



David Spencer, Mayor
Tammy Kelledees, Town Manager/Clerk

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

Town Council Meeting
Town of Greensboro
2.01.2024

In attendance were Mayor David Spencer, Commissioner Pete Brelia, Commissioner Bob Harrison, Commissioner Joe Noon, Commissioner Christina Robinson, Town Manager Tammy Kelledees, Chief Lenox Trams, Public Works Supervisor Brandon Cunningham, Community Outreach Coordinator Amanda Weaver, Finance Clerk Dawn Parks, Pastor Bonnie Shively, GVFC President Rich Covert, Kenny Burk, Nick Thomas, Gloria Connatser, Tom McKnight, Todd Davis (Delmarva Balloon Rides), Rick Faust and TJ Jones.

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

Flag Salute

Invocation by Pastor Bonnie Shively

- Mayor Spencer asked for Mr. Todd from Delmarva Balloon Rides to present to the council his concerns as per Agenda item 3.
 - Mr. Todd Davis said that he has been launching from Greensboro for 18 years and he really likes the area. He pre-walks the property now to inspect to be sure the ground is solid.
 - Discussion between Council and Mr. Davis regarding the property at Choptank River Park and how the ground is environmentally protected by MDE. If there are ruts, there are only certain things that MDE will allow us to use to fill them. Mayor Spencer asked Mr. Davis to call Brandon, Public Works Supervisor, the day before he plans to launch. Brandon will determine whether or not the ground is dry enough for Delmarva Balloon to drive on. If PW is not called, Mr. Davis will be monetarily responsible for any damages. Mr. Davis and Council agreed with the arrangement.

Commissioner Noon asked if the wastewater treatment plant could be a solution when Ridgely is too windy and Choptank River Park is too wet. Mr. Davis said that it could be but he goes by wind direction as to where he will launch.

- Resident Nick Thomas spoke about the fentanyl crisis and his concern of alleged gun running in town.

Committee and Department Reports

Town Manager Tammy Kelledees:

- DR Horton is planning to start building mid-February, assuming the last couple of items are addressed and approved. They want to change the original plans from a 7:12 pitch to a 6:12 pitch. Approval is needed from the Council and from the Planning and Zoning board.

Motion made by Commissioner Brelia to accept as submitted and seconded by Commissioner Robinson. All in favor.

- There have been a couple of changes in the Town Hall. Finance Clerk Dawn Parks has moved downstairs to assist with customer service and Community Outreach/Main Street Coordinator Amanda Weaver has moved upstairs.
- Water bills were due January 31. Prior to that, Mrs. Weaver and Ms. Fowler called residents that had not paid to remind them of the upcoming due date. Many people came in for payment plans or came in to pay in full.
- The new Director of Economic Development, Robert Zimmeroff, will be at the 2/15 meeting to introduce himself and Jaime Beechy will also be at the 2/15 to talk about North County Park.

Mayor Spencer mentioned the DAF plant letter that was sent to The Caroline County Commissioners to enforce the moratorium and will follow up with why the Town is opposed. Regulations are needed. The Town of Ridgely appreciates our support.

Commissioner Noon asked if there is a policy for giving a credit to a resident if they have a water leak detected by a plumber. Mrs. Kelledees explained that if it is an undetectable leak (not a dripping faucet, leaking toilet, etc.), we will credit the account.

Town Attorney Ryan could not attend the meeting but left notes as to the following:

- The draft for the WWTP RFP is ready and due back by 3/15. Mayor Spencer asked the council to review and to remember that a new contract will include that the WWTP operator is responsible for any fines and fees due to negligence.

Old Business

- Fees and fines – Mayor Spencer asked if Council had reviewed the suggested increases and were they ready to vote.

Mayor Spencer read Resolution 2024 R-01 sponsored by Commissioner Noon. All in favor.

- Cannabis ordinance – A motion is needed to introduce the ordinance and announce a public hearing set for March 7 and will be presented to Planning and Zoning Board.

Commissioner Brelia made a motion to introduce the Cannabis Ordinance and announce a public hearing set for March 7. Commissioner Harrison seconded the motion. All in favor.

New Business – none

Town Council Discussion and Remarks

- Town Charter Review

- **Article II**

- **Section 201** – Change that new council will be sworn in at the first council meeting following the election.
- **Section 204** – Mayor serves as President and the Charter should be consistent in referring to councilperson or commissioner, Mayor, President, Vice-President, etc.
- **Section 206** – forward to section 515 – Vacancies – For both Council and Mayor vacancies, change to “shall hold special election in 45 days”. If only one qualified candidate, they assume the vacancy. If no one applies by the following deadline, the council appoints someone.
- **Section 207** – Change to reflect “The Council shall follow Robert’s Rules of Order”.
- **Section 208** – Change time from 7:30 pm to 6 pm and to the first meeting in November after the election.
- **Section 211** – Clerk-Treasurer should be Town Manager.

- **Article III** – Office of Mayor

- **Section 301 (B)** – The chain of command should be followed. The mayor and Town Manager are responsible for the operations of the town. Town Manager manages all day-to-day operations and personnel management. The Mayor and Town Manager should recommend to the council to terminate department heads. The Town Manager has all the authority for all subordinate officers but would inform the council ahead of time, unless desperate measures are needed, to terminate anyone. Remove “merit system.”

*Commissioner Noon asked about Mrs. Weaver’s position as Community Outreach/Main Street Coordinator, and it was clarified that she is Exempt, so she is a Department Head.

- **Article IV** – Powers of the Council – no changes

Mayor Spencer asked for Approval of the minutes for 1.4 .24 and 1.18.24

Motion made by Commissioner Harrison to approve minutes from 1.4.24 and 1.18.24. Motion seconded by Commissioner Robinson.

Commissioner Noon asked about the process of the budget. Mrs. Kelledees answered that she gives it to the mayor and then it is given to the council. There was also discussion on meetings and workshops. Both monthly meetings are classified as “meetings” so that decisions can be made and voted on. Mayor Spencer asked for the minutes by Tuesday after Thursday meeting which could be a draft – not approved. He also asked to have the agenda by the close of business on Friday, the week before the

meeting with notes so the council knows what topics will be discussed. Mayor Spencer asked Council to please respond if Mrs. Kelledees sends a text or email so that she knows that you have seen it.

Police Department - Chief Trams:

- A productive month with six criminal summonses served, 51 property checks, and a few property damage accidents. No DUI's last month.
- Department is in the process of looking into an applicant that is currently certified
- Chief Trams asked about 415 N Academy and the trash and furniture in the yard. Mrs. Kelledees verified that a code violation letter has been sent.

Community Outreach/Main Street Coordinator Amanda Weaver:

- No updates outside of report. She thinks it helped with the phone calls to residents and most were happy with the reminder. Commissioner Noon thanked her for posting on Facebook and putting information out.

Public Works Supervisor Brandon Cunningham:

- There was a water leak on Park Ave
- No complaints from School Street and there is now a sump pump that pumps to the storm drain.
- They had to use snowplows last month
- Filled potholes
- Reached out to SHA about Sunset between boat ramp and School Street
 - Commissioner Noon asked if a certified letter could be sent to help the process
- New signs on Academy are done and stop sign was moved closer to end of sidewalk.
 - Mayor Spencer said they are eye catching
 - Commissioner Harrison asked about people parking on School Street
 - Pastor Bonnie Shively talked to trustees, and they would like to see handicap signs installed for Sunday mornings. Discussion on ADA, needing ramps and parking for any length of time as well as possibly widening the alley for handicap spots. The next meeting is Monday, the 12th at 7 pm, in Mission room of God's Helping Hands. Pastor Shively asked if someone from the council could attend. Mayor Spencer and Commissioner Robinson said they can and would also have Brandon come around to look to see if feasible for the parking spots.
- With the storms they have been busy with tree limbs that have fallen
- Servicing equipment and taking inventory
- Mr. Billy Biddle has changed the oil in the air compressors and blowers
- Started flushing the hydrants on Boyce Mill and Greensboro Rd to boost the chlorine levels. They came across records showing that hydrants have not been flushed since 2001 but they should be done 1 – 2 times per year. Mr. Cunningham is working on a plan of action to include a regular schedule for flushing the hydrants. Public Works will do this at night so it does not impact residents as much. Commissioner Brelia said that the valve on each of the hydrants needs to be opened occasionally and that some valves in the ground need to be exercised for preventative maintenance. GVFC President Rich Covert agreed with Commissioner Brelia.

Mayor Spencer talked of complaints on water quality. Mr. Cunningham stated that Chesapeake Environmental performed six random tests from different areas of the town and all were within the range of safe drinking water.

Commissioner Noon asked Mr. Cunningham about the “No Exit” sign for Wood Duck and he said he will take care of it.

GVFC President Rich Covert gave the following report:

- Elections were in December and Mr. Covert was elected as President again. Chuck Totaro is the Vice President, Jimmy Harvey is Chief, Jim Bruce is Secretary, Kevin Parks is Treasurer, Billy Biddle is Assistant Chief and Frank Davis is Deputy Chief.
- Meeting held Tuesday night, January 30, 2024, and the events are as follows:
 - Tractor pulls are scheduled for May 4 and Sept 7, both start at 6 pm.
 - July 9 – 13 is the carnival with fireworks on the 12th. Presale tickets will be \$20 for ride all night bracelets and they will be \$30 at the gate.
 - July 26 and 27 will be the rodeo, (Friday and Saturday nights).
 - Mrs. Weaver offered to help with advertising for any event.
 - Cannifest is now May 11 on Fire Company grounds.
- The fire department is buying a new command vehicle; Chevy Tahoe for \$83,000, complete with equipment. Nick Thomas asked where the money was coming from and Mr. Covert explained that it was from donations and fundraising.

New business – none

Town Council Discussion and Remarks

Commissioner Robinson thanked Chief Trams for attending the Girl Scout meeting, Mrs. Weaver for the Autism Awareness project, Mrs. Kelledes for keeping Council informed, and Public Works for plowing the snow. Commissioner Robinson also asked about monthly billing for residents and Mrs. Kelledes said that residents can call/come in and set up a plan.

Commissioner Noon asked Mrs. Weaver to do the poll in reference to the water bill increase to get suggestions about how residents prefer the increase.

Commissioner Harrison – no comment

Commissioner Brelia commented that Public Works has done a good job even with the cold weather and reminded everyone of soup sales at the Methodist Church.

- Pastor Shively also said that February 13 is Shrove Tuesday, and they will be serving pancakes for at will donations from 5 – 7 pm.

Mr. Covert asked about the house at 407 W Sunset and was advised that it is in foreclosure, which can take anywhere from 90 days to one year. There are posted court papers on the house.

It was also said that the property on West Sunset with cars has been put on notice by our Town Attorney and that the cars are to be removed within 30 days. If not removed, they can be fined each day and the Town will file a case with the court to get permission to remove the vehicles at the owner’s expense.

Mayor Spencer asked for a motion to adjourn the meeting.

Motion made by Commissioner Noon to adjourn the meeting and seconded by Commissioner Robinson at 7:25 pm.

Respectfully submitted by Dawn Parks.