

Georgia Selectboard Meeting
Monday, August 8, 2016
6:00 p.m.

Approved: August 22, 2016

Present: Selectboard: Chris Letourneau; Matt Crawford; Ric Nye; Tara Wright; Paul Jansen, Amber Baker, Treasurer and Krissy Jenkins, Interim Town Administrator

Absent: None

Public Present: Caroline Bright; Basil Burt; Kent Henderson, Nancy Volatile-Wood, Suz Brown, Bob Heiser, Ken Minck and Rob Meader, Conservation Commission.

Krissy Jenkins added the following to the agenda:

1. 7:15 Public Appearance – Basil Burt. Mr. Burt is seeking some information to assist him in a problem he is having with a recent lot he purchased.
2. The Primary Election is tomorrow. If any Selectboard member is available to count ballots, please be there at 7:00 p.m.
3. Library Trustees Minutes from special meeting August 6, 2016.
4. The docks at the beach are back in after a repair.

Public Appearance:

Georgia Conservation Commission. Kent Henderson, Chair, read the following statement. According to the purpose of the Town of Georgia Conservation Reserve Fund to conserve the land and waters within the Town for forest, wildlife, scenic, recreational or natural area use; the Georgia Conservation Commission chair has received a “Request for Funds” form for the purpose of funding the Moseley Bros. property located on Silver Lake Rd.; and requests that the Selectboard approve the project and funding for the purchase of the Moseley Bros. 177-acre property located on Silver Lake Road.

The Conservation Commission has reviewed the request to purchase and recommends to the Selectboard, that this land purchase follows guidelines for the use of the fund, to match a Vermont Housing and Conservation Board award for this significant conservation project.

The project will conserve productive forests lands, protect an upland watershed and water resources, protect land supporting threatened or endangered natural communities, plants or wildlife habitats, serve potential educational uses and protect scenic and recreational use of town property.

The Conservation Commission is here to get approval of the purchase of the property and the approval of using the conservation funds for this. Since the last appearance before the Selectboard, we have received the appraisal update from Larson Company; they did the original appraisal in 2011. In 2011 the appraisal came in \$235,000. Here five years later, it came in at \$245,000. The property did increase in value. However, the Moseley’s have agreed that they would accept the 2011 appraisal value of \$235,000.

VT Land Trust is in the process of doing the title review right now. Bob Heiser, VT Land Trust states that he doesn’t believe there will be any issues with the title. There is no survey on file.

On July 13, 2016 there was a special meeting at the Fire Station, which was very well attended by people that were candid and gave us their opinions of what they think should happen with this property.

Bob Heiser gave a timeline of what will happen if the Selectboard approves the purchase of the property. Once the Town decides to purchase it, there is a 60 day window you have to close.

The Selectboard had a general discussion regarding the Moseley property. There was a discussion regarding the Interim Management Plan of the Moseley Property. One of the main things that the Selectboard wants to keep open on the property is hunting, this is something very important to them. They would feel better with the assurance from the Conservation Commission that hunting would not be excluded.

Amber Baker arrived at the meeting at 7:20 p.m.

Motion made to approve of the purchase of the Moseley Property using the Conservation Commission Reserve Funds in the amount of \$132,500 made by Matt, second by Ric. No further discussion. All in favor.

Motion made to approve of the Interim Management Plan for the Moseley Property, with the Selectboard Chair signing on behalf of the Selectboard, made by Ric, second by Matt. No further discussion. All in favor.

The Selectboard thanked the Conservation Commission for coming in and for all of their work they have done to get this property.

Basil Burt. Mr. Burt is here because he purchased lot #1 on Lake Brook Drive which includes Lake Brook Drive as well. This was a lot that was part of a five lot subdivision done by Ron Perras. There was a few things that came up that makes me a little confused and he just wants to clarify them.

The issue comes up really over lot #4. The key thing is the pin on lot #4. You will notice on the map that in 2007 the driveway went straight north for lot #4. There was a court case regarding this and the drainage and the access to lot #4 was changed. When Mr. Perras got a driveway permit, it shows the driveway going across lot #1, which is different than what he was told when he purchased lot #1. This is a problem for Mr. Burt.

After a general discussion the Selectboard apologized to Mr. Burt but there is nothing they can do about this, it's a civil matter. The Planning Commission is the one that makes these decisions, not the Selectboard. Mr. Burt apologized as he thought the Selectboard made the final decisions on this.

Review of Minutes:

Minutes of the July 25, 2016, regular meeting were reviewed and discussed. Motion made to approve the 7/25/16 regular meeting, as presented, made by Matt, second by Ric. No further discussion. Paul Jansen recused himself, all others in favor

Review of Warrants:

Motion to approve Check Warrant Report PR #30 for period end 7/28/16; Check Warrant Report PR #31 for period end 8/4/16; Check Warrant Report AP #52 for payroll transfers to Citizens Bank, VT Dept. of Taxes and VMERS DB; and Check Warrant Report AP #53 for payroll transfers to Citizens Bank and James & Alma Gallagher, made by Matt, second by Ric. No further discussion. All in favor.

Motion to approve Check Warrant Report AP #54, for the general fund, made by Paul, second by Matt. No further discussion. All in favor.

Selectboard Concerns:

1. Matt wants to make sure that we have on the unfinished business list the giving up the two inholdings inside the fence on 104A. Matt would like this added to the list of unfinished business
2. Matt would like to know where we are with survey of legal trail #6. Chris believes they were supposed to start in August and that they are currently working on it. Matt would also like this added to the list of unfinished business.

Unfinished Business Report:

1. Library and beach pavilion -- No new updates.

New Business:

1. Letter from Harrisons and Bradfords regarding Legal Trail on Georgia Mountain Road. They are requesting the trail be abandoned. Copy in your packet. After a brief discussion, the general consensus of the Selectboard is to table this discussion for the Town Administrator, Mike McCarthy to gather some more information regarding the timeline, and procedure.

The Selectboard had a general discussion regarding the procedure they would need to take to abandon the trail. It is the general consensus of the Selectboard to have the Town Administrator research what needs to be done and what the timeline would be to abandon the trail. They would like to know the procedure before they consider abandoning. Krissy will pass this information on to Mike McCarthy when he gets back.

2. Dock Damage. The dock was damaged at the beach and Kerry had to remove it. Received an email Monday morning that the dock has been repaired and placed back in the water. Thank you Kerry.

Action Items:

1. Set 2016 Tax Rate. Copy of worksheet in packet. The Selectboard had a general discussion regarding the taxes.

In this tax rate, we are including an additional \$100,000 in legal fees, above and beyond what was already budgeted. If we decide to do this we need to be upfront about it and get this information out to the public. Krissy will post the information on the website. Krissy will contact Abbey from the Milton Independent as well. Noting that if we don't spend all of the \$100,000, it will go back to the tax payers.

Motion made to approve of the 2016 Town Tax Rate of \$0.2745, which includes an additional \$100,000 in legal fees, made by Paul, second Matt. No further discussion. All in favor.

Administrator's Correspondences and Tasks:

1. Thank you from the Conservation Commission to the Highway Department.

Treasurer's Correspondence:

General Ledger Checking Account Balance.

General Correspondence:

1. Franklin County Sherriff's Office – Activity report for April – June 2016.
2. Town of Georgia Library Trustees – Meeting minutes from June 27, 2016, July 18, 2016 and July 25, 2016.
3. NWSWD minutes from June 1, 2016.

State of Vermont Correspondence:

1. VT Judicial Bureau – Default judgement.
2. Notice of Wetland Individual Permit – I-89.

Brochures, Newsletters, Workshops, and Advertisements:

None

Items for Signature:

None

Legal Correspondence:

None

Confidential / Executive Session Items:

1. Legal.
2. VT Land Trust Letter.
3. Contractual – Ric.

Motion to go into Executive Session at 8:10 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 Matt, second by Ric. No further discussion. All in favor.

Motion to come out of Executive Session made at 8:50 p.m. by Tara, second by Matt. No further discussion. All in favor.

No action out of Executive Session.

Motion to adjourn at 8:52 p.m. made by Ric, second by Matt. No further discussion. All in favor.

Respectfully Submitted by Krissy Jenkins.

Monday, August 22, 2016, Regular Meeting at 7:00 p.m.