TOWN OF GREENSBORO

TOWN COUNCIL WORKSHOP

September 20, 2018

At 6:39 p.m., Comm. Mackey made a motion to convene a close session for legal advice on a personnel matter and an ongoing investigation. Seconded by Comm. Reichart. Motion was unanimously carried. Persons present were Mayor Noon, Commissioners Mackey, DeSimone, Wake and Reichart, Jeannette DeLude, Chief Petyo, Brynja Booth- Town Attorney.

The closed session ended at 6:55 p.m.

The workshop commenced at 7:00 p.m.

In Attendance: Mayor Noon, Commissioners Mackey, DeSimone, Wake and Reichart, Jeannette DeLude, Amber Korell, Chief Petyo, Brynja Booth- Town Attorney

Public: Bill Schaffner, Mr. and Mrs. Cunningham, Amanda Weaver, Ron Deel, Christina Robinson, Gabrielle Kropf, Bob and Cindi Harrison, Cathy and David Spencer, Alice Winstead, Becky Harris

Mayor Noon announced that the Council had a closed session with the Town Attorney. No decisions were made.

***Walkability Grant:***

Jeannette met with Laura Patrick and conducted a walk around town to see what they could to help promote safe walking in our town.

The town will be awarded $3,000 from the Walkability Grant to purchase learning signs and fun signs to engage family exercises for the walk trails.

A packet of information regarding the grant and items to be purchase was given to the Council to review.

***Ordinance 2018-O-8:***

**ORDINANCE NO. 2018-O-08**

INTRODUCED BY: COMM. REICHART

**AN ORDINANCE OF THE COMMISSIONERS OF GREENSBORO AUTHORIZING THE SALE OF PROPERTY LOCATED AT 118 N. MAIN STREET, DESCRIBED IN A DEED TO THE TOWN OF GREENSBORO, RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND AT LIBER 130, PAGE 87, CONSISTING OF 10,440 SQ. FT.**

**FOR THE SUM OF $50,000**

A Public Hearing will be set for October 18, 2018.

***Solar Project:***

There is currently no new news to be discussed and the Public Service Meeting has been pushed back to November. Ms. DeLude stated that they are still waiting for the annexation request.

Attorney Booth provided an overview of the annexation process. She mentioned that the Solar Company would be providing the Town with an annexation agreement, which will include an irrevocable consent to annexation, which will be effective once the project is constructed. She stated that the consent to annexation will not be binding until they get their approval from the Public Service Commission. Ms. Booth stated that the annexation would be effective as soon as the project is approved. Ms. Booth stated that the annexation is important because when the solar panels come off, the Town can control the ultimate use of the property. Comm. Wake asked if the Town will be able to collect any income or property taxes off the property while its in solar use. Ms. Booth stated that the solar company has requested a payment of taxes or a payment in lieu of taxes (PILOT), which is being proposed. Ms. Booth stated that prior to this point, the property owners had been unwilling to annex. The solar project is an opportunity for the Town to annex the property. Comm. Wake stated that he is not against the development of the property, he wants to ensure that the Town receives compensation or a benefit. Mayor Noon stated that the solar company doesn’t need the Town’s approval. Comm. Mackey stated that the letter provided to the Solar Company was what the Town was willing to accept. Ms. Booth stated that there have been several public hearings at the County level and that there will be public hearings in town during the annexation process.

***Water Rates:***

Jeannette went over the usage report with the Council; there were 356 accounts whom used under the 12,000 gallons minimum, and 281 whom went over the 12,000 usage.

Comm. Wake feels the residents are struggling with their sewer bill not so much the water portion.

Brynja stated that we had a rate study when the new WWTP was in process.

All WWTP in the state of MD have to upgrade to these new EPA mandates and ENR standards.

We had a consumption based billing rate study done and it showed to be a bad idea because there was no guarantee to get the income you need to operate the WWTP.

The town looks at our water rates annually. Water and Sewer income can only be used for water and sewer items.

***Public Forum:***

-*Brandon Cunningham 109 Elmor Court-*

Brandon is an employee in the septic/well work field and is very frugal with their houses water use. Their bill this quarter is over $500.00; say there is no way they used the amount of water that is on their bill.

-*Gabrielle Kropf 215 Academy Street-*

States this water bill was much more expensive than past bills and says there is no way they are using the amount of gallons shown on the bill.

*-GaryWyatt 13200 Greensboro Road-*

Gary suggests we try manually reading the meters for a quarter or two just to compare to the computer reads.

*-Becky Harris 316 N School Street-*

Becky stated her bill was also higher than it’s ever been and she doesn’t believe she used the gallons consumed that the bill is reflecting.

-*Amanda Weaver 501 N Main Street-*

Stated her bill is too expensive and that she does not use that amount of water at her house.

*-Bill Schaffner 212 S Main Street-*

Bill suggests we form a small task force of residents, staff and council members to look into the water problem.

Bill would also like to see the Town get more money for the Solar Project.

Bill asked Chief Petyo if when State or Sheriff’s office handles a Greensboro call the Town Police gets a report of what happened. Chief stated that when the State Police handle a call they do their own report and handle the case, but the Sheriff’s Dept. will follow up with the Town Police and they then handle the call.

Bill would like to see more patrol in the cemetery between the hours 11-12 at night, because there has been a large group of kids hanging out back there.

*-Alice Winstead 409 Academy Street-*

Alice states it has become un-affordable to live here in Greensboro. If there isn’t a way to reduce water bills then is there a way lower town taxes.

***GVFC: Rick Faust***

Saturday the GVFC food trailer and the antique Hale will be at Greensboro’s Purple Day from 11-1.

***Town Manager:*** See Report

Meeting adjourned 8:20pm

Respectfully Prepared by

Amber Korell