



David Spencer, Mayor
Tammy Kelledees, Town Manager/Clerk

P.O. Box 340
Greensboro, MD 21639
410-482-6222

Town Council Workshop
Town of Greensboro
1.18.2024

In attendance were Mayor David Spencer, Commissioner Joe Noon, Commissioner Bob Harrison, Commissioner Pete Brelia, Town Manager Tammy Kelledees, Community Outreach Coordinator Amanda Weaver, Public Works Supervisor Brandon Cunningham, Commissioner Christina Robinson and Town Attorney Lyndsey Ryan on Zoom.

Mayor Spencer called the meeting to order at 6:00 pm.

Mayor Spencer announced that we do have a quorum and Commissioner Robinson is on her way.

Pledge of Allegiance

Mayor Spencer asked if there were any reports or issues needing to be discussed.

Public Works Supervisor Brandon Cunningham reported that the resident on 98 School Street has approached the town about drainage issues. She stated that since the street was paved, water backs up in the storm drains in the back and side yards and floods the driveway and sidewalk. Public Works did jet the storm drains to be sure there was no blockage. After discussion of the history of the house and road work, it was decided that the resident should ask the Baptist Church about the water issue (as it affects them as well) and possibly Caroline County to see if they can suggest a professional to look into her storm water management of the property. This is not a Town issue, but Town is trying to point her in a helpful direction.

Community Outreach Coordinator Amanda Weaver has nothing at this time.

Commissioner Brelia asked if people who donate to the food pantry can get a receipt for tax deduction? Mrs. Weaver said they will talk to Aaron's Place and should be able to do something.

Commissioner Noon confirmed that all donations go to Town Hall. Mayor Spencer asked why. Town Manager Kelledees stated that reasons are to keep better records of donations, timely reporting to Cheryl for the food pantry, and consistency.

Town Manager Kelledees gave the following:

- Leslie Grunden has funding for old WWTP to cover all of it
- Code enforcement property on Sunset has gone to tax sale which could take 90 days to a year
 - Mayor Spencer asked about reasonable timeframes for violations to be cleared and about fines.
Attorney Ryan clarified that we can only charge per day for violations. Mayor Spencer reiterated that we should not be lenient on following through.
- The governor has reinstated the highway user funds

- North County Park is moving forward. Jaime Beechy would like to attend a meeting to discuss the joint use of the access road as well as hooking to water and sewer for a bathroom. The road will require MOU.
- Discussion on funding for old plant which will cost over \$2 million and be completed in two phases...one to move pump station then make green space for reed beds.
- Per Chief Trams, in-car radios were installed yesterday

Town Attorney Lyndsey Ryan gave the following:

- Executed agreement for reimbursement of fines
- Working with Jaime on salvage yard
- Working on an RFP for lead/copper inventory of the water lines
- Should have cannabis draft for introduction and review for February 1 meeting

Commissioner Harrison asked about 410 Cedar – door is always open and the PD has gotten multiple calls. Mr. Cunningham stated that it is a faulty door and the house was in foreclosure.

Fees and fines

Town Manager Kelledees said Deputy Manager Fowler feels that building permits are all that need to be updated. They will talk to Hal (MDIA). More discussion will be at the next meeting.

Water/Sewer

Mrs. Kelledees had a lengthy conversation with DBF about concerns with potential increases.

Option 1: 6% is probably best for residents and still bring a suitable % for the contingency fund. Discussion on phases. Cost of plant operations must be considered in determining if contingency fund is enough. Suggestion to raise fees 2% for three quarters. Advertising has to be 14 days prior to a meeting.

Commissioner Robinson expressed that residents are hurting financially and suggested billing monthly. It was explained that residents can make monthly payments on their quarterly bills. Commissioner Noon suggested putting out a poll on social media for residents to vote on their preferred steps for implementation of the increases. The council would also like to see a poll about the increase going in increments or all at once and to have it bilingual.

Mrs. Kelledees verified with Attorney Ryan that a multi-year increase can be built into one ordinance. Commissioner Brelia verified that the sewer rate for Goldsboro can be raised as well. All Council agrees that the increase should be made in increments.

Council asked Attorney Ryan to expedite the RFP for bids on plant operation in order to have more accurate data when determining fee increases.

Town Manager Kelledees asked Council to consider mandating one meter per unit. Would existing multi-unit properties be grandfathered in? There may be grants for assisting owners of affordable housing units with alterations. Attorney Ryan will research but believes an ordinance would only be for new multi-unit properties, not existing.

Budget needs to be approved by the end of May and water/sewer is a huge issue because we don't know the cost yet.

Discussion on the Town Charter. Council will begin reviewing the Charter from the beginning. Mrs. Kelledees will make sure everyone gets a copy.

Motion made to adjourn meeting by Commissioner Noon and seconded by Commissioner Harrison at 7:07 pm.

Respectfully submitted by Dawn Parks.