

Meeting Minutes

Town Hall Meeting

Date: 2026-07-16 **Meeting Type:** Regular Meeting

Call to Order

Mayor David A. Spencer called the meeting to order at 6:00 p.m. at Meeting Hall, 111 S. Main Street, Greensboro, Maryland. The Pledge of Allegiance was recited. Pastor Doug Morley gave the invocation and, before prayer, announced a September 11 remembrance ceremony planned for 8:30 a.m. at the Caroline County Courthouse for community leaders, first responders, and the public.

Attendees and Participants

- David A. Spencer, Mayor
- Cindy Yost, Town Manager
- Doug Morley
- Councilmember Ernest
- Councilmember Joe Noon
- Councilmember Harrison
- Lindsay, legal counsel
- Brandon, Public Works
- Captain Garcia
- Leva Taylor
- Katie Cunningham
- Bill Schaffner

Agenda Approval

Mayor David A. Spencer presented the proposed agenda and called for amendments. No amendments were made, and the agenda was approved by motion, second, and voice vote.

Motions and Votes

- Motion to approve the agenda carried by voice vote.

Decisions

- The agenda was approved as presented.

Approval of Minutes - June 18, 2026 and July 2, 2026

Council reviewed and approved the minutes of June 18, 2026, and July 2, 2026. During consideration of the June 18 minutes, the closed-session report from that meeting was read into the record, reflecting that Councilmember Ernest moved at 6:43 p.m. to enter executive session under Maryland General Provisions Article § 3-305(b)(1) to discuss the appointment contract of the Chief of Police, Councilmember Brelia seconded, and the motion passed unanimously. The report further reflected that Councilmember Ernest moved at 7:06 p.m. to end closed session and return to open session, Councilmember Noone seconded, no decisions regarding the Chief of Police were made, and the motion carried unanimously. One councilmember abstained from the June 18 minutes vote due to absence from that meeting.

Motions and Votes

- Motion to approve the June 18, 2026 minutes carried, with one abstention.
- Motion to approve the July 2, 2026 minutes carried by voice vote.

Decisions

- The June 18, 2026 minutes were approved.
- The July 2, 2026 minutes were approved.

Presentations/Public Hearing

No presentations or public hearings were held.

Department Reports - Administration

Cindy Yost reported that the CivicPlus notification system went live on July 13 and had 82 subscribers. She stated that eCode continues working on the town code updates, that the Planning Commission meeting was rescheduled to July 20 at 6:30 p.m., and that the Town is negotiating with a new Chief of Police with a target onboarding date of September 1. She also reported that surplus vehicles and equipment were sent to Curtis Andrews Auction; that fiscal year 2024 and fiscal year 2025 records were sent to accountant Todd; and that the Town recently addressed fraudulent activity involving its operating bank account and implemented Positive Pay at a cost of \$75 per month to strengthen fraud prevention.

- Yost reported that the Maryland Department of Housing and Community Development approved the Town's Maryland Sustainable Community Grant application and that the Town also received a State Aid for Police Protection grant in the amount of \$33,609.
- She reminded the public that the 2026 Hometown Hero Flag campaign runs from July 1 through August 31 and stated that the Greensboro Volunteer Fire Department agreed to assist with collecting application fees and payments.
- She announced that Kids in the Park was rescheduled due to air quality concerns and that the annual car show is scheduled for August 29 from 12:00 p.m. to 4:00 p.m., with proceeds to benefit the Greensboro youth basketball program.

Department Reports - Public Works and Utilities

Brandon reported that Public Works responded to recent storms and completed substantial brush cleanup, including callouts during the storms. He also reported two pump-alarm callouts in Goldsboro, one of which required an E-1 retrofit after wipes caused pump failure on the homeowner side. At the wastewater facilities, routine maintenance continued, a seal failure on pump two at the old wastewater plant was identified, and the pump was being sent to Hills for a rebuild estimate. Preventive maintenance was completed on the UV bulbs, filters, cascade, and SBR tanks, and fittings were replaced on the grit machine.

- All three wells were reported online, and the Hobbs water tower passed inspection after washout.
- Choptank River Park renovations were reported complete except for installation of Maryland native shrubbery, which will be planted in the fall.
- Pricing was being assembled for phase one work at Jesse Sutton Park, including the road, playground equipment, and fencing, and staff continued working with MDE and DNR on the launch project.

Department Reports - Police Department Assessment

Captain Garcia presented an assessment of the Greensboro Police Department covering work he began in May. He reported that from January 1 through May 22 the department initiated 17 reports, including 12 serious reports and 5 non-serious reports. He advised Council that he found a theft report from April 1 of the current year that had been started but not investigated, as well as a child abuse case from February 2025 that had not been followed up, and stated that he had begun work on both matters. He further reported that the Town had not been in compliance with required reporting to the Governor's Office of Crime Prevention concerning sexual assault kit information, but that the required information had now been submitted and the Town was back in compliance as of July.

- Captain Garcia reported an unauthorized camera agreement that may cost the Town approximately \$2,000, and he also reported missing radar-related equipment and tuning forks, with replacement costs potentially in the several-thousand-dollar range if the missing items are not recovered.
- He stated that no complete inventory existed for police equipment purchased through grants or Town funds and said staff had started building an inventory list.
- Captain Garcia thanked Sheriff Donnie Baker, the Caroline County Sheriff's Office, and the Maryland State Police for handling serious cases during the transition period, including the recent arrest of a daytime breaking-and-entering suspect during which a Maryland State Trooper was injured and later returned to work. He also reported that an officer on probation was terminated on July 2 under authority coordinated through the Maryland Police Training Commission.

Public Comment

During public comment, Leva Taylor questioned how notice is provided when Council returns to open session after a closed meeting and also raised questions about police department turnover and code enforcement follow-through on larger property violations. At the Mayor's request, Lindsay explained that after a closed session the public may return to observe any discussion or action taken once Council resumes open session. Katie Cunningham addressed social media commentary concerning the Public Works Supervisor and the car show, stated that accusations about money being taken from the Town were false, and urged elected officials and residents to rely on facts rather than rumors. Bill Schaffner, 212 S. Main Street, urged Council to support the Greensboro Historical Society notwithstanding possible outside sponsorship and asked whether recent higher police case counts reflected better reporting and management rather than more crime.

New Business - Greensboro Historical Society Donation Request

Council discussed a funding request from the Greensboro Historical Society. William Schaffner explained that the Society had received a verbal commitment from one of the solar companies to sponsor its golf tournament but still faced building work, rent, electric, and other operating costs. He confirmed that the Greensboro Historical Society is a 501(c)(3) organization and noted that the golf tournament is scheduled for October 23. Council stated that the Society had not been included in the current budget because of a prior misunderstanding that the organization no longer needed Town funding. Cindy Yost recommended using proceeds from surplus items sold through Curtis Andrews Auction to support the request.

Motions and Votes

- Motion to amend the budget and donate \$2,500 to the Greensboro Historical Society carried, with one councilmember abstaining due to membership in the organization.

Decisions

- Council approved a \$2,500 donation to the Greensboro Historical Society.

New Business - Bay Country Cleaners Hydrant Access Request

Brandon presented a request from Nick of Bay Country Cleaners to resume limited access to Town water through a hydrant meter arrangement previously allowed by a prior administration. He stated that the business had paid for water under the earlier arrangement and that the business uses the water for pressure washing. Council discussed prior heavy water usage by solar contractors, the need to protect the Town water system during dry periods, the fact that Bay Country Cleaners is located outside Town limits, and the administrative need for a written policy and oversight if hydrant access were allowed for private business use.

Motions and Votes

- Motion to deny the Bay Country Cleaners hydrant access request carried by vote of the Council.

Decisions

- Council denied the request from Bay Country Cleaners for hydrant access.

New Business - Cherrywood Solar Revenue and Annexation Discussion

Council received an update on the Cherrywood Solar agreement and the Town's first revenue payment. Cindy Yost reported that the first payment of \$12,500 was received on July 1 and that a second payment of \$12,500 is due January 1, with future payments increasing over time. Lindsay explained that under the existing agreement the Town does not receive payment in lieu of taxes until Cherrywood Solar reaches commercial operation and the property is annexed into the Town. Council also discussed that the original agreement was executed in 2018, that the project took longer than expected because of approvals through Caroline County and the Public Service Commission, and that annexation would preserve the

property's future growth-area potential after the solar project's life cycle ends.

New Business - Solar Panel Ordinance Revisions, Ordinance 2025-O-4

Council discussed Ordinance 2025-O-4, which currently prohibits ground-mounted solar panels within Town limits while allowing rooftop installations. The discussion was prompted by the potential annexation of the Cherrywood Solar property and by the Town's interest in possibly using solar at the wastewater treatment plant to reduce electric costs. Lindsay advised that the Town should consider a broader rewrite of its solar regulations to align with recent State law changes, including State preemption for larger projects, while still addressing local zoning issues for smaller projects.

New Business - Request to Change Meeting Days

Council discussed whether to move its regular meetings from the first and third Thursdays to a schedule that would ensure legal counsel's attendance. After discussion of attorney availability, meeting preparation workload, and public expectations, Council agreed to move to one regular monthly meeting on the third Thursday at 6:00 p.m., beginning in August, with workshops or special meetings to be scheduled as needed and noticed accordingly.

Motions and Votes

- Motion to change the regular meeting schedule, beginning in August, to one meeting on the third Thursday of each month at 6:00 p.m. carried by vote of the Council.

Decisions

- Council approved a new regular meeting schedule of one meeting per month on the third Thursday at 6:00 p.m., effective August 2026.

Council Remarks

During council remarks, members thanked Public Works for storm response and brush cleanup, reminded residents about the heat and air quality, and encouraged support for the August 29 car show benefiting the Greensboro youth basketball program. One councilmember also read a statement into the record concerning Town of Greensboro Events, explaining that prior public comments were intended to seek transparency and documentation regarding event-related funds and not to accuse any person of theft.

Closed Session

Council considered a motion to convene in closed session under the Maryland Open Meetings Act, Maryland General Provisions Article § 3-305(b)(1) for discussion of a personnel matter and employment-related matters, and § 3-305(b)(7) for consultation with legal counsel regarding the Town of Goldsboro's non-payment and the Town's legal options.

Motions and Votes

- Motion to convene in closed session under Maryland General Provisions Article § 3-305(b)(1) and § 3-305(b)(7) carried by voice vote.

Decisions

- Council entered closed session.

Adjournment

Following approval of the motion to convene in closed session, the Council left open session for executive session.



David Spencer, Mayor