

Monkton Select Board Meeting Minutes

July 23, 2012 (Approved Aug 13, 2012)
Monkton Town Hall

1. Call to Order: Chair J. Phillips called the meeting to order at 7:03 PM
2. Select Board (SB) Members Present: Anne Layn, John McNerney, John Phillips, Stephen Pilcher

Select Board Members Absent: Peter Norris, Sr.

Others Present: Town Treasurer Charles Roumas, Bill Joos

3. Announcements: J. Phillips announced that Animal Control Officer Gary Clodgo will no longer be providing any service to the Town of Hinesburg.
4. Regular Business:
 - a. **Approve minutes** of Previous Meeting: The SB tabled the review and approval of the minutes of July 9, 2012, for lack of members in attendance on both July 9th and tonight. The July 9th minutes will be reviewed at the next scheduled SB meeting on August 13th.
 - b. The SB reviewed and approved the following **check warrants**:
 - A/P# 20723, 7/23/12, \$60,070.42
 - P/R# 20702, 7/02/12, \$ 7,770.56
 - P/R# 20716, 7/16/12, \$ 8,966.97
 - c. The SB reviewed and approved the following **overweight permits**:
 - Curtis Lumber Co., Inc.
 - Delphia Excavating LLC

5. Old Business:
 - a. **Astle Property Clean-Up Update**: J. Phillips visited the site, and reported that Casella had dropped off a container, which has been filled. The property already looks much better. J. Phillips attempted to visit with contractor Jody Bartlett, but Jody was not on site at the time.
 - b. **Propane Gas Bids**: J. Phillips reported that 5 fuel bid requests were mailed, with 3 firms responding. The bids were unsealed, reviewed in detail, and compared against one another; per gallon discounts were also provided, if the town elects to purchase its own tank(s). After some analysis, the SB determined that a tank purchase would not benefit the town at this time. A lengthy discussion followed, after which S. Pilcher moved the question. **S. Pilcher moved that Suburban Propane be selected to provide fuel @ .5500 cents over the Selkirk, NY terminal price (via Rutland) for the 2012-**

13 heating season (contract period to cover 9/1/12 – 5/31/13). J. McNerney seconded the motion. Voted and approved.

- c. Gould Legal Matter – Update: J. Phillips advised that the town should expect to hear from the court by the end of July. Donald Gould and Attorney David Rath, who is representing the town, submitted their final findings-of-fact.

6. New Business:

- a. Certificate of Occupancy – Set Fee: Zoning Administrator (ZA) Kenneth Wheeling asked the SB if a fee should be considered when the ZA issues Certificates of Occupancy (COE). A brief discussion followed. **S. Pilcher made a motion that the ZA should continue to issue COEs absent any fee; A. Layn seconded the motion. Voted and approved.**
- b. VLCT Wellness Program: Representatives from the Vermont League of Cities and Towns (from whom the town receives insurance coverage, among other benefits) wish to visit the SB to explain a wellness program that would be available to full time town employees. C. Roumas provided additional commentary about online registration. For further consideration.
- c. Agent to Deed Real Estate: J. Phillips explained that a representative of the town needs to act as its Agent at the forthcoming tax sale, should no one else bid on a parcel included in the sale. J. Phillips asked if any SB members might be interested. A brief discussion followed. **J. McNerney nominated J. Phillips to act as the town’s Agent to Deed Real Estate; A. Layn seconded the nomination. Voted and approved.**
- d. Town Treasurer/Various Matters – Update: C. Roumas shared the following information: 1) J. Phillips signed the engagement letter for the Law Office of Kevin T. Brennan, PLLC, to act as tax sale counsel to the town; 2) The tax sale proceeding has been scheduled for Thursday, September 6th, 2012 at 9:00 AM at Town Hall; 3) 26 parcels are to be included; one parcel is now subject to a bankruptcy filing, however, with the resulting impact, if any, unknown; 4) Vermont Land Trust Regional Director Allen Karnatz presented an invoice for \$6,000 involving the ANAC supported conservation of the Spooner/Muzzy Farm. The invoice will be paid on August 6th, 2012.
- e. Preliminary 2012 Tax Rate Review: C. Roumas advised that the SB needs to set the 2012 Municipal Tax Rate prior to 8/15/12, for reporting by the Town Clerk to the State of Vermont. The SB agreed to finalize the tax rate at its regular meeting on August 13th. To initiate the discussion, C. Roumas circulated a 5 year tax rate comparison sheet: 2008 – 2012. Also distributed to the SB were 2012 municipal tax rate worksheets, which provide estimated revenues and 2012 taxes to be raised as compared to 2012 expenditures. C. Roumas explained the figures in detail, the impact of the different rates appearing, and provided various examples of how the numbers apply within

town departments throughout the year. A lengthy discussion and many SB questions centered on the worksheet line item 'Anticipated EOY Delinquent Taxes.' C. Roumas shared the comments of the public auditor, Pace and Hawley, LLC on the subject. The SB considered various approaches to collecting taxes and noted the difficulty resulting from delinquent taxes, including the likely need for additional borrowing by the town. S. Pilcher inquired about the Highway Fund surplus, to which C. Roumas responded. The SB will confirm the applicable 2012 Municipal Tax Rate at its next meeting.

- f. VASA – ATV Ordinance Inquiry: The Vermont All-Terrain Vehicles Sportsman's Association, Inc. (VASA) sent a letter seeking a copy of the town's ATV ordinance. There is no such ordinance in Monkton. J. Phillips agreed to advise VASA accordingly.

7. Other Business:

- a. J. Phillips will resend a letter in response to a Land Trust inquiry.
- b. S. Pilcher provided an update of recent activity by the Building Committee.

8. Adjournment:

**Motion made by S. Pilcher to adjourn at 8:42 PM; seconded by A. Layn.
Voted and approved.**