

**Townshend Select Board  
Special Meeting Minutes  
February 24, 2012**

Present: Hedy Harris; David Dezendorf; Bruce Bills; Jeff Russ  
In Attendance: Mike Bills; Richard Lucier; Susanna Palmer; Craig Hunt

**Reappraisal:**

Harris called the Special Meeting to Order at 6:04 P.M. and informed the Listers present that the Select Board had settled upon NEMC as the reappraisal contractor, explaining that out of the contract proposals provided to the Select Board at the Special Meeting on February 15, 2012, NEMC was the favored choice.

Mike Bills objected, stating that the Listers had conducted interviews this week and had a new recommendation to make. Palmer said, however, that she knew nothing about any interview this week and wasn't recommending any new choice, but was happy that the Select Board had picked NEMC.

Dezendorf told Mike Bills that because the Select Board received a letter from the Listers, dated February 13th, stating that the interviewing of potential reappraisal firms was complete, the Special Meeting of February 15th, in which the Select Board and the Listers compared all contract proposals and began deliberations, should have closed the process.

Closure is something that the Select Board understood to be the case until the meeting on February 20th, when Mike Bills suddenly informed the Select Board of a closing date for proposals being February 23rd. Between February 15th and February 20th, the Select Board had taken the Listers recommendation of Cross Country Appraisal Group under advisement, but after checking its references, rejected hiring that firm.

Dezendorf said that he feared that continuing to solicit any new bidders was inappropriate after the meeting on February 15th, when costs were compared. At this point, Lucier walked out of the meeting.

Harris asked Mike Bills what company the Listers now recommended, and Bills said that David Marazoff Appraisers of Westmoreland, New Hampshire, was the Listers choice. Mike Bills reminded Harris that he'd given her a copy of Marazoff's proposal on February 22nd. Harris admitted not having yet looked at it. No other Select Board members had seen a copy.

Mike Bills said that NEMC was not the best choice for a town the size of Townshend, and Hunt reminded him that NEMC was highly recommended by both the Towns of Newfane and Grafton.

When Mike Bills went to make copies of Marazoff's proposal, Palmer asked to have it stated for the record that she had been excluded from the interviewing process by the other Listers, and that any letters from the Listers office which she didn't actually sign, she knew nothing about.

When Mike Bills returned, Dezendorf made a motion: **To award a contract for Townshend reappraisal to NEMC**, seconded by Bruce Bills. Discussion followed, with Russ stating that the firm that was hired had to be one that the Listers could work effectively with, and Bruce Bills stating that the Select Board needed to come to a final decision soon.

Dezendorf expressed concern that since August, the State had demanded that a plan be submitted under threat of the State withholding all aid to education and highways. The last letter from the State, received in January, gave the Town until the end of February to have a reappraisal plan approved.

Mike Bills showed the Select Board an e-mail extending that deadline for compliance with the State until the end of March, and Dezendorf explained that a newly-elected Select Board shouldn't have to, and might not have the authority to decide upon a contractor during the month of March.

The motion was called, and the motion failed as it did not achieve a quorum of votes in the affirmative from those present. Harris then asked Bills to seek a contract proposal from Marazoff for the Select Board to review, and Dezendorf emphasized that that proposal needed to be received by noon on Sunday. Bills agreed.

**Easement:**

In other Business, Dezendorf made a motion: **To have the chair sign a temporary easement with the Army Corps of Engineers for the Townshend Lake Project**, seconded by Bills, and carried by those present. Harris then signed the document.

**Adjournment:** Bills made a motion: **To adjourn at 7:10 P.M.**, carried by those present.

Respectfully submitted,

Craig K. Hunt  
administrative assistant