

Minutes and Actions of the Manchester Board of Assessment Appeals
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Date of Meeting: Wednesday, January 11, 2017

Regular Members present: David Dumaine, William Overton, Stephanie Knybel, David Wichman, Timothy Bergin, Aprill Shines. (Stephanie Knybel left the meeting at 6:58 PM)

NOTE: For hearings in calendar year 2017 (hearings for the 2016 Grand List), the Manchester Board of Assessment Appeals consists of six, regular members, instead of three regular members and three alternates, per action of the Town of Manchester Board of Directors on December 6, 2016.

Town of Manchester staff member present: John Rainaldi, Director of Assessment & Collection

1. Meeting called to order by David Dumaine at 6:30 PM. David Dumaine greeted all present, and made some brief introductory remarks.
2. A discussion was held regarding organizational matters. William Overton made a motion to appoint David Dumaine as Chair. David Wichman seconded the motion. All voted in favor.
3. David Dumaine made a motion to appoint William Overton as Secretary. Stephanie Knybel seconded the motion. All voted in favor.
4. Stephanie Knybel made a motion to approve the minutes and actions for all Board of Assessment Appeals meetings that took place during calendar year 2016. The motion included the meetings held on: January 13, 2016, March 1, 2016, March 3, 2016, March 5, 2016, March 14, 2016, and September 10, 2016. David Wichman seconded the motion. All voted in favor (Stephanie Knybel abstained from the approval of the September 10, 2016 meeting as she was not able to attend that meeting).
5. John Rainaldi then provided a brief overview of Manchester's 2016 revaluation.
6. John Rainaldi then provided a brief overview of the ongoing issues with defective concrete in Manchester, and to a lesser extent other impacted Connecticut towns. He went over Bill 5180, which provides relief to homeowners who obtained a report from a licensed, professional engineer indicating their home suffers from defective concrete, and had their home inspected by the assessment staff. He also went over the grading matrix that the town is using and the depreciation schedule used in conjunction with the matrix, and that 23 of 24 towns are using that matrix.

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7. The members and alternates then discussed the calendar for their special meetings for hearings/deliberations for the 2016 Grand List (and any other Grand Lists where applicable). William Overton made a motion to adopt the following meeting calendar:

Wednesday, March 1, 2017 at 6:30 PM
Thursday, March 2, 2017 at 6:30 PM
Saturday, March 4, 2017 at 8:30 AM
Tuesday, March 7, 2017 at 6:30 PM
Wednesday, March 8, 2017 at 1:00 PM
Thursday, March 9, 2017 at 6:30 PM
Tuesday, March 14, 2017 at 6:30 PM
Wednesday, March 15, 2017 at 1:00 PM
Wednesday, March 15, 2017 at 6:30 PM
Thursday, March 16, 2017 at 6:30 PM
Saturday, March 18, 2017 at 8:30 AM
Tuesday, March 21, 2017 at 6:30 PM
Wednesday, March 22, 2017 at 1:00 PM
Thursday, March 23, 2017 at 6:30 PM
Saturday, March 25, 2017 at 8:30 AM
Monday, March 27, 2017 at 6:30 PM
Tuesday, March 28, 2017 at 6:30 PM
Saturday, April 1, 2017 at 8:30 AM
Monday, April 3, 2017 at 6:30 PM
Tuesday, April 4, 2017 at 6:30 PM

Tim Bergin seconded the motion. All voted in favor.

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8. A discussion was held regarding the BAA's stipend. In the past, all BAA members and alternates were paid the same amount. There are no alternates this year as all three alternates have been made full members. A discussion was held about changing the stipend so that it would be distributed more based on attendance. Tim Bergin made a motion to adopted a schedule where BAA members or alternates would be paid 100% of the stipend amount if they attended more than 75% of the meetings; 75% of the stipend amount if they attended between 50% and 74% of the meetings; 50% of the stipend amount if they attended between 25% and 49% of the meetings; and 25% of the stipend amount if they attended 24% or less of the meetings. Weekday afternoon meetings are excluded from the calculation of meetings attended, and it will not be held against members or alternates if their schedule results in their arriving late to a meeting or having to leave a meeting early. David Wichman seconded the motion. Motion passed 3-1 with William Overton voting against the motion, and Aprill Shines abstaining. Stephanie Knybel had left the meeting to attend another meeting before this vote was taken.
9. There was no other old or new business.
10. William Overton made a motion to adjourn. The meeting adjourned at 7:27 PM

Respectfully submitted by: William Overton, Board of Assessment Appeals Secretary