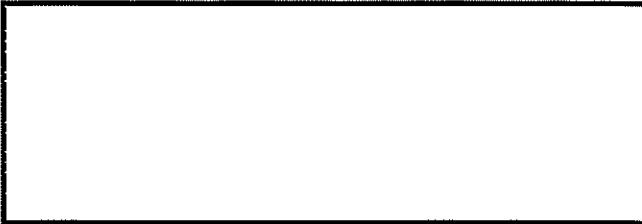


E-Filed



VT Form
PTT-172 **VERMONT**
PROPERTY TRANSFER TAX RETURN

0-270-258-432
Confirmation number

For Town Use Only

TRANSFERORS (Sellers)

PAISA-OIHANA-GIRALDO LLC
5312 CORTOLANE DRIVE
LA CRESCENTA, CA 91214

TRANSFEREES (Buyers)

458 LLC
C/O JACK GILBERT PO BOX 493
DORSET, VT 05251

*Any additional transferors or transferees are listed at the bottom of this page

Date Acquired by Transferor: Mar-10-2022 Date of this Closing: Mar-09-2023 Land Size (acres): 0.23

Property Physical Location: City/Town: SPAN# Check if property is located in multiple cities or towns
458 HIGHLAND AVENUE Manchester 375-116-11329 This sale did not involve land

Buyer Seller relationship type: If other, description:

If transfer is exempt from Property Transfer Tax: 00 None

Interest in property: Fee Simple If other, description:

If "undivided" percent of interest: If other, description:

Type of building construction: Single Family Dwelling If other, description:

Transferors use of property before transfer: Other If other, description: rental

Transferees use of property after transfer: Other If other, description: rental

Will the property be rented after transfer? Yes Enrolled in the Current Use Program? No

Have development rights been conveyed separately? No New owner elects to continue current use enrollment? No

Does the transferee hold title to any adjoining property: No

Value paid or transferred as defined in 32 V.S.A. § 9601(6)	\$275,000.00
Value paid or transferred for personal property	\$0.00
Value paid or transferred for real property	\$275,000.00
Tax Due	\$3,987.50

Preparer's Name: BRIAN R. TEASON,
Preparer's Address: MANCHESTER, VT 05254-0000

Preparer's Phone: (802) 362-2423
Preparer's E-mail: BTEASON@TEASONLAW.COM

TOWN OF MANCHESTER ANNUAL TOWN MEETING MINUTES

Saturday, March 4, 2023

Manchester Elementary Middle School

Moderator W. Michael Nawrath called the meeting to order at 1:00 p.m. Girl Scout Troop 51726 from Manchester led us in the pledge of allegiance. Moderator Nawrath asked for a moment of silence for Adam Bush, lead custodian at M.E.M.S. Chair Ivan Beattie announced the presentation of awards would take place under Article 18 as it was inadvertently left out of the warning. Nawrath gave a brief speech regarding the historical significance of the annual town floor meeting and reviewed Roberts Rules of Order governing the meeting. Nawrath asked for approval to allow one non-voter representing an agency and the interim Town Manager to speak as necessary. With no opposition, it was so moved. He then read the warning:

The legal voters of the Town of Manchester, Vermont are hereby notified and warned that the Town will hold an annual meeting that will commence at the Manchester Elementary-Middle School gymnasium (80 Memorial Ave.) on Saturday, March 4, 2023 at 1:00 p.m. to transact any business not involving Australian ballot voting. The meeting will then adjourn until Tuesday, March 7, 2023 on which date the polls will open at 8:00 a.m. and close at 7:00 p.m. at the Manchester Town Offices (40 Jeff Williams Way) to vote by Australian ballot.

Town of Manchester Floor Meeting:

ARTICLE 1. Shall the Town vote to appropriate \$6,935,231 to defray the operating and capital expenses of the Town for the ensuing year, of which \$3,923,218 shall be raised by property taxes and \$3,012,013 by non-property tax revenues (including \$1,375,000 in local option tax revenues); provided, that in the event that local option revenues are less than \$1,375,000, funds from the Property Tax Relief Reserve Fund may be used to offset the shortfall in local option revenues?

Moved by Ivan Beattie, seconded by Orland Campbell. Beattie noted an error in the town report on pages 23 through 36 and directed voters to the loose-leaf insert. He mentioned the difficulty the Selectboard, Town Manager and Department Heads had preparing a budget due to unpredictable inflation. The budget included increase spending, referring voters to the budget overview on page 19 of the town report. The grand list was anticipated to increase by 20%, resulting in an anticipated decrease in the municipal tax rate from 28.89 cents in the current fiscal year, to 27.16 cents in the 2024 fiscal year, representing a decrease of 1.73 cents, or approximately 6 %. He noted 16% of the tax bill would go to the town and the remaining 84% would go to the schools. Inflationary pressure for the municipality was similar to what voters had experienced in their personal lives. Personnel salaries were expected to increase approximately 15%, health insurance costs would increase 19.8% and a grant would cover the salary of a drug enforcement officer for FY 24. Steven Nichols thanked employees of the highway department, fire department, police department, planning and zoning department, assessing department, town clerk's office and other departments for their dedication. Nichols questioned the financial situation the town was currently in. Beattie addressed the gap between revenues and expenses and the difficulty to stay within the historical 3% increase Manchester used to see, partially due to inflation and a town-wide reappraisal. Taxes would increase due to the town-wide reappraisal. Beattie explained a misunderstanding on his part regarding additional local option tax used to balance the budget due to changes made during COVID. Douglas "Doug" Levine questioned if the appraisal company had current assessed values with them when visiting properties and conducting the reappraisal. Peter Brabazon explained the increase in real estate market values and stated there was no cap on the reappraisal amount. Michael Cohen encouraged the municipality to construct additional sidewalks in the municipality. Steven Nichols suggested we prioritize sidewalks within the municipality that we had previously discussed. With no further discussion, the question was called and article 1 was approved.

ARTICLE 2. Shall the Town vote to charge the maximum interest and penalty allowed by law on overdue unpaid real property taxes (and provide no discount for early payment) with payments delivered in person at Town Hall, or by U.S. Mail (must be postmarked by the due date), due in two installments, as follows:

1st Installment: Friday, September 1, 2023 at 4:30 p.m.: 45% of the town taxes and 60% of the school taxes;

2nd Installment: Friday, February 2, 2024 at 4:30 p.m.: 55% of the town taxes and 40% of the school taxes

Moved by Brian Vogel, seconded by William "Bill" Drunsic and others. Vogel stated the article was the same as previous years. Steven Nichols asked if there were a way the municipality could help alleviate some unpaid property taxes. Beattie shared the chart on page 42 of the town report did not give a comprehensive overview of delinquent taxes over a period of time. Steven McPhail moved to add online payments to the motion. Wayne Bell moved to amend the amendment to state "electronically", seconded by Douglas Levine. The amended amendment was called inserting "or electronically" and the amended amendment was approved. Sylvia Jolivet asked why the municipality did not allow discounts. Historically, discounts were not provided. The amended question was called and article 2 was adopted.

ARTICLE 3. Shall the Town authorize up to \$260,000 from the Capital Improvement Reserve and Contingency (CIRC) Fund for the purpose of purchasing a dump truck for the Department of Public Works? All funds borrowed to be repaid over a six-year period.

Moved by Laurie Kunz, seconded by William "Bill" Drunsic. Laurie Kunz referred voters to page 10 of the town report. The funds would be repaid to the CIRC fund over a six-year period, without paying interest. Steven Nichols asked how the CIRC fund would be reimbursed and asked if the only money delegated to the highway department came from grants. Beattie explained various options available to the town, but interest would still be required. Leslie Perra and others found creative ways to purchase the truck without paying interest, and the board agreed to present the question to the voters. With no further discussion, the question was called and Article 3 was adopted.

ARTICLE 4. Shall the Town vote to support up to \$95,000.00 to be allocated from Federal American Rescue Plan Act (ARPA) funds or non-taxpayer, municipal reserve or state or federal grant funds for the construction of the ADA compliant Manchester Riverwalk Pedestrian Bridge? Such funds would match private funds raised for the project. *Advisory, non-binding article.*

Moved by Heidi Chamberlain, seconded by Douglas Kilburn. Chamberlain referred voters to page 10 of the town report. Stephen Drunsic, Vice President of the Manchester River Walk spoke in favor of the article. He noted fundraising for the pedestrian bridge in addition to significant volunteer hours to help the project come to fruition. Approximately 85% of the project would be privately funded and would enhance the overall vibrancy of the town, and the project would be turned over to the town as a town asset. Volunteers raised over \$600,000 through private donations and he urged for support of the article. Sylvia Jolivet noted her appreciation for the committee picking up trash on the riverbank, but did not support the article. She spoke to the invasiveness on private property, maintenance concerns and urged defeat of the article. Victoria Silsby questioned the reference of non-taxpayer, municipal reserve accounts. Leslie Perra stated there was approximately \$395,000 left in ARPA funds and \$580,000 in CIRC funds. Michael Cooperman, a member of the Manchester Riverwalk and an ecologist, shared that private donors would like to see a town commitment, creating a partnership between the public and private sector, with a 10-1 return on the town's investment. William "Bill" Drunsic, a private property owner directly impacted by the project, welcomed the impact and asked for support of the article. Brian Benson agreed with Sylvia Jolivet and spoke to the use of the \$95,000 for other, more necessary items such as sidewalks. Benson asked if the municipality would be held liable for the bridge and stated there were

better options for the funds. Steven Henry offered opposition to the article noting liability and maintenance. He mentioned grossly underpaid staff and other more important items to focus on. Megan Amundson believed the Riverwalk would be lovely once completed, but it may not be the right time to invest in an infrastructure project that could and should be privately funded. Steven Nichols asked if it would be similar to the rail trail project where the town would need to purchase the project once it was completed. Brian Vogel asked what the decisive factors would be on the Selectboard's behalf since the article was advisory only. Ivan Beattie noted the low level of reserve funds and stated the Selectboard denied a request from the Manchester Riverwalk. The Selectboard did not take a position on the article and wanted to bring it before the voters to see what the voters thought. Beattie did confirm the town would be responsible for the maintenance of said project. Jeffrey Seidel spoke of the beautification of Manchester and believed the area appeared unfinished. He appreciated Mr. Drunic's work and applauded Mr. Drunic for his efforts. Eileen Braheney stated the bridge would be ADA compliant, creating safe access to the bridge for all. Astri Kilburn believed the bridge would detract from the natural beauty of the area. Raymond "Ray" Nevin urged for support of the article. Colleen Lachac mentioned the educational opportunities the bridge could bring to the area. Kathe Dillman spoke in favor of the article and urged the town to work with the Riverwalk group to explore grant opportunities. Raymond Berumen stated the bridge was not a necessity and would like the funds to go toward other projects in town. Bob Stannard urged for support of the article. Sylvia Jolivet raised concern on a potential increase in illegal activity. Orland Campbell moved the question and debate ceased with over 2/3 support. The question was called. Sylvia Jolivet called for a paper ballot. A brief recess was called to allow BCA members to conduct a paper ballot.

Paper ballot results:

YES 65

NO 35

Abstain 1

TOTAL 101

ARTICLE 5. Shall the Town vote to exempt from taxation, for a period not to exceed five (5) years, the real estate of the Manchester Rod and Gun Club located at 487 Recreation Park Road in the Town of Manchester?

Moved by Brian Vogel, seconded by William "Bill" Drunic. Matthew Hart gave a brief overview of the Manchester Rod and Gun Club and asked for support. The question was called and Article 5 was approved.

ARTICLE 6. Shall the Town vote to exempt from taxation, for a period not to exceed five (5) years, the real estate of the Eagles, Fraternal Order of Battenkill Aerie # 2551 located at 1610 Depot Street in the Town of Manchester?

Moved by Steven Berry, seconded by William "Bill" Drunic. Berry gave a brief overview of the Eagles, noting donations to various social service agencies, local nonprofits and town events, in addition to youth scholarship opportunities. Berry noted Manchester is a wonderful place to live and urged for support of the article. The question was called and Article 6 was approved.

Articles 7 through 17 are under the provisions of 24 V.S.A. § 2691 and § 2692. Shall the Town vote to appropriate general funds to social service agencies?

Joe O'Donnell moved to suspend the rules to consider articles 7-17 as one article. The question was called and articles 7-17 were considered together.

ARTICLE 7: To appropriate \$2,500 to the Tutorial Center?

Sean-Marie Oller spoke on behalf of the Tutorial Center and asked for support.

ARTICLE 8: To appropriate \$2,400 to Bennington Area Habitat for Humanity?

Keld Alstrup spoke on behalf of Bennington Area Habitat for Humanity, thanked voters for their support and asked for continued support.

ARTICLE 9: To appropriate \$2,000 to Greater Northshire Access Television?

Tammy Reilly, Executive Director of GNAT-TV, gave a brief overview of GNAT-TV' coverage of municipal meetings and asked for support.

ARTICLE 10: To appropriate \$2,000 to Center for Restorative Justice?

No discussion.

ARTICLE 11: To appropriate \$1,850 to Project Against Violent Encounters?

No discussion.

ARTICLE 12: To appropriate \$1,811 to Community Action in Southwestern Vermont?

No discussion.

ARTICLE 13: To appropriate \$1,500 to Green Mountain Retired Senior Volunteer Program?

Lenora Volkmer, Bennington County Coordinator, gave a brief overview of Green Mountain RSVP and asked for support.

ARTICLE 14: To appropriate \$1,500 to Neighbor to Neighbor?

Keld Alstrup spoke on behalf of Neighbor to Neighbor, thanked voters for their support and asked for continued support.

ARTICLE 15: To appropriate \$1,000 to The Collaborative?

Victoria Silsby spoke in favor of The Collaborative and asked for continued support.

ARTICLE 16: To appropriate \$500 to Vermont Association for the Blind and Visually Impaired?

No discussion.

ARTICLE 17: To appropriate \$420 to Vermont Center for Independent Living?

No discussion.

ARTICLE 18. To transact any other business appropriate to come before Town Meeting.

Representatives Seth Bongartz and Kathleen James gave a brief overview of their recent legislative work. Bongartz mentioned the bottle recycling bill, housing reform in downtown areas and a fuel bill. Steven Nichols, Lawrence "Larry" Fogarazzo, Orland Campbell, William "Bill" Drunsic and Raymond "Ray" Nevin addressed

concerns regarding energy bills, solar panels, trains and electric charging stations. Bongartz shared his thoughts. Kathleen James, Assistant majority Leader and House General and Housing Committee, spoke about her efforts at the state level including accessory dwelling units, grant funding to bridge funding gaps, family medical leave, affordable childcare, short-term rentals and the possibility of a short-term rental registry for the state in addition to religious schools being included in school choice using public dollars. Steven Nichols questioned why the legislature allowed housing to be built in flood zones. Bongartz addressed housing in downtown areas potentially being built a couple of feet above current flood zones. Lawrence "Larry" Fogarazzo questioned Bongartz on a housing proposal in the downtown area and expressed his disapproval. It was noted that a housing taskforce meeting would be held on the second and fourth Wednesday of every month and the general public was encouraged to attend. Greg Cutler read a letter from former Town Manager, John O'Keefe thanking the Selectboard for the honor of having the Town Report dedicated to him.

Voting by ballot on March 7, 2023:

ARTICLE 19. Shall the Town appropriate \$4,000 for the support of the Southwestern Vermont Council on Aging?

Alison Hill gave a brief overview of the Council on Aging and services offered, including nutrition support, mental health services, medicare enrollment services and asked for support.

ARTICLE 20. Shall the Town appropriate \$10,000 for the support of VNA & Hospice of the Southwest Region?

No Discussion.

ARTICLE 21. Shall the Town appropriate \$87,000 for the support of the Northshire Day School?

John Comeau thanked the community for their support, gave a brief overview of Northshire Day School and urged for support. Steven Nichols questioned how voters would know \$87,000 would be used for Manchester children. Laurie Metcalfe, Executive Director of the Northshire Day School, explained the formula used to determine the appropriation amount was based on the number of families being served in each of the municipalities.

ARTICLE 22. Shall the Town vote to appropriate \$243,740 for the operating support of the Manchester Community Library?

Edward Surjan spoke in favor of the Manchester Community Library, noting visits had increased 60% compared to past years, asked for support of the article and encouraged voters to stop by the Manchester Community Library. Carol DuPont questioned if the library were open on the weekends and Surjan confirmed the library was open on Saturdays from 10 a.m. to 4 p.m. Larry Fogarazzo questioned if political meetings could take place at the library and what the process would be to schedule such meeting. Surjan stated political meetings were allowed at the library as the library tries to support all non-profit organizations in the area and offered ideas how one could rent space at the library for meetings.

ARTICLE 23. To elect Town Officers for the ensuing year.

Lawrence "Larry" Fogarazzo questioned why the Chief of Police was not present to provide an overview of crimes being handled by the Manchester Police Department as previous Chiefs had done. Ivan Beattie stated the police department was busy. Steven Nichols thanked the current Selectboard and encouraged voters to retain the current board members.

With no further business to come before the voters, Sylvia Jolivette moved to adjourn at 4:30pm, seconded by Michael Cohen. The meeting was adjourned at 4:30 p.m. Be it known that of the 3,652 registered voters in the Town of Manchester, 110 voters participated in the annual Town Floor meeting.

Respectfully Submitted,
Anita L. Sheldon, CMC/CVC
Manchester Town Clerk

Jennifer Roy
Assistant Town Clerk

Cynthia Kilburn
Board of Civil Authority Chair

Kelsey Towslee
Board of Civil Authority Vice-Chair

Manchester, VT Town Clerk's Office
03/10 2023 at
3 o'clock 04 minutes P M
Book 15 on Page 220 of
Town records.
Attest: Anita L. Sheldon CMC/CVC
Town Clerk