

Select Board Agenda | Town of Landgrove

November 14, 2024 : 8 AM Start

SB Members: Steve Hall, Will Reed and Ben Freeman

Landgrove Officials: Chrystal Cleary (clerk), Jeremiah Sund (Lister Admin), Andrea Ogden (treasurer), Susan Lenox (Delinquent Tax Collector)

Guests: Jeremiah Everts

1. **Call Meeting to order 8:14am**
2. **Additions, deletions, changes-** We changed the order of the agenda to hear both Jeremiahs earlier about their respective subjects and not have them wait around too long.
3. **Minutes Approval - Meeting October 24, 2024-** minutes approved. We should make a habit of whomever takes the minutes signing "respectfully submitted by."
4. **Announcements & Correspondence -** Declaration of Inclusion guy thanked the Board for adopting the Inclusion statement a few months ago. Ben will consider what to carry forth from that- whether to post somewhere or print in the Town Report, or something else.
5. **Visitors & Public comments :** Jeremiah Everts- see Stifel acct update below
6. **Treasury Report:**
 - a) Pay Orders - Andrea highlights 2 handwritten checks to "2024 Tax Book" representing refunds to taxpayers for overpayments. These are handwritten due to QuickBooks software category limitations.
 - b) Discuss Stifel investment recommendations- Resident Jeremiah Everts of Old County Road and also a financial manager at Stifel presented documents about managing the town's money (\$1,459,000) in our Stifel Account. The account is making 21K a year on money that is collected in the summer, but does not get paid out to the State until June. The Smart Rate account will net the Town more interest and is easier to withdraw money in an emergency, compared to a Certificate of Deposit product. The account is totally insured and at this moment sets a 4.25% interest rate, but the Federal Reserve is expected to continue cutting the rates each month for a bit. Will the SB empower the Treasurer with the financial authority to maximize handling of this longer term account for the best rate for the money so that a nimble response can be made without waiting for Select Board meetings? All Ayes.
7. **Roads Report -** Jay's winter contract is ready and he has been notified to come in and sign. Machine rental contract will be copied and mailed.
8. **Sand Shed Project Update**
 - a) Town shed site update - nothing at the moment. GMP Greg Heaton has received copies of the deeds and will propose utility pole locations and cost.
 - b) Bond update - Will Reed emailed Ken Lee regarding our possible grant as part of how we pay for the sand shed project- upshot is that we can't pay down or shorten the term or lessen the payment by paying off early. Might make sense to get a Bond Anticipation Note (BAN) to cover in the near term. (Payment of the shed will consist of the Bond, BAN, and the Grant) The next steps in financing the building are receiving an estimation of cost to apply for the grant asking for \$500K (the max) by Dec 31. The grant money can only apply to the cost of the building. We should find out in January if we get the grant or not and then we will know how much to ask for the bond. Will R. will check in with Jared Waite to get the plans, THEN on to

Select Board Agenda | Town of Landgrove

Ryan for drafting, etc... Steve will make a spreadsheet for sourcing the various components of the building.

9. New Business

- a) ARPA allocations must be made before the end of the year - \$4,794.94 - we need to use before the end of the year or we lose it. Thus far we have used our ARPA funds to increase access to Town Services, (eg. Online land records, zoom equipment, upgraded computers and softwares) are there more ideas? Maybe a battery, new set of folding chairs, improvement to the parking area and handicapped ramp, outside of the building needs some painting and repair, storm windows need some clips replaced. Chrystal has received two inquiries for use of a Projector (we have a screen, but not a projector for presentations). Chrystal will check with Callie Fishburne at BCRC on the status of the MERP grant. Roof needs some attention. Blinds for the front windows of the office room to make zoom meetings there show up better,
- b) Steve contacted Mike at Sam Electric to add outlets to the big room, who said he'd put us on the schedule.

10. Old business

- a) Beaver dam under bridge - it's been rebuilt and the Town is still within permit date for stream work to take it out. Waiting for winters we only have to remove it once.
- b) Update on delinquent taxes - Jeremiah Sund came to discuss complications around deed, survey, and timeline of the Thomas Foster property, which came to his attention due to the property's outstanding taxes. Susan Lenox (DTC) also reported an update on the 2024 outstanding accounts and provided a copy of the VLCT Tax Sale Policy. Four checks have come in from the outstanding property owners so far, and Susan will have a new statement later today. Mr Foster is in arrears for tax years 2022, 23 and 24, but no matter how much contact we try to have with him/family there has been no response from Tom, and minimal response from family members. According to policy, we could begin proceeding toward a tax sale. Andrea, a previous DTC, said that the next step is for the SB to direct the DTC to send a letter to Mr Foster stating the three years' delinquency, recommending he reach out and ways to do that, but closing with a reminder that if we continue to hear nothing the Town will research a tax sale of the property.

Susan reminds the Board that it the town should hire an attorney to pursue the matter as there is significant liability to the Town and taxpayer if procedures aren't followed. There's another property on Nichols Rd where the mortgage company has requested a payoff by Nov 30, which she will give. There was confusion by the mortgage company over the correct property ID. She feels this will most likely be collected before the end of the month.

Jeremiah couldn't find the survey or deed for the Tom Foster parcel in our Town Records, so has been researching in both Landgrove and Weston as property straddles both towns. He discovered a survey and deed in Weston (book 31). His research shows that after subdivision of a larger inclusive parcel, this piece became billable in Landgrove in 1995, at 2.84 acres, then adjusted in 1999 to 3.84 with no explanation. There have been letters between the listers and Town in 1997. We don't know if he is delinquent in Weston as well, or how a lien would apply across town lines. The piece in question might be part of the Monroe transfer. Tom Foster paid taxes to Landgrove on this parcel from 1995 till 2022.

- c) FEMA reimbursement update - the % rate of reimbursement was increased by the Federal Government from 80% to 90%... by Dec 31 for a new total of \$68,055.25. The portion of the disaster repairs that apply to the State of VT, Not FEMA, is \$23,000. The application is complete, but % of reimbursement by the state or timing of that payment to the Town is not known.

Select Board Agenda | Town of Landgrove

11. Next Meeting

- The next meeting is scheduled for 11/28, which is Thanksgiving. Decide an alternative date.
The Board has set the next two meetings for Dec 5th and Dec 19th - and will pick January dates at the 19th meeting. These meetings will be intensely focused on the budget for next year and must be finished in time for the Annual Report, which is scheduled back out from the set Town Meeting date.
- Town Report submission deadline feb 1

12. Adjournment - 9:52am

Respectfully Submitted by Chrystal Cleary, Town Clerk