

JOHNSON BOARD OF ABATEMENT
JOHNSON MUNICIPAL BUILDING
TUESDAY, JULY 13, 2021

Present:

Board of Abatement Members: Eric Osgood, Michael Dunham, Nat Kinney, Eben Patch, Rosemary Audibert, Walter Pomroy, Martha Leonard, Bari Gladstone, Anne Mullings, Beth Foy

Note: All votes taken are unanimous unless otherwise noted.

Eric called the hearing to order at 7:45.

Rosemary swore in the Board of Abatement members.

Eric said the first abatement request is for a property owned by Lori and Mark Wilcox. There is no possibility that the levy can be collected. Both owners are deceased. Rosemary said taxes on this trailer were abated several years ago. Someone was interested in purchasing it at that time but the sale fell through. Total tax is \$1397.48. With penalties and interest the total is \$2369.47.

Walter asked where the trailer went. Rosemary said it was moved to a “bone yard” area on Harvey’s property. Walter said we still have a lien on it and should be notified if it is moved. Rosemary said that did not happen. Anne said she believes the trailer has been dismantled and is gone. Mike said he is happy we didn’t have to pay for disposal of it. Walter said Harvey took possession of the trailer while our lien was still valid and the trailer disappeared. He was supposed to notify Rosemary. He is not willing to abate the taxes on it without having more information about the legal situation.

Bari asked if someone owns the property by inheritance. Eric said it probably was condemned. Walter said we never owned it. Eric said we must have owned it if we were going to sell it. Rosemary said we never owned it. The owners at the time were going to sell it.

Martha asked what the legal question is. Walter said the lien is on the trailer and someone took possession of the trailer and never notified Rosemary. Eric said Harvey will pull trailers like this off his lot but keeps them on his property. If the trailer leaves his property, Walter is right that we have to be notified. Several people pointed out that there are some junked trailers on Harvey’s property and they may be the trailers that are up for abatement tonight.

Beth said when someone dies their property goes into an estate. If there is no trustee on the estate then probably the State of Vermont owns it.

Eric said whenever we have had situations like this we have always deemed the taxes uncollectable and abated them.

Beth moved to abate the full amount of taxes owed on Lori and Mark Wilcox’s trailer, Martha seconded and the motion was passed with Walter opposed.

Eric said the abatement request is for a trailer owned by Mark Wilcox II. There is no possibility the levy can be collected. Rosemary said the taxes owed are from 2013 to 2019. The total is

\$1997.85. With penalties and interest the total is \$4362.17. We tried to sell this at tax sale at least once and got no bidders. Anne said the roof caved in on this one.

Walter asked what happened to the owner. Rosemary said she doesn't know.

Anne moved and Martha seconded to abate all taxes on the property owned by Mark Wilcox II.

Walter said in this situation to the best of our knowledge the owner is alive. Have we tried a collection agency? Eric said this was turned over to our tax attorney, who was not able to collect. Walter suggested we could turn it over to a collection agency. Anne said she thinks that is unlikely to work. Beth brought up the possibility of having his wages attached. Anne said we would spend more money trying to make that happen. Beth said if we went to a collection agency at least it would affect his credit and prevent him coming back into our community and buying a house. Mike said he probably doesn't have much credit anyway. Mike asked if Rosemary thinks we can ever collect anything on this. Rosemary said no.

The motion was passed with Beth, Walter and Eben opposed.

The hearing ended at 7:55.

Minutes submitted by Donna Griffiths