

Greensboro Selectboard

April 8, 2026 – Minutes

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

SELECTBOARD MEMBERS ABSENT: None

OTHERS PRESENT in person: Elissa Mackin, Gary Circosta, Renee Circosta, Beth Meachem, Erika Karp, Jay Barrett, Kim Greaves, Josh Karp, Brett Stanciu, Kent Hansen, Stew Arnold, Jan Terweisch, Emma Palumbo, Dede Stabler, Jennifer Ranz, Ila Hunt, Rob Brigham, Michael Malick, Karl Stein, Davis Barnett, Naomi Ranz-Schleifer, Brendan Buckley, Helen Beattie

OTHERS PRESENT remote: Aileen Gebbie, Blake Auchincloss, Lise Armstrong, Paul Brierre, Peter Romans, Kristen Leahy, Janet Patterson, Rick Lovett

CALLED TO ORDER: 6:30 p.m.

ADDITIONS TO THE AGENDA

Tim: follow up on tax rate discussion from last month.

PUBLIC CONCERNS

Gary Circosta submitted a petition signed by over 100 residents, asking

- 1) *Shall the Town of Greensboro adopt all budget articles by Australian ballot?*
- 2) *Shall the Town of Greensboro vote on all public questions by Australian ballot?*

Gary read a statement explaining the rationale for the petition.

CONSENT AGENDA

- A. March 11, 2026 regular meeting minutes
- B. FY26 budget reports and check warrants
- C. Letter of support for library grant (Public Facilities Preservation Grant)
- D. Contract with Mosedale Integrated Solutions (town office I.T. support)
- E. Orleans County Sheriff's report
- F. Road Foreman's report
- G. Fire Chief's report
- H. Grants-in-Aid letter of intent (Better Roads grant program)

Tim made the following motion:

The board approves the consent agenda.

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

TREASURER – Brett Stanciu

- 1. Fund balance policy.** Tim explained that the legislature recently changed the rules regarding management of fund balances, and created the opportunity for towns to use unassigned fund balances as reserve funds. Tim adapted VLCT’s model fund balance policy to Greensboro, and made the following motion:

The board adopts the fund balance policy as presented.

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

- 2. Tax Sale.** Brett reported that Collector of Delinquent Taxes Michael Cloutier has scheduled a tax sale for 6/2/26, at 9:30 a.m. at the town offices. Brett said one property is involved and that the selectboard needs to appoint a member to attend and to be prepared to bid on the property. Janet said in her many years of experience, if no one else bids on the property the town will always bid.

ROADS

1. Kim reported that bids for gravel crushing, winter sand, and roadside mowing have been sent out.
- 2. Breezy Ave. bike/ped. scoping study – update.** Josh reported that the ‘local concerns meeting’ will be held on Tuesday, May 5 at 6:30 p.m. at Fellowship Hall directly after the community supper. The goal of this meeting is to get as much public input as possible about proposed sidewalk improvements on Breezy Ave.

ACTION ITEMS

Approve corrections to the 2026 Town Meeting warning. Tim said there were a few citation errors on the 2026 town meeting warning. VLCT said that the citation errors are not material errors and don’t affect the binding nature of votes taken at town meeting. Tim said the way to cure this problem is the board approving a ‘validation of the errors’. Tim made the following motion:

The warning for the town meeting held on March 3, 2026 contained two citation errors: Article 12 referenced 17 V.S.A. § 246(a)(1); the correct citation is 17 V.S.A. § 2646(a)(1), and article 15 referenced 24 V.S.A. § 1692(a); the correct citation is 24 V.S.A. § 1682(a). In spite of these two citation errors, the action taken at the meeting of this town held on March 3, 2026, and any act or action of the municipal officers or agents pursuant thereto be readopted, ratified, and confirmed.

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

DISCUSSION ITEMS

1. Greensboro Planning Commission – report from Chair (Kent Hansen)

- Kent said the planning commission (GPC) has approved updates to the flood bylaw and shoreline protection district, and miscellaneous updates throughout the bylaw. The GPC hosts a hearing on each proposal, followed by a Selectboard hearing on each.

The GPC just completed a public hearing on the flood bylaw. Brett said she would work with the GPC and Selectboard to schedule the board’s hearing.

- Kent said the GPC is hoping to hold a public hearing on the revised town plan in August.

- Kent said the GPC is researching a workforce housing development on an unused portion of the town's gravel pit in Glover. When they've completed more background work, the GPC would like to meet with the Selectboard to explore this idea further.
- Kent recommended that the board appoint Bob Youngman to the GPC. MacNeil said prior to an appointment, the board would like a letter from Mr. Youngman expressing his interest along with some background information.

2. Use of Town Hall's third floor. Architect Jay Barrett was asked by Karl Stein if he would be qualified and interested in performing a code assessment of the town hall's third floor.

Jay said he did a study in 2021 of a historic town hall in Wentworth, NH that included building code, structural, and historical analysis. On that project he worked with engineer Tim Schall, who did the structural analysis. Jay said he would charge \$1500 for the building code analysis, with no historical assessment. Tim Schall told Jay he'd be willing to do the structural analysis for \$3500.

Jay said there are many opinions about the building's condition and the state of the third-floor space. Architectural and structural reports will definitively state what the issues are.

Jay said Tim Schall will need a carpenter to carefully open up small sections of the building so he can complete his assessment.

Jay said he would be assessing accessibility issues, fire ratings, egress – any codes that would apply to a municipal building.

Mike recollected that at the 1983 town meeting under Other Business, there was discussion that the town should either tear down the town hall building, or come up with a renovation plan. Soon after, using grant funding and donations, work was done on the building including a roof replacement.

According to Karl Stein, in that era local fire chiefs were empowered by the state to be local 'fire marshals' and had the authority to close buildings. Chief Dave Brochu Sr., using a checklist from the state, made the judgement call that the town hall's third floor occupancy should be limited to 50 persons. Around 2005, after an event was held with about 100 people, he ordered the third floor closed completely.

Brett said there is \$24k in the Capital Budget for use on any town building in this fiscal year.

Jay agreed to write up a cost proposal for the board to review, prior to approving the investigative work.

3. Selectboard Rules of Procedure. Tim made the following motion:

The board will adopt the Selectboard rules of procedure.

Judy seconded the motion. Discussion.

Tim said it would be worth reviewing the VLCT model policy model in the future, as it contains some items that could be worth considering.

The board amended the meeting location and frequency of meetings.

The vote was held and the motion carried unanimously. Tim suggested to MacNeil that Selectboard meetings be run more strictly, and according to the rules of procedure just adopted.

4. Caspian Dam Task Force. MacNeil said when the board reviewed the task force charter, he recalled that four initial members were appointed by the board: Stew Arnold, John Schweizer, Chris Steel, and Naomi Ranz-Schleifer.

Stew put forward four additional names for the task force: Paul Brierre, JoAnn Hanowski, Chris Phillips, and Melanie Clarke.

MacNeil said the charter calls for broader representation than just lake property owners, and asked Stew to withdraw a few names so new task force members could be sought.

Josh added that the board is trying to be more consistent in advertising committee openings as they come up, in the hopes of broadening participation. Elissa wondered about membership requirements for a task force vs. a committee.

Additionally, the charter called for seven members and Stew submitted eight names to the selectboard.

Stew requested that the board appoint Paul Brierre and Chris Phillips to the task force, bringing membership up to six, which would allow the group to formally get to work. This leaves one open position which could then be advertised. Tim made the following motion:

The board appoints Stew Arnold, John Schweizer, Chris Steel, Naomi Ranz-Schleifer, Chris Phillips and Paul Brierre to the Caspian Lake dam task force.

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

- 5. Wastewater advisory committee.** Davis said that the wastewater advisory committee (WAC) would like to utilize approx. \$100k in remaining grant funds left over from the original wastewater project to hire a new engineering firm. He said the first step is posting RFQs to find firms that have had successes working with small villages with challenging siting conditions like Greensboro.

Davis said that after five years of researching and hundreds of thousands of dollars in grant funds expended, it's clear that a large system is not feasible in this town. The approach recommended by the VT DEC is that potential properties are identified and then the property owners are asked to consider 1) expanding their existing system to handle additional hookups, or 2) siting a small multi-building system on their property.

Davis said the WAC has been asked to focus on Greensboro village. Kim asked about whether these small systems are being considered for Greensboro Bend. Blake said while the WAC's task is to cover both villages and parts of the lake, it's impossible to tackle everything at once and the group was told that Greensboro Village was the initial priority.

Ellen wondered if businesses or residences would be given priority for these small systems. She said that RuralEdge has projects all over northern VT and that they likely have experience with smaller, innovative septic technologies and could be a resource.

MacNeil said the treasurer is still in the process of clarifying whether the town will receive reimbursement for Hoyle Tanner's final invoices, and it's important that the WAC doesn't incur any costs at this time. Davis agreed that the WAC will use free advertising platforms as it proceeds with the RFQ process.

- 6. Appealing Greensboro's education tax rate.** Discussion continued from last month. MacNeil said as he understands the process, the town cannot know the exact tax rate to appeal because the legislature will be setting the final rate as late as June. If an appeal is made at that point, it's unlikely a judgement would be rendered prior to tax bills being sent out in July or August. He asked, what kind of appeal can we realistically make, given this timeframe?

Tim said the town attorney suggested a first step would be to reach out to the tax dept., informally. Once the final tax rate is announced, the town has 30 days to appeal and we'd have to hire a knowledgeable attorney to assist us.

Mike suggested we work on making as many informal contacts as possible in the legislature. Tim suggested that a letter from the Selectboard could be sent to the committees of jurisdiction, as well as to our representatives.

Ellen said a public campaign could also be effective, and suggested that Gary and Dave get a group together. We could also give our residents contact information so they can easily share their opinions with lawmakers.

EXECUTIVE SESSION

Mike made the following motion:

The board will enter executive session at 8:30 p.m. for personnel, to discuss the town administrator position, and for labor relations agreements with employees, to discuss the road crew union contract.

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

The board left executive session at 8:50 p.m. and took no action.

ADJOURNMENT

The meeting was unanimously adjourned at 8:52 p.m.

Respectfully Submitted: Josh Karp, Selectboard Clerk

AMENDED 5/14/26 J.K.