

# Greensboro Selectboard

## September 9, 2026 – Minutes

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

**SELECTBOARD MEMBERS ABSENT:** Mike Metcalf

**OTHERS PRESENT in person:** Karl Stein, Erika Karp, Blake Auchincloss, Kim Greaves, Josh Karp, Brett Stanciu, Naomi Ranz-Schleifer, Terry O'Connor, Paul Brierre, Stew Arnold, Chris Phillips, John Schweizer, Janet Showers, Jennifer Ranz

**OTHERS PRESENT remote:** Chris Roy, Janet Long, Rick Lovett, Michael Miller, Liz Steel, Bobbie Nisbet, Elissa Mackin, Ricky Albores, Rob Brigham, Peter Romans, Ila Hunt, Brian Titus, Jenny Bayles, Miriam Rogers,

**CALL TO ORDER:** 6:30 p.m.

### ADDITIONS TO THE AGENDA

- Town Hall 2<sup>nd</sup> floor restroom –ADA compliance
- Selectboard communications

### CONSENT AGENDA

A. Treasurer's report

B. FY27 budget status report and August check warrants

Judy made the following motion:

*The Board accepts the consent agenda.*

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

### SELECTBOARD MEETING MINUTES

1. 8/26/26 – second monthly meeting

2. 9/2/26 – special meeting

Judy made the following motion:

*The Board accepts the minutes from the August 26 and September 2 meetings as written.*

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

### PUBLIC COMMENT

Karl Stein read a statement thanking Board members for their public service and encouraging them to be patient listeners to all community members.

## **ORLEANS COUNTY SHERIFF'S DEPT. – Review August report**

Judy made the following motion:

*The Board accepts the August sheriff report.*

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

## **CASPIAN LAKE DAM TASK FORCE**

Dam task force (DTF) chair Stew Arnold said the Caspian Lake dam needs repairs, and the DTF proposes a one-year process to address maintenance issues identified by the state dam safety bureau.

Chris Phillips introduced himself as a property owner, summer resident, and civil engineer with dam experience. He added that he's not a licensed engineer in Vermont, so is speaking not as an engineer but as a volunteer on the DTF.

Chris said a dam replacement would be a long-term project requiring many studies and significant fundraising. Hardwick Electric Dept. (HED) has not prioritized the Caspian dam, and the DTF is hoping to proceed with the maintenance work in the short-term. Chris said that it's important for Greensboro and Hardwick to work together collaboratively on the dam.

Stew and Paul Brierre attended HED commissioner meetings and spoke with the Hardwick town manager, and these meetings were positive. Tim made the following motion:

*The Selectboard endorses in concept the Caspian Lake Dam Task Force's maintenance action plan for returning the Caspian Lake Dam to the state's "satisfactory" safety rating. The Board also agrees in principle to join with the Hardwick Selectboard in creating a memorandum of understanding stating that both towns will work together to achieve this goal.*

Judy seconded the motion, noting that the motion calls for planning work only, with no Town funds committed at this time.

Tim said there was talk of Greensboro buying the dam property for \$1, yet the current DTF update doesn't address this option. While the proposed maintenance buys some time, are we still looking at a full replacement in the future? Chris said it's possible that the maintenance would lead to the state upgrading the dam's rating from poor to satisfactory, requiring no further repairs. He said the DTF is also recommending that a hydraulic engineering study be undertaken for about \$30k. Stew said that a proposal and funding request for this study will be presented soon.

Board members thanked the dam committee for their work.

The vote was held and the motion carried unanimously.

## **WASTEWATER ADVISORY COMMITTEE**

Wastewater Advisory Committee (WAC) member Blake Auchincloss requested that the Selectboard support the committee as it works to understand how much wastewater funding is left, and what the funding can be used for. He also requested that the Board approve the WAC moving forward with the engineering firm of their choosing.

Blake said an RFQ was posted, seeking firms that could help investigate smaller, decentralized, modular solutions in Greensboro Village, where committee members feel the need is greatest. Two firms responded to the RFQ and the WAC evaluated them based on a variety of factors. Blake said the committee determined they would prefer to work with Aldrich & Elliott.

He also noted that the WAC was asked by reporter Chris Roy whether the firms' responses to the RFQ can be released publicly. Judy suggested getting advice from VLCT.

Tim made the following motion:

*The Board approves the Wastewater Advisory Committee working out a final scope with Aldrich & Elliott for the work they would do for the Town, and negotiating the attendant fee.*

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

## **ACTION ITEMS**

1. **Recreation Committee appointment.** Simon Cohen submitted a letter of interest in joining the recreation committee. Judy made the following motion:

*The Board will appoint Simon Cohen to the recreation committee.*

Tim seconded the motion. Discussion about Simon being a resident of Stannard. MacNeil said there is no statutory residency requirement to serve on a town recreation committee, and there is also no town policy addressing this issue. He said since the Selectboard makes committee appointments, it can keep its eye on committee makeup.

The vote was held and the motion carried unanimously.

2. **Town Meeting Committee - appoint members.** Letters of interest were solicited for the Town Meeting Committee over the past few months, and seven letters were received. Judy made the following motion:

*The Board appoints Beth Meachem, Karl Stein, Brian Titus, Mateo Kehler, Jennifer Ranz, Dede Stabler and Janet Long to the Town Meeting Committee.*

Tim seconded the motion which carried (Celnik, Brennan, Carpenter in favor; MacNeil not voting as chair). Josh will convene the first meeting of the committee.

3. **Zoning bylaw revisions - update on legal review process.** Tim has reached out to town attorney Kevin Kite's firm, asking him to determine which of the firm's attorneys would be the most qualified to undertake the zoning bylaw legal review. He has not heard back yet.
4. **Energy and Climate Action Committee appointment.** Liz Steel stepped off the ECAC last spring due to her firm pursuing a grant-funded project for the ECAC. As this grant work is now complete, the ECAC is requesting that the Board reappoint Liz Steel to the committee. Judy made the following motion:

*The Board appoints Liz Steel to the ECAC.*

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

## **TREASURER – Brett Stanciu**

**FY28 budget process update.** Brett invited members of the public to join the FY28 budget committee, and Beth Meachem and Christine Armstrong responded.

Budget meetings will be held on Mondays at 3 p.m, starting Sept. 14. While these will be hybrid meetings, Brett requested that committee members attend in person if possible. She is planning on dividing up the budget work so the committee can get more accomplished with fewer meetings.

Brett said her goal is to have a draft budget ready before Thanksgiving, earlier than in previous years. This will allow the Board to hold two public budget meetings in early December, and will give the Board time to consider public comment before the budget is finalized.

## **DISCUSSION ITEMS**

- 1. Town Hall gym – update on opening gym for public use.** MacNeil said two Selectboard members met with the town attorney to discuss potential Americans with Disabilities Act (ADA) liability issues with the gym. The Board agreed at its 9/2 meeting to ask the attorney to provide a written opinion on this matter.

MacNeil said he'd prefer to wait for the written opinion before opening the gym. Tim felt that, while it's wise for the Selectboard to get this written legal opinion, the Board has approved a gym use policy and the gym should be opened now as we wait for the letter. Step by step, the Board has taken the time to investigate opening the gym and knew at the outset there are ADA issues with the building. He noted that other town buildings may also have ADA issues.

Ellen said while she's concerned about the risk of making a decision prior to receiving the attorney's written opinion, she respects the opinions of her fellow Board members.

MacNeil said before opening the space, the gym use policy should be posted in a large format, and the fire exit door must be blocked per the fire marshal. Josh noted that the windows behind the stage need a safety barrier. Tim made the following motion:

*The Selectboard authorizes staff to implement the use policy as passed, as soon as the proper signage is posted and safety issues with the windows behind the stage are addressed.*

Judy seconded the motion. After further discussion, Ellen made the following motion:

*Tim's motion is amended to state that the Board is making this decision prior to receiving a legal opinion regarding ADA liability issues of the gym.*

Judy seconded the motion, which did not carry (Celnik in favor; Carpenter and Brennan opposed; MacNeil not voting as chair).

Rob expressed frustration that it has taken so long for the Board to open the space for public use.

Naomi asked whether the attorney's legal opinion will address all town buildings. Tim said the opinion will focus solely on use of the gym.

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

Josh said town staff should be able to address the signage and windows within a week.

- 2. Town Hall Committee – draft charter.** Tim said he'd work on drafting a charter for a Town Hall Committee. Jennifer and Liz recommended that Tim consult with Jay Barrett.
- 3. Procurement policy – review and approve.** Tim explained that the version to be voted on tonight is materially the same version the Board reviewed on 8/12/26, with reformatting and typos corrected. Ellen made the following motion:

*The Board adopts the revised procurement policy.*

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

- 4. Fuel oil contract.** Kim said there was a miscommunication and it turns out there is no issue with the town's fuel oil contract with Blanchard Oil.

**5. Selectboard communications.** After discussion, Judy made the following motion:

*The Board asks the Town Administrator to publicly post a synopsis of selectboard meetings, including actions taken, within five days of the meeting.*

Ellen said that for now, this could be done on a trial basis.

Discussion of using push notifications to get town information out; residents would make a choice to sign up for this service. It was agreed that this idea is worth researching. Liz said the website task force looked into this a few years ago and she will send out an updated cost proposal.

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

**6. Town Hall – second floor restroom.** While it was assumed that the restroom adjacent to the Collier Room is ADA compliant, Jay Barrett commented that it is actually not up to code. Judy suggested that the Town prioritize making this restroom fully compliant, noting that addressing the issue now would show that the Town is taking steps towards ADA compliance.

MacNeil said this could turn out to be a complicated project and suggested waiting to address the restroom until the Town Hall Committee is formed. Tim suggested that the Town Hall Committee charter could state that addressing ADA compliance issues with the restroom could be one of the first orders of business.

**ADJOURNMENT**

Unanimously adjourned: 8:29 p.m.

*Respectfully Submitted: Josh Karp, Town Administrator*

**AMENDED 10/15/26 J.K.**