

**Town Commissioner's Meeting
May 17, 2007**

Tax Rate Public Hearing

Attendees: Mayor Spencer, Comm. Boyd, Comm. Garey, Comm. Jones, David Kibler, Jeannette DeLude, Chief Jackson

Public Attendees: Mr. Jackson, Nick Carter, Mr. Widowson , Mr. Schaffner, Mr. Nier, Cheryl Jones, Lex Kramer, Mr. Cohee, Jim Francovitch, Caroline Farms residents

The public hearing was called to order at 630pm.

Mr. Carter stated he and his neighbors are concerned because there are a lot of houses for sale and a lot of new houses coming in and people can't afford the taxes now so how will they afford it with new assessments. The Mayor stated the town did not raise taxes the county did its reassessment of properties and that is the reason for the increase. Mr. Kibler explained how the tax assessments work. The county is divided into 3 sections and our section was assessed this period. He explained the homestead tax credit which states that your taxes can only go up 10% per year for 3 years. The tax credit only applies to owner occupied homes. The state does have a low income tax break you can apply for through the state. It will give credits for town, county and state taxes. The town has not raised taxes since 1997. Mr. Carter was advised to contact the county about the tax differential because it doesn't come close to covering those expenses and that would help the citizens.

Mr. Jackson stated his assessment went up 95% and he has done no improvements to his house. Mayor Spencer said his did too and the town has no control over the assessments. The town hopes to be able to continue not to raise taxes. He asked if there was a way to give a tax freeze for seniors over 70. Mayor stated Mr. Kibler has looked at other towns and they don't do it but we are checking into it for possibly the next budget year. Mr. Kibler state he would be more willing to give breaks on income instead of age because many seniors have a good retirement and can afford to pay. The Mayor said there are young families who also need help with their taxes.

Mr. Carter questioned the water allocation situation. The Mayor briefed him on the status and how the edu's are allocated. The developers are paying their own way it will not come from the citizens in town.

The public hearing was closed at 655pm.

The regular meeting was called to order at 7pm.

The minutes from the previous meeting were approved as submitted.

George Nier – Greensboro Supply

Mr. Nier presented a resolution asking the council to not accept the alley running through the Greensboro Supply property. Mr. Kibler stated when the grain elevators were built there was some encroachment in the alley and right of way. Mr. Garey asked if the grain elevator would be used. Mr. Cohee stated they would be using it in the same capacity. The Mayor asked if the town could accept later if others who had interest requested it. Mr. Kramer said once we pass it tonight then we would be giving up the right to accept it. Mr. Cohee stated the other properties are not affected by this. Mr. Nier said the others have a right to claim their portion even though the town is not accepting.

Resolution 2007-R-2 was read by the Mayor. Motion Garey Seconded Boyd

Boyd ó Aye
Jones ó Aye
Garey ó Aye

Mr. Shield - Mountaire Farms Attorney

Mr. Shield presented a plat of the Greensboro Supply property showing an encroachment of 1.2 feet on Harold and Cosden Street. They are long term encroachments. He asked for an easement to allow the grain tanks to remain as they are. The Mayor said he thanked G. Supply for being a good neighbor to the town and their support of the community. He said he would encourage the council to approve the ordinance. 2007-O-2 was introduced to allow the easement Survey dated April 27th 2007 presented to the council a motion was mad by Comm. Boyd to grant the easement Seconded by Comm. Jones Unanimous approval given.

Boyd ó Aye, Jones ó Aye, Garey - Aye.

Emergency Ordinance 2007-O-3 to make 2007-O-2 effective immediately was introduced and passed unanimously

Boyd- Aye, Jones ó Aye, Garey ó Aye

Public Forum

Morgan Hall – 311 Mallard Dr.

Mr. Hall asked when the street lights would be installed in Caroline Farms. He also stated a few trees have died is there any recourse? Kibler said the trees had a 1-year warranty period and that period has expired. The Mayor said we don't have a date for lights, the power company schedules that but we have put in the request. Mr. Hall was advised he could contact Delmarva Power for a schedule.

Police Report

Caroline Farms

Chief Jackson presented a map of Caroline Farms and a recommendation from himself and the fire dept as requested by the council. See attached.

Chief Jackson and the fire dept. did a drive through at the development and did an impromptu presentation for the residents to show them how much room is required for the fire trucks to work.

Recommendation ó 1. Across from 300 Wood Duck No parking on the left side of road as it is now 2. Mallard Dr starting from Wood Duck no parking on left side to Pintail St. , No parking on right side past pintail into the cul-de-sac 319 to beginning of 305 Mallard , parking allowed around the cul-de-sac to Pintail St. Parking on North side 3. Pintail St. right side parking allowed, no parking on left side. 4. Teal Circle no parking restrictions.

Fire hydrants are located on the side with parking state law says no parking within 15ft of a fire hydrant. Fire hydrants are behind the swales and sidewalk, the Fire Co needs access to fire hydrants, residents will be told not to block the hydrants. Colin asked about painting curbs. The Chief said maintaining the paint may be an issue. The Mayor said the town needs to post restrictions. Comm. Garey said we should paint the curb. The Chief will contact the Post Office to move the mailboxes. The Post Office said they would be willing to work with the Police Dept.

The Mayor thanked the Chief and the Fire Dept. for investigating the parking issues again. Mr. Kibler said we may need to post snow removal restrictions in the cul-de-sacs. Public Works can't push snow and drive the trucks in the cul-de-sacs if cars are not moved because the liability is too high. Garey said we should send a letter to the residents giving them all the recommendations.

All council members stated they are in favor of recommendations.

Parks and Rec.

Mr. Schaffner presented report. See attached.

Comm. Garey stated he had heard good things about the handicap transportation for Founders Day. Mt. Pleasant was concerned because they hold a dinner the same day and the street closing had put a dent in their program. Otherwise there were a lot of good comments from the community.

Mr. Boyd stated Scott DeLude came before there was a parks board and he appreciates all his help getting it started.

The Mayor stated he felt Founders day is an asset to the community and both that event and the Fishing Derby are great events for the town. Founderø Day was originally started by Greensboro Business and Civic Assoc. and it became too big so the town inherited it. He also thanked the town staff for helping with the event.

There are two openings on parks board if anyone is interested. There will be an ad in the Times Record. There is also an opening on the Planning and Zoning Board.

Planning and Zoning Report

The commission finalized the adaptive reuse ordinance they will bring it to the next town commissionerø meeting for their approval.

Jamie Darlingø architect was at the meeting to get architectural input on the buildings. The commission gave him some ideas to work with.

Preliminary approval was given on the U&I project.

Comm. Garey thanked the board for all their hard work and time spent for the town.

Old Business ó none

New Business - none

Town Attorney

Budget/Tax rate ordinance 2007-O-4 was introduced. A motion was made by Comm. Garey Second Comm. Boyd to introduce the ordinance.

Town Manager

See attached.

Davis, Bowen and Friedel inspected the Cedar run drainage. Mr. Kibler suggested inviting Bob Palmer to do a presentation on the same. The council agreed a date of June 21st at 630pm was approved. Mr. Kibler will contact Mr. Palmer.

The Fire Dept lost a lot of equipment during the last flood. Mr. Kibler requested approval to give them a \$1000 donation. Comm.Garey asked if we had money in the budget to allow it. Mr. Kibler stated money is tight as it always is at the end of the budget year. The town is not getting some of the revenue expected. Comm.Garey said he trusted Mr. Kibler's recommendation and if he felt we could afford it he was in favor of it. Mr.Schaffner asked how much was their total loss? Mr. Kibler said he didn't know but one grill is approx. \$800. Comm. Boyd stated the Fire Dept. will be moving equipment in the future if flooding is threatened. Mr. Kibler was authorized to give \$1000 to the Fire Dept. /Women's auxiliary.

Mr. Kibler gave an overview of the property at 714 Harold St. He asked permission to begin working on condemning it per MDIA's recommendation. All approved. Mr. Kramer state he will start working on it.

The lease at 118 N Main Street is ending soon. Do we want to sell or renew the lease? The council agreed to sell the property giving the first option to purchase to the tenant. Mr. Kramer advised the town they need to get a certified appraisal to offer to the tenant first. The Mayor asked if the town would need to make it available to other bidders. Mr. Kramer stated if the town has it appraised and the tenant agrees to pay the appraised value it would be okay to sell without asking for other bids. Mr. Kibler stated he was no sure the tenant was even interested as she had not been in the past. He will ask the tenant if she is interested if so then they will get an appraisal. Comm. Boyd said he doesn't want to see another business leave town. Comm. Jones suggested the town could do a month to month lease if the tenant didn't want to buy it. Comm. Garey advised Mr. Kibler to talk to the tenant to see if she wants to buy it or if not we should raise the rent because we had given her a really good deal for two years because she had to move the business. Mr. Kibler stated if we keep it and continue to rent it then we should do fair market value rent. Mr. Kibler will talk to the tenant and report back to the commission on her decision.

Mr. Kibler asked the council if they would be willing or interested in getting their information via email. The town could set them up with an official email address to use. All agreed to getting the information via email. An official email address will be set up for each member. The Mayor requested his information be sent to his home, work and Greensboro email address.

Bills 6 Approved for payment with no discussion.

The meeting was adjourned at 840pm.