

- Draft only, not yet approved by the Selectboard -

Greensboro Selectboard

August 28, 2024 Special Meeting – Minutes

[This was a hybrid meeting held at the Greensboro Free Library, with some participants joining remotely]

SELECTBOARD MEMBERS PRESENT: Ellen Celnik, MacNeil, David Kelley, Bobbie Nisbet

SELECTBOARD MEMBERS ABSENT: Eric Hanson

OTHERS PRESENT in person: Mary Parker, Warren Hill, Jr., Liz Steel, Davis Barnett, Erika Karp, DeDe Stabler, Jan Terweisch, Brett Stanciu, Meaghan Meachem, Gail Sieg, Kim Greaves, Josh Karp

OTHERS PRESENT remote: Elissa Mackin, Jig Gresser, Lise Armstrong, Aileen Gebbie, Tim Nisbet, Robin Hardy, Chad Sims, Elsa Shultz, Gary Circosta, Renee Circosta

CALLED TO ORDER: 6:30 PM

As chair Eric Hanson was away, vice chair MacNeil called the meeting to order.

ADDITIONS TO THE AGENDA

Josh: Contractor issue; Emergency authority to accept road bids

Brett: NEMRC consulting

MINUTES

August 14 unanimously approved as written.

August 19 unanimously approved as written.

ROADS & DRIVEWAYS

1. Open road bids.

	Harrington Hill	Overlook Rd.	Ledge hammering
McAllister	\$7,672	\$5,875	\$2,750 flat rate
Gravel	\$12,600	\$7,700	\$275/hr + \$1,000 mobilization

Ellen made the following motion:

The board accepts the McAllister bid for work on Harrington Hill and Overlook Rd.

David seconded the motion which carried unanimously.

2. **Emergency authority to accept road bids.** Due to 1) the construction season winding down and many road repairs to complete, and 2) selectboard members being out of town, making it impossible to meet a quorum to accept bids over the next few weeks, Josh suggested that the board authorize road liaison MacNeil to accept road bids for as long as needed. Bobbie made the following motion:

The board authorizes road liaison MacNeil to accept road bids as they come in, for as long as needed.

David seconded the motion which carried unanimously.

- 3. Peter and Sandra Gebbie – culvert.** Peter and Sandra are requesting that that town reimburse them for a culvert that the town installed after the July flooding, since the town paid for a number of other driveway culverts that caused damage to town roads. David made the following motion:

The town will reimburse the Gebbies \$343.44 for their culvert.

Bobbie seconded the motion which carried unanimously. Josh will look into FEMA reimbursement for this culvert. He also suggested the board revisit the town culvert policy.

- 4. Town Truck – put out to bid?** After discussion David made the following motion:

The town will put the old Mack tandem truck out to bid, with bids starting at the \$45k trade-in value.

Bobbie seconded the motion which carried unanimously.

- 5. Contractor issue.** Josh relayed that Tom had concerns with the way Matt McAllister installed two culverts on Overlook Rd. The board supported MacNeil and Tom asking Matt to fix the issue to Tom’s satisfaction, at his expense.

- 6. Water quality & road projects.** David attended a recent meeting with some members of the Stewards of the Greensboro Watershed group. JoAnne Hanowski suggested an adopt-a-culvert group be formed. Erika said she and Cilla Smith also had this idea, and said the Lady Walkers could help.

David asked Josh to compile a list specifying what work has been done during FEMA repairs that matches up with identified water quality goals, and what work is left to do. Josh said he would do this, and suggested David compile a list of possible water quality grants to apply for.

- 7. FEMA 406 Mitigation projects.** Josh will be applying for “406” hazard mitigation funding for improvements to the downtown Greensboro stormwater culvert system, and a few other projects.

- 8.** Ellen thanked Peter and Sandy Gebbie for their note thanking the town for hard work on the roads.

TREASURER – Brett Stanciu

Brett said her work as treasurer has gotten more complicated, especially with her having to administer federal grant programs such as the community wastewater project and FEMA. Brett said she needs assistance to improve the town’s accounting system and is hoping to hire NEMRC as a consultant. The town will also have to undergo a single audit next year, due to the amount of federal money anticipated to be received in FY 2025, and the consultant can help Brett prepare for this challenging process.

She added that big federal grant programs are very challenging and time consuming to administer, and they often come with significant reimbursement lags, a further complication that can cause budgeting challenges at times. Checks from the federal government don’t just appear, she said.

Brett said she’d appreciate assistance long range planning assistance from the board, including how the town’s reserve funds, depleted due to unbudgeted flood expenses, should be best replenished.

Ellen noted that these considerable administrative burdens are way beyond what many towns have had to deal with in the past.

Brett suggested that funding for the NEMRC consulting could come from the single audit line item in the FY25 budget, which turned out not to be needed. Ellen made the following motion:

The board authorizes Treasurer Brett Stanciu to contract with NEMRC for consulting as needed, with money coming from the single audit fund.

David seconded the motion which carried unanimously. Josh will investigate FEMA reimbursement for this consulting.

TOWN CLERK – Kim Greaves

Kim reported that dampness in the town offices has led to serious musty odors and air quality concerns, noting that Brett has been working upstairs as much as practicable to minimize her time in the office. Health officer

Karl Stein recommended a professional assessment, which will be done on 8/29. Depending on the results of the assessment and remediation work required, day-to-day activities of the town offices may have to be relocated upstairs for a period of time.

ONGOING BUSINESS

1. **RuralEdge wastewater testing.** MacNeil said RuralEdge has been reluctant to spend money on test borings for the wastewater system, as they feel they've spent a considerable amount on the project already yet have no guarantee the project will move forward.

Hoyle Tanner (H/T) has a large amount of funding remaining earmarked for wastewater site investigations. H/T spoke with RuralEdge and both agreed that H/T can perform the town hall septic assessment on behalf of RuralEdge.

The first step is a walkover to see if the site merits actual testing. If the site has potential, a small dig with shovels will be done to see if archeological artifacts are present. If none are found, test borings can proceed. At this time, H/T is just looking for permission to proceed with the initial walkover. Ellen made the following motion:

The board approves RuralEdge proceeding with the walkover on the Village Green.

David seconded the motion which carried unanimously. MacNeil said this would likely take place the first week of September. Borings, if warranted, could take place in October.

Erika asked if the wastewater study comes out negative, is this the end of the housing project? MacNeil said it would be, unless an alternative site can be found.

Mary Parker asked where funding came for the community wastewater project. MacNeil said much of this was ARPA funding. He said testing the Village Green for wastewater capacity, in addition to helping RuralEdge, will also help H/T, since they'll be able to show their funders that they are continuing to investigate potential sites.

2. **Town hall tours.** Ellen asked those who would like to see the inside of the town hall to make an appointment at the town offices, and to not just walk on in by themselves.
3. **Wilson St. stormwater issues – engineering.** Chad spoke with engineers from KAS engineering who recommended an open drain system in front of his house on East St. to protect the structure from stormwater intrusion.
4. **August 19 RuralEdge public meeting.** Ellen said the meeting went very well and was informative for all concerned. Bobbie said it was helpful to hear the different opinions, and it felt to her that half were for the project and half were against.

Ellen added that the next step for the town is to send a draft of the Purchase and Sales agreement with all contingencies to the town attorney for an opinion.

PUBLIC CONCERNS

1. Liz Steel asked whether the selectboard needs any help from community members as it negotiates the Purchase and Sales agreement.
2. Meaghan thanked the town for all the road repairs that have been completed, but noted that roads have narrowed in some places due to improved ditches. This could cause safety issues with large trucks or equipment, and she suggested that the road crew identify these areas and put up appropriate signage.

ADJOURNMENT

The meeting was unanimously adjourned at 7:40 PM.

Respectfully Submitted, Josh Karp, Selectboard Clerk