



David Spencer, Mayor
Tammy Kelledees, Town Manager/Clerk

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Town Council Meeting
Town of Greensboro
1.04.2024

At 6:00 pm Mayor David Spencer swore in Chief Lenox Trams and Officer Jacob Smith. Chief Trams and Officer Smith gave short speeches about their history. Both expressed that they are looking forward to working in town. This was followed by a meet and greet with those attending.

In attendance: Mayor David Spencer, Commissioner Pete Brelia, Commissioner Bob Harrison, Commissioner Joe Noon, Deputy Town Manager Jaime Fowler, Chief Lenox Trams, Community Outreach/Main Street Coordinator Amanda Weaver, Public Works Supervisor Brandon Cunningham, Town Attorney Lyndsey Ryan, Pastor Doug Morley and Pastor Bonnie Shively, Greensboro Historical Society President Vanice Myers and GVFC President Rich Covert. Commissioner Christina Robinson attended via Zoom. Others in attendance included guests attending the swearing in of Chief Trams and Officer Smith, Connie Connelly from the Star Democrat, Jessica Ortiz, and Jim Bruce.

The Town Council Meeting was called to order at 6:36 pm by Mayor David Spencer.

Pledge of Allegiance

Invocation by Pastor Doug Morely

Mayor Spencer officiated the swearing in of the Ethics board: Pastor Doug Morely, Pastor Bonnie Shively and Jessica Ortiz.

Mayor Spencer officiated the swearing in of the Appeals Board: Jim Bruce and Rich Covert; Katie Cunningham was unable to attend.

Mayor Spencer advised that there was a full board with Commissioner Robinson attending via Zoom.

Mayor Spencer stated that we greatly appreciate those volunteering for the boards.

Mayor Spencer asked for approval of 12/07/23 minutes.

Motion made by Commissioner Harrison to approve the minutes and seconded by Commission Noon. All in favor.

Committee and Department Reports

Deputy Town Manager Jaime Fowler gave the following report:

- Kinnamon Meadows Update
 - Meters are ordered.
 - Will be working with Jaime and Mr. Baldwin to establish a uniform and efficient process for reviewing/issuing permits and keeping records.
 - From Mr. Baldwin:
 - DR Horton is waiting for the HOA documents to be recorded and if recorded soon they anticipate closing in January.
 - Still working on Assisted Living facility
 - Tentative approvals have been submitted for the DR Horton models attached.
- Technology
 - New computers are ordered for PD from the crime prevention grant award.
 - Comcast internet upgrade – IT recommended to increase processing speed. PD was encountering issues and Mrs. Kelledes was experiencing continuous interruptions in service when remoting in
- WWPT operations
 - Meeting with PW Supervisor Cunningham, Attorney Ryan and ProStart on 12/14/23
 - Should see an increase in communication/reporting.
 - Addressing issues mentioned by Mr. Cunningham
 - ProStart accepted an offer regarding MDE fine.
 - RFP to be issued end of March/beginning of April.
- Utility Billing and Finance
 - Utility Billing
 - Continuing to have meetings/calls with Edmunds and meter company. We now have someone with more knowledge taking the case for the meter company.
 - Edmunds cannot move forward without those being resolved.
 - Finance (working on getting an update)
- We will start the lead & copper inventory as soon as mid-January. This process is mandated by the EPA and may require PW to access private property. The purpose is to locate (inventory) and eventually replace all lead and copper water pipes. More information will be provided when a definitive timeframe has been established.

Town Attorney Lyndsey Ryan gave the following report:

- The lead service line inventory RFP needs to be completed by October 16. We need to move now to get the process started.

Chief Lenox Trams gave the following report:

- Yesterday the in-car cameras were installed. He is impressed with them. On the 17th, the 5 in-car radios will be installed by Blue Tec.
- There were a lot of patrol checks – less traffic stops in the last month.
- 3 warrants were served. Looking forward to January

Commissioner Brelia asked if cars need to be taken to Blue Tec for the work. Chief Trams responded that they would come here to do them.

Mayor Spencer asked about marking the cars and if the Chief had given any thought to that. Chief Trams indicated that he had not yet decided.

Public Works Supervisor Brandon Cunningham gave the following report:

- Whoville is almost all cleaned up
- Water shut offs – tried to give residents notice by attaching a sign to the door. The process seems to go smoother, and it gave the residents additional notice.
- Brush pickup was about 2 ½ loads.
- Leaf clean up – worked well and they are working on being able to continue this service.
- New eye-wash stations have been installed. Some have been outdated for a long time.
- ProStart is working on getting things done
- Delivered a few more loads of millings

Mayor Spencer asked if the communication with ProStart has been better. Mr. Cunningham said that it is and that there is also a log sheet.

Commissioner Joe Noon referenced potholes on Vaughn and School St and asked if they can be filled in and Mr. Cunningham indicated that Public Works would take care of it. He also thanked everyone that helped with Whoville – it was amazing. Commissioner Noon also commented to GVFC President Rich Covert that it was fun in the kitchen.

Community Outreach/Main Street Coordinator Amanda Weaver gave the following report:

- Whoville made money the Town and Fire Company. The Non-profits made out well with donations. There was a lot of good help.

Mayor Spencer asked if there was a final headcount. Mrs. Weaver replied that the total was just under 12,000, with over 3,000 on the last night. There were some people that left because of the wait. Some visitors suggested charging for entry.

Commissioner Brellia said he was glad to see that a clicker was used for accurate numbers compared to other organizations.

- People were very generous. The Non-Profits each made about \$500 per night. All in all, it was great.
- Food pantry: January through March will be new hours.
- PW Supervisor Cunningham and Mrs. Weaver, along with their families attended the Fire Company dinner. GVFC thanked them for continuing to build a relationship and they look forward to working together in 2024. Rich Covert will be the point of contact for fundraising and general fire company needs. Chuck Totaro will be the contact for hall reservations.
- Website content should be done by mid-January and finalized in February.
- 2024 events – Working on firm dates. Basketball will start in February. Chief Trams, Mrs. Weaver, and Mr. Cunningham are working on getting assistance for the children. The cost is an average of \$100 per child. They are asking other towns for help as this is not only for Greensboro residents.

Mayor Spencer asked about the tournament which is held at GES May 25-26.

- Working on having a food pantry day and expect to help around 650 people/families.
- Mrs. Weaver and Commissioner Robinson are working on an Autism Awareness Campaign
- Cannifest is set for 4/20/2024

- Car show will be at end of Aug

GVFC President Rich Covert gave the following report:

- Thanks to all working Whoville. GVFC did well in the kitchen, and the Fire Police worked long hours, but everything worked well.

Mayor Spencer said he appreciates the Fire Company and agrees with Rich that there were no injuries etc., even though it was a little scary in parking lot at times.

Jim Bruce (Fire Police) commented that it was great working with the town team!

Mayor Spencer offered congratulations to new officers at elections for the Fire Company.

- President Covert also commented on the excellent working relationship with the Town.
 - New Building committee met last night. The GVFC's 100-year anniversary is in 2027 – would love to have a building design to show to the public. Jim Harvey is chairman; Jim Bruce is the recorder. Moving forward they would like to meet with Mrs. Kelledees and talk about grants. The site work is done. The addition is getting put on and hopefully will be done in a few weeks. Looking forward to working with the town.

Commissioner Harrison asked about the tractor pulls. Rich stated that they will be May 4 and September 7. The fire department is still waiting on the promotor for specific dates for the Rodeo. The Carnival is up in air due to the contract being more expensive with \$20/\$30 tickets.

- There will be no Shriners pull this year. Mr. Covert met with Mrs. Weaver this morning and apologized for the mix-up on car show dates and explained that the promotor picks dates.

Old Business

- a. Fees and fines –
 - Mayor Spencer asked Chief Trams to come up with suggestions and report to the council on parking fines. Discussion on 1st, 2nd and 3rd violations. Suggestion of mirroring the state with fines.
 - Commissioner Noon said he can contact Don from Denton and will get list. Ms. Fowler said she will get them copies of local towns fees she has compiled.

Attorney Ryan asked if we are looking to increasing for just parking or other planning and zoning fees and fines. Comments from the council recommend that we are looking to adjust/increase all. Attorney Ryan said she will work with Ms. Fowler and Mrs. Kelledees to get an update on the fines/fees.

- b. Parking on Academy –
 - Commissioner Noon asked if anyone had talked to the Church/Pastor? Commissioner Harrison noted that there are also people parking there during the week. Mayor Spencer asked Chief Trams if he could pay residents a visit to educate them. Commissioner Brelia asked if signs can be posted until we get residents notified? Discussion regarding no parking on part of the street, parking only on one side of the street, or restricted parking with time limits.

Mayor Spencer asked for a motion for parking on the east side of the Academy.

Motion made by Commissioner Breliia for no parking on the east side of Academy between Maple and Sunset. Seconded by Commissioner Harrison.

- c. Kinnamon Meadows –
 - Attorney Ryan stated that DR Horton needed an approval of HOA docs/amendment.

Development agreement requires town to review and approve. The Town has no authority over the HOA, Town is just approving the form/document.

Mayor Spencer asked for a motion to approve the document.

Commissioner Breliia made a motion to approve the document for the HOA, and it was seconded by Commissioner Noon. Commissioner Robinson did not vote.

- d. Water/sewer rates –
 - Mayor Spencer requested that DBF come back and present an update/briefing on documents for final explanation, as well as how much income it will take to pay to run plant.
 - ❖ Commissioner Noon suggested option 1 –does not want council to wait until just before budget and hit residents all at once. Increase could be made in phases.
 - ❖ Commissioner Breliia agrees to have DBF come back but thinks that option 3 would be best because the rainy-day fund needs to be increased but have them explain.
 - ❖ Commissioner Harrison discussed cost of plant operations in addition, trash will renew in a year or two which will also increase bills.
 - ❖ Commissioner Robinson asked how long will it take for DBF to come back? She agrees with the incremental increase over the next 3 cycles.
 - ❖ Discussion regarding creating an ordinance and the process

Discussions about going with option 1 and having a gradual increase as well as changing the way billing is currently done. The cost for a new plant operator will be significantly more and has to come from billing. A workshop meeting will be held this month to discuss more. This needs to be settled by the 2nd meeting in February.

- e. Cannabis regulation discussion
 - Attorney Ryan discussed having specific districts.
 - On-site consumption can be prohibited.
 - Commercial greenhouses can only go in certain areas.
 - Dispensaries have the same license and security issues as alcohol.
 - Attorney Ryan will create a zoning ordinance which the PZ board will need to look at after introduction but before public hearing. After a public hearing, it will go back to Council for approval.
 - Chief Trams was asked for his thoughts – open lounges not a good idea, can do in privacy of homes or yard.

New Business

- Mr. Covert asked about the place by grain tanks with the wrecked cars. Ms. Fowler replied that they are working on business license, and he has been fined. Mayor Spencer asked if we could require a chain link fence and Mrs. Ryan said no unless it is a zoning requirement. There was

further discussion and Mrs. Ryan will look into the permit application and special exemption use.
A site plan can then be requested

Town Council Remarks

- Commissioner Robinson offered congratulations to Chief Trams. She stated that she enjoyed working Whoville where she met people from Baltimore and all over. Thank you to everyone for putting on the event.
- Commissioner Noon -nothing
- Commissioner Harrison– nothing
- Commissioner Breliia gave thanks for setting up the hall and congrats to Chief Trams and Officer Smith.

Ms. Fowler thanked Mr. Cunningham for helping with code enforcement while Ms. Myers was out.

Public comment - none

Mayor Spencer thanked everyone for Whoville; it was a lot of time and effort but great for kids.

Motion to adjourn by Commissioner Noon and seconded by Commissioner Harrison at 7:54 PM.

Respectfully submitted by Dawn M Parks