

(Draft only – not approved by the Selectboard)

# Greensboro Selectboard

April 10, 2019

## Meeting Minutes

**SELECTBOARD MEMBERS PRESENT:** Andy Kehler, Peter Romans, Michael Lapierre, Matt McAllister, Tracey Collier

**SELECTBOARD MEMBERS ABSENT:** None

**OTHERS PRESENT:** Kim Greaves, Barbara Brooke, Tom Camarra, Ceilidh Kane, Wayne Young, Lynette Courtney, Mark Snyder, Judy Carpenter, Ceilidh Kane, Ezra Ranz-Schleifer, Nancy Hill, Jonathan Berger, Josh Karp, Jane Johns, Dan Predpall, Carolyn Kehler, Alex Bravakis, Sheldon Miller

**CALLED TO ORDER: 6:31 PM**

### MINUTES

Minutes from March 13 meeting unanimously approved as written.

### PUBLIC CONCERNS

None this evening.

### GREENSBORO FIRE DEPT.

The Board reviewed Chief Dave Brochu, Jr.'s written report.

The vote to approve Dave Brochu, Jr. as Chief was tabled last month. Mike made the following motion:

*The Board approves Dave Brochu, Jr. as Chief of the Greensboro Fire Department.*

Matt seconded the motion, which carried unanimously.

### ROADS

#### **1. Road Foreman's report – Tom Camarra.**

- In March, the road crew used 390 yds. of sand and 106 yds. of salt
- Bids have been solicited for paving, roadside mowing, winter sand, and crushing.

2. Lynette Courtney felt that when the mowing contractor trims roadside trees with his mower, the result is a ragged mess that injures trees and doesn't follow proper pruning practice. Peter agreed, but said that the alternative (pruning trees by hand) would cost thousands of dollars more.

3. **2019 sidewalk upgrades.** Due for upgrade this year is a section of sidewalk in Greensboro Bend. Discussion of four vs. five foot widths: while five feet is the ADA approved standard, a number of new sidewalks around town were poured at four feet. Tom will compare how many lineal feet of sidewalk can be poured this year for each width.

### POLICE

No representative from the HPD was present, and no March police report was available.

## **TOWN CLERK – Kim Greaves**

1. **Highland Lodge liquor licenses.** Andy made the following motion:

*The Board approves liquor licenses for the Highland Lodge.*

Mike seconded the motion, which carried unanimously.

2. **WonderArts - request to use Town Hall Art Room.** WonderArts Executive Director Ceilidh Kane asked the Board for permission to use the Town Hall art room this summer from July through early August. The space will be used for art projects during summer camps. Last week Kim and Ceilidh worked out a MOU for use of the space.

Andy made the following motion:

*The Board approves WonderArts using the Town Hall art room for summer camps.*

Mike seconded the motion, which carried unanimously.

3. Peter made the following motion:

*The Board designates Andy to sign any contracts or MOUs that may arise this evening.*

Matt seconded the motion, which carried unanimously.

## **TREASURER – Barbara Brooke**

1. The Board reviewed the FY 2019 budget, YTD.
2. The Board reviewed the March check warrant reports.

## **SPARK / TOWN HALL 3<sup>rd</sup> FLOOR RENOVATION – Ceilidh Kane, Ezra Ranz-Schleifer**

The Spark makerspace has outgrown its home in the basement of the United Church, a space it shares with WonderArts. Spark is looking for a new home, and would like to stay in Greensboro Village.

Ceilidh and Ezra presented the idea of Spark partnering with the town to renovate the third floor of the Town Hall, to serve as Spark's new space. An architectural study of the renovation has been completed; major upgrades would need to be made to bring the space into ADA compliance, including accessible bathrooms and a lift or elevator. The project would seek to maintain the historic integrity of the building as much as possible, and it is thought that building an addition for the elevator and fireproof stairwell would be the least invasive approach. A side benefit of the renovation: new insulation would reduce the town's cost to heat the entire building for many years into the future. The overall cost of a renovation is estimated at \$500k.

Spark's new space would function as a place for meetings, classes, and co-working, with other uses likely to develop over time. Ceilidh said that research on grants has already started and a number of possible grants have been found.

Ceilidh and Ezra asked whether the town is interested in signing a MOU in the near future, which would detail what a Spark/Town partnership would look like.

Board members enthusiastically supported the renovation concept, and delegated Andy to work with Spark on the project.

## **GREENSBORO PLANNING COMMISSION**

1. **Town Plan.** PC Chair Dan Predpall told the Board that the previously-approved Town Plan needed a few updates and thus the Selectboard must hold another public hearing on the revised version.

Peter made the following motion:

*The Board will schedule a public hearing in May for the revised Town Plan.*

Tracey seconded the motion, which carried unanimously.

Kim and Dan will work together to pick a date.

2. **VT Council on Rural Development – Community Visit update.** The first community visit will be held in June. The community visit process aims to engage as many residents as possible.
3. **Proposed Ordinance: The Outdoor Storage of Junk and Junk Vehicles.** Dan said that the Selectboard, as well as some Greensboro Bend residents, have asked for this ordinance. A template from VLCT was used, along with ideas gleaned from a review of ten existing ordinances from around the state. The result is a draft that uses approx. 90% of the template.

Greensboro Bend resident Mark Snyder explained that two goals of the Greensboro Bend Revitalization Initiative are to make the village more presentable, and remove health hazards. He said that a number of residents felt an ordinance is needed due to the problem of seemingly abandoned vehicles sitting around for months or years. In one situation, non-functioning vehicles are located on the property of an absentee landowner who wasn't even aware the vehicles were there.

Mark admitted he's conflicted about an ordinance, since he and friends like to fix their own cars, and he understands that having a few junkers around can be a practical way to get needed parts. However, he felt that an ordinance in some form would probably be a good idea, and that there must be a way to find a compromise between cleaning up the neighborhood, and giving residents the freedom to store parts cars on their property.

Many present were skeptical that enforcement of the ordinance would be successful. Tracey wondered how much work the ordinance would create for town office staff.

Discussion of the ordinance's potential for exacerbating a cultural divide. Carolyn Kehler felt that regulating junk cars and scrap metal would be forcing the values of one segment of the town onto another, which made her uncomfortable. Nancy Hill disagreed that this is a cultural issue, saying it's more about aesthetics, which is a truly important issue to many.

Mark suggested an alternative to the ordinance, whereby the town would pay a bounty for junk cars. Some felt that the town shouldn't pay a cash bounty, but instead could offer a gift certificate to a local business. A resident would fill out a simple application and their vehicle would be hauled away for free – and at no cost to the town, since scrap metal dealers typically don't charge to haul away vehicles.

Taking into account the evening's discussion, Board members agreed that changes to the ordinance are necessary before a vote is taken.

Andy, Josh, Mark, and Matt will get together and work on a new draft.

4. **Proposed Ordinance: Dangerous Buildings.** Dan said this draft ordinance is unchanged from a VLCT template. The ordinance was needed because the town recently found itself powerless to protect the health and safety of the public when a building partially collapsed in Greensboro Bend, and the landowner would not deal with it.

The ordinance creates the position of Building Safety Officer, who would conduct building safety inspections, determine whether buildings are dangerous to the public, and if so, notify the owners that the structure must be demolished within a specified period of time, or fines will be issued.

Discussion of whether such a position should be a subcontracted specialist, vs. the Selectboard appointing a local resident.

Andy made the following motion:

*The Board adopts the Dangerous Building Ordinance as presented by the Planning Commission.*

Mike seconded the motion.

Further discussion. Carolyn Kehler felt that the ordinance could inadvertently penalize people who's homes may be in disrepair, and that the town shouldn't be in the position of judging lifestyle choices.

It was pointed out that the intent of the ordinance is to see that buildings in danger of collapse, and which pose a real health and safety issue to the public, are properly dealt with.

The Board voted on the motion, which carried (P.R., M.L., A.K. in favor; T.C., M.M. abstained).

Mike made the following motion:

*The Board appoints Peter Romans and Mark Snyder to be the town's Building Safety Officers.*

Matt seconded the motion, which carried unanimously.

## **ONGOING BUSINESS**

### **1. Act 46 (School Merger).**

- a) Former School Board member Carolyn Kehler explained that while the outcome of the Act 46 lawsuit is still unknown, the new district is continuing the process of organizing itself and working through initial 'Articles of Agreement'. The default representative structure is two Board members from each of the four towns (Greensboro, Stannard, Hardwick and Woodbury), known as "2-2-2-2". After two years, this structure may be changed – a change to a "4-1-1-1" structure has been proposed, with Hardwick having the four votes.

Carolyn asked the Board to write a letter to the committee that is working on the Articles of Agreement, stating that Greensboro supports the "2,2,2,2" structure continuing into the future. The Board agreed to send such a letter.

On April 22, a meeting will be held where residents of the four towns will vote to approve the initial 2,2,2,2 representative structure.

- b) Andy said that Lakeview School's legal representation for the Act 46 merger process has advised the School Board to obtain a formal lease for the school's use of the Town Hall. The current agreement is in the form of a MOU.

Peter made the following motion:

*Andy will work with the School Board to draft a lease for the school's use of the Town Hall.*

Mike seconded the motion, which carried unanimously.

2. **Use of Grange Hall – Jonathan Berger.** This was discussed last month; the Board reviewed a MOU that was drawn up in the interim. Jonathan will be using the building from June through September.

Peter made the following motion:

*The Board approves Jonathan Berger's request to use the Grange Hall during the summer of 2019. The Board will sign the MOU at the beginning of June.*

Andy seconded the motion, which carried unanimously.

- 3. Baker Cemetery.** Cemetery Commission member Wayne Young reported that the owners of the Baker Cemetery have agreed to give the Cemetery to the town via a quit-claim deed. Wayne asked the Board for permission to 1) have the town attorney draw up the deed, and 2) have the cemetery property surveyed. A deeded ROW will be required for cemetery access, since there will remain a slice of land between the town road ROW and the cemetery that will not be owned by the town.

Andy made the following motion:

*The Board gives Wayne Young permission to work with the town attorney and a surveyor to get the Baker Cemetery project underway.*

Mike seconded the motion, which carried unanimously.

## **OTHER BUSINESS**

- 1. Greensboro Bend survey – Greensboro Bend Revitalization Committee.** Judy Carpenter and Nancy Hill, representing the GBRC, presented the results of a recent survey. Out of 50 distributed surveys, ten responses were received.
- 2. Milfoil Grant.** Stew Arnold reported that the town has received a Milfoil Control grant from the State, in the amount of \$6,568, with a town match of \$2189. Discussion of the pay rate for greeters at the public beach.

Andy made the following motion:

*The Board delegates Stew Arnold to set the pay rate for the Milfoil Program greeters at Caspian Lake.*

Mike seconded the motion, which carried unanimously.

- 4. Craftsbury Outdoor Center – Beer Run.** The COC's Sheldon Miller asked the Board's permission to hold the 'Craftsbury Beer Run' on Sat. June 1. The race, capped at 100 participants, will start at the COC at 9:30 AM and end at Hill Farmstead Brewery by 1 PM. The route won't be closed to vehicle traffic, and there won't be many cars involved since the COC will be shuttling runners back to their cars after the race. The Town of Greensboro has been added to the COC's insurance policy for the day of the event. A portion of race proceeds will go to WonderArts.

Andy made the following motion:

*The Board approves the Craftsbury Outdoor Center's Beer Run.*

Mike seconded the motion, which carried unanimously.

- 4. School security upgrade.** Andy reported that the OSSU received a school safety grant, and would like to install a card swipe entry system and camera at the back entrance of the Town Hall.

Discussion; it was agreed that an access card should be kept in the town offices in case of emergency.

Andy made the following motion:

*The Board approves the installation of a card swipe and camera by the OSSU at the back entrance of the Town Hall, provided that the town has access to the entrance as needed.*

Peter seconded the motion, which carried unanimously.

Andy will work with the school to make sure that the town's access needs are met. It was observed that the camera may be able to monitor the recycling center.

- 5. Solar Project – Alex Bravakis.** Alex explained that his company, Novus Hardwick Solar, is putting up a 500kw net-metered solar installation on a reclaimed gravel pit in E. Hardwick, and invited the town of Greensboro to join the project. Hazen Union, Hardwick Elementary, and the Town of Hardwick have already joined; Greensboro would be the last entity to join.

The company has done similar projects around the state and always invites municipalities and schools to join.

Alex analyzed Greensboro's municipal electricity use and calculated that joining the project would save the town approx. \$1000 each year for the 20 year life of the project – about a 15% savings. Joining the project would cost the town nothing, and there is no risk – other than the extremely unlikely scenario of market electric rates going down.

Permits are in hand and the project is expected to be completed this summer.

Andy made the following motion:

*Greensboro will join the Novus Hardwick Solar project and sign the net metering agreement.*

Matt seconded the motion, which carried unanimously.

- 6. Water Quality Brochure.** The Green Mtn. Water Environmental Association received a grant to create informational brochures that inform citizens what substances must not be flushed or poured down their drains. The group is offering to provide free digital files of the brochures; the town would be responsible for printing and distributing them.

It was agreed that the town will print and distribute the brochures in some fashion; perhaps the brochures could included with tax bills. It was suggested that the Greensboro Association could join forces with the town on this project, focusing on getting the brochures out to lakeshore property owners.

The Board unanimously agreed to adjourn the meeting.

**ADJOURNED: 9:14 PM**

*Respectfully Submitted: Josh Karp, Selectboard Clerk*