



**Town of Greensboro
Town Council Meeting
May 15, 2025**

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

Residents and others in attendance were Kenny Burk, Cathy Spencer, Cindi Harrison, Kim Ernest, Jason Ernest, Kris Lee, Amanda Weaver, Chris Mason, Pastor Bonnie Shively, Donna Clay, Jim Pratt, William Schaffner, Sean Carr, Erin Eates, Terri Christopher, Kennedy Thomason, Paula Turner, Vanice Myers, Kevin Parks, Gerald Franz and Robert Moser.

Mayor Spencer opened the meeting at 6 pm.

Pledge of Allegiance

Invocation by Pastor Bonnie Shively of St. Paul's United Methodist Church

Kim Ernest spoke on the Sale of Town Hall at 113 S Main

- She had emailed council questions on the sale on 4.22.25 and listened to the 2.10.25 meeting and public hearing on 3.6.25

She has the following points from her notes

- offer 1 full asking price \$184999, close 2.21.25 – council held off for three weeks so that couldn't happen. They wanted inspections and needed to obtain lending.
- offer 2. Brenton – represented both seller and buyer, offer of \$165K with no inspections. Though it could be countered to \$175000.
- offer 3. \$184999 – then to \$191000. Buyer wanted as a residence with only mechanical and structural inspections.
- She reiterated previous minutes of council discussion from minutes.
 - Did the sale price money go to water/sewer reserve and debt?
 - What happened in between?

Mayor Spencer said that we did have three offers but the two highest fell through, which left us with \$165000 cash offer. In reference to the ordinance at the 2.10.25 meeting was to introduce it to be able to sell it, not for a specified amount. Mrs. Ernest again questioned what happened in between and the difference of \$26,000. Attorney Ryan said that the council should have said that from the time of introduction to passing that the first offer was withdrawn due to lending

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issue. Mrs. Ernest asked about how the money was spent and if it was spent as was said in previous meetings, but Mayor Spencer said it depends on the budget and council decisions, and to ask at a later date.

Amanda Weaver –

- She said it was voted on that the proceeds from the sale of the house would go for debt reduction. Where is the disconnect? She feels the Open Meetings Act has been violated.
- She asked about answers from the last meeting. Answered questions – what we are doing/updating the charter. Not a simple process and hopefully we will be able to work on it in the upcoming year. Secondly, when are the police vehicles being marked. The answer is in the next couple of weeks. The answer to her question of who is handling operations/finances until a new town manager is hired was that the deputy town manager and billing clerk are working together and with a CPA to get the FY23 audit straightened out. She replies that the charter says it is the mayor responsibility. He said he has been working with them also.
- Rebecca told her the town was looking into purchasing the building on Mill Street. No one in the council has heard that.
- What is the plan on moving PD and historical and will there be a public meeting on moving the historical society? The mayor replied that the Historical Society is on the agenda for later so maybe that will come up during that time. She asked if there was going to be a meeting with the public. Attorney Ryan said that the council discussed that before having a vote on moving the historical society or spending any money it would be on the agenda, but we are not prepared to do so at this time but prior to, there will be time for public comment.
- New Town Manager – will there be a public forum or any of the public on the panel? Mayor Spencer said that this is a personnel decision and will be made by the council. Mrs. Weaver then asked if the public input is relative? Commissioner Brelia said that public input is important but not part of the process. She questioned who was on the panel for interviews. Attorney Ryan said that prior to hiring or onboarding we can inform the public about the process and how they were hired and the panel. There were 36 applicants, and we conducted interviews.
- Mrs. Weaver said to Chief Trams that she looked forward to seeing the lettering, thanked Jaime and Dawn, and told Mr. Cunningham the parks look great.

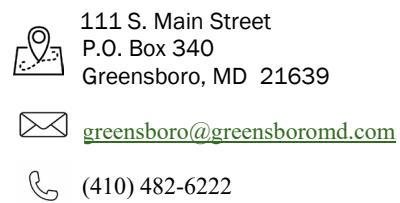
Approval of minutes

Motion made to approve the minutes from the Town Council meeting on 4/17/25 made by Commissioner Noon and seconded by Commissioner Harrison. All in favor.

Motion made to approve the workshop minutes from 5/1/25 made by Commissioner Brelia and seconded by Commissioner Robinson. All in favor.

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Motion made to approve the special meeting minutes from 5/8/25 made by Commissioner Harrison and seconded by Commissioner Noon.

Motion to approve the amended minutes from the 3/6/25 meeting made by Commissioner Robinson and seconded by Commissioner Harrison. All in favor.

Department Reports

Acting Town Manager Jaime Fowler gave the following report:

- Met with Chad Dean from Greensboro Historical Society on April 21 with Commissioner's Brelia and Robinson.
- Business License Renewal letters went out early May and are due May 30, 2025
- May 13, 2025, conducted interviews for the Town Manager position
- Water shut offs started on 5/14/2025
- Julie and Brandon have been doing Code Enforcement:
 - 89 letters
 - 9 written citations
 - Trash is the biggest issue at the moment
- Dawn and Jaime have been working with the CPA that has been hired to review the budget and audits.
- Dawn has been learning the new sign and website which Julie and Jaime will also be learning as well.
- Dawn has been working with the county and residents regarding tax sale.
- Fishing Derby/Kids in the Park Day is this Saturday.
- The council needs to decide on the June 5th meeting if we need to make it a regular meeting as well as passing the budget, since June 19th is a holiday.

After discussion, it was decided to make the June 5 meeting a regular monthly meeting and the June 19th meeting is cancelled due to the holiday.

Town Attorney Lyndsey Ryan gave the following report:

- Update - Halo Greensboro is the company that requested a special exception application and has appealed to the circuit court. She has filed an entry of appearance on behalf of the Town of Greensboro Bd of Appeals but needs directions on how to proceed. She said she does not want to get into the Town's legal position of any benefits or detriments in proceeding with representation or not, in the public record. There was discussion on waiting for the court's decision, supporting the board of appeals, and costs. Commissioner Brelia expressed that we

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should back the decision of our board of appeals. Commissioner Noon explained that he is saying to wait because when looking at the big picture, there are other things we are going to need to pay for like the sink hole even though LGIT is paying some, we will need to pay for it also. He is not against fighting but is looking at the bank aspect.

Motion was made to support the appeal and allow the Town Attorney to enter the paperwork made by Commissioner Brelia. Commissioner Robinson seconded the motion. Commissioner's Noon and Harrison voted Nae so the deciding vote goes to Mayor Spencer. Mayor Spencer agrees with the motion to allow the town attorney to move forward.

Public Works Supervisor Brandon Cunningham gave the following report:

- They have been doing code violations – there is another 20 on list
- East Lift Station cleaned, during cleaning they observed the Muffin Monster was not running correctly. The problem was found to be the Spider insert was broken and replacement has been ordered and awaiting reinstall.
- Two call outs in Goldsboro. One was a retro fit with E One. The other, they were able to pull and reset (it was clogged with a sock).
- They had had two trucks down. One with camshaft issues and the dump truck shuts off while driving or sitting still.
- The installation of storm drain at 101 Roe Street was done; the only thing left is to put down hot patch.
- Semiannual hydrant flushing has been done. He is concerned with the one on Mill Street because the adapter is not working. It was found to be an old Baltimore City hydrant, and they are working on getting the fittings replaced.
- Harold Street generator is leaking antifreeze. He is getting quotes for the repair.
- On rainy days they have been servicing equipment

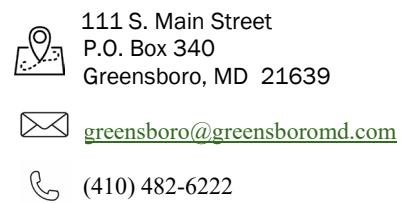
Mayor Spencer asked if our equipment has been damaged since we have started cutting grass. Mr. Cunningham said there was one yard where there was wood which tore up a set of blades. He also asked Attorney Ryan about increasing the fines for cutting the grass. She suggested that we add grass cutting to a future agenda. Mayor Spencer asked to add grass cutting to the next agenda.

Chief of Police Trams gave the following report:

- Increasing patrol checks to new houses looking for damage. Mayor Spencer suggested reaching out to the builder about security cameras.
- Mosley is working out well with Sgt. Adams. She has done six scans, five within Greensboro, which resulted in three drug arrests.

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Old Business

- Greensboro Historical Society
 - Commissioner Robinson said that she and Commissioner Brelia met with President of the Historical Society Chad Dean and feels it was a positive meeting. Discussion included:
 - Property on Mill Street that was potentially going to tax sale.
 - The library – but a new lease has been signed. They do have some space in the building, that may be a possibility.
 - The Fire Company possibly has some space. Chad said he had reached out but had not had a response.
 - Mr. Dean was going to get ideas on costs if they must move.
 - Commissioner Robinson said that they are trying to stay within the town limits and find a solution that is good for everyone, and no vote/decision has been made.
 - Commissioner Brelia said that no vote/decisions have been made which is why there has been no public hearing.

After some discussion with the council, Commissioner Noon said that we need to have the building back and need to come up with a date. Attorney Ryan said this needs to be put on a future agenda as relocation of Greensboro Historical Society, so it will be added to the June 5, 2025, agenda.

New Business

I-2 Zoning – Ordinance 2025-O-4

AN ORDINANCE OF THE TOWN OF GREENSBORO TO AMEND SECTION 10.20 OF THE GREENSBORO LAND AND DEVELOPMENT ORDINANCE TO ESTABLISH REASONABLE ZONING REGULATIONS FOR UTILITY FACILITIES

Concern about private and commercial utility facilities. It is seeking to reduce impacts of such. Removal of all renewable energy sources even for special exceptions applications. There will be no effect on the current property.

Mayor Spencer read Ordinance 2025-O-4 and asked for a sponsor. Commissioner Brelia sponsored the Ordinance. It can be voted on at the June 5, 2025, meeting if it has been reviewed by the Planning and Zoning Board.

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Public comment

Kim Ernest

- Thank Chief Trams for letting her know the procedure for getting statistical reports, Brandon Cunningham for being on site of the fire on Mill Street and assisting the fire marshal, Jaime Fowler for getting information to her, Commissioner Robinson for being onsite for the innocent family that was displaced. She asked if there is a time frame for demolition. It was said it will probably be in the hands of insurance companies. Attorney Ryan said the Town does not get involved unless there is a safety issue.
- Looked up the case with Halo and saw that there are several interested parties to support the Town.

Amanda Weaver

- Clarification that the vote on the Historical Society will happen after the public comment.
- Suggested reevaluating grass fines because the residents don't pay and the courts don't enforce

Chris Mason

- He addressed Attorney Ryan about reading his emails about changing the Ordinance. She clarified that when emails are sent to her, she tries to be helpful but also mindful of the town's budget, so she tries to forward emails to Jaime that she can answer. Offered his services if we go to court about the solar panels.
- Thanked Chief Trams for meeting with him tomorrow.
- Susquehanna is supposed to be training Brandon and one other person. He is concerned we will sign another contract and still not get anyone trained.

Mr. Bill Schaffner

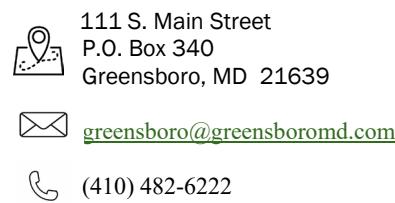
- Suggested grass cutting be on a sliding scale and hopefully the judge will do their job when it comes to court
- Historical Society – they have no options of where to move, and we are in great danger of the historical society of being relocated to a different town.
- We must fight the solar panels and make them understand that the case matters to the people of this town.

Council Remarks

Commissioner Robinson – thanked Chief Trams and Officer Adams. There was a sensitive case, where they were very patient and they handled it very well. Thanks to the community when the fire took place and that's the community we can be. She is still diligently working to find a

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solution. Difficult to work out with limited resources and funds and hopes the community can continue to come together.

Commissioner Noon – nothing

Commissioner Harrison – Reminder of the Fishing Derby/Kids in the Park Day on Saturday and we need volunteers

Commissioner Brelia – Bad weather coming tomorrow so be careful. He also asked for a because his keeps shrinking.

Mayor Spencer – nothing

Motion to adjourn and go to an executive session made by Commissioner Harrison and seconded by Commissioner Robinson at 7:03 pm. All in favor.

The closed executive session began at 7:03 pm and adjourned at 7:58 pm - no decisions were made.

Respectfully submitted by Dawn Parks

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