

Town of Greenville Select Board Meeting

Wednesday, April 1st, 2026, 6:30 pm, Greenville Town Hall Meeting Room

Minutes for Meeting of the Select Board

Board members/Staff present:

Selectman Geno Murray (Chair) Selectman Bonnie DuBien Police Chief Jim Carr
 Selectman Newton Pierce (Vice-Chair) Selectman Burt Whitman Fire Chief Sawyer Murray
 Selectman Richard Peat Town Manager Mike Roy Town Clerk Tammy Firman

Others in attendance: John Contreni, Margarita Contreni, Emily Patrick, Sally Tornquist, Lurline Arco, Valarie Flanders, Kathy Bishop, Janice Lavigne, Janet Chasse, Kathryn Larabee, Luke Knowlton, Sandra Ryder, Sierra Valente, Kaley Ottmann

Via Zoom: Steve and Barbet Mason, Henry and Jeri-Ann Gilbert, Michaela Greenwood, Jane Conroy, Woodie and Lisa Bartley, Laurie Davis, Kelly McFadyen

6:30 pm Meeting opened by Chair, Geno Murray

1. Pledge of Allegiance was recited by all.

2. Introductions

Everyone introduced themselves.

3. Opening of Meeting & Declaration of Conflicts of Interest: The Chair asked all members of the Select Board to review the meeting agenda and to declare any potential conflicts of interest which members may have with any of the items listed. None were identified.

4. Minutes from March 18th, 2026

No quorum present of those who were at the meeting. Will vote on these minutes at the next meeting.

5. Additions or Deletions to the Agenda

A request was made by Mike Roy for one addition which would become Item 8a. Tammy Firman – request for liquor license renewal from M&S Properties, LLC. Mike also requested one deletion –Item 7. A motion was made by Bonnie and seconded by Burt to accept the addition and deletion as requested. Motion carried 3-0.

6. Don Hodapp – Update on YES project

Don shared that he is here to give an update on the YES project building. A lot has been going on. He wants to put the facts on the table. They have contracted with Benchmark to construct the building. They are working to get an architectural rendering that will come within the amount of available funds. They have raised approximately three million dollars. Costs keep going up. They are having a conversation every Thursday to create a master plan. This master plan will be a vision for what the building should look like and how it will interact with the three tenants which include the school, the daycare and the recreation center. This master plan is not what will be built out of the chute. They have to make sure that they are satisfying the conditions of the grant. They will have all of this worked out and illustrate what it will look like. Beyond that, the master plan will give opportunities for growth in the future. What they've been a little surprised by is the cost per square foot. The costs are through the roof. Ultimately,

all three tenants and the grant must be satisfied. This is a big enough want and need that they need to find a way to get this done. They are discussing with the three tenants to determine wants versus needs. They want to show the plan to the planning board and will keep everyone informed as to what the master plan is versus what is actually being built at the time.

Janice Lavigne asked what is the per sf cost? Don shared that the estimate is \$450-500 per square foot. It's a crazy number. This has been confirmed with more than one source.

Janet Chasse would like to thank Don and Jennifer Clark for all the work they have done. According to Janet, the Millinocket group paid their planner \$80,000. The daycare has given up their kitchen and closet space, they lost space for PT and for OT while Mike seems to be concerned about space for rec center storage. Everyone in town is lucky to have Don and Jen to manage and write the grants. Janet doesn't think they are appreciated enough. Janet went on to say that she's been asked why doesn't someone just watch the children on their porch? Times have changed and we have to consider health and safety. Janet's priorities are different than others. She said that Mike had asked who would replace the roof on the new building when it needed to be replaced. Janet stated that it would be no different than the fire department or incubator building needing a new roof.

Geno asked Mike Roy if he would like to respond. He stated that he would respond but would not engage. He is only sharing what is being communicated to him by the taxpayers in Greenville.

Sally Tornquist stated that she feels that the recreation center is important just as child care is important.

Laurie Davis wanted to know what are grant sources still available. She stated that \$250,000 in grant funding had been because they could not complete the building before the deadline. What is the deadline for the NBRC grant? Three years from the date it was received. Laurie would hate to see another grant lost because they could not perform by the deadline that was established. She doesn't want to see us lose the million-dollar grant.

Geno asked Don what are next steps? He and Mike will continue to meet with the contractor and architect. Hopes to have a 90% complete master plan by tomorrow. Some of the concessions that the daycare is willing to make will need to be included in this new master plan.

Geno thanked Janet and echoed her comments of appreciation for the work that Don Hodapp and Jennifer Clark have done.

7. Katie Bridges – Purpleville

Katie is unable to attend tonight so we will reschedule her presentation at a later date.

8. Tammy Firman – Tax Supplemental

Tammy presented a request for a supplemental tax bill. NE Realty LLC has submitted a request to remove 15 acres of property from tree growth (Map 5, Lot 4). The property owner met with the Assessor who told them that the penalty will be \$27,303.44. A motion was made by Bonnie and seconded by Burt to allow Tammy to bill NE Realty LLC in the amount requested as a supplemental tax bill. Motion carried 3-0. All Selectmen signed the Supplemental Tax Certificates and returned them to Tammy for processing.

8a. Tammy Firman – Liquor License Renewal request from M&S Properties, LLC

Tammy presented a request for a liquor license renewal from M&S Properties LLC for the Moose Creek RV Resort. Tammy has checked with Chiefs Murray and Carr who both recommend approval. She

indicated that all paperwork is in good order. A motion was made by Bonnie and seconded by Burt to approve the request. Motion carried 3-0.

9. Manager's Report

You may remember that Ground Floor Energy requested a pre-application for an NBRC grant. The pre-application did not move forward which means that the project will not happen. Mike has let the people at GFE know.

An RFP for ditching and culvert replacement and for road repair has gone out. FEMA has evaluated and put a number on it. We received four bids.

Results: GCA Logging submitted the low bid at \$150,576.93

Black Top bid \$312,915.00

Clark bid \$263,905.00

Paradis bid \$378,500.00

This is for repair of areas in town. It does not include Spruce nor Eveleth Hill.

GCA Logging will start work in mid-May after roads become unposted.

FEMA will pay 75%, while the Town is responsible for 25%. The Town will need to put in just under \$45,000.

The cost for Spruce Street has not been determined yet.

Road repair RFP will need to be put back out. The reason for this is that the contractors could not see the culverts due to the snowpack. Some of them will need to be upsized. The RFP will go back out soon. Hopefully we will get some good responses. This will include Scammon, Varney and East Road from Drew to the old cable company.

The work on the Spruce Street project will begin around May 15th based on weather. Sargeant doing that project. HW almost ready to bid out Spruce Street. Will go out within the next week.

We are waiting for the DEP before we can get the SLODA permit for the airport for the hangar development.

Public Works is working on cleaning up and getting equipment ready during their downtime. They've kept busy stripping tires and painting. The plow gear has been removed from one of the trucks.

The TIF committee meeting kick off is tomorrow night.

April 8th is the public information session for the TIF

Geno asked Mike how close are the bids to what FEMA will cover? Mike responded that they are very close. Engineers will do the surveillance of the work on Spruce Street for their full-depth reconstruction.

10. Public Comment

Janet Chasse noted that Kelly McFadyen from the school has joined us via Zoom. Janet expressed her appreciation to Kelly for allowing the school-aged daycare in the basement of the school. It is inconvenient to the school. Janet stated that it's no place for school-aged kids to be in the basement. They share space with the nursery school space. They have been in there three to four years.

Janice Lavigne shared that she feels that many are here to support progress for the town. They would like to see the Town move forward with amenities to attract more families.

John Contreni stated that there is a culvert on the street beside the post office has been raised up for at least a year. A major hole is also developing. Mike will notify Public Works.

11. Other Business

None

12. What's on your Mind?

Geno thanked everyone for coming out due to their interest in the YES project. He knows that the passion that Don and Janet and the rest of the community have for the project will keep it moving forward.

13. Adjourn

A motion was made by Bonnie and seconded by Burt to adjourn at 7:03 pm. Motion carried 3-0.

Minutes respectfully submitted,

Tammy B. Firman
Town Clerk/Secretary to Select Board