**Town Council Workshop Meeting**

**Town of Greensboro**

**5.20.2021**

In attendance: Wendy Dixon, Tammy Kelledes, Samantha Geib, Bill Lesmerises, Lyndsey Ryan, Christina Robinson, Mayor Kevin Reichart, Comm. Brandon Cunningham, Comm. Robert Harrison, Comm. Michael Mackey, Comm. Loge Knight, Rich Covert

The workshop meeting was called to order by Mayor Reichart at 6:00pm on May 20, 2021.

**Town Manager Report**

*Sale of Town Equipment*

We have a total of $10,000 sold in town equipment, we are looking to sell another trailer before the end of the fiscal year which should bring our total to $10,500.

*Green Health Solutions*

They are still trying to get approval through the state but they are still coming and everything is in the works just waiting on the state approval.

*Academy*

Commissioner Cunningham wanted to know if Mr. Passwaters has paid. No, he has not paid anything for the demolition yet. Sam gathered all the charges that the Town has accrued from the demolition and sent the figures over to the Town Attorney, Lyndsey Ryan. Lyndsey will put a demand together based off of those numbers to send to Mr. Passwaters. If the invoice is not paid the fees will be put as a lien against the house. The commissioners wanted to know what they are being charged now; they will be getting charged the vacant lot fee. Lyndsey will send out the letter next week and then we will probably go to court for it.

*Cedar*

Kevin Park owns property on Cedar Lane and wants to know what fees will be associated with building on the lot. The Town has no proof of what fees were paid in the past. The Commissioners wanted to know if we had record of who the plumber was? We do not, that would be on the property owner. There is a cleanout but no connection. The burden of proof should be on the property owner not the town. The town has no authority to waive impact fee, those are county fees not town fees. Mr. Parks would have to dig it up to see what is there. Comm. Harrison suggested talking to the neighbors to see if they know anything. We will work with him to help figure it out. We need to get everything in writing going forward to make sure there’s no misunderstanding. Make sure the town follows up with Kevin.

**WWTP**

Bill Lesmerises, WWTP foreman said the plant is going well. We received the bill for the rebuild when the rubber glove got stuck in the seal, it is something that needs to be fixed. The charge will be on us and not on the company. We do not have a fine screen in out system, so it is allowing things to go through.

We are no longer pumping out sand which is good but we need sand to replace what we pumped out.

Bill L passed pictures out to the commissioners of how bad the problem is with people putting rags, wipes and sanitary napkins down the drain. Comm. Mackey suggested putting something in our next newsletter to remind residents that they should not be putting those “flushable wipes” down the drain.

Comm. Mackey and Cunningham questioned why the east lift was having so many problems if the pump was supposed to be clog free? Essentially, all pumps are supposed to be clog free but that doesn’t always happen. The new pump has not been installed yet; they want to wait till they have the situation under control.

Bill L showed the commissioners a basket that would be put in the wet well. It would have to be emptied daily maybe event twice daily. It will definitely help with the debris going into the system. Bill and Tammy are looking into a grant to take the east lift station out and replacing it with two stations like Harold St. Comm. Cunningham suggested lifting the east lift station. He also wanted to know if we were sure that the extra water going to the plant isn’t coming from the river. Bill said we are not sure. And with Baldwin coming the problem isn’t going to get any better. Chesapeake Environmental Service will probably be there when installing the basket. We are about two weeks out on installing the new pump. Comm. Cunningham questioned if the cost would be covered or does the town have to pay, the cost will be covered.

**Discussion**

*FY22 Budget*

Ordinance 2021-O-9- AN ORDINANCE OF THE TOWN OF GREENSBORO ADOPTING A GENERAL BUDGET AND ENTERPRISE BUDGET FOR THE FISCAL YEAR BEGINNING ON JULY 1, 2021 AND ENDING JUNE 30, 2022, AND ESTABLISHING A TAX RATE FOR THE FISCAL YEAR IN THE AMOUNT OF $0.72 PER $100 OF ASSESSED REAL PROPERTY VALUE; $1.53 PER $100 ON ALL COMMERCIAL OR BUSINESS PERSONAL PROPERTY; AND $1.40 PER $100 ON PUBLIC UTILITIES; AND TO ESTABLISH A SERVICE CHARGE OF .55% ON THE SECOND SEMIANNUAL TAX PAYMENT AND AN ADMINISTRATIVE FEE OF 1.1%, NOT TO EXCEED $15,000 OF TAXES COLLECTED.

Mayor Reichart is looking for someone to introduce this ordinance and the public hearing the first meeting in June.

Comm. Mackey will introduce the ordinance.

We did lower the tax rate and the water sewer rates are staying the same for this fiscal year as well as the Goldsboro rates. We are having a study done to figure out the best way to charge.

*Police Portable Trailer*

Comm. Cunningham asked to have this added to the agenda. The old portable trailer is discontinued so we have no way of getting parts for it. Solar signs were suggested- which might save us some money. There are a lot of grants out there for police equipment so we will look into those. Comm. Knight suggested putting the cars that are not in use around town to deter speeding while we do not have that many officers.

*514 N Main*

Comm. Harrison asked to have this added to the agenda. Finance Clerk Sam Geib spoke on the situation.

When she does the water/sewer billing she pulls all accounts that look unusual or high and researches them before sending them out. This account was on the list for its very high amount. When researching the account, the meter was running for a continuous time but would always go back down to zero which does not indicate a leak. The meter would not be touching zero if there was. Since she could not determine a cause she sent the bill out and figured she would get a call from the tenant so we could discuss and try to figure out what the problem was together. When the tenants mother called the only thing that she could think of was when a young child was putting q-tips down the drain, although that could cause a problem it shouldn’t ran as much as it did from q-tips. Comm. Harrison thought our system was supposed to notify us of any leak, it does but it has to be running for over a 72-hour period to show up on the report. Comm. Harrison asked if we knew what he would say to us if we sent him a bill that high whether he was a commissioner or not. Sam explained that she can only relieve the sewer portion of the bill if there was an undetectable leak with proof that it was fixed. To her the meter was touching zero indicating that there was not a leak. If adjustments needed to be made, she would have to have the OK from upper management or the council, she could not make adjustments unless there was an identified undetectable leak.

Tammy and Wendy spoke with the tenant’s mother on Monday and told her to bring in a receipt of the toilet where they fixed the flapper and they would give Sam the go ahead to make the correct adjustments. They also told her to contact His Hope Ministries to help with paying the rest of the bill.

Rich Covert questioned the tenants coming in and paying because in the past only the landlords were able to pay the bills. At least for the last three years it has been up to the landlord whether they paid it or the tenant did. Comm. Cunningham asked if we could talk about the landlord/tenant issue at the next meeting. Comm. Mackey asked if there could have been something wrong with the meter and Bill said he would get in contact with someone from Suez.

Wendy spoke about Edmunds, a new program that would combine all of our programs into one such as; Quick Books, Iworq, CUSI, etc...

*Employee Training*

Wendy is in the process of updating out LGIT programs and insurance. Wendy would like training for all employees. All of public works has to have CDL training so Randy is now working on that. Comm. Cunningham wants PW to focus on the confined space training.

Riverfest is our next event coming up! The first one will be on June 18th.

Police Chief interviews will be starting tomorrow.

*Mayor Reichart asked for a motion to adjourn the workshop meeting. Comm. Knight made a motion. Comm. Mackey seconded the motion. All in favor, meeting adjourned at 7:23PM.*

Respectfully submitted by Samantha Geib.