

**Shawneeland Sanitary District Advisory Committee**  
**Minutes of November 4, 2019**

The meeting was called to order at 7:00pm.

Those in attendance were Barry Vanmeter, Jeff Stevens, Jimmy Smith, Marianne Biviano, Jason Croasdale, Frederick County Treasurer William Orndorff, Kevin Alderman, Michelle Springer, and 20 people in the audience. Supervisor Gary Lofton were absent.

Barry (acting chairman) called for approval/correction of the August 5, 2019 meeting minutes. Jason made a motion to pass the minutes as written. Jimmy seconded the motion. Motion passed unanimously.

**Selection for the SSDAC Chairman for 2020:** Jimmy is interested in being the chairman. Marianne made a motion, Jeff seconded. The motion passed unanimously. Jimmy Smith will be the chairman for 2020.

**The SSDAC has 2 new members:** Jimmy Smith and Jason Croasdale.

**The SSDAC Meeting Dates for 2020 will be:** February 3, 2020, May 4, 2020, August 3, 2020, and November 2, 2020.

**Candidate's running for office gave a brief statement:**

- Shaun Graber – Back Creek Representative for the Board of Supervisors
- Brandon Monk – Back Creek Representative for the School Board
- Al Sibert – Frederick County Sheriff
- Jimmy Smith – Back Creek Representative for the School Board

**Frederick County Treasurer William Orndorff gave a presentation regarding delinquent lots:**

The last presentation given by the Treasurer was in 1999. There are roughly 900 improved lots and 1,875 unimproved lots in Shawneeland. Based on current numbers there is a 97.6 % collection rate of improved lots and 55% collection rate of unimproved lots. There are currently 8 improved lots eligible for tax sale and of those 2 are in the tax sale process. The process takes 18-24 months and sometimes longer. According to the Code of VA a lot must be 2 years to the anniversary date and \$10,000 in arrears. The arrears are Real Estate Tax and the Sanitary District Fee. The lot value is also looked at because of the cost to have a tax sale. Since Shawneeland became a Sanitary District the total delinquency is \$1.6 million and that is by statute.

- Someone asked about putting liens on delinquent properties. By the Code of VA, a statutory lien is automatically placed on the property the day after the due date.

A tax sale cost \$2,500-\$4,000. It depends if the owner is a Frederick County resident or a resident of another state. The last sales were \$1,700, \$5,000, and \$7,500. A couple we lost money on and a couple we barely got by. In that perspective, how many times do you want to spend \$3,500 to get \$500 in return. The Treasurer's Office tries to work with individuals. There are 2 types of tax sales: Bill & Equity – through the court and a judge signs off on the deed and a Treasurer's Sale – Judge does not sign off on the deed.

VA is a property right state. The majority of the delinquent owners are elderly, there is no contact information, or they can't find all the heirs. The majority of the delinquent lots are unimproved. Taxes and fees must be current before any permits are issued. A lot can be transferred without paying delinquent taxes.

- It was asked what if someone just can't afford the SSD fee. Is there any help to pay the fee? The Treasurer's Office tries to work with property owner's by offering payment plans.

The Government must have a certain amount of revenue. When you look at the Maintenance Fees in Sanitary District's in other areas they range from \$25-\$30 a month to \$700-\$800 a month or more. The work being done in Shawneeland has come a long way over the years for what you are paying.

- Is there a way to negotiate a reduction of the Sanitary District Fee in order to purchase a lot that has delinquent fees? Fill out an application to the Treasurer and they will review the criteria. There is a Code section for the process. The issue is to be able to get a signature for the property owner or their heirs. It is the responsibility of the interested party to locate the owners of the lot. Do not take a deed until you have worked out the tax negotiations with the Treasurer. Otherwise you have taken on their delinquent taxes.
- Do you have any idea of the # of properties in Shawneeland that would have a questionable title? A safe answer would be all of them. For the most part a title can, be resolved.
- When you say a Treasurer's Sale do you mean a Non-Judicial Sale? Yes. A regular Judicial Sale cost \$2,200-\$2,300 for just the ad in the newspaper. The proration of charges is 90%-Shawneeland and 10%-Frederick County. You don't know how the sale will go till it happens.

The Treasurer likes the idea of the County having the lots conveyed to them but the problem you run into is locating the owners. Tax relief only applies to the Real Estate Tax.

### **Manager's Report:**

For clarification Shawneeland has a Reserve Fund not a Slush Fund. Over the last few weeks the Staff has been patching on Dogwood, Fir, and Wolf Spring Trail. If the weather holds out, we will continue to grader patch. We have 7 or 8 miles of mowing left and that will be completed. Once the leaves have fallen, we will start our cutting process. We will remove dead trees and do some trimming. A professional tree company will be coming on 11/20/2019 to remove 11 dead trees that our staff cannot safely take down. Please feel free to take any wood laying along the right of way. If you have any questions regarding wood on the right of way, please call the office. We have been out with the Rotary Ax on the Rubber Tire Loader. Please use caution around this piece of equipment. Do not run past the flaggers. The machine slings stuff out and could very easily go through a windshield. During the winter we will continue to address drainage issues and work on expanding some of the turn arounds on the dead-end streets.

### **New Business:**

#### **Streaming the SSDAC meeting – Jimmy Smith**

It was brought to our attention to use Facebook Live as an option for residents to have access to the meetings when they cannot attend. Once we get the Facebook Live going then maybe we could upload to Youtube as well. Jimmy will head up the project and have it ready by the February SSDAC meeting.

**Open Forum:**

- Is Red Fox on the list to have the dead end widened? Probably not due to it being tight in that area. We will look at it and maybe put some gravel down. A No Outlet or Dead-End Sign would be nice also.
- There is a pamphlet regarding Recycling. It is more detailed than what's on the website.
- Is the contact information the same for the SSDAC? Yes, the email address is the same.
- There is a group called Community Cat Advocates who is eager to come into Shawneeland to trap and release the feral cats. Spay and neuter is part of the solution. Is there a reason we wouldn't let them come in Shawneeland? Could you get the contact information for the committee? The resident will get the contact information to the SSDAC.

Marianne made a motion to adjourn the meeting. Jeff seconded the motion. Motion passed unanimously. The meeting adjourned at 8:17pm.