

# Greensboro Selectboard

June 24, 2026 – Minutes

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

**SELECTBOARD MEMBERS ABSENT:** Judy Carpenter

**OTHERS PRESENT in person:** Chris Roy, Maria Amador, Jennifer Ranz, Rob Brigham, Dede Stabler, Erika Karp, Michael Malick, Ila Hunt, Kent Hansen, Janet Patterson, Bill Chidsey, Ricky Albores, Christine Armstrong, Renee Circosta, Josh Karp, Brett Stanciu, Kim Greaves

**OTHERS PRESENT remote:** Janet Long, Lise Armstrong, Jennifer Lucas, Bobbie Nisbet, Peter Romans, Bill Hardy, Liz Steel, Anne Stevens

**CALL TO ORDER:** 6:33 p.m.

## ADDITIONS TO THE AGENDA

Approve liquor license for Highland Center

## MINUTES

Mike made the following motion:

*The Board approves the 6/10/26 minutes.*

Ellen seconded the motion. After discussion, the minutes were amended.

The vote was held and the motion carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).

## PUBLIC COMMENT – GENERAL

1. **Rob Brigham.** Rob said a group of volunteers would like to clean up the third floor of the Town Hall and give tours of the space on the Funky Fourth. He suggested that tours happen from 11-1. Dede proposed a maximum of ten people per tour group.

Rob said the group would consolidate items from the gym in the side rooms.

MacNeil requested that the tour groups use the back entrance, since the picnic lunch is set up out front.

After discussion, Tim made the following motion:

*The board approves members of the recreation committee and pickleball group holding limited tours of the third floor during the Funky Fourth, as discussed.*

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

2. **Liz Steel.** Liz attended the “strengthening local democracy” forum and asked whether the Selectboard would be interested in sponsoring a “democracy matters” working group in Greensboro.

MacNeil, who also attended the forum, noted that presenter Susan Clark said that the work of implementing major changes to town meeting often falls on the town staff and selectboard, and that volunteer groups can play an important role in this process by developing and presenting ideas.

Liz suggested that such a group could be sponsored by the Selectboard, noting that other towns’ Selectboard members are involved in democracy working groups.

## **ACTION ITEMS**

- 1. Lamoille County Sheriff's Department – approve dispatch contract.** Tim made the following motion:  
*The Board approves the dispatch contract with Lamoille County Sheriff's Dept.*  
Ellen seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).  
Tim said the contract calls for a financial report, yet he's never seen one. He also wondered about receiving a detailed report on services rendered by the LCSD. Brett will inquire about both issues.
- 2. Tanya Thomas – library trustee appointment.** Mike made the following motion:  
*The Board appoints Tanya Thomas to be a library trustee.*  
Tim seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).
- 3. Updated engagement letter from Jay Barrett – approve.** Mike made the following motion:  
*The Board approves Jay Barrett's updated engagement letter.*  
Ellen seconded the motion. Discussion; Tim noted that Jay clarified his fee will be \$5,000 for his and Tim Schall's work, and that their assessment will cover the entire town hall building.  
Jay declined to undertake an energy code assessment, and the Board agreed this can be done at a later date.  
The vote was held and the motion carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).
- 4. FY27 payroll – approval.** Tim said the proposed payroll figures are consistent with the FY27 budget, and made the following motion:  
*The board approves the FY27 payroll figures as presented.*  
Ellen seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).
- 5. Fuel oil prebuy (town hall and town garage).** Kim received prebuy contracts from three area suppliers. Blanchard Oil had the lowest prebuy price at \$3.85/gal. With a pre-buy, the town locks in a per-gallon price but must pay for the entire winter's fuel up front.  
Blanchard also offers a capped price option, whereby the town pays a \$.40/gal. insurance fee up front on the gallons estimated to be used this winter. While the insurance fee itself is non-refundable, the town only pays for the actual amount of fuel used over the heating season. Fuel is also paid for on a load-to-load basis, and if the market price goes down, the town's price per gallon would go down as well. Jennifer Lucas noted that the library chose the capped price option. Ellen made the following motion:  
*The Board will sign a capped-price fuel oil contract with Blanchard Oil.*  
Mike seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).  
After discussion of how many gallons to reserve for the heating season, Tim made the following motion:  
*To determine how many gallons to reserve, town staff will average the gallons used over the last three winters.*  
Mike seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair).  
Liz noted that if the town purchases window inserts for the Town Hall, this could reduce fuel consumption.

## **PLANNING COMMISSION – ZONING BYLAW UPDATE PROPOSALS – Q&A WITH SELECTBOARD**

**Kent Hansen, Janet Patterson, Christine Armstrong**

**1. Miscellaneous changes.** Janet said that most of their proposals were made to bring the bylaw into line with changes to state statutes. Changes she presented included:

- A requirement for surveyors to send digital maps to the VT Center for Geographic Information when there's a boundary line adjustment or subdivision.
- Any lake greater than 10 acres must be covered by the shoreline protection district.
- Updated definition of habitable floor area, which was not being applied consistently. Floor area limits have not been changed.
- Sign setbacks changed to be determined by road right of way.
- Criteria added to allow the Zoning Administrator (ZA) to approve boundary line adjustments in clearly defined cases.
- Added ZA inspections of certain projects that include conditional uses.
- Added a definition for mixed-use development.
- Added specific requirements for drawings and site plans, which can be waived by the ZA or DRB in certain cases.

Tim said in the new mixed-use section, the term 'affordable housing' is in lower case, and wondered if this means that the term is not defined. He noted that affordable housing often has a specific definition, and the lack of a definition could possibly lead to confusion. Janet and Kent agreed to look into this.

Tim asked whether the ZA would only be checking up on any permit conditions, or would be taking actual measurements of things such as setbacks.

Janet said the planning commission tried to limit the number of projects that would be looked at in detail, but said these inspections would likely be additional work for the ZA. She added that it's important for permit holders to expect the possibility of an inspection.

Christine said that VLCT strongly recommends permit enforcement.

MacNeil said that a requirement for additional project inspections could lead to an expansion of the ZA's role and workload, which could mean increased compensation. This would need to be discussed by the Selectboard.

**2. Shoreland Protection District.** Kent said that a goal of the planning commission was to bring this part of the bylaw into compliance with state requirements and make it easier to follow and more consistent.

MacNeil thanked the planning commission for their work on the bylaw updates. He said the board will continue to digest and discuss the proposals.

## **DISCUSSION ITEMS**

**1. Personnel policy updates.** Brett's updates to the personnel policy included aligning office staff holidays with road crew holidays, defining a part-time employee as working 20 hrs. on a regular basis, and defining a full-time employee as working 30 hrs. on a regular basis.

Brett noted that she did not indicate which items in the personnel policy are superceded by the road crew union contract. Tim said that since the union contract isn't likely to change substantially upon renewal, perhaps the personnel policy should be changed to reflect the contract. Brett said she can make these clarifications, but the Board should be clear whether this is necessary, as this will take considerable time. Brett and Tim will discuss.

**2. Purchasing policy.** Tim said the town's auditors recommended that a new purchasing policy be adopted. He's working to adapt a VLCT model policy to Greensboro, and hopes to have it ready by the next Board meeting.

- 3. FY28 budget process.** Brett drew up a draft timeline for the FY28 budget. A proposed goal is to have the draft budget completed earlier than usual to allow for public meetings in early December. This would allow time for the public to comment and propose changes to the draft budget before it is finalized. In order to get the budget ready for these early public meetings, Brett suggested that the Board and staff form small teams, each focusing on specific areas of the budget.

Both Tim and Liz said they appreciated Brett's budget timeline proposal. Christine suggested that public budget meetings could be held even earlier, as smaller sections of the draft budget get completed.

The outside audit for FY26 is expected to begin mid-July, and should be completed in time for the public budget meetings.

- 4. Meeting with planning commission about housing proposal for gravel pit property – update.**

Tim and Mike met with the planning commission to discuss this proposal. Mike said they expressed some concern about getting rid of land that hadn't yet been tested for gravel quantity. Glover has a pit next door that is apparently running out and had expressed interest in the piece.

This being said, Mike said Greensboro has a number of employers in town who need local housing for their employees.

Tim said that both an appraisal and test borings are needed so the Board can better understand the value of this piece of land. If it turns out the area isn't useful for gravel, perhaps there's potential for housing.

Ellen asked what the ultimate goal is by developing workforce housing in a neighboring town. She felt that Greensboro is not going to find grants to fund housing projects outside the town's boundary. Are we talking about a few duplexes, or a Habitat for Humanity project?

Kent said the planning commission appreciated Mike and Tim coming in, and that the first step is understanding the value of the piece. If the Board elects to move forward after that is clarified, the next step would be applying for a municipal planning grant to hire consultants to determine what could be built there.

Kent said the planning commission will arrange the gravel pit assessment. Josh suggested that they coordinate closely with town staff, to make sure the town's assessment needs are fully understood. For example, the road foreman may have specific areas of the pit he would like assessed that the planning commission may not be aware of.

Kent said the planning commission will solicit a quote from a boring contractor and report back to the Board.

## **OTHER BUSINESS**

**Town administrator.** MacNeil reported that Josh Karp accepted the position of town administrator and will begin on July 1.

## **ADJOURNMENT**

The meeting was unanimously adjourned at 8:51 p.m.

*Respectfully Submitted: Josh Karp, Selectboard Clerk*

**AMENDED 7/9/26 J.K.**