



David Spencer, Mayor  
Tammy Kelledees, Town Manager/Clerk  
PO Box 340  
Greensboro, MD 21639  
410-482-6222

---

In attendance was Mayor David Spencer, Commissioner Pete Brelia, Commissioner Robert Harrison, Commissioner Joe Noon, Commissioner Christian Robinson, Town Manager Tammy Kelledees, Town Attorney Carly Landolfi, Public Works Supervisor Brandon Cunningham, Community Outreach/Code Enforcement Amanda Weaver, Chief of Police Lenox Trams, Pastor Doug Morely, Billing Clerk Dawn Parks, GVFC President Richard Covert, GHS President Vanice Myers, Ronnie Lee, Kenny Burk, Cathy Spencer, Cindi Harrison, Linda Basham, Paula Turner, Chris Mason, Cari Fisher, Tim Dalton, Terri Christopher, Nick Liles, Sheena Shoemaker, Dana Price, TJ Jones, Jason & Kim Ernest, Kristina, Tom McKnight, Rick Faust, Bob Mantell, Tom & Lisa Chandler, Brenda Covert, Leva Taylor, Robert Taylor, Debra Rosati, Debbie O'Bryhim, Kevin Parks, Katie Simpson, Kim Carlson, and Ms. Bunker.

On Zoom were Konnor Metz, Jaime Fowler and Kayla Hartly.

Meeting called to order at 6 pm by Mayor Spencer.

Pledge of Allegiance

Invocation by Pastor Doug Morely

Approval of 10/17/2024 meeting minutes.

***Motion made to approve the meeting minutes from 10/17/2024 made by Commissioner Noon and seconded by Commissioner Robinson. All in favor.***

Chris Mason – Presentation on water/sewer

- Apologized for abrasive emails and such
- 4/11/2024 discussion started on budget and water/sewer
- He came up with the A, B, C chart, and said we agreed on C which raised minimum from 10K gallons to 12K and \$30 increase.
- 5/2 agreed on \$30 increase
- Commissioner Noon said there was a small number when first brought up, but that was not enough. He originally thought the increase was \$30 then overages stayed the same.
- Commissioner Robinson said that when she got her water bill she came to Town Hall and said the bills were not correct, and she came to watch the video. She expressed how she has been a volunteer for almost 19 years on the Parks board, team groups, Historical Society, and after school programs. She is upset about the fact that Mr. Mason used her personal Facebook messenger while she was on vacation to harass, threaten and question her sincerity to the public. Mr. Mason questioned Ms. Landolfi about Commissioner Robinson speaking. He was told that he is a guest, and it is the council's meeting, so it is at the discretion of the Mayor to call order.

- Mr. Mason discussed about the posting of the Ordinance in the Star Democrat on 5/17/2024, saying it is misleading because no rates were posted. He said it is not right and is why the States Attorney has agreed to talk to him.
- Commissioner Brelia stated that on 6/6/2024, everyone signed the ordinance which has the rates listed.
- Mr. Mason asked that the Ordinance be amended because what was discussed was not what was signed for.
- Mayor Spencer explained that the base rate of water is 12,000 gallons and there was discussion of \$30, \$60, and \$90 increases. When you go with the \$30 you must raise the overages as well to try to break even. He also asked Mrs. Kelledees to review numbers again and that we would review them in December to see if we need to adjust bills. If we lower overage rates, we are not sure we can get to where we need to be for the year. Even if we want to change it, it is a long-drawn-out process.
- Mr. Mason wants to forego hiring two officers to free up \$160,000 a year to pay trash bills for the residents.
- Mayor Spencer said that some of the rhetoric must die down and spoke of the instance where a resident came in and yelled and cussed at an employee until she broke down and cried, because of what Mr. Mason is putting out there. It is not right and not helping. He asked Mr. Mason how he would feel if it was his wife getting yelled at. He also said that there was a lot of talk about the base rate. The overage charges we included in all the charts that the Town Manager handed out.
- Commissioner Robinson said that when DBF came in and was asked what the base rate is needed to pay for the WWTP. At that time, we were not looking at Susquehanna yet, and we were still with ProStart. She feels that larger families are penalized because they use, per person, less than a smaller family.
- Mr. Mason feels that everyone was just rushed when the decision was made for the rates to be able to get the budget passed.
- Commissioner Harrison said we agreed to amend the budget with your help and Mr. Mason said we can amend the water/sewer rate too.
- Mr. Mason said there was \$360,000 left over when he helped balance the budget. Does not understand why we say there is no money in the budget. He has 100+ emails of stuff he has done to help the town.
- Commissioner Brelia told him that he is costing the taxpayers a lot of money.
- Mr. Mason asked what avenue does he have besides going to court?
- Mayor Spencer reminded Mr. Mason that the general budget is different than water/sewer budget.
- Mr. Mason said he blames the Mayor because he feels he is the leader, and he should make the best decisions and guide the best decisions. He thinks the council makes a lot of bad decisions. He feels that the reason the townspeople are showing up at town meetings, going to town hall fussing, complaining, and doing this and that is because they are finding their voice.
- Commissioner Brelia commented to Mr. Mason that he says everything is misleading from the council, but it is his (Mr. Mason's) social media posts that are filling the room, and they are what is misleading. He also went on to say that when Mr. Mason does not get the answer he wants, he calls other employees and council members. Then he emails the attorney which is costing money. People are being misdirected and misled.
- Mr. Mason said he is going to print out every email and give it to residents.

## Department Reports

**Town Manager** Tammy Kelledees gave the following report:

- Relocated and are sharing space with the police department due to asbestos and mold.
- Serve Pro came by to give an estimate on the remediation.
- Mayor Spencer gave the background on the Town Hall issues and the relocation of offices for those who had not been to previous meetings.
- Mr. Cunningham and Mr. Weaver took their personal time to construct the new wall for the offices.
- Kinnamon Meadows –
  - Paper alley - no resolution – Baldwin decided against the privacy fence. Tom Chandler said that (per Mrs. Donna Clay) during the meeting it was said that they usually put up a privacy fence but they “likely will not” and they thought they had followed property procedures and do not need to prove to anyone that they followed proper channels.
- Mayor Spencer asked along with Council for us to draft a letter for Baldwin/DR Horton asking for their cooperation and asked for each Council Member to sign.
  - Verizon Pole – They will charge \$35,000 to move the pole. Verizon says it has been there the whole time. Mayor Spencer said there is plenty of room on both sides to go around, which may be the option they end up with.
  - Still looking at November for shovels in the ground.
- Lead and Copper Service Line Inventory –
  - Federal mandate to determine which lines are lead.
  - Inventory has been done but there are a lot that are left unknown. Public Works will be going out to look at the lines at residences.
  - She is still looking into whether there will be funding for the resident’s portion. Ms. Landolfi said that the letters that go out explain to the resident’s information about identifying the lines and about securing funding. She also said that this project could take about 10 years.
- She asked the council to consider the following:
  - Raising the Non-Sufficient Funds (NSF) fee to at least \$35, which is what the bank charges us.
  - Requiring landlords to be present at all rental inspections.
  - Implementing a rescheduling fee when landlords are no-shows for the inspections.
  - Changing meetings to once per month.

***Motion made to increase Non-Sufficient Funds Fee to \$35 made by Commissioner Robinson and seconded by Commissioner Noon. All in favor.***

Ms. Landolfi to research the requirement for landlords being present and the rescheduling fee.

***Motion made by Commissioner Noon, that starting January 2025 Town of Greensboro will go to one meeting per month. The first meeting will be held January 2, 2025. If a workshop is needed it will be the 3<sup>rd</sup> Thursday of the month. Motion seconded by Commissioner Robinson. All in favor.***

- Livability requirements – Greensboro adopted the International Property Maintenance Code – square footage requirement per individual, so we will be looking into that more.
- The Town Hall is closed Monday, November 11, 2024, in observance of Veterans’ Day.

**Town Attorney** Carly Landolfi gave the following report:

- Clarification -The charter provisions govern how ordinances are introduced and adopted. One of those requirements is that there must be a public hearing. In order to have a public hearing, there must be a notice of the public hearing posted in a newspaper of general circulation. The advertisement that Mr. Mason was referring to was the notice of the public hearing to discuss the ordinance.

**Chief of Police** Lenox gave the following report:

- See attached report
- Warrant from Denton PD
- Traffic assignment for Wood Duck and Academy – One violation which is the 24<sup>th</sup> for this year.
- Stolen vehicle at recovery house. It was not stolen but instead repossessed
- Fraud on debit card
- Stolen vehicle which ended up in a pursuit with Denton
- Heavily recruiting for only the best candidates, which is what he is striving for and will not sacrifice just to have a person.

**Public Works Supervisor** Brandon Cunningham gave the following report:

- There have been a lot of meetings this month with the remediation and relocation of Town Hall with contractors and security.
- Greensboro Quick Stop is officially hooked up to Town water and sewer. He applied for grants after it was done and needed to do it before for other reference.
- Leak on East Sunset. There is a steel plate on top of it now. Next week we plan to start digging to find the problem.
- There was a leak on South Main that was galvanized pipe.
- There have been two pump issues in Goldsboro. One was due to wipes being flushed and they were able to unplug it and get it operational again. The other pump just failed so they had to do a retro fit. It was a Barnes pump not an E-One.
- Working on Whoville
- Rick Breeding finished the reed beds
- Regular maintenance
- Commissioner Brelia asked about the previous discussion about vacuuming leaves. Mr. Cunningham said that after Thanksgiving, we will do something, whether it be the vac truck of backhoe and giving to Danny Hutchison and possibly doing this two times per year. Commissioner Brelia suggested to select a date and advertise it ahead of time for residents to be able to get it to the street

**Community Outreach/Code Enforcement** Amanda Weaver gave the following report:

- Working on conversations with Caroline Council of Arts about bringing public art workshops to Greensboro, maybe once a month free of charge.
- Working with Katie from Eastern Shore Crisis and Response Resource Helpline to get families that need those resources set up with her.
- Food Pantry – Cathy Spencer runs it a lot of the time and we are serving about 60-110 families per week.
  - Started picking up donations from Dollar General, which is great because now we have milk and juice.

- Tomorrow is the Coat Drive at the Community Hall from 10 am – 1 pm and 4 pm to 7 pm. If you have extra jackets, we can always use kids' jackets. Christina brought a lot of jackets today.
- We had a Halloween contest with houses and cute pictures. The costume winner was Edna Castana, and scariest house was the Zimmers on Main Street, the house with the teeth. The best Halloween scene went to Travis Burke, it was orange and glowing. Each winner will get to decide where they would like a gift certificate to from a Greensboro business.
- She has reached out to State Highway about getting an update on the light. The head of State Highway in the Denton office does not have any updates. Mayor Spencer said he would also research and reach out to his contacts.
- We have worked a lot in office construction. We have been working with all five of us in one room and then moving offices. We have been cursed every day.
- Excited about the Gala for the Best of the Best. They have put a lot of work into the events. A grant was received for the Basketball program. So, the money raised from the Car Show/Musicfest can be put aside for park equipment for Jesse Sutton or possibly a handicap accessible concrete bathroom. There are solar grants we are looking into.
- Whoville – working on that now and every weekend. Thanks to Kenny Burk and Billy Biddle and a citizen named Eric who has been a really great help. We won't have a Santa Claus, but we will have the Santa Hut set up. Maybe next year we can have some Santa suits. We did get a big mailbox for Letters to Santa.

GVFC – nothing

## **Public Comment**

Dana Price

- Lead pipes – she will wait for more information on the lead pipes. Asked if letters have been sent out.
- Lennox – concern about stray dogs. Her dog has been bitten. And she is concerned her dog will hurt another if it comes into her yard. Her question is what can she do?
- She investigated and had more information from NIH about the fluoride but said she will email it to Tammy.

Kim Ernest

- Is the town billed per year or quarterly basis for Susquehanna? Answer was Monthly.
- Historically has there been a deficit or surplus? The answer was deficit because we did not get grant funds for several reasons, which is why we wanted to switch.
- She asked if there is a reconciliation process between the resident bills and the actual usage. The answer is that there is no reconciliation like that because it is a flat rate.
- She was trying to see how the increase came about. Mayor Spencer explained that there were only two bids, and one was the current contractor who we were terribly unsatisfied with. The second bid was significantly higher which caused the increase.

- Everyone has a base of 12,000 gallons per quarter. Many are significantly lower so shouldn't that create a surplus for the people that are over? Mayor Spencer said that typically there are more people under the minimum usage than over. No – there is no surplus.

Robert Mantell

- Asking for more enforcement of the Stop sign at Academy and Wood Duck or to remove the stop signs and install some speed bumps.
- The quality of life for him and his neighbors is being affected.
- Chief Trams said that when Caroline deputies are on duty, he will request that they spend some time in that area.

Tim Dalton

- There are two people in his house and his bill is \$400.
- Spoke of the surplus theory that Kim Ernest was discussing.
- He has a leak and has contacted the landowner about that and electric and mold issues, but he refuses to do anything about it.
- His wife has liver cancer and cannot afford the water bill.
- Commissioner Brelia explained that we cannot make the landlord fix everything with the house but did suggest going to District Court.
- Mr. Cunningham also explained that we cannot condemn a house, and we are not licensed/certified to identify mold.

Vanice Myers – President Greensboro Historical Society

- This Saturday, November 9<sup>th</sup> at 2 pm. they have an event called the History of Castle Hall at 16070 Henderson Rd, Goldsboro, MD by Bob and Lisa Mosser with a Tea and Talking tour. The tour will cost \$5. Bring a warm jacket because most of the tea party and refreshments are outside.

### **Council Remarks**

Commissioner Robinson

- Shout out to Greensboro Elementary School's Running Club. They did a 5K Harvest Run Event on Saturday and they were the only school who sold their apparel and raised \$242 to be donated for Cancer. Mr. Cunningham's children and her granddaughter participated, and they made us very proud.
- She said that Council can take correction and suggestions, but disrespect is not necessary. We are all one community and respect does not cost anybody anything.

Commissioner Noon

- He agreed with Commissioner Robinson in the need for respect. He feels that everyone has good valid points, but they are not presented in the best way.
- He would like to start a group for Cancer survivors in Greensboro, as he is a survivor. It would be good to talk to people who have gone through it or are going through it because no one understands it like the one going through it. He would like the group to start in

January for an outlet for people to talk. Mayor Spencer also said that he is a cancer survivor and that his family lost a son at a very early age.

- Chief Trams said that he is a two-time kidney transplant recipient, and he goes around and talks to people on kidney dialysis and those in the process of the transplant. Perhaps they can work together with the group.

#### Commissioner Harrison

- He thanked the employees and everyone who has been helping work on moving and having to put up with all that is going on. He also commended everyone for hanging in there and doing their jobs.

#### Commissioner Brelia

- Expressed that he gets frustrated but understands that the public has the best intentions, but it is exhausting.
- He also thanked everyone for putting up with the unsteadiness of everything and to remember to take time for themselves.
- He asked Mr. Cunningham about getting the water tested directly from the ground in reference to the fluoride so that we can start talking to Susquehanna about reverse osmosis or other avenues to address the issue and prepare to budget for.
- Dana Price said that reverse osmosis is very expensive, and she has checked into it and other options. She will email Mrs. Kelledees what she has.

#### Mayor Spencer

- He said much of the rhetoric that goes around town must stop. The town employees are scared to come to work every day because of the threats made to fire them and saying that they are dumb and do not know what they are doing.
- He is willing to talk to anyone who has good ideas because we all want betterment, but we must be able to trust that the person we are talking to will repeat the truth. Spreading rumors and lies is not the way to move forward.

***Motion made by Commissioner Noon and seconded by Commissioner Robinson to move to executive session to discuss personnel matters and obtain legal advice at 7:44 pm. All in favor.***

No decisions were made in the closed session.

Closed sessions adjourned at 8:45 pm.

Respectfully submitted by Dawn Parks