

Georgia Selectboard Meeting
Monday, July 11, 2016
7:00 p.m.

Approved: July 25, 2016

Present: Selectboard: Chris Letourneau; Paul Jansen; Ric Nye; Tara Wright; Amber Baker, Treasurer, and Mike McCarthy, Town Administrator

Absent: Matt Crawford

Public Present: Kevin Webster, Delinquent Tax Collector; and Gilles Rainville.

Chris Letourneau, Chair, opened the regular meeting at 7:00 p.m.

Mike McCarthy added the following to the agenda:

1. Added Public Appearance – Gilles Rainville @ 7:15 p.m.

Public Appearance:

Kevin Webster, Delinquent Tax Collector. Kevin presented an updated list of properties going up for tax sale. All five parcels on the list have mortgages on them. Three have been, or in some state, of foreclosure. Two properties have been up for tax sales previously.

Kevin added the last property because he attended a bank foreclosure auction last Friday, there were two contractors there walking around the property. Kevin walked around the house with them; the house is in disrepair, the roof, the siding, the chimney all need to be repaired, etc. The bidding started at \$10,000 and no else bid. The auctioneer put in a bid for the bank at \$240,000.00. This is why Kevin added this property to the list.

We go through a lot of effort to schedule a tax sale. The first thing we do is get approval to hire an attorney. The attorney does the title search. We send out registered mail to the owners and financial institutions informing them of the tax sale. We then have to publish in the paper for three consecutive weeks and after 10 days we have the tax sale.

In the interim Kevin is trying to get people to show up, but if no one shows up we would have no bidder. This is where the Town has stepped in before and offered a minimum bid. What this does is continues the tax sale, which starts the one year redemption period. It brings it to closure so something has to happen. If no one puts in a minimum bid and the Town puts one in, then it finalizing the tax sale process.

Kevin thinks that the Bank may be walking away from the Thuesen property. Alice passed away in 2008. Foreclosure started on the property in 2010. They filed it in the right Town, but the document has it listed in the Town of Milton, County of Franklin. So the instrument is not valid. The bank has paid the property taxes since 2010. This is the first opportunity for the Town to do something with it.

Over the last 20 years the Town has authorized minimum bids. To understand the minimum bid for the Thuesen property it is going to be around \$5,100.00. The Town is going to get the principal and interest paid right back to them. The Town would cut a check to the attorney and then Kevin would return it back to the Town.

Motion made to approve of Kevin Webster, Delinquent Tax Collector, to hire an attorney to start the tax sale process, made by Paul, second by Ric. No further discussion. All in favor.

The Selectboard thanked Kevin Webster for coming in and explaining the tax sale process to them.

Gilles Rainville.

Review of Minutes:

Minutes of the June 27, 2016, regular meeting were reviewed and discussed. Motion made to approve the 6/27/16 regular meeting, with changes discussed, made by Paul, second by Ric. No further discussion. All in favor

Review of Warrants:

Motion to approve Check Warrant Report PR #26 for period end 6/30/16; Check Warrant Report PR #27 for period end 7/07/16; Check Warrant Report AP #46 for payroll transfers to Citizens Bank, VMERS DB and VT Dept. of Taxes; and Check Warrant Report AP #47 for a payroll transfer to Citizens Bank, made by Paul, second by Ric. No further discussion. All in favor.

Motion to approve Check Warrant Report AP #48, for the general fund, made by Paul, second by Tara. No further discussion. All in favor.

Selectboard Concerns:

None

Unfinished Business Report:

1. Follow-up bloodborne pathogens training for Town and Library personnel.
2. Fire Department water storage tanks.

New Business/Additions to Agenda:

1. Cingular Wireless – Notice of Request for Certificate of Public Good for modification to wireless facility on Paeplow property on Route 7.

Action Items:

None

Administrator's Correspondences and Tasks:

None

Treasurer's Correspondence:

1. General Ledger Checking Account Balance Worksheet – through June 2016.

2. Highway Equipment Bond Note. Selectboard Signature needed. Loan was approved at last meeting.

Motion made to approve of the Bond Note and for the Selectboard to sign, made by Ric, second by Paul. No further discussion. All in favor.

General Correspondence:

1. Stitzel, Page & Fletcher – May Statement.

State of Vermont Correspondence:

1. VT Dept. of Taxes Notice of Education Tax Rate for FY 2017.

Brochures, Newsletters, Workshops, and Advertisements:

None

Items for Signature:

1. Highway Equipment Bond Note.

Legal Correspondence:

None

Confidential / Executive Session Items:

1. Personnel.

Motion to go into Executive Session at 7:50 p.m., is requested at this time to discuss Contracts, labor relations agreements with employees, Arbitration or mediation, grievances, other than tax, pending or probable litigation, or confidential attorney-client communications made for the purpose of providing professional legal services to the Town of Georgia involving the Town, specifically finding that premature general public knowledge of the subject matter would clearly place the Town at a substantial disadvantage, made by Paul, second by Ric. No further discussion. All in favor.

Motion to come out of Executive Session made at 7:58 p.m. by Paul, second by Ric. No further discussion. All in favor.

No action out of Executive Session.

Motion to adjourn at 8:00 p.m. made by Paul, second by Ric. No further discussion. All in favor.

Respectfully Submitted by Krissy Jenkins.

Monday, July 25, 2016, Budget Meeting at 6:00 p.m.

Monday, July 25, 2016, Regular Meeting at 7:00 p.m.