



**TOWN OF GREENSBORO  
TOWN COUNCIL MEETING  
MEETING HALL - 111 S. MAIN ST.  
February 20, 2025, AT 6 PM**

In attendance were Mayor David Spencer, Commissioner Harrison, Commissioner Robinson, Town Manager Tammy Kelledees, Chief of Police Lenox Trams, Public Works Supervisor Brandon Cunningham, Community Outreach/Code Enforcement Officer Amanda Weaver.

The residents in attendance were Cindi Harrison, Cathy Spencer, Kenny Burk, Chris Mason, Paula Turner, Jum Burce, Sean Carr, Erin Eates, Debbie O'Bryhim, Doug Morley, Bonnie Shively, Jason Ernest, Kim Ernest, Sharon Dillard, Terri Christopher, Connie Connolly, William Schaffner, and Tysheeda Mumford.

Meeting called to order by Mayor Spencer

Pledge of Allegiance

Invocation by Pastor Bonnie Shively

Mayor Spencer announced that even though there are only three members, there is a Quorum.


***A motion to approve the 1/16/25 minutes by Commissioner Robinson and seconded by Commissioner Harrison. All in favor.***

Shannon Hannawald gave a presentation for Endometriosis Awareness Month.


Kim Ernest spoke on water/sewer bills

- Met with Mrs. Kelledees about the discrepancies and found that the reporting from software does not match the billing. It was explained that it is data from what was billed, and the individual bills are correct, and readings are correct. Working on finding out why the report was wrong.
- She can't go forward without more accurate information
- The other part she speaks about is the surplus on people under the base of 12,000 gallons. She came up with a surplus of \$157,000. She took the base rate for water

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

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and divided by 12 to get \$7.72 per 1000 gallons for water and \$12.94 per 1000 gallons for sewer. Then took usage and multiplied to get figures for 2 quarters.

- Mayor asked if they were being overbilled – she said no but she has figured the difference as if they were paying for usage.
- Still putting data together for expenditures and contingency. Mrs. Kelledees feels 10% of revenue for contingency. So, Mrs. Ernest feels she can come up with a figure.
- Mayor Spencer said that from the information from DBF, the bill would be higher for less usage than it is now to come up with the cost needed. Town Attorney Ryan said that there were 3 tiers. Mrs. Ernest would like a copy of the charts.


**Town Manager** Mrs. Kelledees gave the following for the departments:

- Working on budgets. Went over general funds at the last workshop.
- On 2.19.25 several employees went out to the groundbreaking at Kinnamon Meadows. Starting construction today. DR Horton purchased 28 properties to start with the construction plan of 4 new homes per month.
- DR Horton did confirm they would be putting up a white vinyl fence along the properties on Bernard. The mayor asked Mrs. Kelledees to identify those properties and send out a letter.
- Last night IT notified her of a breach in one of our Microsoft 365 accounts. They got into our Truist account. No funds were removed from the account. Our hacker seems to be out of Singapore.
- Constant yield rate information has been given to the council for review. This is what the council will set for property tax rate.
- **Planning and Zoning -**
  - Had a meeting regarding 702 W Sunset and solar panels. The board gave a favorable recommendation for the board of appeals. The hearing will be on March 10, 2025, at 6 pm.
- **Community programs –**
  - Basketball program
  - Autism Awareness event with several organizations that are scheduled to attend with interactive activities

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- Website is constantly being reviewed and updated
- Car show/Musicfest partnership with radio station and securing vendors and food trucks
- Grant research for funding for various programs
- **Public works –**
  - MD version of OSHA received a complaint and came out to inspect. Nothing major, just nitpicking on warning labels and safety data sheets. Mr. Cunningham spent a lot of time putting that together. He has met all requirements and then some. Mayor Spencer asked if there was a basis for the complaint and there was no information given on the complaints.
  - Worked on PW budget
  - Snow removal
  - Oversaw the generator being installed for municipal building.
- **Police Department**
  - Several fraud cases investigated for Truist
  - Positive outcome for child sex assault case and Mrs. Kelledees thanked Chief Trams for his part in that investigation

**Public Works** – Mr. Cunningham needs approval for East Lift Station. The pump tore up and even though it is under warranty, it is prorated so only 25% is covered. To repair would be \$8344.95 and for new (with the discount) is \$8882.17.




***A motion to purchase a new pump was made by Commissioner Robinson and seconded by Commissioner Harrison. All in favor.***

**Town Attorney** Lyndsey Ryan – none

**Public comment**

- **Chris Mason**
  - Thanked Brandon for the snow removal
  - Welcome to the new officer and he is sure Chief Trams made a good pick but does have a question about if we are keeping sheriff's department.
  - YouTube channel is TOGMDFCM as well as another page that has been created and they are doing good at getting information out to residents.

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## Old Business – none


## New Business

- New police officer SGT Jeff Adams, Chief Trams introduced him as an 18 yr. veteran who has a K-9 named Mosley who is a Chocolate Lab (tripod – she had cancer and had one leg removed) but is still active. There is a possibility of having her continue her career here. After 80 hours of riding around he will be on his own. Official meet and greet for SGT Adams will be forthcoming.
- Speed camera – submitted all required permits and design to speed camera company and are waiting to hear from State Highway Administration in Chestertown – They said it would take 3-4 months for it to be finalized.


## Relocation of PD

- 2 options
  - Have the PD take from the wall at the front council seats to back and to add/remove a couple walls. We already have security and IT here. Took into consideration of taking in prisoners as well as office space. This would be taking out the food pantry and moving it to historical society.
  - The Police Chief proposed going to the other building. The front side of the building of public works was formerly the Police Department before moving to the current building. His proposal is to relocate to the old Police Department in front of Public Works. He plans to fully staff with 4 officers which the building down there would be better for. In doing a cost analysis, to move into this building it is not handicapped accessible. Public Works building is already accessible. That building is fully open. He has given a diagram as it was before and wants to mimic that. There was talk of an evidence room and IT, all have been added to Public Works building and he feels that the open space would be easier to make their own. Talked to Public Works and they have three bay doors and eventually they could use one as a sally port.
  - In doing quick math it would cost about \$14000 to stay in the current building and about \$43,000 to go to the other building. These are very preliminary figures.

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- Mayor Spencer suggested adding on to the municipal building
- Commissioner Harrison suggested grants
- Funds from the sale of the office at 113 S Main can be used
- Will need to engage with the historical society

Kim Ernest asked about the sale of the old Town Hall, and it was said the meeting is set for March 6, 2025, at 6 pm.

### **Council Remarks**

Commissioner Robinson thanked Public Works for the school parking lot getting cleaned and that Commissioner Noon is not here because his mom had surgery and sending prayers and well wishes.

Commissioner Harrison also thanked Public Works on their snow removal job.

Mayor Spencer said that Commissioner Breliia would have been here but had to go in to cover for someone.


Reminder basketball program still has slots open, and anyone interested should see Brandon or Amanda

***Motion made to adjourn the meeting made by Commissioner Robinson and seconded by Commissioner Harrison at 6:58 pm.***


Attorney Ryan said there would be no closed session until the next meeting when Commissioners Breliia and Noon could be there.

Respectfully submitted by Dawn Parks

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