

AD-HOC REAPPRAISAL COMMITTEE

Thursday, March 23, 2023

Champlain Conference Room and via Zoom

DRAFT MINUTES

Members Present: James Unsworth, Alan Bjerke, Kevin Stapleton, Jonathan Chapple-Sokol, David Edwards, Dan Kirk, Joan Shannon

Staff Present: John Vickery (City Assessor), Joseph Dempsey (City Attorney's Office Staff)

Others in Attendance: (None)

Meeting called to order at 5:41 PM.

1.0 Agenda

1.01 Motion to Adopt Draft Agenda

Motion by Alan Bjerke, Seconded by David Edwards.

Final Resolution: Motion Passes.

Yes: Unanimous.

2.0 Adopt Minutes from 02/28/2023

2.01 Motion to Adopt Minutes from 02/28/2023

Motion to Adopt Minutes from February 28, 2023.

Motion by Alan Bjerke, Seconded by David Edwards.

Final Resolution: Motion Passes.

Yes: Unanimous.

3.01 Public Comment

No members of the public present.

4.0 Committee Discussion

4.02 Finalizing the Committee's Report to the City Council

Jonathan Chapple-Sokol: First, the force majeure. I believe we should be able to postpone a reappraisal if we need to.

Alan Bjerke: I believe that conversation was in the context of a contract with an outside contractor so we aren't on the hook for a large amount despite a force majeure.

Jonathan Chapple-Sokol: I think a lot of people would say "of course, there were issues since it was Covid". I think we should be able to petition to the state for a delay.

Alan Bjerke: We could have asked as the City to have some changes to the timeline due to the pandemic. The Mayor has the authority to call the Governor and ask for a change.

John Vickery: We should have the contract include a section on having leeway to delay without losing a lot of money on the contract.

Jonathan Chapple-Sokol: So it wasn't really the statute that was stopping us from delaying during the pandemic.

John Vickery: We have our obligations with both the contractor and the obligations to the state when the threshold is passed.

Jonathan Chapple-Sokol: It might be good to have an out and recommend to the Council that we think we should include an out due to a force majeure.

James Unsworth: Does everyone think we should include a section on the force majeure in our recommendation?

Alan Bjerke: Every RFP includes the things we wish we had done before, of course.

Kevin Stapleton: Looks good to me.

Jonathan Chapple-Sokol: Looking at a second issue I had, we did do some time estimates but did not do cost estimates for the recommendations as those costs will change over time. I think we just include the time estimates and leave out the dollar cost issue.

Alan Bjerke: How about including this in the conclusion section? It could cover the entire report.

Jonathan Chapple-Sokol: I do think we should, given that all these recommendations take time, but we have not touched on the dollar costs as a committee. I don't think we need to itemize everything by cost.

Alan Bjerke: I am fine with including these paragraphs at the end and think it would be worthwhile.

Jonathan Chapple-Sokol: I think it is redundant. We could say we don't really know how much it would cost to create rolling reassessments. I would leave out the specifics in the second paragraph on section eight.

Joan Shannon: The first comment I have is at the beginning, we have three bullets and I would suggest not quoting a single taxpayer to not give one taxpayer more weight than any other. The second issue I have is with the language on 'not having solutions,' which is the whole thing we are working on.

Alan Bjerke: I think that section was referring to the taxpayers, the taxpayers did not really give us any solutions, we crafted the solutions.

Jonathan Chapple-Sokol: Didn't one person say the process was okay? I think we should give that one taxpayer more credence since it was an otherwise rare statement.

Kevin Stapleton: Couldn't we say "feedback included...."?

Alan Bjerke: Yes, we can adjust that. While also including that at least one person said the process was okay. What about replacing "one taxpayer" with "feedback?"

Kevin Stapleton: I must step out, but I think we are in good shape.

James Unsworth: Joan, does that sound good to you? We can deindividualize everything as 'feedback'.

Joan Shannon: Yes, that sounds perfect.

Alan Bjerke: Can you add the word appendix to the top of the presentation PDF?

James Unsworth: Yes. So we are good with adding the language on force majeure? I will add that in the process section. All those in favor of these changes as described?

4.01 Motion to Adopt Final Report as Amended

Motion to Adopt Final Report as Amended.

Motion by Jonathan Chapple-Sokol, Seconded by Alan Bjerke.

Final Resolution: Motion Passes.

Yes: Unanimous.

5.0 Other Committee Business

No other Committee business.

6.0 Adjournment

Motion to Adjourn by Alan Bjerke, Seconded by Jonathan Chapple-Sokol.

Yes: Unanimous

Committee Adjourned at 6:03 PM.