



David A. Spencer, Mayor
Tammy Kelledees, Town Manager/Clerk

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Greensboro, MD 21639
410-482-6222

Town Council Meeting
February 15, 2024 @ 6:00 p.m.

In attendance: Mayor David A. Spencer, Commissioner Bobby Harrison, Commissioner Pete Brelia, Commissioner Christina Robinson, and Commissioner Joe Noon; Town Manager Tammy Kelledees, Chief Lenox Trams, Public Works Supervisor Brandon Cunningham, Community Outreach/Main Street Coordinator, and Attorney Lyndsey Ryan.

Residents in attendance: Kenny Burk, Laura Sebly, Chris Mason, Timothy Wilson, Harold Bordley, Shannon Hannawald, Delcia Brinkley, Tammy Timm, Linda Basham, Robert Cupell, Robert Martel, Tom Chandler, President GVFC Rich Covert, Barbara & Doug Mutolo, Tammy Cohee, Terri Christopher, Marvin Jenkins, Dawn Lewis, CJ Cooper, Casey Dews, and Flora Bordley.

Residents on Zoom were: Jessica, Alan O, Sarah B, Matt, JF, Crystal Anders, Charles Totaro, Chloe Cooper, Nick Liles, Jennie, Paul, Paula T, Valerie Edwards, Christy R, Tysheeda Mumford, Crystal Terhune, Charles, Melinda Butler, Hannah Gowe, David, Amanda and Don.

Meeting called to order by Mayor Spencer at 6:00 p.m.

Salute to the flag

Mayor Spencer asked if Pastor Delcia Brinkley would give the invocation.

Agenda Items:

Shannon Hannawald: presentation of the Proclamation for March to be Endometriosis month every year in Greensboro

Robert Zimmerhoff, introduced himself as the new Director of Caroline County Economic Development. Mr. Zimmerhoff congratulated those new to the Council and stated that he is looking forward to helping people and businesses in any way that he can. There are a lot of regulations that can be intimidating for business owners or those wanting to start a new business and he can help with that.

Jamie Beechy spoke about the North County Park and the 30% drawing phase of the park. The park is proposed to have four multi-purpose fields as well as a track and expanded parking. Ms. Beechy would like to ask/discuss widening the WWTP road about 6' and have a shared-use agreement for maintenance of the entryway. She would also like to talk about tapping into the

water/sewer for a restroom that would be shut down in the winter. They will put in their own wells for irrigation.

There was some discussion on a gated entrance, the wastewater treatment plant (WWTP), and the park being open from dusk to dawn. Ms. Beechy stated that they are waiting on some government funding.

Approval of Minutes: *Motion to approve 02/01/2024 meeting minutes made by Commissioner Noon and seconded by Commissioner Harrison. All in favor*

Public Comment:

Mayor Spencer addressed the public regarding the misinformation circulating regarding water/sewer rates. The mayor discussed the water study by DBF and the public presentation where residents were encouraged to attend; however, very few did. He indicated that no decisions have been made regarding the rates or structure. Mayor Spencer explained that the plant must be self-sufficient and a decision cannot be made until a WWTP Operator is selected. The plant is running in the red with ARPA funds being utilized due to the lack of contingency funds.

Mayor Spencer read the names of residents in attendance, asking if they wish to speak.

Chris Mason stated that the Town should not raise the rates with his interpretation that the water/sewer rate study shows that the Town is making a lot of money from the residents. Mr. Mason stated that he contacted the appropriations committee and found that we applied for a \$10.5 million grant. The Town Manager explained to him that the County submitted the funding request for the North County expansion of the WWTP.

Mr. Mason referenced the rate structure with the highest rates. Commissioner Harrison explained that there were huge costs associated with the operations and maintenance of the plant. Commissioner Robinson thanked everyone for coming to the meeting, stating that Council has been looking for public questions, concerns, and comments. Council held a public meeting explaining the water/sewer rate study in an effort to be transparent and get resident input; however, no one showed up.

Timothy Walton stated that people who have 10-12 in one house pay the same as 2-4. Mr. Walton also stated that he does not have a meter at his house. There is a meth problem in town.

Robin Capelli asked about the latest water quality survey and said it used to be put in with the bills. Public Works Supervisor and Town Manager stated that the survey had been published.

Rober Mantel expressed his opinion that the stop signs at Academy should be removed because people don't stop anyway. He stated that people should be fined for not stopping.

Tom Chandler stated that the billing process is broken and should be more modernized with the ability to pay online without fees. Mr. Chandler also commented on not having a grace period.

Doug Mutolo asked if there are other resources available for paying the water bill. Mr. Mutolo mentioned the fees collected for cellphone antennas on the water towers. It was explained that the money received goes to the general fund and cannot be intermingled with water/sewer bills. Attorney Ryan reiterated that the plant needs to be self-sufficient.

Mr. Mason interjected by stating that he has experience with how a WWTP should operate and that the Town does not know how to run the plant. He referenced the original grant, expressing his opinion that it was obtained with false information. Mayor Spencer asked for Mr. Mason's assistance based on his assertion that he is an expert in the field.

Pastor Jenkins, Whole Council of God Ministries, stated that he has been with the church for 21 years and never had a problem until this week. He said that they were never disconnected even when they were a year behind on the water/sewer bill. Pastor Jenkins also stated that it wasn't until 2009-2010 that churches had to pay water/sewer bills; prior to that they were exempt.

Terri Christopher asked if the original WWTP grant was based on a 7-person household. Attorney Ryan explained that the grant was based on the cost of the project and expected future growth, not based on the number of people in a household. Mr. Mason alleges that the grant was applied for *under false pretenses*. Rich Covert, in response to Mr. Mason's comments, clarified that the original WWTP expansion was designed with the capacity to serve two developments. Kinnamon Meadows is the only one that will be built now.

Ms. Christopher asked why one of our people doesn't run the plant. Mayor Spencer explained that a plant operator must be licensed and we do not have anyone. Commissioner Noon asked if we could advertise for an individual at the same time the RFP is advertised. Attorney Ryan said it can be and will do so.

Ms. Christopher also asked how the expansion will affect farmers going north and it was explained that it only goes alongside the road, not in the fields.

CJ Cooper asked why we are taking care of the towns north of us. It was explained that Goldsboro pays more for sewer than our residents do. Commissioner Noon stated that the full expansion was to happen years ago; however, after Goldsboro was connected, funds ran out. Funding has become available so the expansion will be continuing.

Nick Wake stated that he doesn't like to pay high water for his residence but understands having to pay more for his business. He would like to see residents only pay for what they use.

Lisa Babula is appalled at the bill for a single persona and agrees with pay for usage. She also said taxes are going up. Mayor Spencer and Commissioner Noon reminded her that the tax rates have been lowered the last few years. She also brought up a sign on Church Street/Bernard for Do Not Enter. Commissioner Breliia said that is a two-way but you are denied access to Church. She said no one stops there and she saw a child almost get hit at that intersection.

Discussion on DBF and the proposed tiers for water usage. It was again clarified that no decisions have been made about rate increases.

Robert Zimmerhoff offered information regarding resources available through Department of Human Services that can assist with paying water/sewer bills. He clarified a statement regarding the Town's representative, indicating that they are Steve Hershey, Jeff Ghrist and Jake Jacobson.

Mayor Spencer concluded the public comment period and asked for a 5-minute recess.

Meeting back in session at 7:24 p.m.

Mayor Spencer thanked everyone that stayed for the remainder of the meeting.

CASA of Caroline: Amy Horne, Executive Director, spoke about the Pinwheels for Prevention campaign that is part of Child Abuse Prevention and Awareness Month. Town Council approved a \$500 donation in support of the campaign.

DEPARTMENT REPORTS

Town Manager

- Kinnamon Meadows - Brandon has been talking with DR Horton because they need as-builds from 2006 that MDE approved.
- Jaime went to court with Lyndsey about 211 Vaughn and they have 30 days to clean up. We can go in at day 31.

Mayor Spencer asked Mrs. Kelledees to meet with Town staff to create a policy for water/sewer billing, including e-billing. Commissioner Robinson suggested that we do not charge a fee. Mrs. Kelledees will look at options.

Attorney Lyndsey Ryan

- RFP draft for WWTP operator and asked Council if they were good with it.
- Assisted Jaime with a letter to the salvage person on Sunset
- Commissioner Noon asked if the Town could advertise for an individual to operate the WWTP. All agreed that advertisements for licensed water and sewer operators would be published at the same time as the RFP.

Chief Lenox Trams

- Lots of scams – 4 reported since last meeting.

- One for a citizen was told to send \$3,000 or family would be harmed. They actually sent pictures of the family and house then pictures of mutilated bodies.
 - One for a lady at a local business that received an email from her “boss” asking her to wait for a text then to go obtain apple gift cards for \$500.
 - An Indian accented lady called another resident and said there were \$1,000 on her Walmart card and requested payment immediately but the resident does not have a Walmart card.
- An arrest for the violation of a protective order within half an hour of the order. He was taken to jail and was held without bond.

Commissioner Brelia asked if something could be advertised regarding internet and phishing scams. He asked the Chief if he could do a workshop to educate residents.

Public Works Supervisor, Brandon Cunningham

- Met with USG about water tower behind save-a-lot and has some concerns about chlorine. They provided literature on a mixer to constantly stir which would help keep the balance.
- Commissioner Noon asked if he could contact neighboring towns to see their water quality and what the difference in ours is. Mr. Cunningham and Mrs. Kelledes said that six different spots in town were just tested and all came back within normal range. Amanda suggested and there was discussion about having DBF come back again to talk to residents.

Community Outreach/Main Street Coordinator, Amanda Weaver

- Presentation for the new website will be on Zoom, February 26, if anyone on Council is interested.

GVFC – Rich Covert, President

- Addition is finally getting finished, just a few more panels and trim work.
- Grants – He said they are working on a building design. The town will assist in obtaining grants
- Discussion with Public Works Supervisor about flushing the hydrants. Mr. Cunningham said that the ones from the bridge to out-of-town have been flushed over the last couple weeks. He is planning on trying to do them around April at night so as not to disturb residents. When Miller worked here, they took care of it. Also, discussion on exercising the valves at least 2x per year.
- 2023 Tahoe order to replace the 2006 Chief vehicle, will be about two months

Mayor Spencer said that he misspoke earlier about not understanding the water rate study.

Old Business

Mrs. Weaver asked if the Town is still considering selling some of the vehicles – discussion on which ones.

New Business
No new business

Town Council Remarks

Commissioner Robinson

- Vanice was honored as the youngest and first black president of the historical society.
- Thanked Lenox for helping with the girl scout's cookie sales
- Introduced Ms. Delcia Brinkley who is a pastor and looking forward to being an asset to the community. Mayor Spencer suggested that Ms. Brinkley see the Town Manager about getting on the agenda in rotation with our other two pastors if she is interested.

Commissioner Noon

- He thinks that Christina is the first African-American female elected to council.
- He is glad that we did the poll on Facebook and that is what was needed to get community comments.

Commissioner Harrison

- He thinks transparency and communication has gotten better and that there are a lot of social media issues out there.
- He appreciates town employees for dealing with the people.

Commissioner Brelia

- Told everyone to get firewood and snow shovels ready and to be careful when you play because he doesn't want to meet up at an accident.

Mayor Spencer echoed the thank you to the town staff for their hard work. He had been in the office and saw the expressions on the faces of the employees when trying to help residents.

Mayor Spencer suggested moving the charter discussion to the next meeting and everyone agreed.

Motion made to adjourn meeting by Commissioner Harrison and seconded by Commissioner Brelia. Meeting adjourned at 7:59 pm.

Respectfully submitted by Dawn Parks