

TC Meeting 11/05/2020

In attendance: Full board of Commissioners, Attorney Ryan, Chief Lee, Public Works Foreman Billy Biddle, Waste Water Foreman Bill Lesmerises, Town Manager Wendy Dixon, Town Clerk Tammy Kelledees, and Finance Clerk Jaime Fowler. Also, in attendance from the public was Tara Hill-Coursey, Paul Liske, Dawn Williams, Dawn Thomas, Karen Clark, Debbie Bowden, M. Mears, and Rich Covert. Mayor Reichart brought the meeting to order @ 6 PM to begin.

Debbie Bowden, Caroline Economic Development: Debbie & Mary were both present to speak. Debbie asked the same general questions as before from the meeting she partook in before COVID. Her two main questions are infrastructure and the future of business due to COVID. Commissioner Knight stated that we are concerned for our citizens that lost their jobs due to COVID and that we will be more prepared for an event like that in the future. He worked in the trenches of it all and saw a lot of people affected. Commissioner Mackey made mention of how we are helping residence when they can't pay their water bills, etc. Mayor Reichart asked how Debbie would like us to go forward. Debbie stated she would like council to discuss it more and to be able to come to another meeting. Commissioner Mackey also made mention that she could contact the office to get more information on what business we are growing. Grant funds were discussed and how we are waiting on agreements. Town Manager Dixon asked if they are still doing the solar plant by the school. Debbie said she hasn't heard of any changes. Growth Zone Historic: Phil Liske President introduced himself. Kat Stork gave an update of the Tourism group and that Town of Greensboro has always been a supporter of the tourism. She wanted to let us know what they do with the money that is given to Tourism, and to say thank you for the continued support. Also discussed that there has been an uptake in boating and kayaking money released by the state to the county of tourism; it is \$20,000 extra dollars this year. They are going to use it to support buying local and wanted to include the towns in the decision making. Also wanted to let everyone know that there will be an opening for Director of Tourism later this month.

Rental Inspections Fee:

Karen Clark- Stated that she has owned her property for five years and never had a license inspection. She inspects her own though because she is a realtor. Mayor Reichart stated that this year the council decided to have MDIA do it for the town so they have added the fee. Town Manager Dixon explained that we chose to do this for law suit reasons; that we had to do it. Karen asked what exactly do they do? Town Manager Dixon explained the different things they look for and go over. Karen explained that she owns the unit on Maple and they are both one-bedroom units. She thinks that the fee is high for doing such a small unit. She said Denton charges \$35 and Ridgely charges \$75. Dawn asked what if we are realtors? Town Manager Dixon stated it is something we have to do as a safety issue. Karen asked why aren't all homeowners done? Mayor Reichart explained that renting is a business and that is why we

have to do it. Commissioner Cunningham said so we decided to use MDIA instead of a town employee because no one that works in the office is certified to do it except MDIA. Karen said it is a 3-week course.

Dawn brought up a past story of how a renter owed her over \$4K in rent and they came into Town Hall and paid their water bill so that the water would be turned back on. She didn't think this was right because, in the past, she had received a letter stating that tenants could not pay their water bill in Town Hall; only the owner could. The tenant then still owed her rent. She was keeping it off on purpose. Town Manager Dixon told her to contact Town Hall and we will make a note that only the owner can pay it. Dawn Thomas said they have a letter that states it. Dawn Thomas asked if the owners are going to be notified before MDIA comes out to do the inspection? And Town Manager said yes of course. Dawn Thomas stated that they should get a copy of the inspection since they are paying for it. Inspection reports were not being sent to them because most people did not want one. Dawn Thomas also asked what about when things need to be fixed? Town Manager Dixon said we don't fix things. Karen asked so we are going to pay one year for an inspection that doesn't happen? She also asked how everyone else felt about the fee? Rich Covert spoke up and said he wasn't happy originally when the price went up but he understands the reasons behind it. Dawn Thomas said she thinks this is the kind of stuff that doesn't promote people to come to this town. Commissioner Cunningham said that there are some property managers who care and some who don't about their properties. Commissioner Harrison said unfortunately we are the people who have to pay and suck it up. Karen discussed the abandoned boat on 517 Sunset it is in the front yard and needs to get removed or sent a violation for it. It is near her property and looks bad. Rich added that they are paying the license each year and that an inspection is done every other year. Commissioner Cunningham brought up how the town was eating the cost on inspections.

HVAC Fee Schedule: Looked over MDIA schedule. Attorney Ryan asked what sparked this discussion? Commissioner Harrison said because I do this for a living and a lot of time things are done wrong. Attorney Ryan said not everyone does one (not all towns); just playing devil's advocate. Commissioner Harrison said its to protect the homeowner. Commissioner Cunningham said it is to protect them. Bill said that he thinks this will lead to more things done under the table. Commissioner Cunningham said he thinks it should be only new construction or remodels. Mayor Reichard said to discuss it more at the next meeting. Attorney Ryan said maybe revise the building permits.

Christmas Parade Floats: Going to have a meeting

Storm Drainage: Commissioner Cunningham brought up the vacuum truck idea. There has been lots of rainfall and storms. Bill L asked everyone to be patient. Billy said he will talk about it.

PW: Billy showed the quote for \$18K for 310 Academy being demolished. Also, he discussed the trees by Ober Park that are getting into the line. He got through them but it is going to be a

continuous problem. Underground Construction came out to give us a price on fixing it. It needs to be addressed cause the roots keep coming back. Billy said how they installed the benches. And did some landscaping around Town Hall.

Bill: Went over the Estimate on Hills rebuild on pump. It was rebuilt in 2017. Said they need to start looking at update on controls. They get about 7-years out of each pump and they do come with warranties. Commissioner Cunningham asked if we do a lot of guessing on the pumps? Can we mark them? Billy & Bill said they are marked. Bill said if we were to order a new one it would be 20 weeks out due to COVID. Commissioner Cunningham said we should get it now. Commissioner Mackey said he would like to get to a point where we have all “new” ones and “rebuilt” ones on the shelf. If one of the pumps go out what’s the plan Commissioner Cunningham asked. Bill said that is a good question and that we would be running on one pump. And that it could go at any time. Bill also said keep in mind that we are approaching the new physical year. Tammy said to get 3 quotes on new pumps. Bill said ok and that he would look into grants also. Town Manager said Leslie Grunden is the one to talk to. Bill also discussed the Greensboro water records- unaccounted water. 2018-2020 they have had accurate meters. Bill suggested they set up some type of log for the firehouse so they can try to track how much they use. Billy stated that that wouldn’t work because there is no way to track how much they use at the fire department when filling the water truck. Bill also said to continue to let contractors use our hydrants but we need to charge a flat fee. MD water rural is coming to help measure for water loss and to pin point leaks.

WWTP: Bill discussed the I & I problem during the large rain event. Ecoli is elevated. Town Mayor Reichart asked what the next step is for this? Bill said Miller is working on it. And that Dean Miller is helping. Commissioner Cunningham said to me if they aren’t getting this thing under control then we should get them out. He also asked why MDE hasn’t been notified? Bill said he would follow up with it tomorrow. They have 90 days to rectify it. Also, he stated that he finished his class 2 weeks ago for his complete water certification to run the town water.

GVFD: Was stated that there will be no Santa this year, but he will drive by on the truck. The date is TBA. They are renting the Community Hall out on a limited basis. At the end of the month they will be doing the nominations for positions in the firehouse.

Planning Commission: N/A

Parks Board: Walk through went good for planning the Christmas parade. Angel from the YMCA is very excited and motivated to help. He thinks it will be a great and big event with Whoville.

Chief Lee: See attached

Administration: Town Clerk Tammy discussed how they made the decision for the CC machine they went with the one that is discounted for cash. So, if someone wants to use their Debit Card it won’t charge a fee. Only if they use their Credit Card for payment in Town Hall. All the

items for the audit are to the auditor. Discussed how she is working backwards on grants, for interim financing with Shore United. Town Manager explained how Tammy has been trying to climb out of it. It wasn't done properly the first time. Also, Tammy said she is slowly beginning to review the budget again.

Town Manager Repot: Wendy said they had their first official meeting with the Citizens Advisory board. And now they have an email set up and group off of our FB page. Discussed property 117 Lincoln that we own. Someone is interested in it. Wanted to know if we would sell it. And what would we sell it for it is an 8000 sq ft lot? Commissioners discussed but didn't come to a conclusion. Also discussed PW coming in earlier since the sun goes down earlier, they are going to work 6-2:30 PM. Showed everyone what the Mike Baldwin complex may look like a 50-apartment complex coming to Greensboro.

Drug Task Force Money: Can wait until next year, Tammy is going to see what we can afford.

Stonesifer Drive: Lowering the speed limit is not going to happen Chief Lee stated. Attorney Ryan looked into it and it can only be done if it is in a school zone or over a mile long. Which it falls into neither of those categories.

Commissioner Knight: spoke about how November is the month of "Homeless & Hungry" and the week of the 15-22 is the awareness week for it. In Caroline County Commissioner Knights group His Hope Ministries is the biggest group. Has a homeless youth program and the only ones on the shore to get awarded. They served 84 people during COVID. Can always use volunteers or donations. They provided 80 K in homeless assistance. Some of these people live in tents in the woods. There are 30-40 that live outside the shelter. They can accept food and funding at his location. If you have clothing to donate, they ask that it goes to the Samaritan house in Denton. If the Town of Greensboro would like to host a box, they can do that. Rich brought up that the fire house gives left over food from all events to the organization. The Commissioners decided to do proclamation in the Town of Greensboro for the week of the 15-22. Commissioner Mackey made motion and Commissioner Cunningham seconded it.

Mayor Reichart brought the meeting to close. Commissioner Cunningham motioned it and Commissioner Mackey seconded it. The meeting adjourned at 9 PM.

Respectfully prepared by Jaime Fowler