

This will be a hybrid meeting.

Attend in-person at the Greensboro Town Hall Meeting Room, or join remotely via Zoom conference call using your computer or phone.

For a meeting link and phone number, visit the town calendar at the *greensborovt.gov* home page.

For help with joining the meeting, call the Town Clerk at 533-2911 during office hours.

GREENSBORO SELECTBOARD

May 27, 2026 – Agenda (SECOND MONTHLY MEETING)

CALL TO ORDER & ADDITIONS TO THE AGENDA (6:30 p.m.)

MINUTES (6:30)

Approve minutes from 5/13/26 regular meeting

PUBLIC CONCERNS (6:30-6:40)

SPECIAL TOWN MEETING & ALLEGED OPEN MEETING LAW VIOLATION (6:40 – 6:50)

1. Address inadvertent violation of the Open Meeting Law
2. Consider re-voting the date, time, location and warning for the special town meeting

ACTION ITEMS (6:50 – 7:30)

1. Open bids and select contractors: paving, crushing, sand screening, roadside mowing
2. Approve new grader purchase
3. Approve lease amendment for LVRT parcel
4. Reschedule Flood Hazard Area Bylaw public meeting
5. Approve Jay Barrett’s engagement letter for Town Hall work

DISCUSSION ITEMS (7:30 – 7:35)

Glover gravel pit land – Planning Commission workforce housing proposal

EXECUTIVE SESSION (7:35)

Personnel (Town Administrator position)

Greensboro Selectboard

May 13, 2026 – Minutes

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

SELECTBOARD MEMBERS ABSENT: None

OTHERS PRESENT in person: Chris Steel, Bobbie Nisbet, Kim Greaves, Josh Karp, Brett Stanciu, Tom Camarra, Erika Karp

OTHERS PRESENT remote: Janet Long, Aileen Gebbie, Gary Circosta, Paul Brierre, Peter Romans, Peter Gebbie, Sandy Gebbie

CALLED TO ORDER: 6:30 p.m.

ADDITIONS TO THE AGENDA

Discussion items: Town Hall third floor - update

CONSENT AGENDA

- A. 4/8/26 selectboard minutes (regular meeting)
- B. 4/22/26 selectboard minutes (second monthly meeting)
- C. Orleans County Sheriff – monthly report
- D. Treasurer – monthly report
- E. FY26 budget status report and April check warrants

Mike said he would like to amend the 4/8/26 minutes. Judy made the following motion:

The 4/8/26 minutes will be removed from the consent agenda, with the remaining items being approved.

Tim seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair). After discussion, Judy made the following motion:

The board approves the 4/8/26 meeting minutes as amended.

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

PUBLIC CONCERNS

1. **Chris Steel.** Chris expressed concern that at its 4/22 meeting, the selectboard approved sending a letter to state government regarding flaws in Act 181, as requested by Peter and Sandy Gebbie.

MacNeil said the Gebbie's letter was on the agenda for consideration and there were no public comments.

As chair of the Greensboro Conservation Commission (GCC), and on behalf of the GCC, Chris submitted a letter to the selectboard in response, asking the board to consider the important conservation elements included in Act 181. He said it was surprising that the board would take such a strong stance against Act 181 on the basis of the Gebbie's letter. He expected there would have been some consultation with relevant town committees, such as the planning commission or GCC, regarding the merits of the letter.

Tim said he abstained from the vote due to lack of background information, and in hindsight would have suggested a consultation with the GCC prior to sending the letter. Mike said while he did vote to send the letter, he appreciated Chris bringing up the issue.

2. **Wastewater Advisory Committee – Davis Barnett.** Davis reported that just one response was received from their RFQ postings. The committee would like more consultants to choose from and has reached out to the state Dept. of Environmental Conservation for advice.
3. **Paul Brierre.** Paul said that stormwater flows down North Shore Rd. impacting his driveway, and he'd like the town to do what it can to improve the situation. MacNeil asked Paul if his driveway is built and maintained to shed water properly. Paul said while he is planning to improve the driveway by installing waterbars, he believes diverting stormwater off North Shore Rd. would help, and would also reduce the amount of stormwater getting to the lake.
Brett said she will connect Paul with road foreman Tom Camarra to continue this conversation.
4. **Gary Circosta.** Gary saw that the town administrator position is on the agenda under executive session, and asked for an update on the hiring process. MacNeil said the board has received seven or eight applications and will be deciding this evening which candidates to reach out to.

ROADS

1. **Road supervisor's report – Tom Camarra.** Tom said while sections of roads have been graded, overall grading progress has been slow due to rain. The crew has been transitioning equipment from winter to summer use.
Peter felt that more roads in town should be graded by this time. He added that he's seen a lot of grader berm on Greensboro's roads, which prevents stormwater from flowing off the road and can lead to erosion.
2. **Paving.** Discussion of this year's paving projects, which will be partially funded by a state grant.
3. **New Grader.** The board voted unanimously to table a decision on the new grader, to give board members time to review Tom's memo on the purchase. The board is planning to vote on the grader purchase at its May 27 meeting.

DISCUSSION ITEMS

1. **Town Hall – quotes for door repairs and upgraded locks.** Kim said quotes were received from one contractor:
 - Repairing back doors and installing electronic locks: \$5100
 - Replacing back doors with a 3' / 2' configuration to make the entrance ADA compliant, plus electronic locks: \$7800
 - Repairing back door and installing new keyed lock: \$3600
 - Repair town office front entrance door: \$1000

Kim said Brandy is planning to apply for a VLCT grant that would cover up to \$6k of these costs. Ellen made the following motion:

The board approves replacing the back door and installing electronic locks, and approves fixing the town office front door. The work will be scheduled soon and the town will apply for the VLCT grant.

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

2. **Personnel policy update.** Brett, Judy and Kim will revise the personnel policy and present a draft to the selectboard in June.
3. **Town Hall update.** MacNeil said he opened up interior sections of the building as requested by engineer Tim Schall, so he can complete a structural assessment. Tim performed an initial assessment and will return

later this month for further inspection. After Tim's report is complete, Jay Barrett will begin his code compliance report focusing on the third floor space.

MacNeil noted that he inspected the attic and found a minimal amount of cellulose and no indication of rot.

ACTION ITEMS

1. Local Emergency Management Plan (LEMP). Kim and Chief Brochu updated the town's LEMP.

Mike made the following motion:

The board adopts the updated LEMP, which can be sent to NVDA for approval.

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

2. Special town meeting – date and venue. MacNeil said the HCA is available Tues. June 16 and Thurs. June 18. Gary said he's heard from residents that a Thursday is preferable. Judy made the following motion:

The special town meeting will be held on Thursday, June 18 at 6:30 p.m. at the Highland Center for the Arts.

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

Discussion about two versions of the draft warning. Version One included just the two articles from the petition:

- 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?*

Version Two added a third article:

- 3. Shall the registered voters of Greensboro, Vermont elect its town officers by floor vote on Town Meeting day?*

MacNeil, Judy and Ellen noted they've heard sentiment from some town residents supporting a change back to electing officers from the floor at Town Meeting.

Regarding Version Two of the warning, MacNeil said that if Articles 1 and 2 are not adopted, town meeting is preserved and the moderator would proceed to Article 3. Whereas, if Articles 1 and 2 are adopted, the moderator would declare Article 3 moot and a vote on this article would not take place.

Judy made the following motion:

The board will post the version of the warning containing three articles, as a way to get a lot of public input.

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

Further discussion. Judy said Version Two of the warning doesn't state the specific voting sequence that was explained by MacNeil earlier. Josh said it's his understanding that Article 2, regarding 'public questions', and Article 3, regarding the election of town officers, are separate, unrelated questions.

Regarding Article 3, Chris said that those who voted for that change in 2025 might be very disappointed that the selectboard did not allow voting for town officers via Australian Ballot to play out for at least one more year.

Gary agreed with Chris, adding that at the 2026 Town Meeting more people voted for town officers using the Australian Ballot than voted on questions with paper ballots from the floor.

Janet said she is disappointed that this appears to be another split in the town, adding that she would hate to see town meeting go away.

The board voted again whether to accept the version of the warning with three articles. The motion carried (MacNeil, Celnik, Brennan in favor; Metcalf and Carpenter abstained).

OTHER BUSINESS

1. **Upcoming: public hearing on zoning bylaw amendments.** The selectboard will hold a public hearing on proposed amendments to the *Flood Hazard Area Regulations* section of the zoning bylaw on May 18, at 6:30 p.m. in the Town Hall meeting room.
2. **Upcoming: Mountain View Union third budget vote**
 - Informational meeting: Thurs. May 14, 6 p.m. at Hardwick Elementary School.
 - Australian Ballot Vote: Wed. May 20, polls open from 10 a.m. – 7 p.m. at the Greensboro Town Hall. Absentee ballots may be requested.
3. **Upcoming: Tax Sale.** The tax sale will be held on Tues. June 2, at 9:30 a.m. at the Greensboro town office. The tax sale package is available at the town office. MacNeil will represent the town at the sale.

EXECUTIVE SESSION

Tim made the following motion:

The board will enter executive session at 8:05 p.m. to discuss the road crew union contract and the town administrator position, with Kim Greaves present.

Mike 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.

The Board agreed that MacNeil will meet with attorney Matt Bloomer to share discussion points from the Board regarding the union contract. Ellen made the following motion:

The board will reach out to three candidates for the town administrator position and invite them for interviews.

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

Kim will contact the candidates and set up interviews. The board appointed Tim and Kim to conduct the interviews, and Judy will join if she's able.

ADJOURNMENT

The meeting was unanimously adjourned at 8:35 p.m.

Respectfully Submitted: Josh Karp, Selectboard Clerk

**WARNING
TOWN OF GREENSBORO, VERMONT
SPECIAL TOWN MEETING**

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 _____, 2026 at _____ 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?

Dated at Greensboro this _____

MacNeil, Chair

Tim Brennan, Vice Chair

Ellen Celnik

Michael Metcalf

Judy Carpenter

Re: Notice of alleged Open Meeting Law violation

Received from: Chris Steel and Gary Circosta

Date received: 5/18

The board must respond publicly within 10 calendar days after receiving written notice alleging an OML violation. Failure to respond within this time period is treated as a denial.

According to statute, the Board's response shall be as follows:

- 1) Acknowledge the inadvertent violation and state an intent to cure it within 14 calendar days.
- 2) Cure the violation at an open meeting by either ratifying, or declaring as void, any action taken at or resulting from a meeting that was not noticed in accordance with 1 V.S.A. §312.
- 3) Adopt specific measures to prevent future violations of the law.

A response from the Board at the 5/27 meeting falls within this 10-day period. MacNeil will be addressing this issue after approval of minutes and public concerns.

-Josh



Josh Karp <jkarp@greensborovt.gov>

Notice of Open Meeting Law Violation

1 message

Chris Steel <chrissteel4@gmail.com>

Mon, May 18, 2026 at 7:32 AM

To: MacNeil <macneil@greensborovt.gov>, tbrennan@greensborovt.gov, Mike Metcalf <mmetcalf@greensborovt.gov>, Ellen Celnik <ecelnik@greensborovt.gov>, jcarpenter@greensborovt.gov

Cc: Kim Greaves <townclerk@greensborovt.gov>, Brett Stanciu <treasurer@greensborovt.gov>, Joshua Karp <jkarp@greensborovt.gov>, Gary Circosta <garycircosta@gmail.com>

Letter from Chris Steel and Gary Circosta

To the Greensboro Selectboard

We are writing to inform you that we believe the Greensboro Selectboard was in violation of Vermont Open Meeting Law 1 VSA 312 (d)(3) at the Selectboard meeting on 13th May 2026 at which we were both present.

Vermont law [specifically 1 V.S.A. 312(d)(3)] requires that:

"A meeting agenda shall contain **sufficient details** concerning the **specific matters to be discussed** by the public body." Emphasis added.

In the warned Agenda for the 13th May 2026 Selectboard meeting Action Item no 2 read:

"Petition for special town meeting: select possible dates/venues for the meeting"

This implies that the **only items** for discussion were scheduling. However, during that agenda item, the Selectboard brought up a new third article (to be voted on at a special town meeting in June) for discussion and a vote. This third article would rescind the vote to elect Town Officers by Australian Ballot which was supported by a majority of voters at Town Meeting 2025.

There were **no details whatsoever** about a vote on this **specific matter** in the agenda.

This discussion and vote, which is of significant importance to Greensboro voters, was not warned in compliance with Open Meeting Law. Further, the proposed text of the articles discussed was not included in the meeting packet published on May 11th and not made available to the public until the day following the meeting (May 14th).

Adding this voted item on a matter of such importance to the agenda **during the item under discussion** does not provide transparency in decision making or the opportunity for public engagement that VT Open Meeting Law is intended to achieve.

We request that the Selectboard acknowledge the violation, declare any actions that took place under that agenda item as void and adopt measures to prevent any future violations of this sort.

We look forward to hearing your response,

Chris Steel and Gary Circosta

To Whom It May Concern,

Please accept this letter as an explanation regarding the grader bid process and the need for replacement equipment.

1. Why We Only Have Two Grader Bids

We solicited pricing from multiple vendors; however, only two companies submitted complete and responsive bids within the required timeframe. Due to the specialized nature of heavy equipment and limited regional availability, obtaining multiple competitive bids can sometimes be difficult.

2. Differences Between the Bids

The primary difference between the two bids involves the front bulldozer blade and wing plow attachments. These attachments are manufactured by Craig, as neither CAT nor John Deere manufactures them directly.

John Deere was able to meet our request to retain and reuse our existing dozer blade and wing plow attachments. CAT advised that adapting their grader to work with our current setup would require additional modifications and adjustments, making it more cost effective to purchase new attachments instead.

Even if John Deere's proposal included brand new dozer blade and wing plow attachments comparable to CAT's proposal, there would still be an approximate \$70,000 difference between the bids. In addition to the cost savings, we prefer the John Deere option because we have consistently received better service and support from their company.

3. Why We Need a New Grader

We maintain a HERF account specifically to keep our equipment updated and on a scheduled replacement cycle so we can continue operating safe and reliable machinery. The replacement of this grader has already been postponed for three years.

Delaying this purchase any longer could result in significantly higher repair and maintenance costs, reduced trade-in value, increased equipment downtime, and potential delays caused by the availability and lead times of new equipment orders. Replacing the grader now will help maintain operational efficiency, reduce unexpected expenses, and ensure dependable equipment is available for daily operations.

Thank you for your consideration. Please feel free to contact us if additional information is needed.

Sincerely,
Tom

Prepared For

TOWN OF GREENSBORO
 PO BOX 119
 GREENSBORO, VT 058410119
 (802) 525-6277
 ROADFOREMAN@GREENSBOROV
 T.GOV

Prepared By

Timothy PUDVAR
 United Construction & Forestry
 375 Engineers Drive
 Williston, VT 05495
 802-658-2121
 Timothy.Pudvar@ucfne.com

Quote Id 1611152

Creation Date 10-Feb-2026

Expiration Date 30-Apr-2026

Quote Summary

Equipment Summary

772 G-Tier Motor Grader

Est. Delivery Date: 01-Jul-2026

Extended Warranty

772 G, Powertrain And Hydraulics, 4000
 Total Hours or 84 Total Months, 0 Deductible
 Date Quoted : 13-Feb-2026

QTY In Group

1

\$12,154.00

Equipment Total

\$344,544.00

Trade In Summary

Extended

John Deere 672G

\$85,000.00

Final Trade Allowance

\$85,000.00

Quote Summary

Total Selling Price

\$344,544.00

Total Trade-In Allowance

(\$85,000.00)

Trade Difference

\$259,544.00

Sub-total

\$259,544.00

Balance Due

\$259,544.00

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote # 1611152
 Customer TOWN OF GREENSBORO

772 G-Tier Motor Grader

QTY In Group : 1

Hours - - -
 Serial Number - - -
 Stock Number - - -
 PUK Parent Serial #

Equipment Summary

Code	Description	Qty
8430BZ	772 G-Tier Motor Grader	1

Base / Options

Code	Description	Qty
0202	United States	1
0259	English	1
0351	Translated Text Labels	1
0400	Mechanical (Antler Rack) Hydraulic Controls	1
0602	Level 2 Trim	1
0650	Less Performance Packages	1
3005	Autoshift Transmission	1
7727	Single Input Gearbox with Slip Clutch	1
7305	14 ft x 27 in x 1 in (4.27 m x 686 mm x 25 mm) with 8 in x 3/4 in (203 x 19 mm) Cutting Edge & 3/4 in (19 mm) hardware	1
7325	No Moldboards Additional Equipment	1
7601	Blade Impact System	1
7760	Less Front Attachment	1
7560	No Rear Attachment	1
1011	Standard Glass with Opening Windows	1
0954	Rear Camera	1
1152	Heated Exterior Mounted Rearview Mirrors	1
1210	Premium Radio	1
1257	RT Beacon Bracket w/ LED Beacon	1
1401	One Front Auxiliary	1
1453	Three Rear Auxiliary	1

183E	JDLink™	1
2000	Less 2D Grade Control	1
4033	John Deere 9.0L - FT4/Stage IV	1
4251	Standard Fuel & Water Filtration	1
4300	Less Quick Service Group	1
5150	Bridgestone Snow Wedge - 17.5R25 G2/L2 Single Star Radial Tires 3 Pc Rim	1
5553	Front & Rear Fenders	1
5600	Less Spare Tire With Rim	1
6002	Dual 100 Amp Alternator (200 Amp Total)	1
6052	18 LED Premium Light Package	1
6151	1400 CCA Free Maintenance Batteries	1
8500	Cold Weather Package	1
8030	Fire Extinguisher Bracket	1
8286	Periodic Maintenance Engine Compartment Light	1
8160	Rear License Plate Bracket and Light	1
8190	Rear Slow Moving Vehicle (SMV) Sign	1

Total Base / Options

Value Added Services

Description	Qty
Extended Warranty	1

Total Value Added Services

Selling Price Subtotal

Total Selling Price

Extended Warranty Proposal

PowerGard™ Protection Plan

772 G-Tier Motor Grader Date: 02-Apr-2026					
Machine/Use Information		Plan Description		Price	
Manufacturer	JOHN DEERE	Plan Type	POWERGARD	Deductible	\$0.00
Equipment Type	Motor Graders	Warranty Coverage	Powertrain And Hydraulics	Quoted Price	\$12,154.00
Model	772 G	Total Months	84	PowerGard List	\$12,154.00
Country	US	Total Hours	4000	Date Quoted	13-Feb-2026
MFWD/Tracks N					
GRACE pricing is only good during the first 12 months or 1000 hours of ownership for new tractors during the John Deere basic warranty period. After this period, DELAYED pricing can be purchased up to the end of the John Deere basic warranty for tractors of 24 months or 2000 hours, and having passed a special inspection/certification process. The Total Months and Hours listed above include the John Deere basic Warranty. "Limited" Plan coverage = Engine & Powertrain only. "Comprehensive" Plan coverage = Full Machine.					

PowerGard Protection Proposal Prepared for:	I have been offered this extended warranty and
_____	<input checked="" type="checkbox"/> I ACCEPT the PowerGard Protection
Customer Name - Please Print	<input type="checkbox"/> I DECLINE the PowerGard Protection
_____	If declined, I fully understand that any equipment listed above is not covered for customer Expenses due to component failures beyond the original basic warranty period provided by John Deere.
Customer Signature	

Note: This is not a contract. For specific PowerGard Protection coverage terms and conditions, please refer to the actual PowerGard Protection Plan contract for more information and the terms, conditions, and limitations of the agreement.

What PowerGard Protection is:

The PowerGard Protection Plan is an **extended warranty** program for reimbursement on parts and labor for covered components that fail due to faulty material or original workmanship that occur beyond the John Deere Basic Warranty coverage period. The agreement is between Deere & Company and the owners of select John Deere Commercial and Agricultural equipment, who purchase the PowerGard Plans for the desired coverage as indicated in this proposal.

What PowerGard Protection is not:

PowerGard Protection is **not insurance**. It also does not cover routine maintenance or high wear items, or insurance-related risks/perils such as collision, overturn, vandalism, wind, fire, hail, etc. It does not cover loss of income or loss of value of crops during or after an equipment failure. See the actual product-specific PowerGard Protection Plan agreement for a complete listing of covered components, and limitations and conditions under the program.

Features/Benefits:

PowerGard Protection includes the following features and benefits under the program:

- Pays for parts and labor costs incurred on failed covered components (less any applicable deductibles).
- Does not require pre-approval before repairs are made by the authorized John Deere dealership.
- Payments are reimbursed directly to the dealership, with no prepayment required by the contract holder.
- PowerGard Protection agreements ensure that only Genuine John Deere Parts are used in all repairs.
- PowerGard coverage is fully transferable to future owners, with no transfer fees when coverage remains.
- PowerGard ensures higher resale value and makes equipment more marketable during the sale or trade-in.
- PowerGard allows you to budget your total cost of ownership, with financing available through John Deere Financial or other sources.
- PowerGard helps prevent large, unexpected repair bills during later years of equipment ownership, in exchange for a smaller protection fee up front.



Mr. Tom Camarra
 Town of Greensboro
 PO Box 119
 Greensboro, VT 05841

April 27, 2026

Dear Tom,

I want to thank you for allowing Milton Cat, one of the leading Caterpillar dealers in North America the opportunity to provide the Town of Greensboro with a Quote for your upcoming Motor Grader replacement needs. Milton Cat highly values your business and you can be assured of unmatched service and dealer support on machines that are second to none in the industry.

Specifications and pricing are only a part of the decision on the purchase of new equipment and does not describe the machine design, reliability and operational advantages, nor does it describe the product support you will receive from your dealer. These factors are extremely important when you are deciding on a major purchase such as a motor grader which you will be relying on for the next twenty (20) plus years. Milton Cat, as well as I feel confident that should you choose Caterpillar for your upcoming equipment needs in that you will receive unmatched product support, productivity and reliability from the Caterpillar line of equipment.

Pursuant to your request, please find a Quote on a 2026 Caterpillar 140AWDLVR Motor Grader to replace your 2014 Deere 672G.

Corporate

100 Quarry Drive
 Milford, MA 01757
 508.634.3400

84 Concord Street
 North Reading, MA 01864
 978.276.2400

14 Kendrick Road, Rt. 28
 Wareham, MA 02571
 508.291.1200

2158 Plainfield Pike
 Cranston, RI 02920
 401.946.6350

30 Industrial Drive
 Londonderry, NH 03053
 603.665.4500

One Cat Lane, Rt. 2
 Richmond, VT 05477
 802.434.4228

79 Robertson Boulevard
 Brewer, ME 04412
 207.989.1890

16 Pleasant Hill Road
 Scarborough, ME 04074
 207.883.9586

500 Commerce Drive
 Clifton Park, NY 12065
 518.877.8000

294 Ainsley Drive
 Syracuse, NY 13210
 315.476.9981

4610 E. Saile Drive
 Batavia, NY 14020
 585.815.6200

55 Industrial Park Drive
 Binghamton, NY 13904
 607.772.6500

Mr. Tom Camarra

Page 2

MILTON CAT

One (1) New 2026 Caterpillar 140AWDLVR Motor Grader, with 0 Hours Standard and Optional Equipment, Town of Greensboro, VT

140AWDLVR Motor Grader

Caterpillar C9.3, 9.3 Liter, VHP 253-273 SAE J1349 Net HP Turbocharged, Air/Air Aftercooled Tier 4F Diesel Engine, with 996 ft lb of Torque, Hydraulically Driven Demand Cooling Fan

Remote Engine Oil Drain

Engine Precleaner

Ether Start Aid

Extended Life Anti-Freeze, Electric Coolant Heater

Direct Drive, 8 Speeds Forward & 6 Speeds Reverse Powershift Transmission, with Autoshift Feature

Four (4) Working Gears Below Seven (7) mph

Transmission Bottom Guard

Rear Tandem Drive, with Locking Rear Axle

Hydraulic Front Wheel Drive

17.5-25 Snow Style Radials, on Multi Piece Wheels

2.0" Pitch Tandem Drive Chains

Outboard Hydraulic Wet Disk Brakes on each wheel (left and right sides independent), with Secondary Braking

Spring Applied/Hydraulically Released Parking Brake

Deluxe Cab with AC/Heater/Pressurizer with Window Ducting and 2 Rear Defroster Fans

Front Window, 2 Lower Front Window Wipers and Side Door Wipers/Washers

Rear Window Wiper

Front/Rear Window Shades

Deluxe Fabric Air Suspension Seat

Deluxe Floor Mat

Deluxe Monitor/Alarm System

Dual Outside Heated Mirrors, Single Inside Rear View Mirror

Rear View Camera

Anti-Glare Front/Rear Vision Paint

Closed Center, Load Sensing 53 gpm Hydraulic Pump

Base +5 Hydraulics, Lever Operational Controls

A Frame Style Draw Bar

12 or 14-Foot Moldboard with High Wear Cutting Edges

Circle Drive Slip Clutch

Circle Saver Greasing System

Two (2) 1400 CCA Heavy Duty Batteries, 150 Amp. Alternator, 810 Amp. Starter

AM/FM Radio

Product Link, with Lifetime Subscription

(1) 20 Amp 24/12 Volt Converter, (1) 5 Amp 24/12 Volt Converter, with 12V powerpoint

Color Coded and Numbered Electrical Wires

Low Style front LED Headlights, Front Turn Signals, Rear LED Tail/Stop Lights

Four (4) Forward Facing LED, Two (2) Rear Facing Cab LED Work Lights

Two (2) Rear Facing Radiator Mounted LED Work Lights

Two (2) Front Facing LED Work Lights Mounted on Frame

Two (2) Front Facing LED Work Lights Mounted Under Cab

One (1) Rear Facing LED Wing Light

Back Up Lights, with Back-Up Alarm

LED Engine Service Lights, 4 Sided LED Strips on Cab

Tool Box, Vandalism Package

Lubrication Test Ports

Craig PH100 Plow Harness

Craig Dozer Blade

Craig 301-12RM Snow Wing

Owner's Manual

7 Year/3000 Hour Premier Warranty

Mr. Tom Camarra
Page 3

\$430,900.00 Caterpillar 140AWDLVR, as per specifications on page 2*
\$ 95,000.00 Less Deere 672G Trade
\$335,900.00 Net Trade*

***This price is valid for 30 Days**

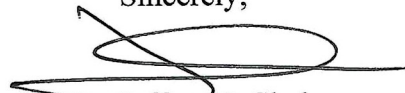
Requested Option:
Add \$25,000.00 for a Front Mounted V Plow

Should the Town of Greensboro wish to lease/purchase the Caterpillar Motor Grader, Caterpillar Financial, as well as other lending institutions offers municipalities' low lease rates for up to Ten (10) years. These municipal leases can be structured with monthly, quarterly, semi-annual or annual payments, both upfront and in arrears. For your review, I have provided you below with an estimated 10-year annual upfront lease purchase payment based on the net trade cost of \$335,900.00. Based on the combination of when the Town may make a purchase decision and when the Motor Grader would be delivered the lease/purchase rates may change. Please keep in mind this is just an estimate as the lease/purchase rates could fall outside of the estimates. I would be more than happy to provide you with any other specific lease terms or amounts, should you so desire.

10 Year Annual Up-Front Lease/Purchase Payment Estimate~\$41,400.00-\$42,400.00

Again, I want to thank you for allowing Milton Cat the opportunity to provide you with this Quote. Should you have any questions, please feel free to contact me.

Sincerely,



Jeffrey E. Slade
Territory Manager
Governmental Accounts
New Hampshire/Vermont/
Southern Maine

JES
del12/greensborovt140awdlvrquote26

**STATE OF VERMONT
AGENCY OF TRANSPORTATION
LEASE AMENDMENT No. 1
WITH
TOWN OF GREENBORO**

THIS LEASE AMENDMENT No. 1, made and entered into on this _____ day of _____, 20_____, by and between the **STATE OF VERMONT**, a sovereign state, acting through its Agency of Transportation, with its principal office at Barre City Place, 219 North Main Street, Barre, Vermont 05641, (the “LESSOR”), and the **THE TOWN OF GREENSBORO**, a Vermont municipality with town offices located at 82 Craftsbury Road, P.O. Box 119, Greensboro, Vermont 05841, (the “LESSEE”);

WHEREAS, by Lease Agreement executed on August 10, 2023, the LESSOR leases 14,107 square feet, more or less, of land on the Lamoille Valley Rail Trail adjacent to Main Street in the Town of Greensboro to the LESSEE; and

WHEREAS, the current term of said lease expires on August 10, 2028; and

WHEREAS, the LESSEE wishes to add a new location across the street to their current leased space, to include a bench, porta let, and a bike rack. The defined area of the Lessor’s land in the Town of Greensboro County of Orleans and the State of Vermont beginning at the St. Johnsbury and Lake Champlain Railroad Company Mile Post 27.34 (Valuation Station 1443+64.220) said parcel contains approximately four thousand two hundred 4,200 more or less feet of leasable area and further denoted in the attached plan “Proposed Lease by Town of Greensboro in Greensboro Bend” which is attached.

and

WHEREAS, the LESSOR and the LESSEE are mutually agreeable subject to certain changes in said lease; and

NOW, THEREFORE, the parties agree as follows: LESSOR consents to add the defined area of the LESSOR’S land in the Town of Greensboro County of Orleans and the State of Vermont beginning at the St. Johnsbury and Lake Champlain Railroad Company Mile Post 27.34 (Valuation Station 1443+64.220) said parcel contains approximately four thousand two hundred more or less feet (4,200 SF) of leasable area as well as the installation of a bench, porta let, and a bike rack increasing the total of leased space to Eighteen thousand three hundred and seven (18,307 SF)

Except as modified herein, the terms and conditions outlined in the Lease Agreement executed on August 10, 2023, shall remain in full force and effect.

IN WITNESS WHEREOF, the **STATE OF VERMONT** has caused this instrument to be subscribed, this ____ day of _____, 20 ____, by Joe Flynn, its Secretary of Transportation and duly authorized agent.

**STATE OF VERMONT
("LESSOR")**

By _____
Joe Flynn, Its Secretary of Transportation and Duly
Authorized Agent

STATE OF VERMONT)
WASHINGTON COUNTY, ss.)

At Barre City, this ____ day of _____, 20 ____, personally appeared Joe Flynn and acknowledged the foregoing instrument, by him as Secretary of Transportation and duly authorized agent of the **STATE OF VERMONT** subscribed, to be his free act and deed and the free act and deed of the **STATE OF VERMONT**.

Before me,

Signature of Notary Public

Type or print of Notary Public

Commission No. _____
(My commission expires ____/____/____)

APPROVED AS TO FORM:

DATED: 2/19/2025

DocuSigned by:
Trini Brassard

153C7D93B8A4AB
Trini Brassard, Deputy Director
VTrans Policy, Planning and Intermodal Development Division

IN WITNESS WHEREOF, TOWN OF GREENSBORO has caused this instrument to be subscribed this ____ day of _____, 20____, by _____, its _____ and duly authorized agent.

TOWN OF GREENSBORO
("LESSEE")

By: _____

Its _____
and Duly Authorized Agent

STATE OF VERMONT)
ORLEANS COUNTY, ss.)

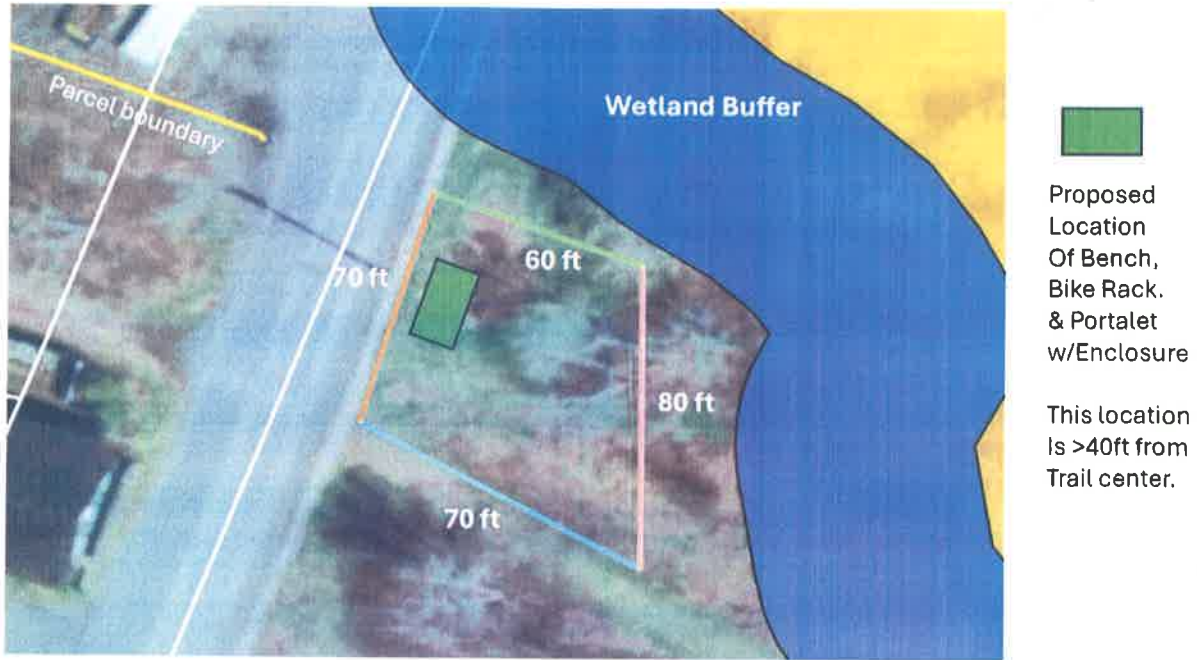
At Greensboro this ____ day of _____, 20____, personally appeared _____ and acknowledged the foregoing instrument, by him/her as _____ and duly authorized agent of TOWN OF GREENSBORO subscribed, to be his/her free act and deed and the free act and deed of TOWN OF GREENSBORO.

Before me,

Signature of Notary Public

Type or print name of Notary Public

Commission No. _____
(My commission expires ____ / ____ / ____)



Proposed Lease by Town of Greensboro in Greensboro Bend

Re: Flood Hazard Bylaw Hearing

There was not a quorum at the Selectboard's 5/18 Flood Bylaw hearing. This means that the meeting doesn't count as a hearing and the Board must re-do it.

Here is an option for the Board to consider:

Re-warn the hearing at 6:00 PM just prior to the Selectboard's second monthly meeting on June 24. Given the low attendance at last week's non-hearing, half an hour is likely plenty of time for public comment. But if you're concerned this is too short you could make the hearing start earlier.

I need a decision on this at the 5/27 meeting, so I can properly warn this new hearing.

Thanks

-Josh

For this scope of work, this office proposes a total lump sum fee of \$4,500, broken down as follows:

1. Barrett Architecture, PC: \$1,500.
2. Schaal Engineering, PC: \$3,500.

For the past five years I have enjoyed being a citizen of Greensboro and believe this to be a very important and necessary first step concerning the continued public use of this valued town asset. Therefore, I have chosen to cap my portion of the proposed fee at \$1,500, which otherwise would be about the same as Mr. Schaal's portion. Reimbursable expenses will be limited to copying. I will leave it up to Mr. Schaal to coordinate the date and time of his site visit to the building for investigative structural work; however, I will coordinate with the Selectboard for a time to present the full report and findings at a scheduled public meeting.

In closing I am pleased to say that I welcome being of professional use to assist the Town in its inquiry as to the building's utility and future role within the Greensboro community at large. In the meantime, I look forward to continuing this important and worthwhile discussion.

Sincerely,

Frank J. Barrett, Jr., A.I.A.

Architect

A handwritten signature in black ink, appearing to read 'FRANK J. BARRETT, JR.', with a long horizontal line extending to the right.

Cc: Timothy L. Schaal, PE





Josh Karp <jkarp@greensborovt.gov>

Glover Housing Initiative

1 message

Kent Hansen <khansen@greensborovt.gov>

Mon, May 18, 2026 at 2:45 PM

To: MacNeil <macneil@greensborovt.gov>, Tim Brennan <tbrennan@greensborovt.gov>, Ellen Celnik <ecelnik@greensborovt.gov>, judy carpenter <fireflyjudy140@gmail.com>, Mike Metcalf <mmetcalf@greensborovt.gov>
Cc: Joshua Karp <jkarp@greensborovt.gov>

Hi Everyone - Attached you will find an outline of the Planning Commission's initial ideas for a housing development on Town land in Glover.

We need your help to review this idea from all angles and your eventual support to move forward with a Muni Planning Grant application.

As stated the PC would like to meet with you on 5/27@ 5:30pm before your regularly scheduled meeting to collaborate on this strategy.

Please let me know if this schedule works for you.

Best - Kent Hansen

**Glover SB Intro #2.docx**

17K

To: The Select Board

May 18, 2026

From: The Planning Commission

Re: Glover Initiative

The PC has been discussing what could be done to help alleviate the workforce housing shortage, while realizing that many of Greensboro's workforce commute into town from the surrounding area.

As such, we think utilization of 10 – 15-acre non-gravel pit portion of the Town's 80-acre parcel in Glover backing up to Glover Park *makes sense for a workforce-oriented housing development.*

Our initial thought is that with SB support and no push back from the Glover Planning Commission & Select Board, we would apply for a Municipal Planning Grant hiring a planning group to develop a draft site plan – both infrastructure and housing units. We would develop the particular instructions for this Planning Grant in coordination with you and the Glover Planning Commission.

If both Greensboro PC & SB support the housing development plans developed by our Consultant we would then seek the support of the Glover PC & SB. With support from all 4 of these groups and the site plan in hand, we would then seek the support of Greensboro residents to donate the acreage to a non-profit housing developer in exchange for their legal, insurance and monetary guarantees of completing the project over a 3 year time span. If approved, RFP's would then go out to the developers.

An expert panel would review the RFP's and select the non-profit developer to work with. Legal contracts and insurance provided by the developer would be put in place protecting Greensboro's position as land donor

Next Step – The Planning Commission wants to set up a working meeting with the Select Board to get your thoughts and suggestions about this proposed housing strategy.

We would like to meet with you an hour before your regular SB meeting on 5/27 to discuss this housing strategy.

Please confirm whether a 5:30pm Meeting on 5/27 works for your calendar.