

# Greensboro Selectboard

## March 11, 2026 – Minutes

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

**SELECTBOARD MEMBERS ABSENT:** None

**OTHERS PRESENT in person:** Beth Meachem, Erika Karp, Michael Cloutier, David Kelley, Rob Brigham, Kim Greaves, Josh Karp, Brett Stanciu

**OTHERS PRESENT remote:** Janet Long, Aileen Gebbie, Gary Circosta, Jennifer Lucas, Peter Romans, Elissa Mackin, Christine Armstrong, Paul Brierre, Dede Stabler, Stew Arnold, Aileen Gebbie, Jennifer Ranz, Lise Armstrong

**CALL TO ORDER: 6:30 p.m.**

### PUBLIC CONCERNS

1. **David Kelley.** David said he's talked with Gary Circosta about Greensboro's 'incoming property tax tsunami' and both agree that the town's Common Level of Appraisal (CLA) is unfair to Greensboro. David said the town can't just be hopeless about the situation and needs to be proactive. He recommended that the selectboard either talk to an attorney or delegate him to do so.

MacNeil said while this situation may be unfair, the remedy for this is legislative, not legal.

Tim asked if other towns have been successful in appealing. Kim said our town assessor Brittany Butler, who is a Cabot resident, filed an appeal for the Town of Cabot but did not prevail.

David said an appeal to state property evaluation would likely fail, and that the town would have to go to court. He noted that town attorney Kevin Kite understands the issue very well.

Tim asked if the town has to wait until the state education tax rates are finalized to appeal. David said we know the CLA figure and its impact now, and suggested he talk with Brittany and Gary and come back in April with more of a plan.

Gary said the town should mount a public relations campaign on this issue. Even if the education tax rate is brought down like has been done in the past, our unfair CLA will increase Greensboro tax bills by about 11%. Gary said he will send the selectboard research he has done on this issue.

2. **Jennifer Lucas.** Jennifer said she was dismayed that the FY27 budget wasn't debated at Town Meeting. She suggested that in the future, the budget be debated earlier in the meeting before outside appropriations, and before people are tired.

Christine said that voting on the budget by Australian Ballot could be a better approach.

Tim suggested that appropriations could be presented in a few batches, and appropriations with proposed amendments could be pulled out and voted on separately.

Jennifer requested that the town follow Generally Accepted Accounting Principles (GAAP) next year, noting that not doing so could possibly affect bond approval for large projects like the town garage. Gary agreed.

Tim said that while the Governmental Accounting Standards Board (GASB) states that accrual accounting should be used, Sullivan Powers (the town's new auditing firm) works with many municipalities and recommends to their smaller towns that a modified cash basis be used instead.

Judy observed, why would Sullivan Powers recommended we make this accounting change if it would make us deficient in the eyes of the banks?

Jennifer said her concern is that there is no transparency on assets and liabilities.

She added that having the previous fiscal year’s audit in hand during the budgeting process is important. Tim said moving forward, he will be pushing for the town’s books to be closed within two months.

Jennifer asked whether the “significant deficiencies” flagged in the FY25 audit have been addressed.

Tim said Sullivan Powers flagged a general protocol issue that no other outside auditor had raised before. He said they are recommending another level of review for journal entries before they get booked, and we’ve instituted this procedure, I’m now doing this additional review.

Jennifer said the capital budget and HERF need to be redone, since the beginning balances are off when compared with figures in the FY25 audit.

Christine suggested that the selectboard’s budget meetings could be more efficient and more inclusive.

- 3. **Rob Brigham.** In July 2024, RuralEdge requested an inspection of the town hall by the state fire marshal. Rob asked if any of the issues flagged in the marshal’s report have been addressed. Kim said smoke alarms and fire extinguishers are routinely tested and certified on the actively used floors, but she wasn’t sure about the third floor.

Rob said the report indicates that an architect needs to complete a code analysis based on proposed uses.

Peter said the relevant code issues are Americans with Disabilities Act (ADA) compliance and egress issues, not structural problems.

Rob suggested reaching out to local architect Jay Barrett, who has done pro-bono work for the town before. Since Karl Stein was the town’s liaison with the fire marshal, Judy suggested the board delegate Karl to determine if Jay’s background would make him a good match for this project. The board agreed.

**CONSENT AGENDA**

- A. February 11, 2026 regular meeting minutes
- B. February 25, 2026 special meeting minutes
- C. Treasurer’s report
- D. FY26 budget reports and check warrants
- E. Sheriff’s report
- F. Road Foreman’s report
- G. Fire Chief’s report

There was neither a Road Foreman’s report or Fire Chief’s report available, so items F and G were removed from the consent agenda. Ellen made the following motion:

*The board approves the consent agenda as amended.*

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

**SELECTBOARD REORGANIZATION**

- 1. The Selectboard unanimously approved the following slate of positions:

<b>POSITION</b>	
Selectboard Chair	MacNeil
Selectboard Vice Chair	Tim Brennan
Order Sheets	<i>Primary:</i> MacNeil <i>Secondary:</i> Tim Brennan
<b>BOARD LIAISONS</b>	
Highway Department	<i>Primary:</i> MacNeil <i>Secondary:</i> Tim

Driveway Plowing	<i>Primary:</i> MacNeil <i>Secondary:</i> Ellen Celnik
Fire Districts	Judy Carpenter
Legal	Tim Brennan

It was agreed that farmers market, historical society, fire department, recycling, library and Greensboro Association liaisons are not necessary at this time.

- Newspapers of Record.** The board agreed that The Hardwick Gazette and The Chronicle will be the town's newspapers of record.
- Selectboard Meetings.** Discussion of holding two selectboard meetings a month. Tim said he's in favor of this, as it allows the board to be more responsive as issues come up. It's common for area selectboards to hold two meetings a month, as Davis Barnett has pointed out.

MacNeil said he's concerned about the increased staff workload resulting from a second monthly meeting. He added that when two meetings a month were held in the recent past, the first meeting included the usual monthly reports while the second allowed time for wider-ranging discussions.

Both Elissa and Christine spoke in favor of a second monthly meeting. Tim made the following motion:

*Selectboard meetings will be held on the second and fourth Wednesday of each month, at 6:30 PM in the town hall meeting room.*

Judy seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair). It was agreed that second monthly meetings will begin in April.

Beth suggested that town committees, the library, the Greensboro Association and others could be asked to attend a selectboard meeting at least one a year and share what they are up to. This would help the selectboard stay informed and build community dialog.

Elissa suggested that the board create a committee liaison, someone who would have their pulse on what is going on with town committees. MacNeil suggested the future town administrator could take on this role.

## **SELECTBOARD APPOINTMENTS**

- The board approved the following slate of appointments by acclamation:

<b>Conservation commission</b> (four-year terms by statute)	Peter Watkinson, Will Marlier
<b>Development review board</b> (three-year terms by statute)	Jane Woodruff (chair), BJ Gray
<b>Planning commission</b> (three-year terms by statute)	Kent Hansen (chair), Janet Patterson
<b>Zoning administrator</b> (three-year term by statute)	Brett Stanciu

- The board approved the following slate of annual appointments by acclamation.

<b>Road foreman</b>	Thomas Camarra
<b>Fire chief</b>	Dave Brochu, Jr.
<b>Constable</b>	Mark Snyder
<b>Tree warden</b>	Cilla Bonney-Smith
<b>Animal control officer</b>	Kevin Rich
<b>Recreation committee</b>	David Kelley, Dede Stabler, Jennifer Ranz
<b>Town service officer</b>	Kim Greaves
<b>Caspian Lake Beach committee</b>	John Schweizer (chair), Dede Stabler, Rob Brigham, Linda Shatney
<b>Emergency planning committee</b>	Anne Stevens (chair), Wayne Young, Tim Nisbet, Eric Pilbin, Michael Lapierre
<b>Emergency mgmt. chair</b>	Dave Brochu, Jr.

<b>Northeast Kingdom Waste Management District rep.</b>	Ken Johnston <i>Alternate: Mike Metcalf</i>
<b>Hazard mitigation committee</b>	Valdine Hall, Kim Greaves, Lorelei Wheeler, Melissa Moffatt, George Young, Tim Nisbet
<b>Energy &amp; climate action committee</b>	Liz Steel (Chair), Blake Auchincloss (vice chair), Beth Meachem (secretary), Bill Chidsey
<b>NVDA representative</b>	Mike Metcalf
<b>Grand juror</b>	David Kelley
<b>NEK Broadband</b>	Mary Metcalf (primary), John Stone (secondary)
<b>Wastewater committee</b>	Davis Barnett (chair), Jefferson Tolman, Blake Auchincloss, Stew Arnold, Mary Parker, Elissa Mackin, Stew Arnold

MacNeil noted that the recreation committee is currently lacking a Chair and secretary and needs to be reorganized. He offered to help reorganize the committee.

Discussion of the Hazard mitigation committee, which has been inactive for some time. Kim thought this was created when the town wrote the first hazard mitigation plan. Tim will ask NVDA if this committee is required to exist.

Judy suggested that Action Item #2 on the agenda, the tax sale, be discussed at this time. Other board members agreed.

**COLLECTOR OF DELINQUENT TAXES – TAX SALE (Mike Cloutier)**

Mike said he’s notifying the board that he will be scheduling a tax sale in mid-May.

He said a selectboard member is required to attend the tax sale, and prior to the sale the board needs to consider whether the town might bid on the property.

Mike said notice of the tax sale will be posted in The Chronicle and Hardwick Gazette.

**NEW COMMITTEE APPOINTMENTS**

**1. Recreation committee – Lisa Sartorius.** Ellen suggested that the town be clearer about what is expected in letters of interest from people wishing to serve on town committees. Mike made the following motion:

*The board appoints Lisa Sartorius to the recreation committee.*

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

**2. Caspian dam task force appointments.** MacNeil said since this item was added late to the agenda, after he had already approved all other items, these appointments will be tabled until the next meeting.

**ROADS**

No discussion or actions this evening.

**TOWN CLERK – Kim Greaves**

No discussion or actions this evening.

**ACTION ITEMS**

**1. Accept FY25 outside audit.** Tim made the following motion:

*The board accepts the FY25 audit as completed by Sullivan Powers.*

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

- 2. Approve town administrator job postings.** MacNeil thanked Tim for preparing three versions of the administrator job posting. These multiple versions allow for concise or detailed postings depending on where the position is advertised. The board agreed that Kim will post the position for one month. Judy made the following motion:

*The board approves the town administrator job postings.*

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

## **DISCUSSION ITEMS**

- 1. Review open meeting law and ethics training requirements for town committees.** Josh said he reviewed state statutes and while all town committees must follow the open meeting law, it appeared to him that not all committee members must meet the state ethics training requirement. Kim said it is her understanding that all town committee members must complete the ethics training.

Gary noted that he submitted an open meeting law violation to the town in July 2024 and never received a response. He added that the town website is not in full compliance with open meeting law requirements.

Judy asked Gary to make suggestions for improvements to the website and he agreed to send some.

- 2. Selectboard rules of procedure.** Gary noted that the selectboard rules of procedure version on the town website is not the most recent version. Discussion tabled.

- 3. Hiring engineer to assess town hall third floor.** Discussion continued from earlier in the meeting.

Beth suggested that rather than having an inspector assess just the third floor, the whole building should be assessed. Ideally the inspector would have a clear picture of what the building's proposed uses are prior to the assessment. She added that if funds are not currently available for a complete inspection, the town should delay the inspection until the funds are there.

MacNeil noted there is \$40k in the FY27 budget for town hall assessments, available on July 1.

Tim agreed that while a complete assessment will be needed at some point, a group of citizens have come to the board with a reasonable request to use the third floor to play pickleball. He said in the short term he'd like to address this specific, narrow request.

Peter suggested the town consider asking a building inspector to perform an inspection, and that it's premature to bring in an engineer at this time. Typically, after you have a defined plan you'd ask an engineer to determine whether your plan is feasible.

- 4. Town hall meeting room use policy.** Discussion about requiring outside groups to show proof of insurance in order to use the space. Elissa suggested that the town look into an insurance rider that would cover all groups and uses, rather than asking individual groups to provide proof of coverage.

Josh said while the draft use policy references use by *community groups*, he suggested for the time being that this be changed to *town committees*, who would be covered by town insurance. Judy said the policy could be amended to include use by other groups as insurance and access issues are resolved. Judy made the following motion:

*The board adopts the town hall meeting room policy as discussed.*

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

Christine thanked the board for enacting the meeting room use policy.

- 5. Greensboro Fire District #2 – update.** Tim discussed a possible town – GFD#2 merger with the town attorney, and learned that a merger could be complicated and more research is needed. It appears the town could not assess fees on a specific group of water users, and would instead have to ask all town taxpayers to share the cost of operating this public water system.

In a merger, the town would acquire both the assets and liabilities of GFD#2.

Tim said that one of GFD#2's major concerns is that they currently have no financial backstop in case of major maintenance needs or upgrade requirements. Research is needed to determine if there is another way, shy of a merger, for the town to provide that backstop.

Judy added that it was also made clear during last month's discussion that testing requirements have gotten very burdensome and expensive for this small volunteer-run organization.

Elissa said she is the bookkeeper for GFD #1, and agreed that state requirements are constantly changing and compliance is difficult for small water systems run by volunteers. She said there could be major benefits if our small fire districts shared resources, and it would be way more efficient for a single entity to meet regulatory requirements.

Elissa said that due to this increasing regulatory complexity, the trend is for fire districts to hire outside entities to manage their water systems, resulting in increased costs that have to be shared amongst a small base of users.

She said the GFD#1 is 'barely keeping up' and is looking at big changes in the near term as long-time volunteers consider stepping aside. Elissa said that something needs to change, and these issues with the fire districts have been long overlooked by the town. She would be happy to pull together financial statements for Fire District #1 if requested.

### **ADJOURNMENT**

The meeting was unanimously adjourned at 9:32 PM.

*Respectfully Submitted: Josh Karp, Selectboard Clerk*