

Granville Selectboard Meeting Minutes

September 8, 2025

APPROVED

In attendance:

Town: Kelli Eckroth, Chairperson, Mike Eramo and Kenneth Beattie, Selectboard; Nancy Needham, Town Treasurer; Bruce Hyde, Auditor and Cheryl L. Sargeant, Town Clerk

Public: Sarah Wright, Two Rivers Ottauquechee Regional Commission (TRORC) and Douglas Viehmann of GVV Architects via WEBEX

Kelli called the meeting to order at 6:03 p.m.

Town Hall Project Update #4 Meeting

Doug indicated that since the last meeting his team has produced a potential layout of the second floor. Currently the front stairs are 40” at the second floor landing and the front foyer area is 91” which for fire code the second floor landing must be 44” which means adding a tread and turning 180 degrees and the railing will have to be replaced. He will contact Historic Preservation and the Fire Marshall to get their input. This may impede moving the organ and having to re-end the pews to make room. There also must be 3 wheelchair spots in the floor plan; their thoughts were to have 1 in the back, 1 in the middle and the third up front in front of the pulpit. Kelli asked if they could be up front in front of the pulpit and Mike indicated that 1 of the pews at the top of the stairs would have to be removed to make room. Doug indicated that the doors would have to be changed out with 1 hour fire rated doors. His team would run through options for the floor plan and options for the historic doors being changed out.

Options for the back egress and oil filler pipes option A2.1 with extending the roof to the southwest corner seemed to be the preferred option. Bruce asked if the pitch could mimic the roof line of the Church indicating that it would be aesthetically pleasing. Kelli agreed with using the current A2.1 extending the roof and same pitch raising it higher. Mike inquired about the trim for the windows and doors if they would be the same width as what is there; Doug indicated yes it would be.

Doug indicated that the gravel parking lot would be cleaned up of the grass encroachment, walkway to the back doors and paved driveway for access to the back of the building for supplies, etc. Cheryl indicated that it could not go past the corner due to the proximity of the septic system.

Meeting adjourned at 6:35 p.m. Doug left the meeting.

Call to Order: 6:36 p.m. (recorded with Webex)

Public Communication:

- Sarah asked to have a discussion regarding the Planning Grant for the Town Plan update added to the Agenda. So approved.

Sarah reminded the Selectboard that the second reimbursement request should be received by September 18th. She will need all the necessary back-up for the two payments and any time spent on the

Public Communications: (continued)

- project for document review and/or meeting attendance to show Town participation for in-kind funds.

Amend/Approve Agenda:

- As previously noted,

Financials:

- Orders – Kelli made the motion to approve the Orders as presented and Mike seconded. All in favor.
- Reports – Bruce had questions regarding the Highway carry overs and Nancy explained that she took out \$25,000.00 in February to pay the Highway bills and another \$25,000.00 in April which is the only one the Selectboard instructed her to reimburse once property tax payments were received. There was another mistake made which the accountant is correcting. Kelli made the motion to approve the Financials as presented and Mike seconded. All in favor.
- Best Management Practices Grant from VTrans Ken made the motion to accept the grant and Mike seconded. All in favor.
- Delinquent Property Tax Collections – Kelli made the motion to have Nancy contact the Town Attorney to pursue any delinquent property taxes at or above \$10,000.00, find out the costs and the process and Mike seconded. All in favor.
- TAN Loan with Mascoma Bank – Cheryl indicated that it is all set.

Minutes:

- August 11, 2025 and August 28, 2025 – Kelli made the motion to approve the meeting minutes as written and Mike seconded. All in favor.

New Business:

- Open Town Positions – Cheryl indicated that we would need to find and appoint 2 Auditors for the upcoming audit: or higher an accounting firm. Kelli to investigate further.
- Planning Grant – Sarah indicated that it was to help pay for assistance either by TRORC or a consultant with the rewrite of the Town Plan which is due to expire in November of 2027. The Planning Commission would like to apply for this grant which will provide funds up to \$20,000.00 and Bryan would work with the Planning Commission to write the grant, but it is the Selectboard that must apply for the grant. It requires a 10% match in cash from the Town and the application which is a competitive application is due by November 3, 2025.

New Business: (continued)

- Kelli, Bruce, and Mike indicated that housing development, jobs and community infrastructure were important to keeping Granville alive and thriving. Kelli indicated that the Planning Commission needs to meet and discuss, and Sarah indicated that TRORC is doing that with them and the Town needs to participate as well. Kelli explained that the Plan needs to be compliant with State energy standards and any other requirements to make it compliant with State, Federal and TRORC and needs of the Town.
- Sarah indicated that it would require a public forum, public hearing(s) on both sides Planning Commission and Selectboard. Kelli indicated that the Selectboard wants to review what is proposed at the next Selectboard meeting. Kelli made the motion to approve the FY2026 Resolution to Apply for a Planning Grant and Mike seconded. All in favor.
- Sarah mentioned the Mountain Town meeting at the Rochester High School Auditorium in October or November and TRORC needed topics of discussion from each town. Granville: Vermont Trail and why it is bypassing us; gravel pit; sand pit; housing; jobs; Hancock plywood plant plans; ECFiber/GWI issue.
- WEBEX – Kelli to transfer administration and meeting set up to Town Clerk position with Kelli assisting.
- Donation of Chromebook – Mike made the motion to accept the donation and Kelli seconded. All in favor.
- LHMP DRAFT – Needing more time item was Tabled.

Old Business:

- Constable – Kelli indicated need speed enforcement and presence. Cheryl offered to contact Sgt. Soule of the VT State Police to see if they could perform more roving patrols in the area; Kelli instructed her to send a note. Kelli concerned with lack of local coverage due to health; asked Cheryl to see if qualifies for Family Medical Leave of Absence. Suggest topic for Executive session at a later meeting.
- Reappraisal – Cheryl indicated that the Assessor was finishing upper Buffalo Farm Road and North Hollow Road. He will start on Maston Hill and Post Office Hill Roads next with plans to complete visits by November 1st and begin the computer work over the winter with completion by May 2026. The State has approved of our Reappraisal Plan.
- Planning Commission – Nothing presented.
- GVFD – Nothing presented.
- Website – Kelli will schedule a conference call with Dan and Marilyn to gather information to transfer the current website and DOMAIN to

Old Business: (continued)

- the Town. Nancy will have access for the account to be paid automatically using the Town Debit Card.

Roads:

- Sand Pile - Ken indicated that he has arranged to purchase sand from Champlain Construction with ECS Excavating & Landscaping LLC, Stephanie and two other truckers hauling 1,000 yards of sand. Mike made the motion to use Surplus Highway Funds to pay for this project and Kelli seconded. All in favor.
- Grading Roads and Outcome of Graveling Project – Consensus was that the graveling was a success. Ken indicated that a mid-October grading would be done to smooth out the roads for winter.
- North Hollow Road Culvert #10 & Ditching – Ken indicated that the project has yet to begin and he would follow up on it knowing the grant expires at the end of the month.

Public Communication:

- Nothing presented.

Items for Next Agenda: Special Selectboard Meeting September 22, 2025 and October 13, 2025 Regular Selectboard Meeting.

- WEBEX Accounts and Connections
- Town Hall Project Updates #5 and #6
- Town Annual Audit – State’s Recommendation for Lack of Auditors
- LHMP Revisions Selectboard Comments
- Response from Sgt. Soule for Additional Patrols
- Delinquent Tax Sale

Ken made the motion to adjourn the meeting at 8:45 p.m. and Mike seconded. All in favor.

Respectfully submitted,
Cheryl L. Sargeant
Town Clerk