

- Draft only, not yet approved by the Selectboard -

Greensboro Selectboard

May 27, 2026 – Minutes

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

SELECTBOARD MEMBERS ABSENT: None

OTHERS PRESENT in person: Karl Stein, Erika Karp, Norman Patenaude, Andy Brown, Kim Greaves, Josh Karp, Gary Circosta, Renee Circosta, Jennifer Ranz, Dede Stabler, Elissa Mackin, John Mackin, Brian Titus, Chris Roy, Beth Meachem

OTHERS PRESENT remote: Peter Romans, Miriam Rogers, Mike Cloutier, Lise Armstrong, Day Patterson, Rick Lovett, Jeffery Bennett, Michelle Mackin, Janet Long, Brian Titus, Nancy Hill, Anne Stevens, Hugh Knox, Rob Brigham, Elsa Shultz, Christine Armstrong, Aileen Gebbie, Chris Steel, Naomi Ranz-Schleifer, Janet Patterson, Liz Steel, Fran Recchia, Rod Kerr, Elaine Cole-Kerr

CALL TO ORDER: 6:32 p.m.

ADDITIONS TO THE AGENDA

None this evening.

MINUTES

Minutes from 5/13/26 regular meeting unanimously approved as amended.

PUBLIC CONCERNS

1. Gary Circosta asked whether the Board will be addressing the second alleged Open Meeting Law violation he submitted. He said the special town meeting warning, approved by the board at its 5/13 meeting, was not publicly posted and he wanted to know how the decision was made not to post. MacNeil said questions about the alleged Open Meeting Law violations will be addressed later in the meeting.
2. Jennifer Ranz suggested that she heard insulting comments from Selectboard members on the 5/13 meeting recording. She asked Board members to consider stepping down if they are unable to be more welcoming, considerate, and responsible.

ACTION ITEMS (PT. 1)

1. Open road bids and select contractors.

- a) Roadside mowing. No bids received.
- b) Paving. One bid was received from Pike Industries for \$347,408.73. To be paved this year:
 - Craftsbury Rd: from Grange to town center. Includes planing to reduce road height and repairs to storm drain inlets.
 - East Street: from town center to intersection with Bend Rd.
 - Cemetery Ridge Rd: repave

- Breezy Ave: Town center to Country Club Rd. Includes full-depth reclamation due to poor road base condition, repaving with base coat only, and repairs to storm drain inlets. Paving will be a base coat only because it is hoped that funding will be found in the next few years for storm drain and sidewalk improvements on this stretch, at which time a full-depth reclamation may be required again.

Kim said the town is in line to receive a VTrans paving grant for approx. \$150k. With \$200k allocated for paving in FY27, Pike’s bid is in line with available funds.

John Mackin said he would mark water infrastructure so it won’t be hit by paving equipment. Mike made the following motion:

The board accepts Pike’s bid of \$347,408.73.

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

c) Crushing and sand screening. Three bids were received:

VENDOR	SAND SCREENING: 5k yd	CRUSHING: 10k yd	TOTALS
Simpson	\$2.85/yd (\$14,250)	\$6.20/yd (\$62,000)	\$76,250
Kingdom Gravel	\$5/yd (\$25,000)	\$6.94/yd (\$69,400)	\$94,400
Manchester Brook Mat’ls.	\$4.73/yd (\$23,650)	\$6.93/yd (\$69,300)	\$92,950

Tim said the sand screening came in under budget and crushing came in over budget, so the bottom-line number is on track. Mike made the following motion:

The board accepts Simpson’s bid for sand screening and gravel crushing.

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

2. Approve new grader purchase. Judy made the following motion:

The town will purchase a new John Deere grader for \$259,544. This reflects the selling price of \$344,544 less a \$85,000 trade-in allowance.

Mike seconded the motion. Tom said bids were received for Deere and Cat graders. The Deere quote reflected Tom’s preference to keep the town’s existing wing and dozer blade, while the Cat quote included these items new. Tom added that Deere’s service has been superior to Cat.

The vote was held and the motion carried unanimously.

ALLEGED OPEN MEETING LAW VIOLATION & SPECIAL TOWN MEETING

1. Address inadvertent violation of the Open Meeting Law. MacNeil read a statement in response to Chris Steel and Gary Circosta’s allegation of an Open Meeting Law violation: “The Selectboard formally acknowledges that an inadvertent violation of the Open Meeting Law took place: at its May 13 meeting, the Board discussed and voted on the warning for the special town meeting without properly warning a discussion or vote on this matter.” Tim made the following motion:

The Selectboard voids their action of May 13 regarding the special town meeting warning.

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

Chris Steel thanked the Board for listening to his concerns. Renee thanked Mike and Judy for expressing concern about the Boards vote on the warning at the 5/13 meeting.

- 2. Consider re-voting the date, time, location and warning for the special town meeting.** After discussion, Macneil made the following motion:

The legal voters of the Town of Greensboro are hereby warned and notified to meet at the Highland Center for the Arts in said Town, on Tuesday June 30, 2026 at 7 p.m. to transact the following business:

Article 1: Shall the Town of Greensboro adopt all budget articles by Australian ballot?

Article 2: Shall the Town of Greensboro vote on all public questions by Australian ballot?

The motion carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).

Gary thanked the board for approving the warning with the two original articles.

MacNeil answered Gary's earlier question regarding his second alleged Open Meeting Law (OML) violation. He explained that after the Selectboard received the first alleged OML violation on May 18, the Board had 10 days to respond according to statute.

Gary suggested that there must have been a decision by the Board to not post the meeting warning and that such a decision, made outside of a warned meeting, would be a violation of the OML.

MacNeil said the Board did not have a meeting where such a decision was made. It was simply understood by Selectboard members that a corrective action would be taken in response to the first OML violation at the scheduled May 27 Board meeting. This being the case, there was no reason to post the warning for a town meeting that would presumably not occur.

Gary said a better approach would have been for the Board to take corrective action sooner, at a warned special meeting. Renee added that members of the public didn't understand why the town meeting wasn't advertised.

MacNeil said Selectboard members and Town staff will review the Open Meeting Law Training Video put out by the VT Secretary of State, to reinforce the specific requirements and overall importance of the Open Meeting Law.

ACTION ITEMS (PT. 2)

- 1. Approve lease amendment for LVRT parcel.** Josh explained that the trailhead area leased from Vtrans needs to be expanded to make room for a portolet enclosure and bike racks. Ellen made the following motion:

The board approves the VTrans lease amendment.

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

- 2. Reschedule Flood Hazard Area Bylaw public hearing.** The hearing was held on May 18 as advertised but given that there was not a quorum of Selectboard members in attendance, it must be held again. Ellen made the following motion:

The board will hold a public hearing on the proposed Flood Hazard Area Bylaw at 6 p.m. on June 24, prior to the scheduled Selectboard meeting.

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

3. **Approve Jay Barrett's engagement letter for Town Hall work.** MacNeil read the letter and noted a math error. It is his understanding that Jay intends to do an assessment of the entire building, not just the third floor.

Liz suggested that Jay consider compliance with building energy codes in his assessment.

The Board agreed to table approval of the engagement letter in order to address the following items:

- Correct the fee amount (Jay Barrett's fee of \$1500 + Schall Engineering's fee of \$3500 = \$5k total);
- Clarify the scope of the architectural and engineering work that will be done;
- Incorporate a building energy code assessment.

Jay will be charging less than full fee for this work, and Tim thanked him for his contribution to the community.

Gary asked if any maintenance on the Town Hall building is planned for this year. MacNeil said this will be discussed by the Board soon.

Jennifer said according to both Jay and Tim, the Town Hall building is in good condition.

DISCUSSION ITEM

Planning commission's workforce housing proposal on a portion of Greensboro's gravel pit property in Glover. After discussion, Tim and Mike agreed to attend the next planning commission meeting to discuss this proposal.

Judy said there should be an opportunity at some point for residents to comment on the proposal.

Gary said the town should not be donating land, especially given huge upcoming expenses like a second new fire truck, new town garage, and possible Town Hall renovations. He suggested that the encroachment onto a small portion of the gravel pit property by a Glover resident should be addressed.

EXECUTIVE SESSION (Personnel – town administrator position)

Mike made the following motion:

The Board will enter executive session at 7:55 p.m. to discuss the town administrator position.

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

The Board voted unanimously to exit executive session at 8:25 p.m. and took no action.

Judy said the Board has reviewed applications for the town administrator position and has set up interviews.

ADJOURNMENT

The meeting was unanimously adjourned at 8:26 p.m.

Respectfully Submitted: Josh Karp, Selectboard Clerk