Draft, not yet approved by Selectboard

Greensboro Selectboard

July 8, 2026 – Minutes

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

SELECTBOARD MEMBERS ABSENT: None

OTHERS PRESENT in person: Chris Roy, Chief Dave Brochu Jr., Maria Amador, Lynette Courtney, Jay Barrett, Jane Hoffman, Jennifer Ranz, Christine Armstrong, Joann Hanowski, Paul Fixx, Peter Romans, Beth Meachem, Janet Patterson, Jan Terwiesch, Emma Palumbo, Emma Brennan Duquette, Zoryan Ivakhiv-Gray, Auriel Gray, Erika Karp, Mike Bald, Rob Brigham, Naomi Ranz-Schleifer, Liz Steel

OTHERS PRESENT remote: Brian Titus, Bobbie Nisbet, Miriam Rogers, Gary Circosta, Renee Circosta, Janet Long, Lise Armstrong, Nancy Riege, Anne Stevens, Brittany Butler, June Bascom, Ila Hunt, Aileen Gebbie

CALL TO ORDER: 6:30 p.m.

ADDITIONS TO THE AGENDA

Josh: Jane Johns will not be coming to discuss LVRT grant

Brett: Executive session for personnel

CONSENT AGENDA

A. Orleans County Sheriff – monthly report

B. Treasurer's monthly report

C. FY26 budget status report and June check warrants

Mike made the following motion:

> *The board accepts the consent agenda.*

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

SELECTBOARD MEETING MINUTES

1. 6/10/26 – Regular meeting (amendment from Tim Brennan)
2. 6/24/26 – Public hearing on flood hazard area bylaw
3. 6/24/26 – Second monthly meeting

Tim made the following motion:

> *The Board approves the Selectboard minutes.*

Ellen seconded the motion; discussion. Tim offered an amendment to the 6/10 minutes. Judy offered an amendment to the 6/24 second monthly meeting minutes. Mike made the following motion:

> *The board approves the minutes of the 6/10 regular meeting and 6/24 second monthly meeting as amended, and approves the minutes of the 6/24 bylaw hearing as written.*

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

GREENSBORO FIRE DEPT. – Chief Dave Brochu, Jr.

Chief Brochu presented his June report.

1. **Rescue 10.** After discussion, it was agreed to solicit bids for the truck. Chief Brochu will draw up bid specifications.
2. **Engine 2.** Chief Brochu suggested using a broker to sell this truck, which he estimated to be worth around $45k. Chief Brochu will research brokers and decide which one to contract with.
3. **New furnace for firehouse.** Two quotes were received to replace the furnace, each in the neighborhood of $20k. Chief Brochu said he's considering limping along with the existing furnace and relying more on Modine heaters.
4. **Auto response policy.** Due to a lack of daytime availability of volunteer firefighters, Chief Brochu and the Hardwick Fire Chief have agreed that beginning July 1, when either town gets toned out, the other will automatically assist for all calls except medical calls.
5. **Act 162.** Chief Brochu informed the Board that as of July 1, Act 162 transfers duties of the town forest fire warden to the local fire chief. The law allows chiefs to appoint deputy fire wardens, and Chief Brochu has appointed Patsy Mercier and John Moffatt as deputies.

PUBLIC COMMENT – GENERAL

1. **Friends of the Pollinators group - concerns about the Conservation Commission considering use of glyphosate for Japanese knotweed control.** Members from this group briefly attended the meeting but left before speaking.
2. **Town Hall third floor open house – Jennifer Ranz.** Jennifer reported that the Town Hall's third floor was cleaned up and over 100 people attended the open house during the Funky Fourth. She said there was a lot of excitement about the space, and the recreation committee is writing up a report about the open house.
3. **Greensboro Community Trust – Liz Steel.** Liz reported that the Greensboro Community Trust (GCT) is looking at converting the Methodist Church parsonage into two affordable housing units; investigating wastewater options for the church and parsonage projects; and assisting Fire District #2 with some of their challenges. The GCT has received grant funding from the Village Trust Initiative and NVDA. Liz said the GCT is looking forward to future collaborations with the Town.

ACTION ITEMS

1. **Acrisure – approve agreement for services.** Tim made the following motion:

   The town will engage Acrisure consulting services to help design the Town's health care plan and help select a carrier.

   Judy seconded the motion. It was clarified that the one-year contract will cost $1,580.

   The vote was held and the motion carried unanimously.
2. **Personnel Policy – approve updates.** Judy made the following motion:

   The board approves the personnel policy updates.

   Ellen seconded the motion; discussion. Changes made to the policy include redefining full-time employees as working an average of 30 hours weekly and part-time employees as working an average of 20 hrs. weekly. Two holidays and additional leave time carryover were also added, to align office staff benefits with those of the road crew under the union contract.

   The vote was held and the motion carried unanimously.
3. **VT Appraisal Co. – approve contract amendment.** Kim said the original one-year contract signed in 2023 has been amended every year to continue assessor services for an additional year. The original contract cost of $1,458 per month remains the same. Mike made the following motion:

The Board approves the one-year contract amendment to the VT Appraisal Co. contract.

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

4. **Flood hazard area bylaw updates – approve.** MacNeil said that a majority of the amendments in this bylaw are required in order for residents to be eligible for the national flood insurance program, and that both the planning commission and the Selectboard have held public hearings on the proposals. Judy made the following motion:

   The board approves the flood hazard area bylaw updates.

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

DISCUSSION ITEMS

1. **Town assessor – significant reduction in taxable valuation of utility poles.** Town assessor Brittany Butler explained that due to a combination of Greensboro's low common level of appraisal (CLA), and a new way the state is calculating utility valuations, the town has lost almost $3 million in value on the grand list.
2. **Proposed bylaw amendments – Misc. changes & Shoreland Protection District (planning commission members Janet Patterson & Christine Armstrong).** MacNeil said while these proposals were first discussed at the June 24 Selectboard meeting, most Board members need another month to fully understand them. He also proposed that, as in 2024, the Board consider the Misc. Changes and Shoreland Protection District (SPD) proposals separately.

   Christine noted that with the bylaw being submitted to the Selectboard on June 11, the Board has 120 days to hold a public hearing. She noted that while the Selectboard chose in 2024 to approve the Misc. Changes only and not the SPD proposal, parts of the existing SPD are out of compliance with state regulations and must be updated.

   Peter said the reluctance from the Board to address the SPD proposal is disrespectful to the planning commission.

   Janet said that if the SPD bylaw is becoming too much work for the town, it's time to consider giving shoreland regulation back to the state.

   Judy asked MacNeil why the Board couldn't review the SPD proposal sooner. MacNeil said that Board members need to understand the proposals prior to scheduling their hearing, since the proposals will immediately go into effect for 150 days once the Board's public hearing is warned.

   Janet and Christine offered to meet with Selectboard members individually to answer questions about the bylaw updates.
3. **Town Hall – final report from Jay Barrett & Tim Schall.** Jay said he and Tim Schall drafted a report that lays out the current state of the building from a structural perspective, and also when looked at through the lens of current building codes. Jay said the Town Hall is a solid building overall and is in good shape for its age. He said the next step is discussing the report with the state fire marshal.

   Jay said the roof framing, while in good condition, is undersized according to current codes that assume a typical snow load for this region.

   Jay said the town may want to avoid any 'changes of use' for the building, which could create code compliance issues. Regarding the third floor, Jay said that if it's posted with a 49 person limit it can be classified as a 'business use' and not a 'place of assembly', which would allow just a single means of egress, the existing interior stairs. Jay noted that the fire escape is not usable per current codes.

   Tim Brennan agreed that the report should be discussed with the fire marshal before making a decision about opening up the third floor.

He added that the town needs to come up with a vision of what the building should be. Jay proposed that the Town form a building committee, which he offered to serve on. He offered to help the Town list the building on the national register of historic buildings.

Jay suggested the town hire Tim Schall to draw up plans for roof reinforcement and develop a cost estimate. He added that the Town needs to consider the roof reinforcement project would be a stand-alone project or is undertaken as part of a larger renovation project.

Regarding the Americans with Disabilities Act (ADA), Jay said the Town would be in a better position if there's a long-range plan in place to make the building fully accessible. Tim Brennan said the Town attorney should be consulted, and Jay offered to speak with him directly.

Naomi offered the Greensboro Community Trust as a resource for any Town Hall project.

The Board agreed that Jay and Josh will work to schedule a meeting with the fire marshal to discuss the Town Hall report.

4. **New Procurement policy – review draft.** Tim said the auditors recommended that the town adopt a procurement policy based on universal guidance from the federal government. Tim has been adapting a VLCT model policy to Greensboro, and asked Board members and town staff to review it before the August Selectboard meeting.
5. **Formation of Town Meeting committee(s).** Judy suggested it might make sense to form one committee focused on making the budget process more efficient, and another working to get people more involved and possibly restructuring Town Meeting. No further discussion of this idea.

   Tim said the Board needs to give this committee a specific charge, perhaps with a charter. Judy suggested that the Board solicit letters of interest from those who wish to serve on the committee. After further discussion, Judy made the following motion:

   > *A subgroup of the Selectboard and staff will write up a description for a committee that will address ways to improve the effectiveness and inclusion of Town meeting, as discussed at the recent special town meeting, and will solicit letters of interest from those who wish to serve on the committee.*

   Tim seconded the motion. Josh asked if Board members approve this subcommittee creating a committee description and soliciting letters of interest without further Board review. Selectboard members approved.

   Liz said strong leadership will be required for this committee to be effective, and noted that it can feel like a waste of energy for committee members when their ideas are presented yet not taken up.

   Tim said as he sees it, the committee would be tasked with gathering information and seeking out broad public input. It would report back by the end of November so changes can be implemented at the next Town Meeting.

   The vote was held and the motion carried unanimously.
6. **Selectboard information sharing.** Tabled.
7. **Town's relationship with fire districts – update.** Judy reported that Fire District #2 has been working with the GCT and NVDA and doesn't need anything from the town at this point.
8. **FY28 Budget – contact Sheriff to begin conversation about contract renewal.** Brett suggested that a few Selectboard members meet with Sheriff Harlow to discuss the FY28 police contract. MacNeil and Josh will discuss.

OTHER BUSINESS

1. **Schedule meeting to set tax rate.** Board members agreed to schedule this meeting next week.
2. **Planning commission resignation.** Alexis Mattos has resigned from the planning commission.

3. **Breezy Ave. sidewalk improvements – project alternatives meeting**. Josh said there will be a public meeting on Thursday, July 23 at 6:30 p.m. at Fellowship Hall, to discuss alternative ideas for improvements to sidewalks and intersections on Breezy Ave.

EXECUTIVE SESSION – Personnel and Legal

Judy made the following motion:

The Board will enter executive session at 9:23 p.m.

Tim seconded the motion which carried (Celnik, Brennan, Metcalf, Carpenter in favor; MacNeil not voting as chair). The Board exited executive session at 9:30 p.m. Judy made the following motion:

Given that our new town administrator has long experience working for the town without benefits, the Board agrees to place Josh Karp on the 'Year 2' schedule of the leave policy.

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

ADJOURNMENT

The meeting was unanimously adjourned at 9:42 p.m.

Respectfully Submitted: Josh Karp, Selectboard Clerk