

Town of Greenville Select Board Meeting

Monday, September 14th, 2026, 12:00 pm (noon), Greenville Town Hall Meeting Room

Minutes for Meeting of the Select Board

Board members/Staff present:

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

Others: Emily Patrick, Roger Peppard (Assessor)

Via Zoom: Marc Roy (accountant) and Jess Flanders (bookkeeper)

12:00 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 noted.

4. Set Property Tax Commitment (Mil-Rate)

Town Assessor, Roger Peppard, gave a mil-rate calculation form to all Selectmen. The Town has just completed a market adjustment in the spring/summer of this year which puts the town at 100% assessment which will guarantee a greater reimbursement from the State rather than last year's 61% assessment. Last year's homestead exemption was \$15,250 rather than \$25,000 and the veteran's exemption was also low at \$3,660 rather than \$6,000. Now that we are assessing at 100%, the full exemptions allowed by the state will be realized. Had the Town not done the market adjustment, we would be assessing at 52%. The Town loses 1% reimbursement from the state for each percentage point below 70 which would mean a significant loss of homestead exemption and tree growth reimbursements from the state.

The recent market adjustment utilized current sales analysis of how properties are selling in Greenville versus the assessment. Building values were about 90% higher, land values were about 70% higher while waterfront properties were about 205% higher.

Geno reminded that we owe it to the taxpayers to have a clear explanation of the reason for the market adjustment and the associated consequences. Geno also shared that we need to encourage everyone to contact their legislators.

Town Assessor, Roger Peppard, presented three scenarios to the Selectmen for their consideration. The overall budget has increased by 12.6% over last year. It is important to note that this amount includes the town budget as well as the school budget. The differences in the mil-rates will affect the amount of the overlay. Roger recommends a mil-rate of 11.47. Following discussion, a motion was made by Richard to set the mil-rate at 11.47 and was seconded by Burt. Motion carried 4-0. Roger had all selectmen who were present sign the declaration.

5. Adjourn

There being no further business, it was motioned by Burt and seconded by Richard to adjourn at 12:31 pm. Motion carried 4-0.

Minutes respectfully submitted,
Tammy B. Firman
Town Clerk/Select Board Secretary