

- Draft only, not yet approved by the Selectboard -

# Greensboro Selectboard

**May 14, 2025 – Minutes**

[This was a hybrid meeting held at the Greensboro Library]

**SELECTBOARD MEMBERS PRESENT:** Ellen Celnik, MacNeil, Judy Carpenter, Tim Brennan, Mike Metcalf

**SELECTBOARD MEMBERS ABSENT:** None

**OTHERS PRESENT in person:** Audra Pitts, Erika Karp, Kristen Barnett, Naomi Ranz-Schleifer, Davis Barnett, Tom Camarra, Kim Greaves, Josh Karp, Liz Steel, Beth Meachem, Gary Circosta, Renee Circosta, Nigel Friend, Stew Arnold, Norm Patenaude

**OTHERS PRESENT remote:** Blake Auchincloss, Bobbie Nisbet, Chad Sims, Christine Armstrong, Janet Long, Kathy Watson, Lise Armstrong, Meaghan Meachem, Mike Lammert, Nancy Lammert, Peter Romans, Rick Lovett, Stefanie Cravedi, Vince Cubbage, William Noah Scollon, Elissa Mackin, Gail Sieg, Andrea Macleod, BJ Gray, Nancy Hill, Ila Hunt, Anne Stevens, Kristen Leahy, Day Patterson, Elsa Shultz, Emma Cotton, Dede Stabler, Jennifer Ranz, Rob Brigham, Michelle Mackin

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

## ADDITIONS TO THE AGENDA

Greensboro Association – using room in Town Hall

Naomi Ranz-Schleifer – Breezy Ave. scoping study update

Beth Meachem – repairs to library parking lot

## MINUTES

April 9 regular meeting - approved as written.

April 16 RuralEdge informational meeting for Australian Ballot vote - approved as written.

## PUBLIC CONCERNS

- Liz Steel supports the town purchasing the technology required so hybrid meetings can be held at the Town Hall. She added that all town committees will need to be trained on the use of the new setup.
- Naomi announced that there will be a free weekly community meal on Tuesdays at 5 PM, starting May 27 at Lakeview School. Seed funding from Greensboro Association helped to get this off the ground, and volunteers are needed.
- Stu Arnold said he saw a single egg on the Caspian loon raft, and is hoping for another in the next few days. A mid-June hatch is expected.
- Elissa suggested that the board meet twice a month, given the large number of items on the selectboard's agenda. This could help resolve ongoing issues more quickly.
- Liz said NVDA is trying to educate residents in their coverage area about the residential energy code. While the code is not enforced, people who are planning to construct a new building should be made aware of energy efficient approaches to building.

## **GREENSBORO FIRE DEPT.**

- 1. Chief's Report.** Chief Brochu said the GFD had to replace the sprinkler compressor at the firehouse, as well as batteries and an internal charger for one of the trucks.
- 2. New Fire Truck Proposal.** Discussion of a new fire truck for the town. This truck will replace the rescue truck and 2006 pumper truck. Chief Brochu said the choices are:
  - a) Refurbish the current pumper for \$300k. This would entail putting a new chassis under the existing 19-year-old truck and pump. According to regulations the refurbished truck would still be considered an older unit and would have a limited lifespan.
  - b) Used stock unit for \$300-350k. Chief Brochu suggested the town should not consider used trucks older than 2015.
  - c) Late model/new stock unit for \$400-450k. These are 'cookie cutter' trucks with limited options that are lacking some features desired by the GFD. These trucks are available quickly but can't be customized.
  - d) New custom "E-One" unit for \$650k. This truck has a two-to-three-year build time, and the price will go up if not ordered by July 1.

Discussion. Ellen asked Chief Brochu what truck he would recommend. He said in 2030 the second pumper will be replaced, and could be a cookie cutter truck. But for this purchase he recommends the new custom E-One truck.

Tim asked what the town would be getting for the additional \$200-250k that the custom truck would cost. Chief Brochu said it is primarily greater hose capacity (1500' vs. 800-1000') and a top-mounted pump. Greensboro has many long driveways with an average hose lay of 1200-1500' required to reach some structures.

The current pumper has a top-mount pump, which is operated safely from the top of the truck. The stock trucks have side mount pumps which put the operator in the road. Chief Brochu said he's been searching for a used truck with a top-mount pump but has not found one.

Ellen asked how long a new truck would last. Chief Brochu said a service life of 25-30 years would be expected, but proposed regulations might require a replacement after 20 years; he hoped this rule wouldn't go into effect. Ellen said if the town isn't going to be able to use the more expensive custom truck for the entirety of its useful life, the town should consider purchasing a cheaper truck.

Peter Romans asked if the selectboard has looked at the Capital Budget to see how this truck purchase will work out financially. Tim said the Capital Budget shows \$490k scheduled for this truck, with an annual payment of \$70k. Gary said just because this spending is currently scheduled in the Capital Budget doesn't mean it's a feasible cost for taxpayers.

Liz asked about the value of the two trucks being replaced. Chief Brochu said the two trucks together may be worth \$20-30k.

Christine asked if Greensboro could share a truck with Hardwick. Chief Brochu said while Greensboro wouldn't duplicate Hardwick's ladder truck and mini-pumper, the GFD needs a basic set up of two trucks.

Peter suggested the board hold off on this decision and take the time to consider how much is reasonable to spend. Gary suggested a capital committee be formed to work on long-term financial planning for the town, as there are many upcoming expenses to plan for in addition to this fire truck. A number of others agreed.

Tim said while the Capital Budget and HERF may need to be revisited, the framework is there and the math isn't that complicated - it's more about making judgement calls. Tim made the following motion:

*The board will table the decision on the fire truck purchase until next month's meeting.*

Ellen seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair).

MacNeil said this fire truck decision can't be put off forever.

## **ORLEANS COUNTY SHERIFF**

The board reviewed the April OCSD report.

## **ROADS & DRIVEWAYS**

**1. Road Foreman's report – Tom Camarra.** Tom reported that the road crew has been grading roads and putting down chloride. The crew recently cleared a culvert on Craftsbury Rd. that often gets plugged by beavers, and told board members they might consider a Beaver Deceiver as a long-term solution at that location.

**2. Sand and gravel crushing bids** were opened. This year 5k yds. of sand will be screened and 10k yds. of gravel will be crushed.

- *Simpson bid:* Sand screening @ \$2.50/yd. Crushing @ \$5.50/yd. Simson won the bid last year.
- *Manchester Brook Materials bid:* Sand screening @ \$4.13/yd. Crushing @ \$6.33/yd.

Judy made the following motion:

*The board accepts the Simpson bid.*

Mike seconded the motion which carried (Brennan, Metcalf, Carpenter in favor. Ellen had stepped out, MacNeil abstained as chair).

**3. One Paving bid** was received, from Pike Industries. The bid included two sections, each under a mile, with each section costing \$134,850. Tom said the town is behind on paving and he had asked Pike to separate their bid into two sections, in case some FEMA money became available for additional paving.

Ellen agreed that the town has been behind on paving for a number of years. Peter said when he was on the selectboard, he advocated for the town to pave more than a mile each year.

Section 1 is Craftsbury Rd. from just north of Circus Rd. to the Craftsbury town line. This is the priority section.

Section 2 is also on Craftsbury Rd., starting near Gebbie Rd. and heading north.

Pike rep. Norm Patenaude said their bid is based on \$93/ton and is the same price as last year. He added that the town can pave any portion of either section on a pro rata basis. Ellen made the following motion:

*The town will accept Pike's bid and pave both sections for \$269,700.*

Judy seconded the motion. Further discussion.

Gary said the paving budget for FY26 is \$200k, which should cover 1.5 miles.

Josh added that the town is likely to receive a state paving grant next year.

Naomi asked about repairing the sinkhole in front of Willey's. Tom said this would be addressed while Pike is in the area. Ellen amended her motion:

*The town will accept Pike's bid and pave 1.5 miles.*

Judy seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair).

**4. Roadside mowing bids.** No bids were received. Discussion of the road crew doing the job with rented equipment. Peter suggested that if the job is bid again, ads be run more widely. Tom said the contractor who did the job last year may be available, and will reach out to him.

**5. New Equipment.** Tom gave the board quotes to look over for a new loader and a replacement for the town pickup. Peter said that the F550-size truck that Tom has proposed will be more expensive to purchase and maintain, and felt that the town should simply replace its current 1-ton pickup with another. Decisions on these two pieces of equipment were tabled.

While Tom did not provide skidsteer bids, purchasing one of these units has been an ongoing discussion. Tom said a skidsteer would be usable year-round and could replace the Trackless sidewalk plowing machine which has needed many repairs. Peter suggested that if the Trackless has been fixed and is still functional, the town should keep on using it.

6. **Library parking lot.** Beth reminded the board that a portion of the library parking lot needs to be repaved and that it's a safety issue in its current state. Currently there is \$25k in the Capital Budget for this expense. Gary said this isn't really a capital expense and it may not be appropriate to use Capital Budget funds for this purchase. Tom said the road crew would coordinate with Pike and prep the site.
7. **FEMA update.** Josh said all federal funds have been received for the 2023 flood. A full report can be found in this meeting's board packet. Approximately \$180k in additional state funds are expected by the end of 2025.

#### **TOWN CLERK & INTERIM TREASURER – Kim Greaves**

1. The Board reviewed the FY25 budget report YTD and the April check warrant reports.
2. **Dehumidifiers for Town Hall basement.** Kim reported that Rod Kerr is planning to install industrial dehumidifiers in the town offices by June 1.
3. **Outside Audit.** The town's outside auditor is coming next week to work on the FY24 audit.
4. **FEMA funds.** Josh said there are FEMA funds advanced to the town that are unlikely to be used and will have to be returned by the end of the year. In the meantime, he suggested these funds could be put in a CD to earn a better interest rate. Tim made the following motion:

*The board empowers the treasurer to invest a portion of the town's FEMA reimbursements as discussed.*

Judy seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair).

#### **ONGOING BUSINESS**

1. **Town Hall – Rural Edge Vote.** Ellen said while she respects the town vote on the proposed RuralEdge project, she is saddened by an anonymous pamphlet sent to many residents that she believes contained considerable misinformation. She questioned why those who sent out the mailer chose to remain anonymous, and also questioned the legality of the such a mailer.
2. **Local Option Tax.** MacNeil said that new state statute allow towns to adopt a local option tax (LOT) without a charter change from the legislature. The LOT is an additional 1% tax added to existing state taxes and is collected by the state, with funds sent back to the town less administrative fees.  
The town can choose to apply the additional 1% tax to any or all of sales tax, meals, alcohol, and rooms. Short term rentals could provide some LOT income. However, this would require all rentals to be registered. Ellen said the state has a simple 1-page rental form the town could use.  
Liz said respondents to last fall's planning commission survey were curious about a local option tax and had questions about what the tax receipts would be used for and how they'd be collected.  
Mike suggested that a variety of community constituencies be given the opportunity to weigh in on a LOT.

#### **OTHER BUSINESS**

1. **Bank Run Gravel.** All property owners are entitled to 30 yds. of free bank run gravel per year. However, even if the property owner lines up transportation, it is difficult to schedule a time to load since both the town loader and a road crew member must be at the pit. MacNeil proposed that a few bank run dates be publicized each year after coordinating with the road crew. Board members thought this was a good plan.

2. **Caspian Swim.** Kingdom Games is asking permission to hold the 14<sup>th</sup> annual Caspian Swim on Sunday, Aug. 10. It is expected this will not conflict with swimming lessons. Mike made the following motion:

*The board approves the Caspian Swim as presented.*

Judy seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair).

3. **Bench in front of Historical Society.** A granite bench in memory of Tom Hurst has been proposed for the Historical Society property. Ellen made the following motion:

*The board approves the installation of a granite bench on the Historical Society property in memory of Tom Hurst.*

Mike seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair).

4. **Town Hall meeting room & Greensboro Association request to use a Town Hall room.** MacNeil said the town is planning to turn the large 'blue room' currently occupied by Josh into a general town meeting room. Technology would be purchased to make hybrid meetings possible in this space. Josh would move into the Collier Room, as would Brett when she returns.

Naomi, president of the Greensboro Association (GA), said the GA is interested in renting the blue room.

Meaghan said since the RuralEdge project is not happening, we need to consider the future of the building. She suggested community conversations be held this summer to get public input about the building's future.

Naomi wondered what the town's process is for making decisions about Town Hall spaces. She added that rental income from the GA could help support the town.

Tim agreed that there should be an upfront process that the town goes through to decide who can use the space. While the GA has requested use of the space, it feels premature to decide this now, he felt, and suggested the conversation continue.

Ellen asked Naomi if the GA has looked for space at the Highland Center. Naomi said the GA wants to collaborate with the town and is seeking a town space, and wondered if there is a path forward for a conversation. MacNeil said after the blue room is set up and the town gets a sense of how it is being used, the town might be able to work something out with the GA. The GA wouldn't be getting its own dedicated room, he added. Naomi said the GA's use of the blue room need not be exclusive.

Stu said this new meeting room may sit idle most of the time if only official town use is permitted. Volunteers could help facilitate the use of the space by the larger community.

Naomi asked who she should reach out to, to continue this conversation. Vince suggested that Ellen, the selectboard's GA representative, continue this discussion with the GA.

5. **Wastewater Advisory Committee.** Stu Arnold was hoping to discuss the wastewater committee charter but as it was apparently not received by the town, discussion is tabled until next month.

Stu noted there is one opening on the wastewater committee.

6. **Planning Commission update.** Josh said the town received the Municipal Planning Grant that was applied for last month.

### **EXECUTIVE SESSION – Personnel**

Ellen made the following motion:

*The board will enter executive session at 9:18 PM to discuss a personnel issue. Josh and Kim will be present.*

Mike seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair).

The board left executive session at 9:48 PM. Ellen made the following motion:

*The board offers Kim Greaves extra compensation of \$1,000 per month for her additional work as interim treasurer, going back to December 9, 2025 and going forward until there is a full-time treasurer.*

Tim seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair).

### **ADJOURNMENT**

The meeting was unanimously adjourned at 9:50 PM

*Respectfully Submitted: Josh Karp, Selectboard Clerk*