

Meeting Minutes

Workshop

Meeting Minutes

Date: January 8, 2026

Purpose:

To discuss various town ordinances and regulations, address community concerns, and make decisions on proposed changes to town codes.

1. Meeting Overview

Opening

- The meeting was called to order, and attendees were asked to rise for the Pledge of Allegiance.
- A moment of remembrance was held for Gerald "Jerry" Percy Gary, a former educator, mayor, and commissioner of Greensboro, who passed away on December 30th at the age of 77.

2. Key Discussion Points

A. Sidewalk Ordinance 260-1

- Discussion on the need to address cracked sidewalks and overhanging trees.
- Suggestions to change language in the ordinance for clarity and enforcement.
- Importance of maintaining a minimum standard for sidewalk repairs.

B. Excavation and Digging Ordinance 26-0-2

- Introduction of a permit requirement for any excavation activities to prevent damage to utilities.
- Discussion on the implementation of a permit fee to cover administrative costs.

C. Property Maintenance Code Violations

- Current system of daily fines discussed; proposal to change to fines every 5 business days.

- Concerns about repeat offenders and the effectiveness of current enforcement.

D. Water Leak Abatement

- Clarification needed on the abatement period for water leaks.
- Proposal to limit abatement to 30 days from notification of the leak.

E. Occupancy Permits

- Discussion on the use of licensed home inspection reports for occupancy permits.
- Challenges in enforcing tenant change notifications.

F. Water Meters for Multi-Unit Dwellings

- Requirement for separate water meters for each unit in multi-unit dwellings.
- Discussion on the cost and logistics of implementing this requirement.

3. Decisions Made

- Sidewalk Ordinance: Agreed to revise language for clarity and propose fines consistent with other property maintenance violations.
- Excavation Ordinance: Introduced with a proposal to include a nominal permit fee.
- Property Maintenance Violations: Consensus to move to a 5-day fine schedule for consistency and practicality.
- Water Leak Abatement: Agreed to limit abatement to 30 days from notification.
- Occupancy Permits: Accepted the use of licensed home inspection reports.
- Water Meters: Agreed on the need for separate meters and to draft an ordinance to enforce this.

4. Action Items

- Legal to draft revised language for the sidewalk ordinance and circulate for review.
- Legal to prepare the excavation ordinance for formal introduction.
- Legal to draft changes to the property maintenance code violation schedule.
- Legal to draft the water leak abatement ordinance changes.
- Legal to investigate legal avenues for enforcing tenant change notifications.

- Legal to draft the water meter ordinance and determine installation cost responsibilities.

5. Next Steps

- Review and finalize drafts of all proposed ordinance changes.
- Schedule a public hearing for the introduction of the ordinances.
- Continue discussions with the state's attorney's office regarding enforcement of property maintenance violations.

Adjournment:

The meeting was adjourned at 7:49 PM.

Prepared by: Cindy Yost

Date: January 8, 2026

Approved by: _____

David Spencer, Mayor

Next Meeting: January 15, 2026 @ 6:30pm
