

# Greensboro Selectboard

April 12, 2023 – Minutes

[Meeting was held via video conference]

**SELECTBOARD MEMBERS PRESENT:** Ellen Celnik, Gary Circosta, David Kelley, Peter Romans, Eric Hanson

**SELECTBOARD MEMBERS ABSENT:** None

**OTHERS PRESENT:** Kim Greaves, Christopher Roy, Brett Stanciu, Josh Karp, Wayne Young, Tom Camarra

**CALLED TO ORDER: 6:30 PM**

## ADDITIONS TO THE AGENDA

Kim: Willey's Store liquor license

Peter: sidewalks

## MINUTES

1. March 15 regular meeting – minutes approved as written (P.R., E.C., E.H., D.K. in favor; G.C. abstained).
2. April 3 special meeting – minutes approved as written (P.R., E.C., E.H., D.K. in favor; G.C. abstained).

## PUBLIC CONCERNS

None this evening.

## GREENSBORO FIRE DEPT. – Chief Dave Brochu, Jr.

No report was available this evening.

## ORLEANS COUNTY SHERIFF'S DEPT.

The Board reviewed the March OCSD report.

## GREENSBORO CEMETERY COMMISSION – Wayne Young

Wayne reported that a contractor has been lined up to complete terracing and road building at the Village Cemetery. This project will allow access to all the land within the cemetery, and is scheduled to begin in early summer. Wayne requested that the town provide 270 yd. of bank run and 60 yd. of gravel for the project, to be hauled by the contractor. Road Foreman Tom Camarra will coordinate loading with the contractor. Eric made the following motion:

*The town will contribute the bank run and gravel to the Village Cemetery project as requested.*

Gary seconded the motion which carried unanimously.

## ROADS

1. **Road Foreman's report – Tom Camarra.** Tom reported that mud season is winding down and the road crew has been grading strategically.
2. **FY24 new truck.** After discussion, David made the following motion:

*The town accepts the Mack bid for the new truck and the Viking bid for the body and plowing equipment.*

Gary seconded the motion which carried unanimously.

- 3. FY23 new truck.** The truck is at the dealership and ready to be delivered to the shop that will install the body and plowing equipment. The dealer offered the town \$55k for trading in the blue 2015 Western Star. Discussion of whether the town should try to sell the truck privately for more money; Peter found similar trucks selling for upwards of \$75k.

Dave asked whether the town should try to negotiate a higher trade-in value from the dealer. Tom noted that the truck is in good condition. Peter suggested running some ads for the old truck and if there's no interest, the Board could try to negotiate with the dealer. Dave made the following motion:

*The town will advertise the old truck. If it doesn't sell, Peter will try to negotiate a higher trade-in value.*

Eric seconded the motion which carried unanimously. The Board agreed to advertise the old truck for \$80k.

- 4. Bids for gravel, sand, paving, roadside mowing** were discussed. Bids will be solicited for 10k yd. crushed gravel, 5k yd. sand, one mile of paving, and roadside mowing with the same specs as the last few years.
- 5. Road Salt.** While the town is \$20k over budget in FY23 on road salt, the salt shed is currently full.
- 6. Traffic ordinance.** The Orleans County Sheriff sent out a model traffic ordinance to all towns they serve. According to the OCSD, one advantage of enacting such an ordinance is more success for the Sheriff in court. Board members will review the ordinance and discuss at a future meeting.
- 7. Sidewalks.** On the sidewalk schedule this year is Breezy Ave., starting at Beach Rd. and heading up the hill as far as funds will allow. Before a new sidewalk can be installed, the existing sidewalk must be removed and improvements made to the base. Discussion of whether the road crew should do the prep work. Tom said he'd prefer the work be hired out.

Last July, the sidewalk project was put out to bid. While there were no bidders, Perry's indicated they could do the project this spring. It was unclear whether the Board intends to simply hire Perry's or rebid the project.

Discussion of replacing the sunken storm drain inlets adjacent to Willey's and the Miller's Thumb. Tom expressed concern that if these aren't fixed now, he'd have to rip up portions of the new sidewalk when the inlets are eventually repaired. Gary felt that the Board should consider Tom's suggestion and repair the inlets now, while Peter felt that the sidewalk and storm drain projects could be done at different times.

#### **TOWN CLERK – Kim Greaves**

- 1. Liquor licenses.** Gary made the following motion:

*The Board approves liquor licenses for Willey's Store and the Highland Center, and a special event permit for ANM/Artesano.*

Dave seconded the motion which carried unanimously.

- 2. Tire dumpster for Green-up Day.** For a number of years, the town has provided a free tire dumpster during Green-up weekend. Despite the fact that some folks deposit their own tires in the dumpster, the Board agreed the dumpster is still worth having to keep tires off the roadsides. Discussion of putting a sign on the dumpster noting that roadside tires are free, but that tires coming from your property should be paid for.

#### **TREASURER – Brett Stanciu**

- 1.** The Board reviewed the treasurer's monthly report, the FY23 budget report, and the March check warrant reports.

2. **Non-arbitrage account.** \$180k has been sitting in this account for some time, left over from a number of years ago when money was borrowed annually in anticipation of tax revenue. Brett, Andy Kehler, and Eric met and tried to clarify what these funds could be used for.

Discussion of using the funds for the Porter Brook bridge project. According to Brett, the town auditor recommends that the town attorney be asked for an opinion on the matter.

## **ONGOING BUSINESS**

1. **LVRT Trailhead project.** No update.
2. **Grant writer.** Ellen suggested that the terms *administrative assistant* or *grant coordinator* be used instead of *grant writer*, as these terms more accurately describe what the town is looking for.

Eric asked what kind of help the town is seeking. He also asked about job descriptions for current town office staff. Kim said she'd provide this information to Eric. Dave said the town needs someone to help bring in federal grant money, and if it's determined that Greensboro is too small to hire someone for this work, we could consider sharing a person/position with another town.

Ellen said there are many projects the Selectboard needs help with, and we can't expect the Selectboard chair to head up everything. The reality is, there's more work to do and more needs to address than ever before, and we can't just operate as we have in the past.

The Board agreed to form a committee to consider the hiring of an administrative assistant, made up of a few Selectboard members and town office staff. Dave, Ellen, and Eric expressed interest in serving on the committee.

Ellen obtained the job description for Danville's *Assistant to the Selectboard* position, and she will distribute this to other Selectboard members for review.

3. **Trapping on town properties.** Dave said he recently testified about trapping at the State House, and proposed that the Board adopt an ordinance that would prohibit trapping on town properties without a permit from the Selectboard. Given the small acreage of town owned land, Dave said this would be for the most part a symbolic gesture.

Discussion. Gary felt that the town doesn't need another ordinance. Eric reminded Dave that he had suggested a public hearing be held prior to moving forward with an ordinance. Dave made the following motion:

*The Board will hold a public hearing on a trapping ordinance for town-owned lands.*

Ellen seconded the motion which carried unanimously. Dave will work with Kim to schedule the hearing.

4. **New town garage.** No update.

## **OTHER BUSINESS**

1. **RuralEdge – Converting Town Hall to housing units.** The Board reviewed the option agreement from RuralEdge that would grant the organization an "exclusive option to purchase the property on the terms and subject to the conditions set forth in this agreement".

Discussion. Peter expressed concern about the lack of language regarding the relocation of the town offices. Renovating the Grange to house the town offices could cost hundreds of thousands of dollars, and he felt that the planning and/or financing of this project should be addressed in the option agreement.

Gary felt that with all the needs the town has, such as the Porter Brook bridge replacement, new town garage, new fire trucks and possible wastewater projects, we shouldn't be giving the Town Hall to RuralEdge for one dollar, as the agreement stipulates. We owe the taxpayers a better deal, and first need to find out if the townspeople are in favor of this project before moving forward with negotiations. He added that some of the terms used in the agreement, such as 'affordable housing', are not clearly defined.

Eric felt clarification was needed regarding RuralEdge assigning future ownership of the Town Hall property without the town's approval.

Dave agreed that the town shouldn't sign a contract until every aspect of the proposal is fully understood.

Ellen said the Planning Commission has looked into different aspects of affordable housing for years, and she knows it would not be economically feasible for RuralEdge to undertake a huge renovation of the Town Hall building while also having to buy the building from the town.

The Board agreed that Dave should contact RuralEdge, discuss Board members' concerns about the initial proposal, get more information, and begin the negotiation process.

- 2. Caspian Challenge race.** The 12<sup>th</sup> annual Caspian Challenge race is scheduled for July 30. Gary made the following motion:

*The Board approves the Caspian Challenge race as proposed.*

Ellen seconded the motion which carried unanimously.

- 3. Appoint NEK Broadband Rep.** The town's existing reps are Mary Metcalf (primary) and John Stone (secondary). Peter made the following motion:

*The Board reappoints Mary Metcalf and John Stone as NEK Broadband Governing Board reps.*

Ellen seconded the motion which carried unanimously.

- 4. Repairs needed to rail fence at Town Park.** Peter is working on sourcing replacement split rails to repair parts of the fence that were damaged over the winter.

## **ADJOURNMENT**

The meeting was unanimously adjourned 8:50 PM.

*Respectfully Submitted: Josh Karp, Selectboard Clerk*

*AMENDED 5/11/23 J.K.*