



**TOWN OF GREENSBORO
TOWN COUNCIL MEETING
MEETING HALL – 111 S MAIN ST
MARCH 20, 2025, AT 6 PM**

In attendance were Mayor David Spencer, Commissioner Bob Harrison, Commissioner Joe Noon, Commissioner Christina Robinson, Town Manager Tammy Kelledes, Chief Lenox Trams, Public Works Supervisor Brandon Cunningham, Community Outreach/Code Enforcement Officer Amanda Weaver, and Town Attorney Lyndsey Ryan.

Residents and others in attendance were Cathy Spencer, Cindi Harrison, Sharon Dennis, Sandy Hayman, Chad Dean, Sean Carr, Erin Eates, William C Schaffner, BJ Tarr, Chris Mason, Kenny Burk, Pastor Doug Morley, Lisa Moser, Bob Moser, Paula Turner, Jason & Kim Ernest, Tonise Marshall, Kevin Terry, Marian Garey, Robert Taylor, and Leva Taylor.

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

Pledge of Allegiance


Invocation by Pastor Doug Morely of Greater Impact Church

Approval of minutes.


Commissioner Robinson made a motion to pass the special meeting minutes from 2.10.25 and Commissioner Noon seconded. Mayor Spencer asked all in favor and Commissioners Robinson and Noon said yea while Commissioner Harrison said nae and that he had not received them.

Mayor Spencer asked for approval of the minutes from Workshop 2.13.25, Council meeting 2.20.25, Special Meeting 2.27.25, Workshop 3.6.25 and Workshop 3.13.25. For each of these Commissioner Harrison said he had not received them. Mayor Spencer then said some of council were having problems with their email since the compromise of the computer and asked for paper copies.

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Department reports


Town Manager –Tammy Kelledees gave the following reports:

- Trash RFP went out for 3- 3 yr. terms. The only option, as in the contract now, is trash plus landfill cost. It is easier for budgeting to have a flat fee. Accepting bids till 10 am April 14 and opening shortly after that with no pre bid meeting.
- Security breaches – Verizon – there were numerous municipalities targeted, and it was through Verizon. All orders placed were stopped by the fraud department.
 - Zoom update- investigation still ongoing – nothing back yet.
- Constant yield tax rate- that decision needs to be made. Recommending a decrease from .70 per \$100 to .68 per \$100. The mayor asked if that was what our budget is based on so far – yes. Assessed values increased so at that rate we won't lose anything, and we don't need to have it any higher than our regular revenue is. Mayor Spencer asked for the difference in .68 and .69 = \$14688. She asked when it will be decided on because it has to be recorded. After more discussion, all agreed that council is in favor of reducing the amount to .68 but will decide when the budget process is being finalized.
- Sinkhole – a claim has been filed with LGIT and discussions have been had with the adjustor. Brandon and she have had phone calls and have sent pictures, and more forms need to be filled out. No straight answer if they would cover or deny, so assuming some form of payment but not sure what. Also, not sure if they will wait until we have a dollar amount. Mayor Spencer said he was there the first day when it was discovered, and he had never seen anything like it. It was very scary and cannot thank Public Works enough and the company that came and helped us along with the state, electric company, MDE and everyone coming together. We were really concerned that with significant rainfall, we could have had a life-threatening issue. He was there today, at the invitation of the company working on it but thank you Brandon and everyone involved. MDE submitted a compliance notification for us, so everything is good to go.

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Planning and Zoning

- Kinnamon Meadows has ten building permits, and four houses are underway. The mayor said that people like to go through and look at the construction, and asked when does the final paving in reference to covering manholes happen? The final paving will happen later. Mrs. Weaver also said there is a sign that says not to access the property, so we should remind residents not to go back there for safety.

Board of Appeals – board denied solar panels, but company is appealing.


Community programs

- Food pantry is seeing over one hundred families per week. Donations from Denton Food Lion, Save A Lot and Dollar General, and Hills Hounds Rescue when available. Church groups, Girl Scouts and Lions Club have donated hygiene bags.
- Basketball is well underway with about 120 students.
- Autism Awareness is April 5 from 10 – 2 at GES.
- The pavilion is up and looks good.
- There are secured partnerships with radio stations, several vendors and seven food trucks at this point.


Public Works

- Everything is 100% completed for MOSHA
- Lot of issues with lift stations from wipes being flushed. Mr. Cunningham is suggesting maybe take a couple pictures of pumps clogged up and send to the houses on that pump station to let them know that every time it clogs it puts strain on the pump. If we don't catch in time sewage will go to river which we don't want. Town Manager Kelledes said that even though wipes say flushable – they are not and cause serious issues.

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- Mr. Cunningham said that Delmarva is steadily sending too much power through the town and when they do it sends the VFD's at East Lift station into overload, causing us to have an electrician to come out to see if VFD is not burned and see if pumps are running and not going into the creek. He has been talking to the Centreville branch of Delmarva and waiting for information after talking to the supervisor to prevent this issue. If it continues, we need to act. Each bill from Bilbroughs should be sent to Delmarva because it's their fault.


Police Department – Chief Trams gave the following report:

- Chief Trams has a hired new police officer (Sgt Jeff Adams) who is very proactive in community policing.
- Many complaints about traffic infractions in certain locations at stop signs at Wood Duck and Academy. They are heavily enforcing that area and have had many stops there, but most traffic stops are residents that live back there.
- Chief Trams let people know that there are two officers now, so they are able to answer the calls from citizens who complain about certain areas. Mayor Spencer said that he has gotten many compliments and comments on the officers being out and about.
- Discussion about the light at the bridge when going to Goldsboro and people passing on right. Commissioner Noon commented that the Chief had made an excellent pick in Sergeant Adams, and he even saw him on Sunset with a radar gun.


Paula Turner asked if the criminal cases he is investigating are anything the community needs to know, and he said there is no immediate threat, and it is involving juveniles.

Mayor Spencer asked Mrs. Kelledes about a budget and the cost for the moves that are being discussed in reference to the food pantry, Police Department, Historical Society and Town Hall. There was discussion on the layout, MD Food Bank assistance, and the reason for the Town Hall moving into the Police Department. Also discussed were the requirements that the PD must meet to stay in compliance. Commissioner Harrison referenced the meeting on 2.20.25 where it

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is stated that we are early in planning and that we will have another meeting to hear from the public. This is around the 40-minute mark. Commissioner Noon expressed his frustration with communication and the disrespect that comes from the citizens and the way they talk to the staff. He said everyone is in this, the council, and residents, because they love the town. All of the council wants to be sure we are doing the right thing for all council, departments and citizens. He also said it will be difficult for us not to utilize the Historical Society because we need space. There was more discussion on the topic with Commissioner Robinson stating that she must remain neutral because she is on the board of the Historical Society as well as the council and that all the details were to be worked out in a smaller meeting with representatives of each. The mayor asked Mrs. Kelledees if she and staff, along with representatives of the Historical Society, could get together for a meeting and come back to the council.

Mrs. Ryan asked the mayor to remind the public to be mindful and respectful and if you want to make a comment, please sign up. This is not a question-and-answer period.


Greensboro Historical Society

Charles Dean spoke, thanking the council for the opportunity to speak and demonstrate support for the museum. He introduced himself and gave his attributes and history.


He produced the original lease document for the Weaver building and feels that the town has long endorsed the continued existence in the Greensboro Historical Society but also in the Weaver building.

Mayor Spencer apologized for the lack of communication and spoke about his conversation with Mrs. Garey back in August. He asked Mr. Dean if the Historical Society were asked to move, if they had any place in mind and how long it would take to accomplish the move. Mr. Dean said that they do not have anywhere to go.

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Public comment

William Schaffner – Greensboro (over 40 years)

- Thanked commissioners, Mayor and people of town to allow GHS to occupy the building for the last 5 years and is asking to approve the lease for 5 years for more.
- Feels the food pantry should go elsewhere and does not wish to disband or relocate the historical society. Not sure how the food pantry has moved up so much in the category of priorities.
- Minutes need to be posted quicker.
- Do we know the cause of the sinkhole?

BJ Tarr – Goldsboro

- Member of Historical Society since 2011. When the previous move happened, it cost approximately \$4000. There is no other viable space. Stated that “we are the history” and offered a small or nominal fee if needed and is also not sure how the food pantry takes precedence.

Mrs. Weaver asked to let the record show that the commissioners brought this to her. She did not ask to move the historical society.


Chris Mason –

- Challenged Commissioners to sit down for one hour with him.


Lisa Mosier – Goldsboro

- She agrees with Chad and the other 2 speakers for Historical Society and to say that “a generation which ignores history has no past and no future.”

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Bob Mosier – VP of Historical Society

- They own Castle Hall in Goldsboro and understand history. He is there to support Historical Society, and it is a great location.


Kim Ernest –

- She seconds everything Chris said minus how he said it.
- She would like to know when it was determined that the PD was to be grown and if it was prior to the sale of old Town Hall. She feels that there was not much thought that went into growing the PD then Town Hall taking over the space. Suggested empty building next to Tenchi. Mayor Spencer said it was an emergency situation when TH moved to the PD.
- Her understanding was the mold and asbestos was limited to 2nd floor and the employees should have moved to the 1st floor. Mayor Spencer said we had professionals come in and their guidance was to leave the building and that the cleaning disturbed the asbestos. Commissioner Robinson also said that the Police Department was already budgeted for three officers. Mrs. Ernest is in favor of keeping Historical Society where it is.


Marian Garey - lived here for 52 years and husband has been on council.

- She is a member and history is very important.
- Moving is not a simple thing and is very difficult.
- People have given things to them to preserve that are dear to their heart.
- Disappointed in the way this has been handled, and hope to keep the museum where it is, and if we do have to move, they hope for our help.

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Old Business – nothing

New Business – Resolution 2025-r-01 Hazard Mitigation – not in packet – tabled to next meeting.

Constant yield rate – already talked about

Discussion **Cherrywood Solar** – Mrs. Ryan said the town entered into an agreement in 2018-2019. After discussion, the council asked that she revisit the MOU about the annexation of the property. She agreed and will bring it back to the council.

Town Council Remarks


Commissioner Robinson – she hopes that we can find ways to better communicate and has tried to keep people posted as to what we are doing. The council has been making decisions based on the information that they are given about the best decision for the town. We live in the community and are just as much invested as you are. She hopes that, moving forward, we will be given the benefit of the doubt and people will come to us or email if there is an issue you question and are not getting information from one source or another before assumptions are made and before disparaging remarks and anger sets in.

Commissioner Noon – things will get better he promises. There will be new elections in November and hopes to get good, qualified people.


Commissioner Harrison – thanks to everyone who came out to support the Historical Society and we value your opinion. Sorry things got heated but sometimes that's what we need to do to hear the people and voice their opinion.

Mayor Spencer - 70 years here in Greensboro. He broached the topic because he did not like how it was going, and he was not there for the discussion when we thought we had a plan. Doesn't want to be left out of the process and feels the town is also left out of the process. If there is a way to move offices without disturbing the Historical Society, that is the ultimate goal. He is not against the food pantry and wants to see it prosper. Need the town office and we are

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obligated to have a Police Department. How do we make it fit? We need to slow down. He asks council their feelings. Commissioner Harrison says we still need discussion but feel it is our duty. Commissioner Robinson said, yes, we still need discussion. The mayor said he would like to see members of the council and the Town Manager sit down with the Historical Society for discussion. After that input bring back to the council. He asked Mrs. Kelledees and Commissioner Robinson and whomever staff and Historical Society meet and bring back. All of the council agreed to this.


Motion to adjourn and move to closed session to discuss personnel made by Commissioner Harrison and seconded by Commissioner Robinson at 7:20 pm. All in favor.

Closed session began at 7:26 pm and concluded at 8:36 pm.


Personnel action taken.

Respectfully submitted by Dawn Parks

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