

Town Council Meeting

Town of Greensboro

9.16.2021

In attendance: Town Clerk/Treasurer Tammy Kelleles, Finance Clerk Samantha Geib, Mayor Kevin Reichart, Comm. Brandon Cunningham, Comm. Michael Mackey, Comm. Robert Harrison, Acting Chief Glenn Ray, Rich Covert, Waste Water Foreman Bill Lesmerises, Amanda Weaver, Cathy Spencer, David Spencer, Barbara Mutolo, Public Works Foreman Billy Biddle, Officer Ashley Collison, Joe Noon, Sue Simmons.

The Council meeting was called to order by Mayor Reichart at 6:00 p.m. on September 16, 2021.

Pledge of Allegiance.

Main Street Affiliate Application, Resolution Number 2021-R-03

RESOLUTION NUMBER 2021-R-03: A RESOLUTION OF THE MAYOR AND COUNCIL OF GREENSBORO TO APPLY TO THE MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR DESIGNATION OF THE TOWN AS A MAIN STREET MARYLAND COMMUNITY AND AUTHORIZING THE TOWN CLERK TO EXECUTE DOCUMENTS RELATED TO SAID APPLICATION FOR DESIGNATION

The purpose of the resolution is just to give the Town Clerk authorization to apply for the Main St Affiliate designation.

Mayor Reichart asked if there was a motion to approve Resolution Number 2021-R-03. Comm. Cunningham made a motion. Comm. Harrison seconded the motion. All in favor. Resolution 2021-R-03 passed.

Department Head Reports

Public Works

Public Works Foreman Billy Biddle spoke. Bulk pick-up was a mess. There was an issue during bulk pick-up where a toy was picked up with the bulk. It was out sitting by the road and by the other junk in pieces so Public Works assumed that it was sitting out to be picked up. There was a Facebook post about it getting picked up by mistake and then the home owner spoke with Sam in the morning. Billy got a description from Sam and was able to go dig it out of the dumpsters. Billy wanted to let the Council know that, in the future, if things are picked up for bulk, they will not be digging through the trash to get it back out. Residents should make sure that things they do not want tossed are not anywhere near the pile of junk for bulk pick up. Billy talked about the grass around town, it is getting out of control but at the moment everything is cut and maintained. They need help in order to keep up.

Comm. Mackey brought up the issue with 609 N. Main St. The grass is out of control and they still have no water at the house. Sam thinks Jaime has sent them a letter but she would check and make a work order for it to be cut.

Wastewater Treatment Plant

Waste Water Foreman Bill Lesmerises spoke. The treatment plant is continuing to run smoothly. Bill had

a short meeting with Scott Getchell and McCrone about Kinnamon Meadows, Peter Johnston is also on board with Kinnamon Meadows. There will be another meeting with Scott and Peter soon, there are things that will be expected of the town in order to iron some fine details out, but things are looking good!

The vac truck we ordered should be here in about five to seven days and that will help us out a lot.

Although, we are still trying to figure out the ARPA funds, Bill has started to reach out to see if an RFP would be needed or if we could just get quotes if it is under a certain amount. He is currently working on getting the electrical panels at Mill Street and Riverview replaced. In 2004, it was recommended by Davis, Bowen, and Friedel that they be completely replaced but it was never done. Bill would like to use the ARPA funds to help with replacing those panels.

Comm. Mackey asked if Baldwin gave us any idea of when work would be started. Bill let him know that the ball is kind of in our court right now. Baldwin would like to see it sooner rather than later. Peter Johnston, our new engineering consultant, is on the ball. Bill estimates about 30 days and we will start to see things happen. Peter is looking for Baldwin to add more green space and easier access to the green space as well as add another street.

Rich Covert asked why they are changing what was approved in the past, it has expired and Baldwin was looking to update the property from the past. Rich also asked if all of the EDU's and connections expired and they have, he will have to pay for them again. Rich wanted to know if the lots were connected to the sewer system, it is but it is not "live" yet. Rich asked why Baldwin was not paying for the sewer connection even though it was connected when he has to pay a fee for his empty lot in town. Bill let him know that, that is not a question that he would be able to answer and we would have to check with out town attorney. We will get him an answer but at the moment we are unsure of why he was not made to pay a sewer or vacant lot fee. David Spencer issued a warning to not get screwed over by the developers since he has been through this. Bill said he feels pretty good with Peter Johnston on our side. Comm. Mackey also brought up that School St was supposed to be a part of the Kinnamon Meadows project but since we already repaved School St, they will have to do another street to make up for it.

Mr. Spencer also wanted to know about the annexation of land on 480 to the funeral home. We have paperwork on it we will get with the attorney to get that information over to the funeral home so they can have a copy.

Administration

Town Clerk/Treasurer Tammy Kellede spoke. The part-time girl that was hired has already quit; we will reevaluate.

Mrs. Kellede listened to a webinar on Tuesday about the ARPA Funds. The main focus for allowable spending is infrastructure, water and sewer. Once we have a better projection of the cost for the I&I we can have discussions regarding the remaining funds. The funds will not cover the repaving of streets.

Mrs. Kellede received a call from the Home Energy Program. They are in the initial stages of implementing a new Low Income Household Water Assistance Program. The program will mirror the existing energy assistance program but will only assist with water/sewer accounts. The program will

initially help pay for water/sewer bills that are in arrears for qualified individuals. They hope to add on for water/sewer bill pay assistance in the future.

Planning and Codes Clerk, Jaime, is currently taking a Home Inspection class at Chesapeake College in order to become a licensed inspector. We will only have to contract with MDIA for new builds/renovations. Bill would like us to check sump pumps, he showed Jaime what to look for at a recent inspection they did.

We are still going to be filling out grants to help offset costs. We are still working on quotes for windows and siding.

Discussion Items

200 Academy (truck issue)

Jaime drove by the address today and the truck with all the junk in it was moved but there is now a suburban a little further back.

New Home Purchase Inspection

Currently the town inspects houses after they are purchased before the new owner moves in. if they show proof of inspection, we do not have to inspect it. We will need to get something in writing to update the standard procedure.

Homestead Tax Credit

This is something that we do every year, the council just needs to review and approve. It is due prior to the next meeting. Nothing has changed from last year.

Mayor Reichart asked for a motion to approve the Homestead Tax Credit. Comm. Mackey made a motion. Comm. Cunningham seconded the motion. All in favor, motion passed.

The commissioners asked if we could post it on the website so residents could also look at it.

Joe Noon-Resident Concerns

Joe Noon had a few residents come to him asking him to come to the council and address their concerns. They would like to know if there is any way to monitor/measure the amount of sewer that is being used. At the moment, whatever you use in water you are charged the same about of gallons in sewer. Mr. Lesmerises spoke and said a flow meter for wastewater is not financially responsible for the town or the residents. Mr. Noon said that the front office girls are great with helping residents when they fill a pool or water their lawns, all they have to do is call us and they can help with the sewer adjustments. He thinks it is crazy that there is no way to measure the waste water. Mr. Biddle spoke up and said that the lines would get clogged up easily.

Comm. Cunningham wanted to know if we can contact the meter company, Suez, and see if they are monitoring the meters for any damaged or bad meters. Mr. Lesmerises told the Council he has spoken with Suez about this and they could come out, they will have to pull each meter individually check them and then put them back. Mr. Lesmerises said he would follow up on this. Comm. Harrison asked if it could be covered under I&I. Mr. Lesmerises said it could possibly be covered. We are working on reevaluating the water/sewer rates.

Sue Simmons

Update on Ober Park

In 2019 the Town with the Parks Board submitted a grant funding through Natural Resources for community parks and playgrounds. We received the grant for about \$200,000. It is going to improve/renovate the paved court surfaces. It will also include a paved perimeter trail, storm water management improvements.

Davis, Bowen and Friedel should have the plans done and submitted to Soil Conservation Service for review by October 25th. The Bid packet is targeted for release the week of November 8th with potential Bid opening the week of December 13th.

We would like to give the contractors flexibility in terms of when they start. It is about a ten-week job, if we give them some flexibility. Right now, contractors are slammed, they are going to charge more because of the demand of work. We are hopeful that if we give them some flexibility, we could get a better price. Hoping to be about 90% completed by June 30th, 2022 for a ribbon cutting in July 2022.

The other opportunity that this creates, Mrs. Kelledes has done a great job pulling together two community parks and playground applications. They priority was to improve what we already have, to update the basketball courts at the River Park and add basketball courts to Ober Park. Things are not going as fast but we are using this time as an opportunity.

Cedar Lane Park

The Cedar Lane Park was acquired by Caroline County in the early 80's. At that time the park was outside of town limits but since then we have added to the town and it is now within our town boundaries. Mrs. Simmons wanted to know if the Town would like to take ownership of the park.

If this is a proposal the Town would want the County to consider, we should consider the opportunity costs of the transfer and how the park could serve the community. Cedar Lane Park is not a high priority for Caroline County right now.

The Council will have to present to the Caroline County Commissioners to get approval of the Town taking over ownership.

North County Regional Park

CCRP is building the funder resources necessary to break ground on Phase one and two in the outdoor recreation development proposed in the Master Plan for the facility.

The Park land's proximity to the Towns Waster Water Treatment Plant presents some interesting park development opportunities;

- Expanding the capacity of the exiting plant service access road to serve as a park entrance.
- Connecting municipal water and sewer resources to the adjoining park for public restrooms, future maintenance facilities and divert wastewater to irrigate sport athletic fields
- Pedestrian crossing to offer safe walking/cycling connections from the town to the park.

Mayor Reichart is all for partnering with the County on this. Comm. Harrison does not want the town to incur any cost on this.

Mayor Reichart asked for a motion to adjourn the workshop meeting to closed session. Comm. Harrison made a motion. Comm. Cunningham seconded the motion. All in favor, meeting adjourned at 7:50PM.

Respectfully submitted by Samantha Geib.