

TOWN OF TUFTONBORO
BOARD OF SELECTMEN
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Selectmen's Work Session
8:30 am - Town Offices

Friday, May 17, 2018

MINUTES

Present: Chairman Bill Marcussen, Selectman Lloyd Wood, Selectman Chip Albee and Administrative Secretary Karen Koch.

Chairman Marcussen opened the work session at 8:30 am. The Selectmen met with James R. St. Jean Auctioneers to finalize the details of the tax-deeded property auction. The auctioneers visited each of the properties on Tuesday. As there are still many aspects of the auction that need to be completed, the auction date was moved from June 16, 2018 to June 23, 2018. The Selectmen will follow Town Counsel's advice not to provide warranty deeds. They will offer deeds without covenants. Signage placement was discussed. Selectman Albee moved to sign the contract with James R. St. Jean Auctioneers for the auction of properties, seconded by Selectman Wood with all in favor.

There was discussion regarding some of the particular properties on the auction list in regards to property access, driveway permitting, combining the sale of abutting tax-deeded properties, etc. Jack Parsons was included in the conversation. Each lot is a lot of record (an already existing lot). In order to put a building on the property, the buyer would need to have an approved septic design.

Sealed absentee bids were discussed. The auctioneers will bid on the absentee bidder's behalf up to their max amount. It needs to be determined how preference will be given in the event that there is a tie between absentee bidders. James R. St. Jean Auctioneers will provide absentee sealed bid terms and conditions for the Selectmen's review. It was agreed to close sales within 30 days. A deposit of \$2500 would be required per parcel with an additional deposit due within 5 days to bring the deposit amount up to 10% of the sale price. This amount would be non-refundable if the sale falls through. In the event that a sale falls through, the Town and auctioneers would split the deposit equally. The next closest high bidder would then be approached to purchase the property. The final terms of the memorandum of agreement for the sale/bidder's contract need to be agreed upon and reviewed by counsel. The auctioneers will provide sample agreements for the Board.

CORRESPONDENCE

For discussion, Selectman Wood moved to approve a \$100 donation to For the Love of Dogs/Vermont Dog Rescue in memory of Amy Elizabeth Dowd (daughter of Carolyn Sundquist), seconded by Chairman Marcussen. The purpose and amount were discussed. Vote passed with all in favor.

SIGNATURE FILE

Selectman Wood moved to sign the Tax Collector's Warrant, seconded by Selectman Albee with all in favor. Selectman Albee moved to approve a Yield Tax Levy for PID 45-1-39, seconded by Selectman Wood with all in favor. Selectman Albee moved to an approve intent to cut for PID 45-1-39, seconded by Selectman Wood with all in favor. Selectman Albee moved to approve a lease agreement with Porter Office Products for \$150 for 48 months for the Town's copier and printer, seconded by Selectman Wood with all in favor. Additional information was provided regarding the lease agreement. During budget season it was agreed to buy the equipment outright rather than sign a lease. Discussion followed. Selectman Wood called for a point of order. Selectman Wood moved to rescind the previous motion made to sign the lease agreement, seconded by Selectman Albee with all in favor.

At approximately 9:50 am, Selectman Albee moved to adjourn, seconded by Selectman Wood with all in favor.
Respectfully submitted, Karen Koch, Administrative Secretary