



**TOWN OF GREENSBORO
TOWN COUNCIL MEETING
MEETING HALL – 111 S MAIN ST
APRIL 17, 2025, 6 PM**

In attendance were Mayor Dave Spencer, Commissioner Brelia, Commissioner Harrison, Commissioner Noon, Commissioner Robinson, Acting Town Manager Jaime Fowler, Public Works Supervisor Brandon Cunningham, Chief Lenox Trams, Town Attorney Lyndsey Ryan and Billing Clerk Dawn Parks.

Residents and others in attendance were Cathy Spencer, Cindi Harrison, Pastor Doug Morley, Kenny Burk, Chris Mason, Kim Ernest, Jason Ernest, Amanda Weaver, William Schaffner, Jim Pratt, Donna Clay, Terri Christopher, Paula Turner, Leva Taylor, Robert Taylor, and Kevin Parks.

Mayor Spencer called the meeting to order at 6 pm.

Invocation by Pastor Doug Morely of Greater Impact Church

Critical Area Ordinance Update

Charlotte Shearin and Michael Macon – representatives from the State of MD – gave a presentation on the Critical Area Update. The purpose is to bring the town up to code with state regulation, which should be updated every 10 years. Mr. Macon used a model ordinance and updated to existing municipalities and jurisdictions. There are a couple places where a decision needs to be made to adopt provisions/ opt in. Mr. Macon said there are only two places. The first is on page 31 for a pier provision, for example a concert venue or restaurant. The next page 39 allowing for accessory dwelling units, such as in-law suite on a property within resource conversation area. Most of the documents are just updated with terminology, language and definitions. Attorney Ryan said we can introduce as written or wait until next time to decide. Discussion on structures on piers and renewable energy.

Mayor Spencer reads Ordinance No. 2025-O-1


AN ORDINANCE OF THE TOWN OF GREENSBORO TO AMEND SECTION 3 OF THE GREENSBORO LAND AND DEVELOPMENT ORDINANCE TITLED, “DEFINITIONS” AND SECTION 17 TITLED, “CRITICAL AREA OVERLAY DISTRICT” TO COMPLY WITH RECENT AMENDMENTS TO THE NATURAL RESOURCES ARTICLE

Introduced by Commissioner Noon and seconded by Commissioner Harrison. All in favor of the introduction. Public hearing to be scheduled.


Amanda Weaver – Community Concerns

- Likes that Pastor Doug started with “respond to our community in a responsible way”

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- She would like everyone to use microphones, including at the podium, and to have the same practices for everyone.
- Small inconsistencies, in the public eye help people know they can't trust behind the scenes.
- Concerned about the budget because the charter says the mayor should know all but refers to others.
- How are finances being managed and what mechanism will be in place to get budget and finance obligations under control?
- On 2.15.24, updating the charter was paused. It was stated that Attorney Ryan stopped it due to verbiage, but she said no. When will we start updating the charter again because it is extremely important? (Including simple language to be changed)
- Since 2022 the police vehicles were to be marked. It was voted on and should've been done. She feels ghost lettering should be done for vehicles to be easily recognizable for children and residents.
- She spoke of being accused of spreading rumors and would like council to know that she was not the one, and that there are people coming to her now and telling her things no one should know.
- Concerned that we are looking at hiring Amber Korell or Jeanette DeLude and asks that the council not hire past employees for the new future of our town. Also respectfully suggested that the mayor not sit on the interview panel because the Town Manager reports directly to him and the council but feels the mayor should have input in the final decision of the Town Manager. Separation will help maintain impartiality and transparency and avoid perceived bias and reinforce trust in the process.
- She would like the council to respond to everyone or no one and will be back next month for answers/comments about her concerns.

Motion to approve minutes from the following meetings was made by Commissioner Robinson (after clarifying that some council members were having trouble getting into their email and that is why these are behind). Motion seconded by Commissioner Harrison. All in favor.

Special Meeting 2.10.25

Workshop 2.13.25

Council Meeting 2.20.25

Special Meeting 2.27.25

Workshop 3.6.25

Workshop 3.13.25

Council Meeting 3.20.25


Workshop 4.3.25

Department Reports


Acting Town Manager Jaime Fowler gave the following report:

- Julie Porter is now full-time and is taking over the role of Code Enforcement
- Jaime Fowler and Julie Porter will oversee the Fishing Derby/Kids in the Park Day

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- Followed up with LGIT about coverage for the sink hole/erosion on N Main
- Set up a meeting with Chad Dean of the Greensboro Historical Society. Also attending will be Commissioner's Brelia and Robinson.
- The Town Manager is posted on Indeed, Facebook, MML website and our website. We are working with other towns to get interview questions.
- As suggested, we have reached out to a CPA to assist us with the upcoming budget and the past audits of FY23 and FY24.
- The fence at Kinnamon Meadows is being built behind Bernard Ave. Mr. Cunningham has been in contact with the contractors to make sure it is in the correct spot.

Commissioner Noon thanked Ms. Fowler for the continued correspondence with the council.

Chief of Police Lenox Trams gave the following report:


- K-9 (Mosley)– information was provided to council including itemized. He asked if there were any questions.

Discussion on the following:


- Mosley being retired from Federalsburg and they are responsible for medical bills.
- If reinstated – who is responsible?
 - Per Chief - The previous agency relinquishes responsibility, and the new agency takes on
- We have heard the Sheriff's Department is looking for dogs. Chief Trams confirmed that the county has asked the Task Force to fund two dogs and two officers, which was approved. There is currently one dog in the county and one in Denton.
- Concern at age and medical bills that may occur, and what we are responsible for
- Attorney Ryan said if we feel she is serving beyond her useful life, there is a requirement for cost of up to \$10,000 which is not out of pocket but is reimbursable.
- Talbot county has called recently for an assist with Caroline's K-9 as well in Marydel. Discussion on restricting the radius that she would be able to assist when on duty to assure that she would be close to our Town as this is where she and Sgt. Adams are.
- The K-9 is already included in the FY26 budget
- Sgt. Adams would like to know if she can be brought on to work now or if she needs to wait until July for the beginning of FY26.
 - Sgt. Adams was asked to speak of his experience of stops he has had in town. He replied that there were numerous times that he could have used her. He also said that she has a clean bill of health, and she is a workhorse and was a god send down south.
- Commissioner Brelia explained that he is not against the K-9 but is against it for right now. If we had a bigger police force it would be more beneficial. He feels that we would be getting even less coverage because she would be utilized in other towns as needed.

Open public comment in reference to K-9

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- Chris Mason said there was a public poll on Facebook (of over 500 people) where 70% of the voting people on the page wanted the K-9.
- Leva Taylor spoke of drug activity and feels that having an officer and dog can make a difference in our town, and possible neighboring towns.
- Kevin Parks – We have a lot of drugs in the area, and he is afraid that the Sheriff's Office will try to hire Sgt. Adams and Mosley from us.
- Amanda Weaver clarified that the poll that Chris Mason was speaking of consisted of 35 people on the page to equal the 70%. As a resident she doesn't see the need to have a dog and doesn't feel it will help. She also feels that the County covers a lot of the drug issues.
- Chief Trams explained that Mosley was not "retired" due to age.
- Sgt. Adams said he did not retire her due to age or performance. It was because he was her handler and knew he would be seeking other employment and did not want the other police agency to take her.
- Kim Ernest said that the polling that equaled 35 people is better than the participation in the past and they are taxpayers as well.

Motion made by Commissioner Noon to hire dog for 2 months until the July budget is approved. Motion seconded by Commissioner Harrison. Commissioner Brelia responded Nae. All others Yea. Motion carried.

Town Attorney Lyndsey Ryan gave the following report:

- Her assistant is handling the 32 applications and resumes received for the Town Manager position.
- She received a petition for additional review for HALO for the solar project in town that was denied. She asked if HALO would agree to a stay, and they agreed over the phone. She will need to draft the stay to give additional time for the Board of Appeals to get written findings. Then it would start 30 days later. We will eventually have to talk about that and what the town's position will be as for the defense of that.


Old Business

- 300 N Main - Mr. Cunningham – Installed a 30" storm drain but no SHA pipes were connected at all. Installed 90 loads of bank run, 6-7 loads of rip rap and installed a couple manholes. LGIT is paying \$25,000. The total cost is about \$118,000 and we are working through the permit process.
- Evidence room mold – years ago the roof was leaking so there was a tin roof put on. There is mold in the evidence room. Capital Property Recovery came out and said the mold is currently dormant but needs to have something done soon because of the warm weather coming and it will grow. They have given us a price to cut out the drywall, remove insulation and do the remediation for \$1846.


Motion to approve up to \$2500 to fix the evidence room made by Commissioner Robinson and seconded by Commissioner Brelia. All in favor.

- **Resolution for Hazard Mitigation Plan** - read by Attorney Ryan

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Resolution 2025-R-01

A RESOLUTION OF THE MAYOR AND COUNCIL OF GREENSBORO ADOPTING THE 2024 CAROLINE COUNTY HAZARD MITIGATION PLAN AS THE HAZARD MITIGATION PLAN FOR THE TOWN OF GREENSBORO.

Attorney Ryan commented that if we were to need funding through FEMA or MEMA, we must have this in place. A copy of the plan is on the Caroline County website.

Motion to approve as read by Attorney Ryan made by Commissioner Noon and seconded by Commissioner Harrison. All in favor.

- **Constant Yield Tax Rate**

Current tax rate is .70 but current constant yield tax rate starting July 2025 is .655. If the intention is to raise above current of .70 there is statutory advertising that has to be done. Mayor Spencer said the proposed budget is based on .68 tax rate. When more finalized budget and are ready to set the tax rate we can finalize at the same time as we do the ordinance adopting the budget.

Trash bids

Mr. Cunningham said that on 4.14.25 there were two companies present but only one bid. Republic did not bid. Craig from Bigg Tyme did submit a bid for the price of \$19.89 per month for the first year, \$20.11 for the second year and \$20.32 for the third year per residence.

The current rate is \$19.50 per dwelling


Town pays \$13474 per month and \$161694 yearly

Breakdown - town covers the balance not paid by residents of \$24876 per year


Including 1st phase of Kinnamon's – if approved, town would cover \$29248.92 per year. His recommendation is that Bigg Tyme has been good to us. The trash can issues have been fixed as well. Mayor Spencer summarizes that the cost would be \$161694 yearly for trash collection. New bid goes up .39 per house and we are not raising residents' cost, and the Town will continue to pay the difference.

Motion to accept the bid from Bigg Tyme Trash bid \$19.89 per mo. For the first year, \$20.11 for the second year and \$20.32 for the third year made by Commissioner Robinson and seconded by Commissioner Harrison. All in favor.

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David Castle – Sunrise Solar – His company has helped several towns, such as Perryville, to save money on their budget. They are a Chestertown company who has been in business for 15 years. This is a way investors can build a solar system for their town with no cost to the town and can reduce some operating costs. If amiable they can do a study. Commissioner Noon said he feels we have too much solar around us right now. Commissioner Brelia said it would be a good idea for carports. Mayor Spencer said the council feels this is not a time for this.

Public Comment


- Pastor Morley –
 - EE25, on April 20 from 10-1. Will have egg hunts, games, inflatables, crafts, face painting.
 - He is also inviting the town council to the National Day of Prayer on May 1 at noon at the courthouse in Denton. This was started in 1975.
- Chris Mason – questioned 113 S Main being allowed to rent. Ms. Fowler said she contacted the owner and let her know that she cannot rent. We have signed documents that they understood when purchased, and they understand she can't rent until we have documentation that the mold/asbestos are taken care of.
- Amanda Weaver –
 - reiterated that not everyone on that page (Facebook) that votes is a resident of Greensboro.
 - Several members of the halfway house are registered sex offenders. Originally there were to be no sex offenders, but it has since changed hands. She asks if there are any restrictions we can put in place. Chief Trams said he knows that they must register with Caroline County but will find out if we can do that. Attorney Ryan said that the property used special exception use and if approved for a use and not using for that scope, we may be able to do something
- Bill Schaffner –
 - Good to see Commissioner Brelia back
 - He would like reports presented to the council available for the residents. After some discussion Commissioner Noon said we will work on getting the packet online with the agenda
- Kevin Parks – showed the commissioners pictures from 2020, when he flashed the chimney on roof, that there were many screws that were not actually attached to anything and if they are not fixed then the roof will continue to leak and there will be more mold problems upstairs. Suggested to get someone with oversized screws with bigger washers to fix.
- Donna Clay –She is very happy with the fence installed behind Bernard, where it is placed and how it looks. She thanked everyone for staying on that issue.
- Kim Ernest – asked for clarification on rates for trash service – Will residents' price be raised for any time of contract? Mayor Spencer said we can't promise but the Town has not been passing fees along.

Council Remarks

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Commissioner Robinson said that April is Autism Awareness month. The event was last Saturday, and she thanked those who came and to Amanda for all the work that was done. It was an awesome event, and she is thankful to everyone who came. The vendors were excited, and she is excited about growing the event in the future. Hope next year to see more faces.

Commissioner Noon said he was involved with the Autism Event as well and wanted to thank his wife, Melissa. Thanks to Mrs. Harrison for helping and coming. It was great to see the vendors and it was great networking.

Commissioner Harrison thanked Jaime, Dawn and Julie. He also told Brandon he had an excellent time playing with kids, and it was a great leadership.

Commissioner Breliia thanked everyone for thoughts and prayers, and he is taking one day at a time.


Mayor Spencer reminded everyone that the town has been working on the Fishing Derby /Kids in the Park Day on May 17. Thanks to town staff for all the hard work.


Motion made by Commissioner Noon to close regular meeting and move to executive session which was seconded by Commissioner Harrison at 7:25 pm. All in favor.


The Executive Session began at 7:25 and closed at 7:53. No decisions were made.

Respectfully submitted by Dawn Parks

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