

Greensboro Selectboard

July 9, 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, Chief Dave Brochu, Jr., Tom Camarra, Kim Greaves, Erika Karp, Chris Philips, Josh Karp, Brett Stanciu, Christie King, Jeff Parker, Mary Parker, Laura Giles, Walter Giles

OTHERS PRESENT remote: Christine Armstrong, Aileen Gebbie, Elsa Shultz, Dan Predpall, Janet Long, Lise Armstrong, Nancy Hill, Peter Romans, Rick Lovett, Courtenay Labson, Elissa Mackin, Day Patterson

CALLED TO ORDER: 6:30 PM

ADDITIONS TO THE AGENDA

High Drive Distillery - special event permits

MINUTES

- 6/11/25 regular meeting unanimously approved as amended.
- 6/30/25 emergency meeting unanimously approved as written.

PUBLIC CONCERNS

None this evening.

ORLEANS COUNTY SHERIFF'S DEPT.

The Board reviewed the June OCSD report.

Josh noted that a Breezy Ave. resident expressed concern about speeding on Breezy Ave. and requested that the Sheriff do more speeding enforcement in this area of town.

GREENSBORO FIRE DEPT. – Chief Dave Brochu, Jr.

1. Chief Brochu read his June/July report to the board. Items on the report included: all firetrucks recently passed inspection; six alarms were responded to since the last GFD report.
2. **New fire truck.** Chief Brochu found a used but like-new base model fire truck with a top-mount pump for \$495k. Ellen suggested the board approve the purchase of this truck before the price goes up. Chief Brochu said this truck will need to be paid for in full prior to delivery this fall. Mike asked how the truck will be funded. Josh said there is a firetruck payment scheduled in the capital budget, but it doesn't begin until FY28. After discussion, Tim made the following motion:

The Board approves the purchase of the base model fire truck, contingent on financing arrangements.

Mike seconded the motion. Further discussion of financing options.

The vote was held and the motion carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair).

Tim said he's read that one reason for such high prices on fire trucks is that private equity firms are buying fire truck companies and increasing prices.

Mike suggested that the board discuss creating a fire equipment reserve fund, like the town's HERF fund for road equipment. Fire equipment is currently scheduled in the capital budget.

Peter Romans observed that it is important for the chair's restatement of a motion be identical to the original motion. He suggested that the chair simply say "the motion as stated" and not try to summarize the motion.

ROADS & DRIVEWAYS

1. Road Foreman's report – Tom Camarra. Tom reported that the road crew has been working on Salls Rd. cutting trees and brush, ditching and replacing culverts. Gravel crushing at the pit is almost finished.

2. New Town Equipment.

- *Loader.* The new loader has been ordered and should be delivered in September.
- *Skid Steer.* Three bids were received but the John Deere bid did not include a spreader as Tom had spec'd. Further discussion tabled until this information can be obtained.
- *Town pickup.* The town currently has a F350 truck with a standard cab and pick-up body. Tom has proposed the replacement truck be a heavier-duty F550 truck, with a crew cab and dump body. He said a smaller dump truck like this would be useful for small hauling jobs and could get into areas where it's difficult for the 10-wheelers.

The board compared bids for an F550 truck vs. a F350 truck. Mike felt that the F350, equipped with crew cab and dump body, would cost less and should be adequate.

The quotes reviewed by the board spec'd a diesel engine and Josh asked Tom whether this upgrade is necessary, since it adds significant cost. Tom said a diesel could be easily fueled up at the town garage, get better mileage and would have a higher trade-in value.

Peter said the town has outstanding roads equipment and a well-compensated crew, so it's clear the town is not slacking on its roads budget. Replacing the old pickup with this small dump truck is not a needed upgrade and is overly expensive. Mike made the following motion:

The board approves the purchase of a F350 truck from Lamoille Valley Ford.

Judy seconded the motion. After discussion, Tim moved to table the motion after hearing there were no other F350 bids to compare with the LVF bid. After Tom clarified he had solicited other bids but hadn't received any, Tim withdrew his motion. The vote was held and the motion carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair).

3. Hidden Drive sign. Margaret Gray sent a letter requesting that a "Hidden Drives" sign be placed between Gray's Drive and the Highland Lodge, before her driveway at 1109 Craftsbury Rd. MacNeil said there are many hidden drives on the stretch of road between the Lodge and the Village, and perhaps it would make sense to put out signs that say "Vacation Area – Hidden Drives". These signs could be put out seasonally like the 35 mph speed limit signs.

MacNeil said he assumes the town has the authority to install such signs, but asked Josh to confirm with Vtrans.

Erika expressed frustration that there was no follow-through on residents' request to lower the speed limit on Main St. in Greensboro Bend. Ellen made the following motion:

Contingent on confirmation from Vtrans that the town has the authority to install signs that indicate vacation housing and hidden drives, the town will install the signs.

Mike seconded the motion. The vote was held and the motion carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil abstained as chair).

4. Black's Point grading. Some members of the public have expressed concern about the poor condition of Black's Point Road. MacNeil said this is a Class 3 road, and needs to be maintained such that a pleasure car

can navigate it. The road is narrow and tree-lined, and while Tom agreed that the road needs work, he said it's difficult for both the grader to operate on the road, and for the ten-wheelers to spread gravel.

Black's Point residents spoke about the road. Christie King said the road hasn't been graded by the town for at least four years, and a pleasure car can't really get through safely at this point, and it's difficult to get in and out. She's heard that the fire department is not required to go down a road that might damage their equipment. Chris Philips said he's concerned about emergency vehicle access. Widening the road from 10' to 12' would be a real improvement, and with some grading and gravel the road would meet Class 3 requirements. This could also help with property insurance premiums. Mary Parker's house is located at the widest part of the road near its beginning, and she requested that the road crew not exacerbate the problem of stormwater flowing onto her property. She agreed that most of the road needs to be widened and otherwise maintained.

MacNeil said the town has the right to trim or cut trees within its 49' right of way.

5. **Leaning road signs.** MacNeil asked Tom to re-set a number of leaning road signs around town.

TOWN CLERK – Kim Greaves

1. **Police contract.** The FY26 Orleans County Sheriff's contract was signed by the board.
2. **Heating oil for Town Hall and Town Garage.** Kim reached out to Blanchard Oil, Packard and Fred's for heating oil quotes but only Blanchard Oil got back to her with pricing. She said Blanchard Oil has had the best pricing in recent years. The board agree to sign the pre-buy contract for 4000 gals. at \$2.85/gal.
3. **Dehumidifier progress.** Kim reported that Rod Kerr installed one commercial-grade dehumidifier in the town clerk's office, and has one more unit to install. In the meantime, smaller units in other basement rooms are keeping humidity levels low but need to be emptied constantly.
4. **Special events permit.** High Drive distillery (North Hardwick Farm) submitted three special event permits for three Greensboro Farmers Market dates. Tim made the following motion:

The board approves the three special event permits for North Hardwick Farm.

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

TREASURER – Brett Stanciu

Everyone welcomed Brett back after being on sick leave since November.

1. The Board reviewed the treasurer's monthly report, the FY26 budget report, and the June check warrant reports.
2. **End of FY25 and FY24 audit.** Brandy is working on adjusting entries to close out FY25. She's been working with the outside auditor and town office staff to finish up the FY24 audit.
3. **New town auditor.** Tim will ask around for auditor recommendations. Brett noted that prospective auditors should be aware that a 'single audit' will be required for FY25 due to the amount of Federal grant monies received by the town.

ONGOING BUSINESS

1. **Wilson St. drainage.** Dan reported that FEMA is paying for KAS Engineers to put together a scaled-down version of their Wilson St. drainage improvement project. This would still be designed to handle a 100-year flood event, and would begin at the top of the town parking lot instead of up behind residences on Wilson St. The cost of the revised project is around \$200k, less than half of the original proposal.

Dan said it's possible that a local contractor could do the job for less, and there could also be some savings if the town did some of the construction management.

Dan asked NVDA to look into funding options but felt it's pretty unlikely they'll find any grants. He said an ACCD grant could be an option for partial funding, but only after the housing committee closes out their current ACCD grant.

Josh asked if this is the lowest-cost project that will meet the town's objective of mitigating stormwater runoff in this area. Dan said it is.

2. **Breezy Ave. Bike/Ped Scoping Study.** Josh reported that he is sending VTrans his resume as required and is hoping to be approved soon to serve as the Municipal Project Manager for the scoping study.
3. **FEMA update.** Josh said he has almost completed reimbursement requests for the 2024 flood. He noted that the current FEMA staff member assigned to the town has been particularly good to work with.
4. **Town administrative assistant.** Ellen suggested the board clarify what type of position is being proposed: an 'administrative assistant'? An 'administrative coordinator'? An 'assistant town clerk'?

Discussion. It was noted that the assistant town clerk is a separate position that would be busy helping the town clerk and would not likely have the time to assist the board with grants and other projects. Ellen said grant coordination would be an important part of this new position.

MacNeil said the board needs to develop a job description before a budget can be developed for this position during budgeting season this fall. The board asked Josh to write a draft job description.

Christine said all town employees should have clear job descriptions and clear benefit packages identified. The voters need this information, as they are the ones who ultimately approve the proposed budget, she said.

On a different note, Christine suggested that a committee be formed to review outside appropriation requests. This could be similar in structure to the ARPA committee of a few years ago.

5. **Local Option Tax (LOT) update.** Judy said other than having a public meeting, it seems that there is no easy way to inform townspeople that the board is considering this tax. Christine said enacting this tax is under the board's jurisdiction and suggested that the board approve the LOT on meals, rooms and alcohol. Tim said the town would just be adding 1% to taxes the state is already collecting, why leave that money on the table?

No action taken. The board is planning to vote on the 1% LOT at its August meeting.

EXECUTIVE SESSION

Judy made the following motion:

The board will enter executive session at 8:29 PM to discuss personnel with Kim, Brett and Josh present.

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

The board left executive session at 9:24 PM and Tim made the following motion:

Brett Stanciu's hourly wage will be increased to \$30/hr. starting Monday 7/14.

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

ADJOURNMENT

The meeting was unanimously adjourned at 9:25 PM.

Respectfully Submitted: Josh Karp, Selectboard Clerk

AMENDED 8/21/25 J.K.