction we'll be going in for town meeting day but since there is no liability for the application request, Patti will go ahead and complete application.
8. Read Mail and Sign Warrant
 - a. Warrant signed.
9. *Motion to adjourn by Chuck, seconded by Jared. All in favor, none opposed. Meeting adjourned at 6:48.*

Dates of Interest:

November 25 – 26 Thanksgiving Holiday (town office closed)

November 29, 2021 Budget Meeting 6 p.m.

December 7, 2021 Budget Meeting 6 p.m.

December 14, 2021 Select Board Meeting 6 p.m.

December 28, 2021 Select Board Meeting 6 p.m.

Respectfully submitted,
Betsy Carter

Approved: Jared Cadwell