

Greensboro Selectboard

September 24, 2025 – Minutes

[This was a hybrid meeting held at the Town Hall Community Room]

SELECTBOARD MEMBERS PRESENT: MacNeil, Judy Carpenter, Mike Metcalf, Tim Brennan (arrived 6:56 PM), Ellen Celnik (joined remotely)

SELECTBOARD MEMBERS ABSENT: None

OTHERS PRESENT in person: Beth Meachem, David Kelley, Stew Arnold, Mary Parker, Kim Greaves, Josh Karp, Joann Hanowski

OTHERS PRESENT remote: Christine Armstrong, Janet Long, Lise Armstrong, Paul Brierre, Aileen Gebbie, Liz Steel, Isa Oehry

CALLED TO ORDER: 6:30 PM

ADDITIONS TO THE AGENDA

- Financing of fire truck - Tim
- Wake boats - David Kelley
- Appointment of interim library board member

MINUTES

- September 10 regular meeting minutes: unanimously approved as written.
- September 16 budget meeting minutes: unanimously approved as written.

GENERAL PUBLIC COMMENT

1. Beth said the 2026 Town Meeting will be the first with town officers elected by Australian Ballot. The Communications Working Group wants to work with the town to help inform the community about this change.
2. Janet observed that the Craftsbury Rd. seasonal speed limit change from 35 MPH back to 50 MPH was made about a month earlier than usual. MacNeil will discuss with the road crew.
3. Joann asked for an update on the Shadow Lake Rd. bridge project. Josh said the bridge was just installed and the road is expected to be open by mid-October.
4. The Town and Greensboro Association filed a petition with the state Dept. of Environmental Conservation (DEC) requesting that wake boats be prohibited on Caspian Lake. A supplemental petition was also filed in case the main petition failed, asking DEC to delegate wake boat regulatory decisions to the town.

David Kelley reported that DEC denied both petitions. He requested that the board approve sending DEC a request to reconsider. He said the town may ultimately have to ask the legislature to put something into statute that would disallow wake boats on Caspian.

It was noted that the town of Hardwick has put a 'wake boats prohibited' sign at the boat launch.

Stew said while Caspian Lake is considered eligible for wake boat use based on its size, DEC was asked to change the Use of Public Waters Rules to allow towns to prohibit wake boats if there are none using a lake currently. He expects an answer on this in October. Judy made the following motion:

The board supports David Kelley's request to respond to DEC's Sept. 19 letter in which they denied the town's petitions to prohibit wake boats on Caspian Lake.

Mike seconded the motion which carried (Celnik, Metcalf, Carpenter in favor; MacNeil not voting as chair).

WASTEWATER ADVISORY COMMITTEE REPORT – Stew Arnold, Mary Parker

Stew said the Wastewater Advisory Committee (WWAC) is proposing to re-engage Hoyle Tanner (HT). HT has indicated there is about \$100k in grant funding remaining from its earlier work with the town, and the grant agreement would need to be amended to focus on multiple smaller systems rather than one large system. Stew said while multiple sites may be analyzed, a comprehensive review of one site could possibly use the entire \$100k.

Ellen commended the WWAC for taking on an enormous task.

She said there were communication issues with HT, and asked why the town would choose to work with HT again after the consultant spent a number of years working on wastewater siting and the town came away with nothing but a report. Why are we not looking to other potential resources, to other organizations that do this work? If the town is going to engage with HT again, they need to be more transparent with the town as to what their responsibilities are, she said.

Mary said while maybe we'd all prefer not to do further business with Hoyle Tanner, they've told us that this grant funding is tied to them and could be used to move forward with investigations of some smaller sites. The grant expires in about 18 months. Ellen said it's her understanding that the grant money is earmarked for Greensboro, not Hoyle Tanner specifically. She added that whether or not to engage Hoyle Tanner is a selectboard decision.

Kim said the town submitted reimbursement requests for paid Hoyle Tanner invoices back in 2022, and the town still hasn't been reimbursed for many of them. Brandy has been working to solve this reimbursement issue and Kim suggested holding off on considering HT until the town receives the prior reimbursements. At that time, it may be clearer how much grant funding is still available. MacNeil said there would need to be an expectation that grant paperwork would be handled differently this time, given the town's past difficulties with the HT invoices. We don't want to put the town in the position of not getting reimbursements, he said.

When Judy asked if the WWAC is looking at systems in Greensboro Bend, Stew said no, and Judy asked why not. While it's been said that Bend residents are not interested in connecting to a wastewater system, she is skeptical that this is true for all Bend residents.

Mike said three selectboard members are new to this issue, and that the board needs to know how much grant money is actually available. If there isn't much, it might make sense to go after new grants.

Tim was at a conference recently and was told that because the town has tried and failed to find a site for a large in-ground system, there is the possibility of a rule exemption that would allow the installation of alternative systems or a direct discharge system.

MacNeil said it seems there's a reluctance from the board to move forward without more information. Josh said the selectboard might appreciate a choice between going back to HT and starting the process over with new grant applications.

Mary said for the smaller systems that would be investigated, the town could put the word out and ask landowners if they'd consider selling their land to the town, or allowing a system to be sited on their land with some kind of exchange, such as a break on their property taxes.

Kim said she would track down the original wastewater grants and amendments to clarify some of the unknowns discussed. Stew said the original grant was signed on 11/1/20, and there's been about seven amendments. In the meantime, Stew said the WWAC will explore the idea of applying for new grants and look into options for alternative systems.

Two original members have stepped down from the WWAC. Stew requested that the selectboard solicit two new members, using the same announcement that was made initially.

He added that Dan Predpall has offered to help write grants moving forward. Josh noted that since Dan has moved away, it might make more sense to utilize local resources for grant writing moving forward.

CASPIAN LAKE DAM INTEGRITY AND WATER LEVEL

Stew said the water level of Caspian Lake at the spillway is 9” below the eight-year average, due to the drought conditions we’re in.

While Hardwick Electric (HED) is permitted to open the dam’s slide gate during emergencies to avoid water breaching the dam - as was done in 2019, 2023 and 2024 - the state decides what the lake level should be. Even though the lake level is now low, the gate can’t be closed further due to the negative impact this would have on downstream waterways.

The dam is in poor condition and is considered to be a ‘significant hazard’, meaning a dam failure could cause property damage but not likely loss of life. Naomi noted that there are over 1000 dams in the state and many are considered to be in poor or failing condition.

Stew said the dam is important for all of us, there is still a lot to learn and the situation is complicated, with HED owning the dam, expensive hydrology studies required, and dam repairs or replacement costing a very large amount of money. MacNeil said the HED is responsible for maintaining the dam, but they could also choose to remove it. Stew said the lake level would drop by about two feet if the dam is removed.

Mike asked how much Hardwick pays for insurance on the dam. Stew said while VLCT provides a liability policy, given the dam’s deteriorating condition they may, at some point, refuse to renew the policy.

Stew said he’s going to propose that the Greensboro Association offer some money to begin figuring things out. Some kind of partnership with HED will be necessary, and a first step could be holding a public meeting with the state’s dam engineer and HED to present information about the dam’s present and future.

Joanne asked if the town should form a dam committee or task force to investigate the many questions with maximum transparency, such as would Hardwick sell the dam property to Greensboro? And what would be the burden on taxpayers for dam repair or replacement? Judy agreed that the public should be involved at the outset of this process. MacNeil said for a new committee, a charter needs to be created, and perhaps the Association could begin this process. Kim said town committees must follow open meeting law requirements. Josh added that one advantage of town committees is that meeting minutes are archived by the town, creating an official record of committee activities and decisions.

Stew said the WWAC will report back to the board on Oct 22.

FIRE TRUCK FINANCING

Tim said he’s learned that the VT Bond Bank requires that a bond council be hired by the town, and that bond borrowing must be approved by an Australian Ballot vote. MacNeil said since the board has already moved to warn a special town meeting for an in-person vote on this and two other matters, it may have to rescind this motion and warn an Australian Ballot vote instead. An informational meeting would be held prior to the vote.

The agreement with Brindlee Mtn. Fire Apparatus states that the vote to approve financing will occur no later than November 30. Tim said it will take some time after the vote to actually get financing in place.

It was agreed to hold the Australian Ballot vote on Thurs Nov. 13, with an informational meeting on Oct. 28, 6:30 PM at Fellowship Hall, if available. The meeting will be immediately preceded by the Greensboro Community Meal. Tim made the following motion:

In order to enable the town to purchase a new fire truck, I move we adopt the Motion of Necessity and Declaration of Official Intent as drafted by our bond council Eli Emerson.

Judy seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).

Kim will clarify the process of rescinding the earlier vote and warning.

HCA HEDGE / TOLMAN CORNERS ACCIDENT

MacNeil said the hedge on the HCA property at Tolman Corners has grown up and created a safety issue at Tolman Corners, with a recent car accident thought to be caused by poor visibility. This hedge was required by the DRB as a condition for a town building permit, and it then became an element of the HCA's Act 250 permit. MacNeil said the HCA is willing to remove or prune some of these trees but first needs to clarify whether a particular process must be followed to maintain permit compliance.

Naomi said this intersection will be part of the Breezy Ave. scoping study. One proposal is a roundabout to improve visibility and force vehicles to slow down as they approach the intersection. This would help make the area safer for all users including bikers and walkers.

ROAD RECLASSIFICATION

MacNeil said the town is beginning the process to reclassify a number of short Class 3 town roads to Class 4. Historically many of these roads led to farms and were maintained by the town to ensure access to the farm's milkhouse. The farms are long gone and these roads are now just driveways, and while the town is not currently maintaining most of them to Class 3 specs., the town is obligated to do so at considerable cost. Reclassification would align the class of these roads with their current use as driveways. Roads reclassified to Class 4 will be plowed by the town's driveway plowing contractor, and the town will still be responsible for maintaining any bridges and culverts.

MacNeil said the town's VTrans District 9 rep. agrees that reclassification is appropriate for many of these roads. Currently 17 roads are candidates for reclassification, with the six or seven most problematic roads to be considered first.

Reclassification is a public process that will take some time to play out. First the board will hold a public hearing at each road and take testimony. The board will then meet in deliberative session and decide whether to reclassify each road.

MacNeil said any loss of state funding for Class 3 road maintenance is likely less than the town pays to maintain these roads.

CASPIAN ARTS – Isa Oehry

Isa said there was a very positive response to the first Greensboro Arts Fest this summer. She asked for approval to hold this event on the village green again next year on Saturday, August 15 with a rain date of Sunday Aug. 16. Isa also asked for approval to hold the summer arts exhibit at the Grange from July fourth through August. 2026 would be Caspian Art's fourth year using the Grange. Judy made the following motion:

The Selectboard grants Caspian Arts use of the village green and Grange building as requested for 2026.

Mike seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).

RECYCLING ATTENDANT – Stew Arnold

Stew said Ken Johnston has been running recycling for years as a volunteer, with help from other volunteers and one paid attendant. The paid position is now open and Stew proposed increasing the wage from \$14.01 to \$15 to make the position more attractive. The recycling attendant works about three hours each Saturday plus about two hours on Wednesday afternoons during July and August.

Ellen felt that the additional 99 cents per hour won't make much of a difference and suggested \$17/hr. instead. She said there could be other ways to fund this position such as a donation jar.

Naomi asked if there could be smaller tasks around town that could be added together to create a more attractive position with more hours. Judy made the following motion:

The board approves increasing the pay of the recycling attendant to \$15/hr. starting immediately.

Tim seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).

ADJOURNMENT

The meeting was unanimously adjourned at 9:11 PM.

Respectfully Submitted: Josh Karp, Selectboard Clerk

DECLARATION OF OFFICIAL INTENT OF
TOWN OF GREENSBORO
TO REIMBURSE CERTAIN EXPENDITURES
FROM PROCEEDS OF INDEBTEDNESS

WHEREAS, the Town of Greensboro, Vermont (the “Issuer”) intends to acquire a pumper fire truck (the “Project”) to be considered by the Issuer at a special meeting thereof to be called and held on November 13, 2025; and

WHEREAS, the Issuer expects to pay certain capital expenditures (the “Reimbursement Expenditures”) in connection with the Project prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis;

WHEREAS, the Issuer reasonably expects that for that part of the Project consisting of design, engineering, contract administration, permitting, financing, acquisition and construction costs, debt obligations in an amount not expected to exceed Five Hundred Thousand Dollars (\$500,000) will be issued and that certain of the proceeds of such debt obligations will be used to reimburse the Reimbursement Expenditures; and

WHEREAS, the Issuer declares its reasonable official intent to reimburse prior expenditures for the above-described part of the Project with proceeds of a subsequent borrowing:

NOW THEREFORE, the Issuer declares:

Section 1. The Issuer finds and determines that the foregoing recitals are true and correct, and that all of the capital expenditures covered by this Resolution were or will be made not earlier than 60 days prior to the date of this Resolution.

Section 2. This declaration is made solely for the purposes of establishing compliance with the requirements of Section 1.150-2 of the Treasury Regulations. This declaration does not bind the Issuer to make any expenditure, incur any indebtedness, or proceed with the Project.

Section 3. The Issuer hereby declares its official intent to use proceeds of indebtedness to reimburse itself for Reimbursement Expenditures, within 18 months of either the date of the first expenditure of funds by Issuer for such Project or the date that such Project is placed in service, whichever is later (but in no event more than three years after the date of the original expenditure of Issuer funds for such Project), and to allocate

an amount not to exceed Five Hundred Thousand Dollars (\$500,000) of the proceeds thereof to reimburse itself for its expenditures in connection with the Project.

Section 4. The Issuer's debt obligations for the aforementioned purpose will not be "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986.

Section 5. All prior actions of the officials and agents of Issuer that are in conformity with the purpose and intent of this Resolution and in furtherance of the Project shall be and the same hereby are in all respects ratified, approved and confirmed.

Section 6. All other resolutions of the legislative body of the Issuer, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

Section 7. It is hereby found that all discussions and deliberations of the legislative body of the Issuer leading to the adoption of this Resolution occurred at one or more meetings of the legislative body conducted pursuant to public notice and open to public attendance.

Section 8. This declaration shall take effect from and after its adoption.

The undersigned, Clerk of the Issuer, hereby certifies that the foregoing is a full, true and correct copy of the declaration of the Selectboard of the Issuer duly made at a meeting thereof held on the date, specified below, and that said declaration has not been amended, modified or revoked.


Town Clerk

September 24, 2025

RESOLUTION CERTIFICATE

I, Kim Greaves, certify that I am the duly elected and qualified Clerk of the Town of Greensboro (the "Town"), a municipal corporation located in the County of Orleans, State of Vermont; that I have custody of the books, records and seal of the Town; and that the following is a true and exact copy of a Resolution duly adopted at a meeting of the Selectboard of the Town, duly called, noticed and held on September 24, 2025, at which a quorum of members of the Selectboard was present and voting; and that the same remains in full force and effect, and has not been amended, rescinded, abridged, modified or contested in any way:

RESOLVED, that the public interest and necessity demand certain improvements be made, namely, the acquisition of a pumper fire truck, at an estimated cost of Five Hundred Thousand Dollars (\$500,000); and

BE IT FURTHER RESOLVED, that the cost of completing the Town's share of the costs of acquiring such improvement, after application of available state and federal grants-in-aid, and the application of available reserves, will be too great to be paid out of the annual revenue of the Town; and

BE IT FURTHER RESOLVED, that a proposal for the issuance of general obligation bonds or notes of the Town in an amount not to exceed Five Hundred Thousand Dollars (\$500,000) to pay for its cost of the same, subject to reduction through the receipt of any state or federal grants-in-aid and other financial assistance, should be submitted to the legal voters of the Town at the special meeting thereof to be duly called and held for that purpose on November 13, 2025; and

BE IT FURTHER RESOLVED, that all acts relating to the proposition of incurring indebtedness and the issuance of general obligation bonds or notes of the Town of Greensboro for the purpose of acquiring and operating said improvements within and around the corporate limits of the Town be in accordance with the provisions of Chapters 53 and 57 of Title 24, Vermont Statutes Annotated;

BE IT FURTHER RESOLVED, that the attached Warning and Ballot be adopted for use in connection with consideration of the above-stated proposition of making said public improvements and incurring bonded indebtedness therefor.

Dated: September 24, 2025

SEAL

ATTEST:



Kim Greaves, Town Clerk