

Greensboro Selectboard

June 11, 2025 – Minutes

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

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

SELECTBOARD MEMBERS ABSENT: None

OTHERS PRESENT in person: Davis Barnett, Paul Fixx, Tom Camarra, Janice Dinsdale, Beth Meachem, Meaghan Meachem, Jan Terwiesch, Kent Hansen, Kim Greaves, Josh Karp, Peter Romans, Emma Palombo, Naomi Ranz-Schleifer

OTHERS PRESENT remote: Chad Sims, Rosann Hickey, Brian Titus, Dede Stabler, Andrea Macleod, Elissa Mackin, Janet Long, Jerilyn Virden, Rick Ely, Kristen Leahy, Julie Porrazzo, Dan Predpall, Elsa Shultz, Janet Patterson, Kathy Watson, Lise Armstrong, Hugh Knox, Christine Armstrong, Michelle Mackin, Ila Hunt, Chris Roy, Stew Arnold, Rob Brigham, Jennifer Ranz, Sarah Mutrux

CALLED TO ORDER: 6:31 PM

ADDITIONS TO THE AGENDA

MacNeil thanked those who took part in a neighborhood effort to clear sod that was encroaching on sidewalks.

MINUTES

Minutes from the May 14, 2025 regular meeting unanimously approved as written.

PUBLIC CONCERNS

1. Davis Barnett suggested that the selectboard meet twice a month to get more accomplished. He presented a list showing that a majority of 30 area towns hold more than one selectboard meeting per month.
2. Meaghan Meachem suggested that the board hold a meeting this summer to discuss the Town Hall's future. This would allow more seasonal residents to be included in the conversation.

ORLEANS COUNTY SHERIFF'S DEPT.

The Board reviewed the May OCSD report.

GREENSBORO FIRE DEPT. – Chief Dave Brochu, Jr.

Chief Brochu was not present and had requested that the board table the new fire truck decision to the July meeting. Davis asked about the July price increase that Chief Brochu has previously spoken about for one of the trucks. MacNeil replied that the board is tabling the truck decision as requested by Chief Brochu, and added that there may be new information for the board to consider next month.

ROADS & DRIVEWAYS

1. **Road Foreman's report.** Tom reported that the road crew has been resurfacing roads and ditching.
2. **Roadside mowing bid.** One bid was received from Mike Montgomery for \$9,500. Mike made the following motion:

The board accepts Mike Montgomery's bid for roadside mowing.

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

3. **Town pickup purchase.** Tabled.
4. **Skid steer purchase.** Tabled.
5. **New Loader purchase.** The board reviewed three loader bids.

VENDOR	MAKE	PRICE	TRADE-IN ALLOWANCE	NET PRICE TO TOWN
United Construction & Forestry	John Deere	\$241,644	\$62,000	\$179,644
Champlain Valley Equipment	Bobcat	\$224,001	\$57,500	\$166,501
Beauregard Equipment	Case	\$246,400	\$55,000	\$191,400

Tom recommended that the town purchase the John Deere loader. Ellen made the following motion:

The board accepts the United Construction bid for a John Deere loader.

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

6. **Bank run gravel days.** MacNeil and Tom spoke earlier and agreed that bank run gravel days for 2025 will be July 16 and 17. This information will be added to the town website. MacNeil reiterated that landowners must hire their own trucking contractor.

TOWN CLERK – Kim Greaves

1. **Town Hall dehumidifiers.** Rod Kerr will be installing dehumidifiers in the town offices next week, at an estimated cost of \$9k. Without these industrial dehumidifiers, last year's mold problem in the town offices is likely to return.
2. **Septic tank pumping and port-o-lets.** Discussion of whether to hire Michaud's or Taplin's for septic tank pumping for town buildings and port-o-lets. Kim said the pricing is comparable. Ellen made the following motion:

The town will hire Taplin's for its town septic pumping and port-o-let needs.

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

Paul noted that used port-o-lets can be an economical option for long-term installations.

3. Grand List.

- The 2025 preliminary Grand List has been lodged.
- The board signed the Certificate of No Appeal or Suit Pending for the 2024 Grand List.

4. **Special Event permit.** Watson Wheeler Cider applied for a special event permit for the VT Highland Games, held at the HCA on June 14. Ellen made the following motion:

The board approves the special event permit for Watson Wheeler Cider.

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

5. **Liquor licenses.** The Highland Center applied for an outside consumption permit, three first-class liquor licenses and a third-class liquor license. Ellen made the following motion:

The board approves the liquor licenses for the Highland Center.

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

TREASURER – Brett Stanciu / Acting Treasurer Kim Greaves

1. Kim said Brett's recovery is really going well. Tim asked what the treasurer plan is moving forward. Kim said Brett is planning to resume her zoning administrator duties initially, and gradually increase treasurer work as she feels up to it. In the meantime, Kim will continue to perform day-to-day treasurer duties such as payroll and AP, and Brandy will continue with higher-level work such as the FY24 audit.
2. The Board reviewed the treasurer's monthly report, the FY25 budget report, and the May check warrant reports.
3. **FY24 Audit.** Auditor Nathan Hawley met with town staff and board members on May 21 to discuss progress on the FY24 audit and other issues. The audit is almost complete, and Brandy is compiling additional reports as requested by Nathan.
4. **Investing FEMA funds - update.** Kim reported that a portion of the town's FEMA reimbursements have been put in two six-month CDs, one for \$700k and one for \$300k. Community National Bank has waived fees for an early close out, so if funds need to be withdrawn early for any reason there will be no cost to the town. The CDs have an interest rate of 4.05%.
5. **NEK/CV Broadband.** Kim reported that NEK/CV Broadband will be setting up fiber internet at the Town Hall next week. Currently the town and Hardwick Gazette split internet costs 50/50, and this arrangement will likely continue moving forward.

While it appears a VOIP phone system would save the town money, this is not being installed initially. Josh asked if anyone present has experience with VOIP systems. Both Paul and Tim said this is a reliable technology that works well.

PLANNING COMMISSION – Kent Hansen (chair)

1. **Planning commission (PC) updates.** Kent said the PC is busy with a wide variety of things:
 - Completing new FEMA-required flood bylaw updates with new flood maps. Once this process is further along the PC will schedule a public hearing. Also to be discussed at this hearing will be the Shoreland Protection District bylaw updates proposed in 2024, as well as bylaw updates required due to statutory changes.
 - Considering amendments to the Extended Village District and Planned Unit Development bylaw sections.
 - The town received a municipal planning grant from the state. The PC will be hiring a consultant this summer to build public consensus on ways to increase the availability of housing in town. Naomi said integrated mapping will be needed, as we keep running into areas of town with water and wastewater issues. Kent said the consultant will take all of this into account.

After the grant work is completed, the PC will hold a community conversation about the advantages and disadvantages of the town's zoning bylaw, including recommendations from the consultant.
 - The PC would like to work with the DRB to update our zoning applications.
 - The housing subcommittee has been researching ways to increase the housing inventory of both owned homes and rental homes. The group is considering wastewater evaluations on areas of Greensboro's gravel pit property in Glover to determine what areas may be suitable for housing. Peter said this was discussed a few years ago, and there are likely buildable lots just behind the field adjacent to Rt. 16.
2. **Future of the Town Hall.** Tim wondered if the PC could bring townspeople together to discuss the future of the Town Hall. Kent said the PC is busy with other activities. Josh asked whether the PC would consider taking this on when its workload lightens up. Kent said this isn't really a role the PC wants to take on.
3. **Appoint Sheila Dillon to the PC.** Kent requested that the board appoint Sheila Dillon to the PC. She was raised in Burlington and is a part-time Greensboro resident with a house on Craftsbury Rd. She works in Boston as Chief of Housing. Ellen noted that housing issues in Boston are very different from housing

issues in this area. Kent said Sheila is dedicated to understanding housing in Vermont, relevant state statutes and the town's zoning bylaw. MacNeil noted that Sheila would be another seasonal resident serving on the PC. Judy made the following motion:

The board appoints Sheila Dillon to the planning commission.

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

ONGOING BUSINESS

1. **LVRT trailhead port-o-let.** Judy said while there is funding this year for a port-o-let rental at the LVRT trailhead, the board will need to include this cost in the FY27 budget.

2. **VTrans Bike/Ped Scoping Study for Breezy Ave.** After discussion, Mike made the following motion:

The board appoints Josh Karp to be municipal project manager for the Bike/Ped scoping study.

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

Naomi said the town needs to expand its administrative capacity. There are a number of grants and other projects that have hit a brick wall because town staff haven't had the capacity, she said. Naomi added that most grants include reimbursement for town administrative expenses. Meghan suggested Greensboro could share a part-time administrator with another nearby town.

Ellen said as Josh's FEMA work winds down, he might be interested in a position as town administrator, working on grants, acting as liaison with government agencies, and doing other support work. The board will consider whether or not to create this new position as it works on the FY27 budget this fall.

3. **Wilson St. drainage issues – grant update.** Dan said the town was not awarded the \$440k FEMA grant to implement the Wilson St. drainage improvement plan developed by KAS Engineers last year.

He negotiated funds for KAS to develop a scaled down project that would still satisfy the goal of protecting structures at the 100-year storm level yet would cost considerably less, approx. \$125-150k. While Dan said he's on the lookout for other funding opportunities, at this moment it appears the cost of this project would be borne by the town.

The new work plan should be ready by the end of June. If approved by the board, KAS would prepare final drawings, an RFP would be put out over the winter, state permits applied for, and construction could begin next spring. Josh expressed concern that in the meantime, Chad and Elsa's house is vulnerable to flooding and asked if there's a temporary fix the town could put in place for this season. Peter suggested having sandbags filled and ready to go at the town garage, to be moved up to the town parking lot if heavy rains are forecasted. Josh said it would need to be made clear who makes the judgement call that sandbags should be placed.

4. **Local option tax.** Discussion of Greensboro taking steps to register short term rentals (STRs) that are currently unregistered. Tim said the state is already collecting taxes on registered STRs and questioned whether the town needs to solve the problem of unregistered STRs at this time. Peter suggested that the board could enact the local option tax (LOT) now, and as more STRs become registered over time more taxes would be collected.

Peter said the LOT only costs the consumer an additional 1% and won't drive customers away from local businesses. Businesses with rooms, meals, and/or alcohol receipts would be affected and include Willey's Store, Smith's Store, Hill Farmstead, Highland Center, Highland Lodge, and Wilson Farm.

Elsa noted that if you rent out your home for only two weeks a year you don't have to declare this as a rental. She added that rentals longer than 30 days are considered long-term and are not subject to state tax. Tim said the town would simply be following state requirements for the way taxes are collected and not creating new distinctions.

Christine said a new 1% LOT on Rooms could result in \$10k in new tax revenue. After the state takes its 25% share, the town would net \$7,500. Current Meals and Alcohol sales for Greensboro are not collated publicly in the State of VT data statistics, so it is not clear how much additional revenue could be raised if the LOT was also applied to Meals and Alcohol sales.

Judy suggested that the board table the vote for a month and solicit more community input. Other board members agreed.

OTHER BUSINESS

1. **Advertise for town auditor.** Kim said after the FY24 audit is completed, the town's auditor is unable to continue working for Greensboro due to his workload. She will ask him to provide recommendations for a new auditor.
2. **Greensboro downtown wireless 'mesh'.** Naomi said the installation of the 'Greensboro Free Wi-Fi' signal available in downtown Greensboro was funded by VCRD after the 2019 Community Visit showed that broadband access was a high priority for the town.

Paul said the transmitters need to be relicensed and a support contract signed in order to keep this service going, which together will cost about \$1,400 a year.

Discussion about whether the town should fund this service. Tim asked now that there is good internet in town, is this Wi-Fi signal still needed? Naomi said she uses it regularly and knows others who use it. Paul saw statistics showing that there can be 30-40 users a day, and double that on busy beach days. Ellen said from an economic development perspective, it makes sense to continue this service.

RuralArts Collaborative director Sarah Mutrux said while they currently host the Mesh, it doesn't really fit with their mission and they'd rather not be involved. Paul offered to organize a meeting with himself, Kim, Sarah and others who may be interested, to come up with a proposal for keeping the wireless mesh up and running. Board members thought this sounded good and will review the proposal when its ready.

Paul noted that the town is giving the Gazette a good deal on rent and he's happy to help out with projects like this.

3. **Lamoille County Sheriff's Dept. – dispatch contract.** The Board signed the dispatch contract in the amount of \$23,478.
4. **Wastewater Committee Charter.** Stew Arnold said the group has met three times to date. The Board reviewed and signed the committee charter. .
5. **Sign Policy – request for variance – Stew Arnold.** Stew asked the board for a variance for Circus Smirkus signs. The sign policy says you can place up to two signs for up to two weeks on town property, including the town road right of way. Stew would like to put out nine signs for 15 days at this time, and again in early August. Discussion. Ellen wondered if approving such a variance would create a problematic precedent. Judy made the following motion:

The board approves Stew Arnold's sign policy variance request.

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

6. **Community meals – use of Village Green and Town Hall.** Naomi said the community meal has to move out of Lakeview School for most of the summer due to construction. She asked the board for permission to hold the meal on the Village Green starting June 24. Discussion of alternative locations. Naomi said Fellowship Hall is not available on Tuesday afternoons. Ellen suggested St. Michael's Church Parish Hall for rainy days. Tim made the following motion:

The board approves community meals being held on the Village Green this summer.

Judy seconded the motion. Discussion.

There needs to be bathroom access during the meal and Naomi asked if the Town Hall could be unlocked. Tim had concerns about the building being open to the public with no town staff present. Paul reminded the board that the building is always unlocked on Tuesday afternoons into the evening, since he's often working late. After further discussion, the vote was held and the motion carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair).

EXECUTIVE SESSION

Mike made the following motion:

The board will enter executive session at 9:40 PM to discuss a personnel issue regarding payroll; a real estate issue regarding the Town Hall; and a legal issue. Kim Greaves will be present.

Judy seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair). The board left executive session at 10:17 PM. Mike made the following motion:

The board approves a pay increase of 3.5% for town office staff and the road crew, and a separate increase for milfoil staff.

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

The selectboard will hold two regular meetings a month beginning in September.

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

Paul questioned the appropriateness of combining three different executive session topics into a single executive session.

ADJOURNMENT

The meeting was unanimously adjourned at 10:23 PM.

Respectfully Submitted: Josh Karp, Selectboard Clerk

AMENDED 7/9/25 J.K.